

PLANNING COMMISSION

AGENDA

AUGUST 10, 2023

5:01 P.M.

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

Commissioner Phyllis Enzor, District 1
Chairman Jeremy Stewart, District 3
Vice-Chairman Commissioner John Collins, District 5
Eglin Air Force Base Representative, Jack Kiger

Commissioner Jack Beery, District 2
Commissioner Vacant, District 4
Okaloosa County School Board Rep., Bill Smith

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR JUNE 8, 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 - 534016-BCC-2023 & 534019-BCC-2023- Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Willow Creek Plantation, LLC, relating to property located north of US 90 just to the east of Bob Sikes Airport and directly south of Wayne Rogers Road. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a

companion request to rezone the property from **Rural Residential (RR)** to **Residential-1 (R-1)**, or a more restrictive zoning district. In addition to the proposed Future Land Use Map Amendment and Rezoning, a proposed amendment to the Okaloosa County Land Development Code is also being requested. The proposed Land Development Code Amendment will establish Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District. Said overlay will limit the overall density of the property to 250 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base. This is the Transmittal hearing for state agency review.

L. OTHER BUSINESS

The **September 14, 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

JUNE 8, 2023

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, June 8, 2023, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579. Board members in attendance were Jeremy Stewart, Phyllis Enzor, and Jack Beery.

Eglin Representative Scott Davidson 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, Planner I.

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 – 53 Warwick Dr, Shalimar, FL – Applicant

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:06 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR MAY 11, 2023 MEETING.

Motion to approve minutes made by Phyllis Enzor and second by Jack Beery. --- 3 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 Jack Beery and second by Phyllis Enzor. --- 3 ayes. Motion Passes.

H. OATH TAKING

Leslie Adams administered the Oath for all speakers.

I. DISCLOSURES

Leslie Adams 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: 530829-BCC-2023 & 530833- BCC-2023- Consideration of a request changing the use of land as submitted by Choctaw Engineering, agent, relating to a portion of parcels 36-1S-24-0650-0004-0070/0080 and 01-2S-24-2470-0005-0010/0040, located at 112 Racetrack Road, Fort Walton Beach, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Commercial (C)** to **Mixed Use (MU)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the subject property from **General Commercial (C-3)** district to **Mixed Use (MU)** district, or a more restrictive zoning district. The subject property contains 1.47 acres.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called Mark Siner to speak.

Mr. Siner gave a brief description of proposed changes.

Chairman Stewart called for a motion.

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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 Commercial (C), to Mixed Use (MU) or a more restrictive FLUM designation, made Phyllis Enzor and second by Jack Beery. -- 3 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property suburban General Commercial (C-3) to Mixed Use (MU), or a more restrictive zoning district, made by Jack Beery, and second by Phyllis Enzor. --- 3 ayes. Motion Passes.

Randy Woodruff stated this item is tentatively scheduled for July 18, 2023 for public hearing by the Board of County Commissioners.

L. OTHER BUSINESS

The **JULY 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 Stewart adjourned the meeting at approximately 5:16 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 06/09/2023



PLANNING COMMISSION

AGENDA REQUEST

DATE: August 10, 2023
TO: Honorable Chairman and Members of the Planning Commission
FROM: Randy Woodruff, AICP, Deputy Director
SUBJECT: 534016-BCC-2023 & 534019-BCC-2023, Request for Plan Amendment, Rezoning, and Okaloosa County Land Development Code Amendment establishing Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District.
BCC DISTRICT: (1) Commissioner Mixon
PLANNING COMMISSION DISTRICT: (1) Phyllis Enzor

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Raymond Greer, on behalf of Willow Creek Plantation, LLC, relating to property located north of US 90 just to the east of Bob Sikes Airport and directly south of Wayne Rogers Road. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Rural Residential (RR)** to **Residential-1 (R-1)**, or a more restrictive zoning district. In addition to the proposed Future Land Use Map Amendment and Rezoning, a proposed amendment to the Okaloosa County Land Development Code is also being requested. The proposed Land Development Code Amendment will establish Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District. Said overlay will limit the overall density of the property to 250 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base. This is the Transmittal hearing for state agency review.

BACKGROUND:

- The proposed FLUM amendment is classified as a Type - 1 Plan Amendment which involves properties over 50 acres or more in size. Type - 1 Amendments must be transmitted to the State Planning Agency for review (**Exhibit 1, Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application**).
- The subject property is 181 acres in size; yet the applicant is proposing a FLUM Amendment, Rezoning, and Overlay District for just 125 acres as defined within **Attachment M, Legal Description**. The subject property is legally described as a portion of 01-3N-23-0000-0003-0000 and is currently vacant.
- The proposed amendment would allow for a 125-acre site to be developed as low-intensity, low density, single family use development to meet the need for additional housing units (**Exhibit 2 - Applicants Comprehensive Plan Analysis**).
- The property is located within the **Rural Residential (RR)** Future Land Use (FLU) Category and the **Rural Residential (RR)** Zoning District. Location/Designation criteria for both the existing and proposed Future Land Use categories are expressed in the Comprehensive Plan,

Future Land Use Element, Policy 10.1 (**Exhibit 2 - Applicants Comprehensive Plan Analysis**).

- The purpose of the existing **Residential Rural (RR)** Zoning District is to provide areas for low-density residential land use and development that is not directly related to agricultural use but still provides an opportunity for residential living in a rural setting which may include agricultural uses and activities as well as hobby farms, ranchettes, or estate lots. The intent of the RR district is to implement and put into regulatory effect the provisions of the "rural residential" future land use category as established in the comprehensive plan.
- The purpose of the proposed **Residential-1 (R-1)** Zoning District is to provide areas for single-family detached residential dwellings, customary accessory uses, and limited non-residential uses. The intent of the R-1 district is to implement and to put into regulatory effect the provision of the "low density residential" future land use category as established in the comprehensive plan.
- Evaluation guidelines and criteria for Type - 1 amendments are specified in the Comprehensive Plan, Administration Element, Policy 1.15. The proposed amendment was found to be generally consistent with the specified guidelines and criteria.

COMPREHENSIVE PLAN ANALYSIS:

A. Type of Request

The application package contains a proposed amendment to Okaloosa County Comprehensive Plan Future Land Use Map. The amendment proposes to change a total of 125 acres from the **Rural Residential (RR)** land use category to the **Low-Density Residential (LDR)** land use category on the Okaloosa County Future Land Use Map. In addition to the proposed Future Land Use Map amendment a proposed amendment to the Land Development Code is also being requested in conjunction with the Future Land Use Map amendment. The proposed Land Development Code amendment will establish Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District. Said overlay will limit the overall density of the property to 250 residential dwelling units, establish a height limitation, require dark sky lighting principles and provide for coordination with Eglin Air Force Base. The amendment area is located north of U.S. 90 just to the east of Bob Sikes Airport and to the south of Wayne Rogers Road. Access to the site will be from Wayne Rogers Road. The applicant is currently coordinating with Okaloosa County to utilize a secondary access from Fairchild Road.

B. Map Amendment

The request is for an amendment to Okaloosa County's Future Land Use Map for a site consisting of approximately 125 acres. The site currently has Rural Residential land use designation. This request is to redesignate the site's Rural Residential portion (125 acres) as Low Density Residential. The Airport Compatibility (AC.5) land use designated portion of the site will remain unchanged. The Existing Future Land Use Map and the Proposed Future Land Use Map are included in Table 1; which identifies the total acreage, and the existing and proposed land uses for the amendment area.

Table 1: Existing and Proposed Future Land Use Classifications

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Rural Residential (RR)	125	0	-125
Low Density Residential (LDR)	0	125	+125
Total	125	125	0

C. Property Description

The subject site is approximately 125 acres consisting of a Rural Residential land use on the Okaloosa County Future Land Use Map. The zoning designation of the site is also Rural Residential (RR).

The subject property is vacant and adjacent to vacant tracts on south, west and east. The property to the north contains a platted single-family subdivision. The property to the north has a future land use designation of Rural Residential. The land to the east and south has a land use of Agriculture (AG), and the land to the west consists of land with Airport Compatibility (AC.5) land use designations. These land uses are shown on the Adopted Future Land Use Map in Table 2, below.

Table 2: Subject Site and Adjacent Property Land Uses

	Future Land Use Designations	Zoning Districts
Subject Property (125 acre)	Rural Residential (RR)	Rural Residential (RR)
North	Rural Residential (RR)	Rural Residential (RR)
South	Agricultural (AG)	Agriculture (AA)
East	Agricultural (AG) and Rural Residential (RR)	Agriculture (AA) and Rural Residential (RR)
West	Airport Compatibility (AC.5)	Airport Compatibility (AC.5)

Source: Okaloosa County GIS Department (August 2023)

D. Natural Resources

The proposed amendment site is located north of U.S. 90 in unincorporated Okaloosa County. Access to the site will be from Wayne Rogers Road. The project site terrain ranges from 156 feet to 81 feet with higher elevations near the north and west portions of the property. The southeast portion of the property is lowest portion of the property with Bends Creek running along the corner of the property.

The subject property has eight soil types on the property as identified on the Soils Classification Map in Table 3. A description of the soil type is listed below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
6	Dorovan Muck, Frequently Flooded	7.0
12	Lakeland Sand, 0 to 5 Percent Slopes	9.2
13	Lakeland Sand, 5 to 12 Percent Slopes	7.5
37	Bonifay Sand, 5 to 8 Percent Slopes	48.9
43	Kinston Johnston and Bibb Soils	52.1

Doorman Muck – Donovan Muck is nearly level, very poorly drained soils that are organic throughout. These soils are often found in large hardwood swamps and on flood plains along drainageways in the southern part of the County.

Lakeland Sands – 0-5% slopes – This nearly level or gently sloping, excessively drained soil is on broad ridgetops in the uplands. Permeability is rapid; runoff is slow.

Lakeland Sands – 5 to 12% slopes – This excessively drained soils usually leads to drainage ways and around depressions. Permeability is rapid; runoff is slow.

Bonifay Sands – 5 to 8% slopes – This sloping or strongly sloping, well drained soil is on side slopes in the uplands. Individual areas range from about 10 to 60 acres in size.

Kinston Johnston and Bibb Soils – These soils are frequently flooded and poorly drained.

E. Floodplains

The majority of the 125-acre amendment area is outside of the 0.2% chance annual flood or is located in an “A” zone where no base flood elevation has been determined. A portion of the property along the eastern side is located within a floodway and includes Zone AE. This area is approximately 30.4 acres.

F. Wildlife Species

The area may support a variety of wildlife species. These may include Florida pine snakes, gopher tortoises, gopher frogs, Sherman’s fox squirrel, and potential habitat for the Florida Black Bear. Policies 4.1 and 7.1 of Section 2.10 the Conservation Element in the Okaloosa County Comprehensive Plan addresses state threatened or endangered wildlife habitat. The applicant will perform all habitat analysis at the development stage.

G. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there are a few wetlands on the proposed amendment site. There is a portion of the site located along the eastern edge that is designated

Freshwater Forested/Shrub Wetland, comprising approximately 16.2 acres. The wetland appears to tie into the Bends Creek waterbody.

H. Historic and Cultural Resources

The applicant has requested preliminary cultural and archaeological resource information from the Florida Master Site File (FMSF), Division of Historical Resources.

I. Public Facilities and Services

The public facilities analysis is based on a maximum development scenario, which evaluates the worst-case scenario. Proposed land uses were evaluated as if the maximum amount of development allowed would ultimately be built-out.

Table 4: Existing and Proposed Development Scenario

Scenario	Land Use Designation	Maximum Allowed Density	Size of Development	
			Acres	Maximum Allowed Development
Allowed/ Existing	Rural Residential (RR); minimum half acre lots	2 du / 1 acres	125	250
Overlay District	Single-Family Residential-1 (R-1); minimum quarter acre lots	2 du/acre	125	250

* Overlay density limit of two (2) dwellings per acre.

Based on the development proposal shown in the above table, which assumes all of the proposed development occurs at the maximum density allowed, the proposed land use change would not result in a net increase of additional dwelling units.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The analysis evaluates the effect of the demands on the level of service standards adopted within the Okaloosa County Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, and transportation.

1. Potable Water

The central water service provider for the amendment site is Auburn Water Services. The permitted capacity for Auburn Water Service is 6,537,000 gallons per day (gpd). Flow rates

obtained from Auburn Water Service indicate that the facility is currently running at approximately 2,100,000 gpd. A conservative two-percent growth rate was used to project future water demand created throughout through the year 2033.

Okaloosa County has adopted a Level of Service (LOS) standard for potable water of 100 gallons per capital per day for residential uses. The average household size for Okaloosa County based on the 2023 Bureau of Economic and Business Research data is 2.49 persons per household.

As Table 5 shows that the facility will have adequate capacity to absorb the increase in potable water demand.

Table 5: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2023	6,537,000	2,100,000	62,300	2,162,300	33%
2028	6,537,000	2,318,570	62,300	2,380,870	36%
2033	6,537,000	2,559,888	62,300	2,622,188	40%

Source: Auburn Water Services, INC.

2. Sanitary Sewer

Development proposed at the amendment site would send their wastewater to the Jerry D. Mitchem Reclamation Facility. The Jerry D. Mitchem Reclamation Facility has the permitted capacity for 1,000,000 gpd. Flow rates obtained from the Okaloosa County indicate that the facility is currently running at approximately 130,000 gpd.

A conservative two-percent growth rate was used to project future water demand created throughout the year 2033. Okaloosa County has adopted a Level of Service (LOS) standard for sanitary sewer of 100 gallons per capital per day for residential uses. The average household size for Okaloosa County based on the 2023 Bureau of Economic and Business Research data is 2.49 persons per household.

As Table 6 shows that the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 6: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2023	1,000,000	130,000	62,300	912,300	19%
2028	1,000,000	143,531	62,300	205,831	21%
2033	1,000,000	158,469	62,300	220,769	22%

Source: Okaloosa County

J. Transportation

The proposed map amendment is estimated to generate 2,344 daily trips and 235 more PM peak-hour two-way trips. As the capacity analysis documented in this report indicates, the additional development intensity proposed as part of the comprehensive plan amendment is not anticipated to create any future roadway deficiencies within the short-term or long-term planning horizons (see **Exhibit 3, Transportation Analysis**).

K. Stormwater

Okaloosa County has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.

Okaloosa County's LOS standards for water quality are as follows:

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.

L. Solid Waste

Okaloosa County maintains a franchise agreement with Waste Management for household trash, recyclables, and yard waste at curbside disposal in the unincorporated areas of the county. The County adopted a residential level of service standard for solid waste of 6 pounds per person per day (PPPPD).

Table 7: Solid Waste Generation Analysis

Year	Number of Dwelling Units	Number of residents	Level of Service	Total Demand
2033	250	623	6 (PPPPD)	3,738 (PPPPD)

K. Urban Sprawl Analysis and Justification

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed Future Land Use change would constitute urban sprawl. An analysis of the thirteen points as applied to the Okaloosa County Comprehensive Plan amendment was provided by the applicant (see **Exhibit 1, Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application**).

In addition to 163.3177(6)(9)(a), F.S., Chapter 163.3177(6)(9)(b) of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describes the proposed amendment are defined within **Exhibit 2 - Applicants Comprehensive Plan Analysis Exhibit 2**, Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application.

L. Consistency Analysis and Justification

Staff is of the opinion that the proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the Okaloosa County Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of the Future Land Use, Stormwater, Conservation, Recreation and Open Space, and the Capital Improvements Element of the Okaloosa County Comprehensive Plan:

Policy 9.2

In the evaluation of proposed land use amendments for land in the “agricultural” or “rural residential” categories, the application shall demonstrate 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 development 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 area boundary**

Development of the proposed amendment area meets all four of those criteria. This amendment shows that there is a need for additional housing and that the subject site’s location next to existing industrial and other residential future land uses indicates that this proposal is not urban sprawl. It has a functional relationship to other properties with similar land uses and does not extend facilities and services outside of functional areas.

Policy 9.4

Land use plan amendments will not alter the boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area Map, 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.

Development of the proposed amendment area will adhere to the above requirement. The proposed amendment is located in the Auburn area on the Water Service Area Map and the Okaloosa County Sanitary Sewer Service area in the Future Land Use Element of the Okaloosa County Comprehensive Plan.

Objective 14

Insofar as possible implement the recommendations presented in the Eglin Air Force Base Joint Land Use Study (JLUS) through a combination of amendments to this Plan, revisions to the Land Development Code (LDC), and any other codes as considered necessary.

*Development of the proposed amendment area will adhere to the above requirement. The proposed amendment is recommending an amendment to the Okaloosa County Land Development Code; creating **Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District**, which includes sub area policies to ensure compatibility with Eglin Air Force Base and its mission.*

STORMWATER ELEMENT

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.

Development of the proposed amendment area will adhere to the above stormwater management guidelines and principles.

CONSERVATION ELEMENT

Objective 2

Conserve, appropriately use, and protect the quality of waters that flow into the bay, bayous, or Gulf of Mexico through appropriate land use planning, regulation, and education and through cooperation with environmental planning and regulatory agencies.

Policy 2.1

Increases in land use density and intensity shall be restricted within wetlands, and development in wetland areas shall be subject to the following provisions:

- a. Where sufficient uplands exist to locate the proposed development in the upland portion of the site, the County may allow the transfer of development at the future land use densities established on the Future Land Use Map from the wetlands to the upland portion of the site. The transfer of density may occur provided all other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.
- b. Where sufficient uplands do not exist to avoid a taking, development in the wetlands shall be restricted to allow residential density use at a maximum density of one (1) unit per ten (10) acres, one (1) unit per five (5) acres, or one (1) unit per lot of record.

c. The dwelling unit shall be constructed so that the lowest floor elevation is at least one (1) foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps for those wetlands that are also within the floodplains.

d. Okaloosa County does not duplicate the rules of other environmental agencies. Therefore, prior to construction in jurisdictional areas, all necessary permits must have been issued by the agency or agencies having jurisdiction.

Development of the proposed amendment area will adhere to the above requirement.

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.

Development of the proposed amendment area will adhere to the above language regarding threatened and endangered species prior to getting any type of development approval.

RECREATION AND OPEN SPACE ELEMENT

Policy 3.4

In addition to open space provided through natural reservations, protected environmental lands, and stormwater management areas, the County shall ensure open space through regulations in the Land Development Code which shall contain requirements for open space in developments by use of landscape and setback regulations.

Development will only be permitted on the most suitable parts of a development site, while avoiding development of environmentally sensitive areas and also helping ensure compatible amounts of open space.

CAPITAL IMPROVEMENTS ELEMENT

Objective 5

Okaloosa County shall take specific action to coordinate the use of unincorporated land with capital expenditures scheduled within the Comprehensive Plan Elements in order to accommodate future anticipated population.

A complete public facilities analysis is included in Section VI of applicants Comprehensive Plan Analysis report. Any impacts above the adopted level of service standards shall be mitigated for when the property is proposed for development.

Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District

In addition to the proposed Future Land Use Map Amendment and Rezoning, a proposed amendment to the Okaloosa County Land Development Code is also being requested. The proposed Land Development Code Amendment seeks to create Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District. Said overlay will limit the overall density of the property to 250 residential units, establish a height limitation, require dark sky lighting principles and provide coordination with Eglin Air Force Base.

3.11.0 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT

3.11.01 Purpose: The purpose of this section is to implement and put into regulatory effect specific development related requirements that will apply to a 125-acre parcel, located directly south of Wayne Rogers Road and consisting of a portion of Parcel ID Numbers: 01-3N-23-0000-0003-0000. The 125-acre parcel is located within the Eglin Air Force Base (AFB) Low Level Flight Corridor.

3.11.02 Application: The following restrictions are hereby established for the 125-Acres.

- 1) The 125 acres shall be limited to 250 residential dwelling units.
- 2) Residential height shall be limited to a maximum of 35 feet and non-residential uses such as communication structures, and electric utility transmission facilities shall be limited to a maximum height of 150 feet.
- 3) At the time of a subdivision of the 125-acres, the land owner or developer shall provide a disclosure to its purchasers, both in the contract of sale and in the recorded covenants, which describes that the property is located within of the Eglin Air Force Base Low Level Flight Corridor and the significance of the Corridor and notifies the customers that resulting affects from potential noise and vibration from the operations of Eglin Air Force Base may affect their enjoyment of the property. This disclosure will also detail any possible radio frequency interference. The disclosure form and subdivision covenants and restrictions shall be provided to the County prior to issuance of the final subdivision plat and shall be recorded in the official records of Okaloosa County, Florida no later than 60 days following final plat approval.
- 4) The landowner or developer shall coordinate with Okaloosa County and Eglin Air Force Base the construction of any communications towers and any other communications facilities that may adversely impact the operations of the Eglin AFB.
- 5) The property shall be developed and required to utilized and maintain Dark Sky Lighting requirements for all outdoor lighting fixtures. The Dark Sky Lighting requirements will be a condition of each development order. The proposed Dark Sky Lighting plan shall be submitted at the development order stage and shall be coordinated and reviewed by Eglin Air Force Base prior to approval.

6) All subdivision plats within the overlay district shall be subject to and contain the following language:

No use of land, water, or airspace within the Overlay shall:

a) Create electrical interference between Eglin AFB/Reservation and aircraft, missiles or any other associated military or civilian activities.

b) Create glare, artificial light, smoke or dust, or reflect light in such a way that may impair pilot visibility at any time.

c) Create forage or nesting environments that increase the potential for bird/wildlife aircraft strike hazards within Eglin AFB critical approaches.

d) Endanger or interfere with the landing, departure or maneuvering of aircraft using Eglin AFB/Reservation.

7) Any proposal or request to amend the density, height, lighting restrictions or standards listed in this overlay shall be provided and coordinated through Okaloosa County Growth Management for Eglin AFB compatibility review.

PUBLIC COMMENT/OPPOSITION: The applicant has requested a letter of support from Eglin Air Force Base. Staff has not received any other public comment/opposition to date.

STAFF POSITION: Staff has no objection to the proposed FLUM Amendment, Rezoning, and the proposed amendment to the Okaloosa County Land Development Code by creating Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District; herein referenced as 534016-BCC-2023 & 534019-BCC-2023.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on July 26, 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 **Attachments H & I**).

RECOMMENDATIONS: 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 three (3) separate recommendations to the Board of County Commissioners, with the Future Land Use Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map designation for that portion of the subject property, legally described as a portion of 01-3N-23-0000-0003-0000, from **Rural Residential (RR)** 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 a portion of 01-3N-23-0000-0003-0000, from **Rural Residential (RR)** to **Residential-1 (R-1)**, or a more restrictive zoning district.

Third Motion: Recommend approval of an ordinance amending the Okaloosa County Land Development Code by creating Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District.

BOARD OF COUNTY COMMISSIONERS: Transmittal hearing is scheduled to go before the Board of County Commissioners on September 5, 2023.

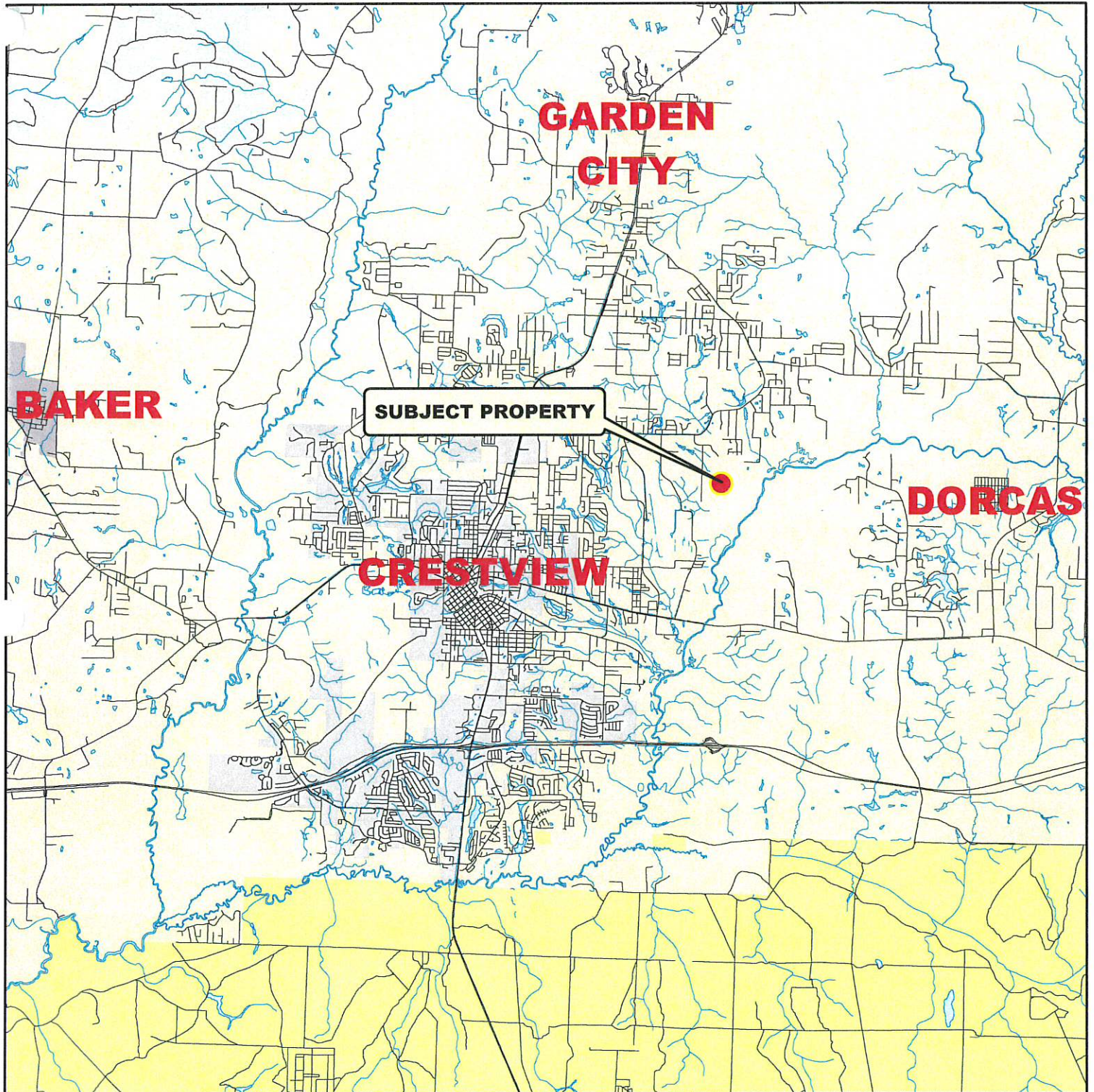
ATTACHMENTS:

- A – Location Map
- B – Aerial Map
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis Results
- H – Legal Advertisement – Future Land Use Map & Rezoning
- I – Legal Advertisement – 125-Acre Willow Creek Plantation at Crestview Overlay District
- J – Future Land Use Ordinance
- K – Zoning Ordinance
- L – Section 3.11.00, “125-Acre Willow Creek Plantation at Crestview Overlay District Ordinance”
- M – Legal Description

EXHIBITS:

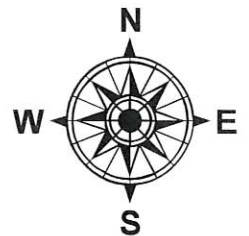
- 1 – Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application
- 2 – Applicant’s Comprehensive Plan Analysis
- 3 – Applicant’s Transportation Analysis

**A PORTION THEREOF ATTACHMENT
01-3N-23-0000-0003-0000 A**



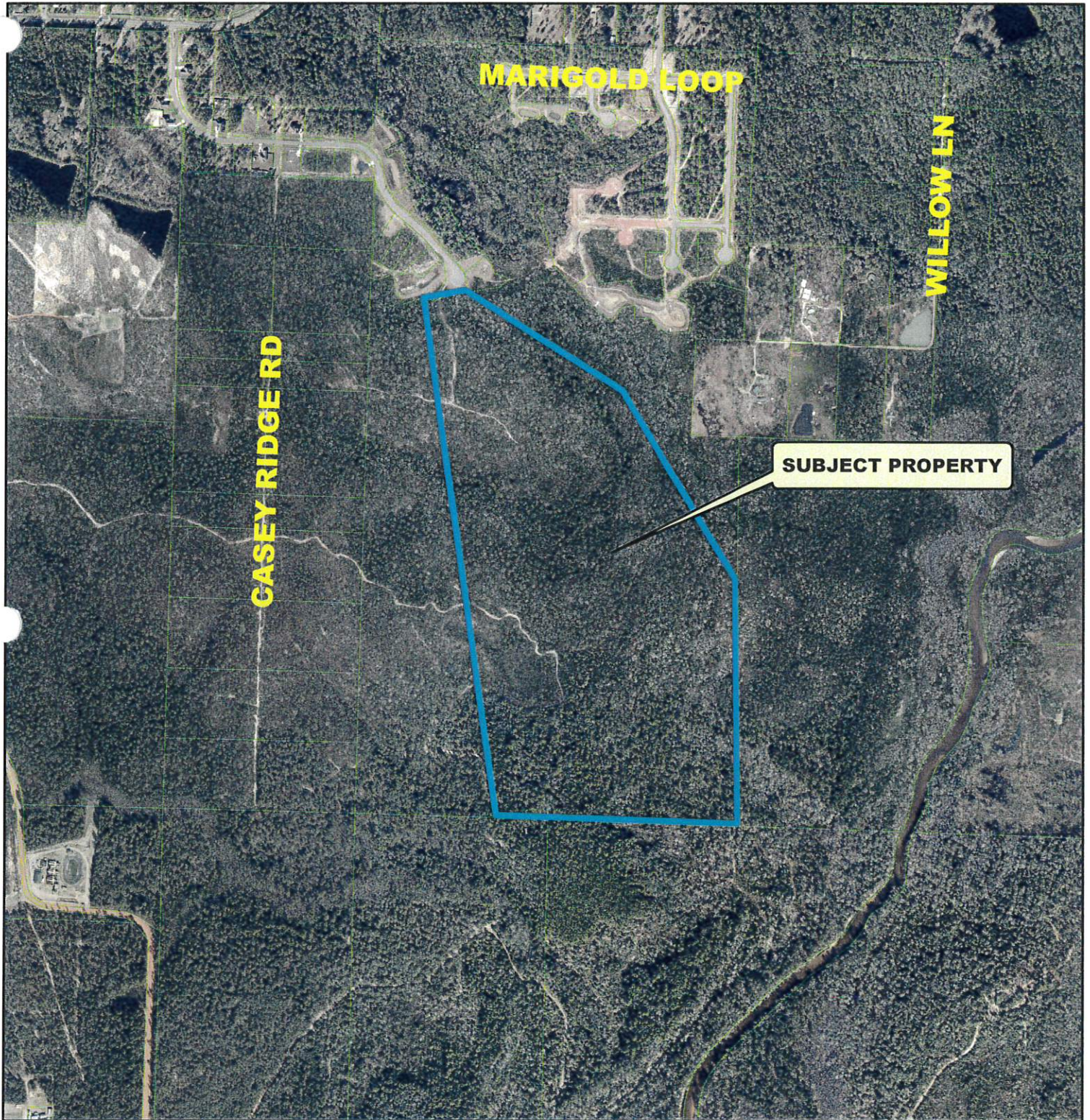
Legend

— Roads



Location Map

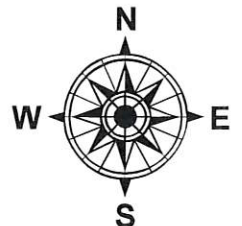
A PORTION THEREOF ATTACHMENT 01-3N-23-0000-0003-0000 B



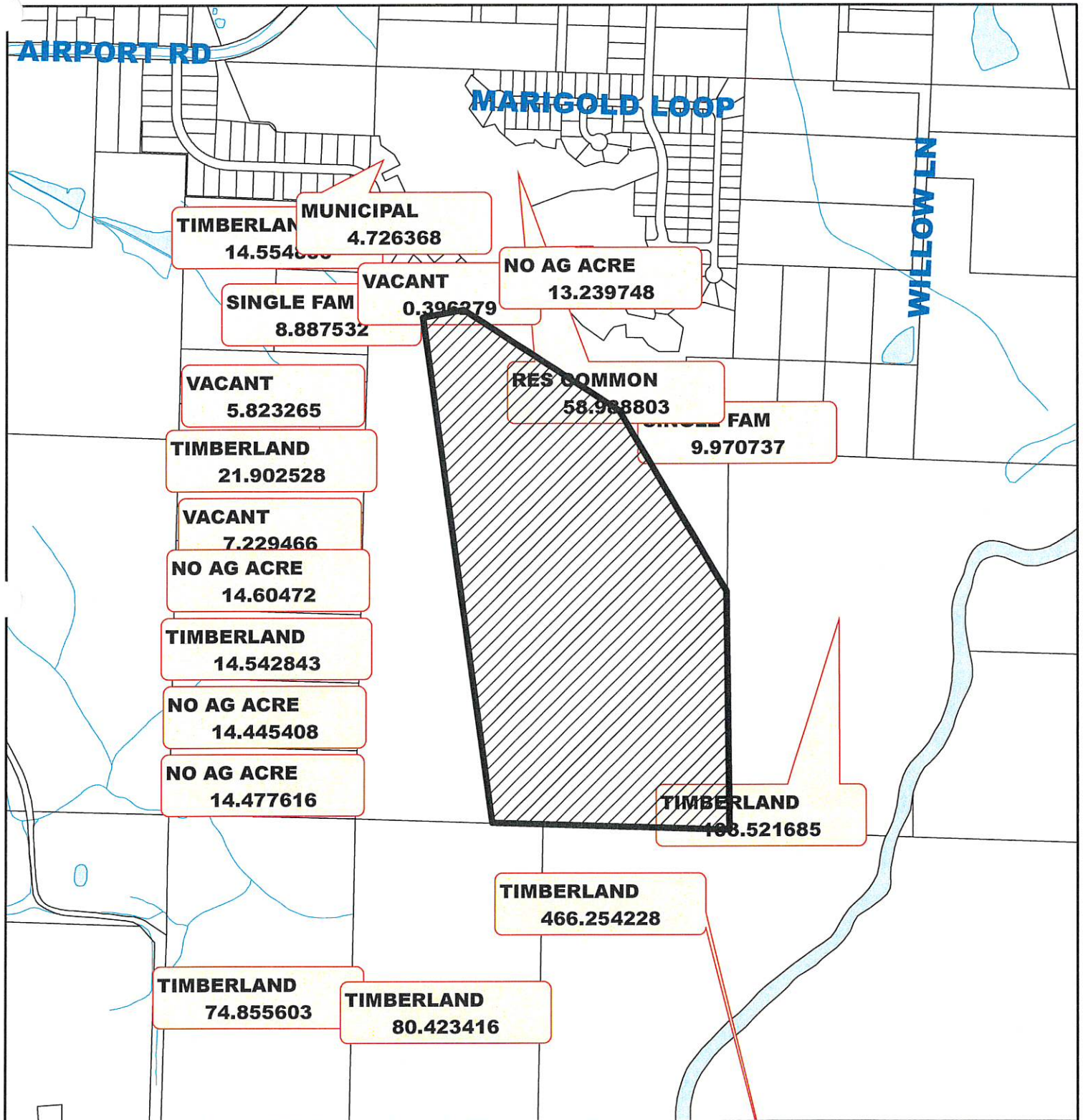
Legend

 Parcel Lines

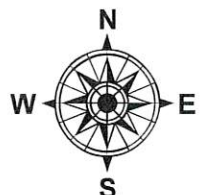
Aerial Photo



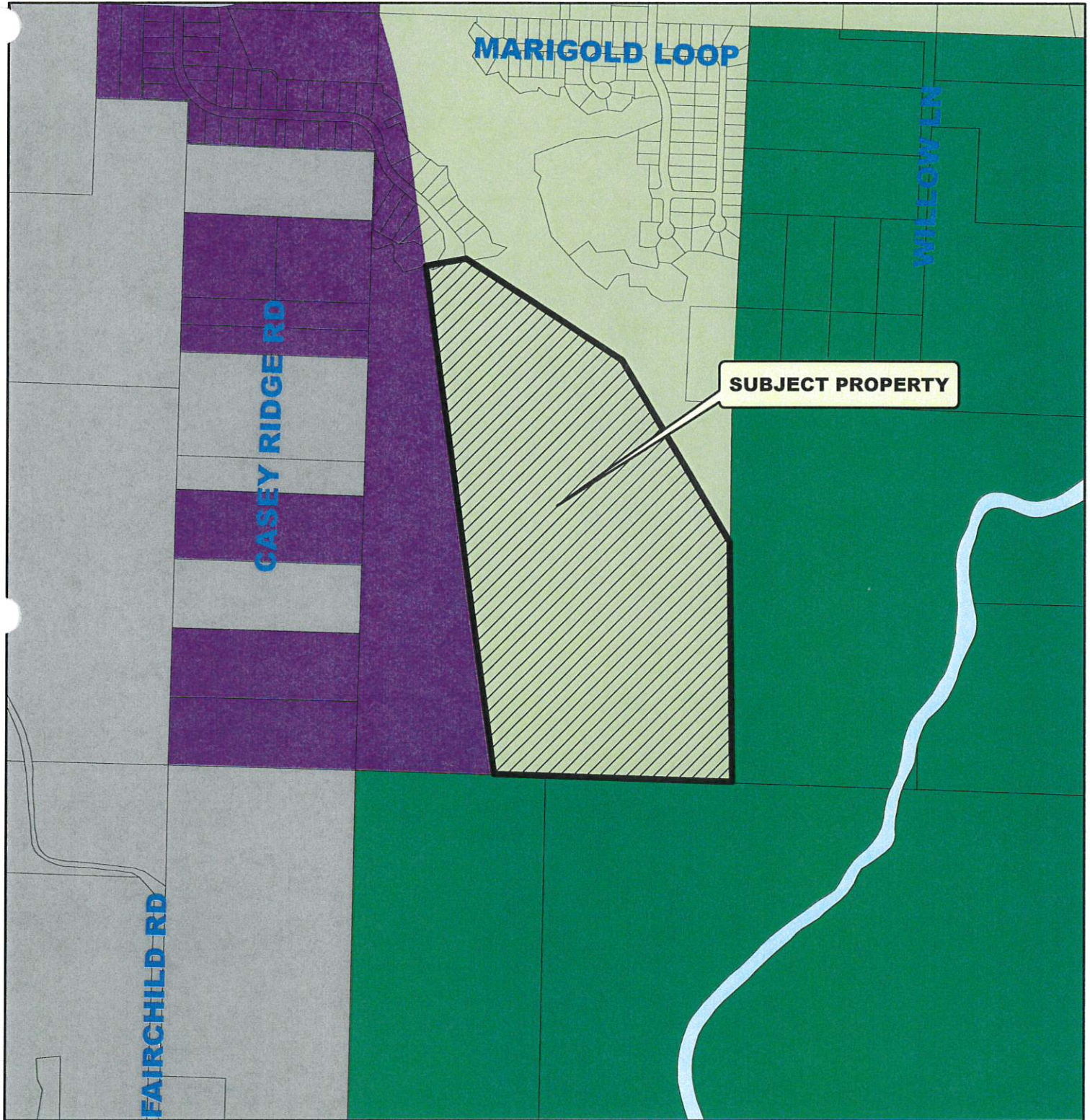
A PORTION THEREOF ATTACHMENT 01-3N-23-0000-0003-0000 C



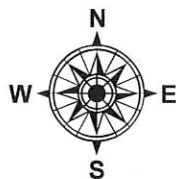
Existing Land Use Map



A PORTION THEREOF ATTACHMENT 01-3N-23-0000-0003-0000 D



FLUM Legend

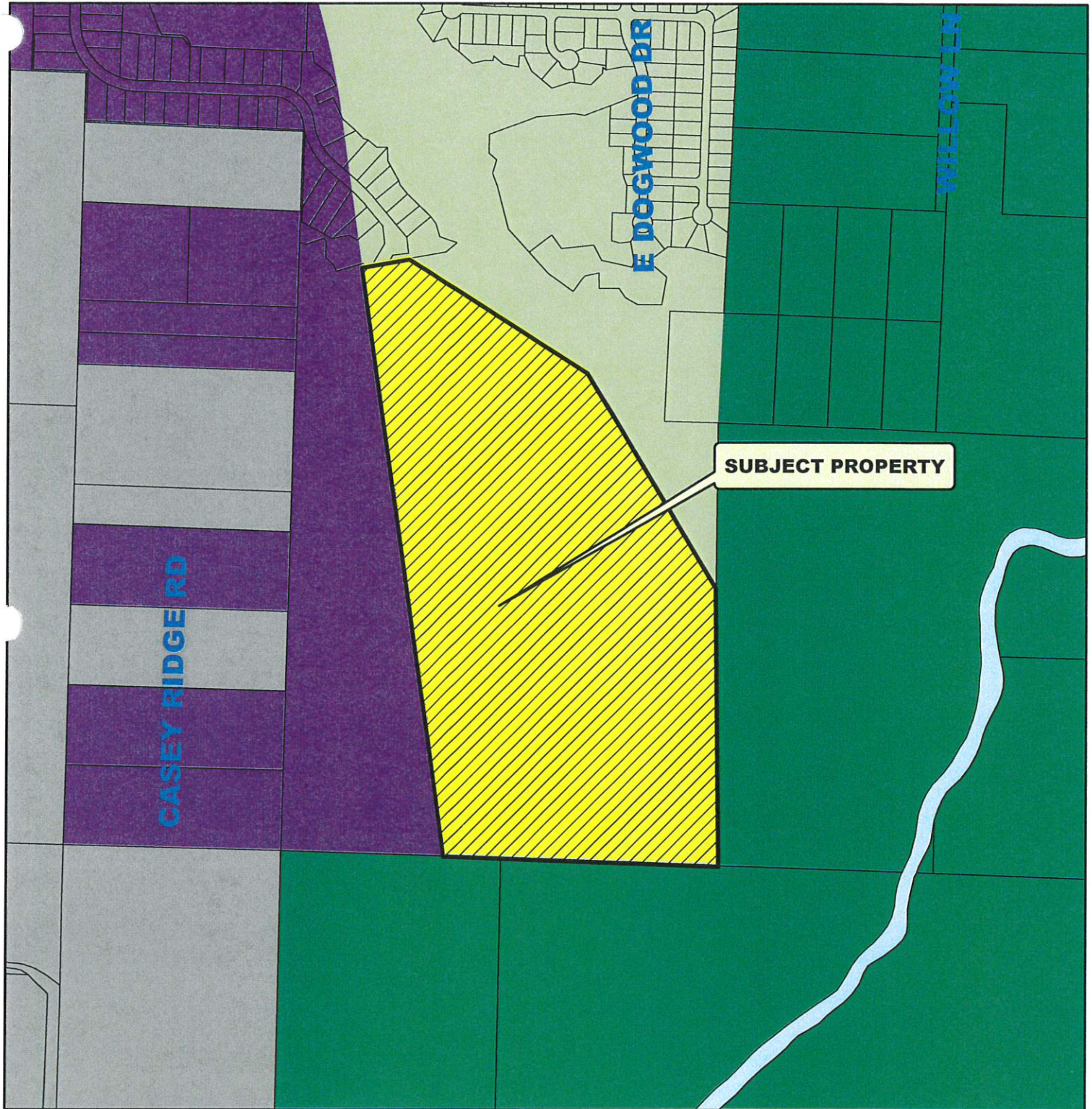


ZONE Legend

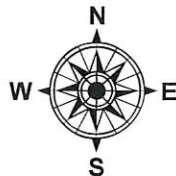


FLUM & Zoning Map

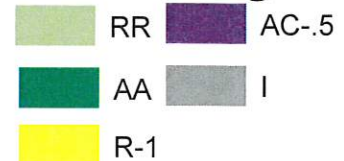
A PORTION THEREOF ATTACHMENT 01-3N-23-0000-0003-0000 E



FLUM Legend

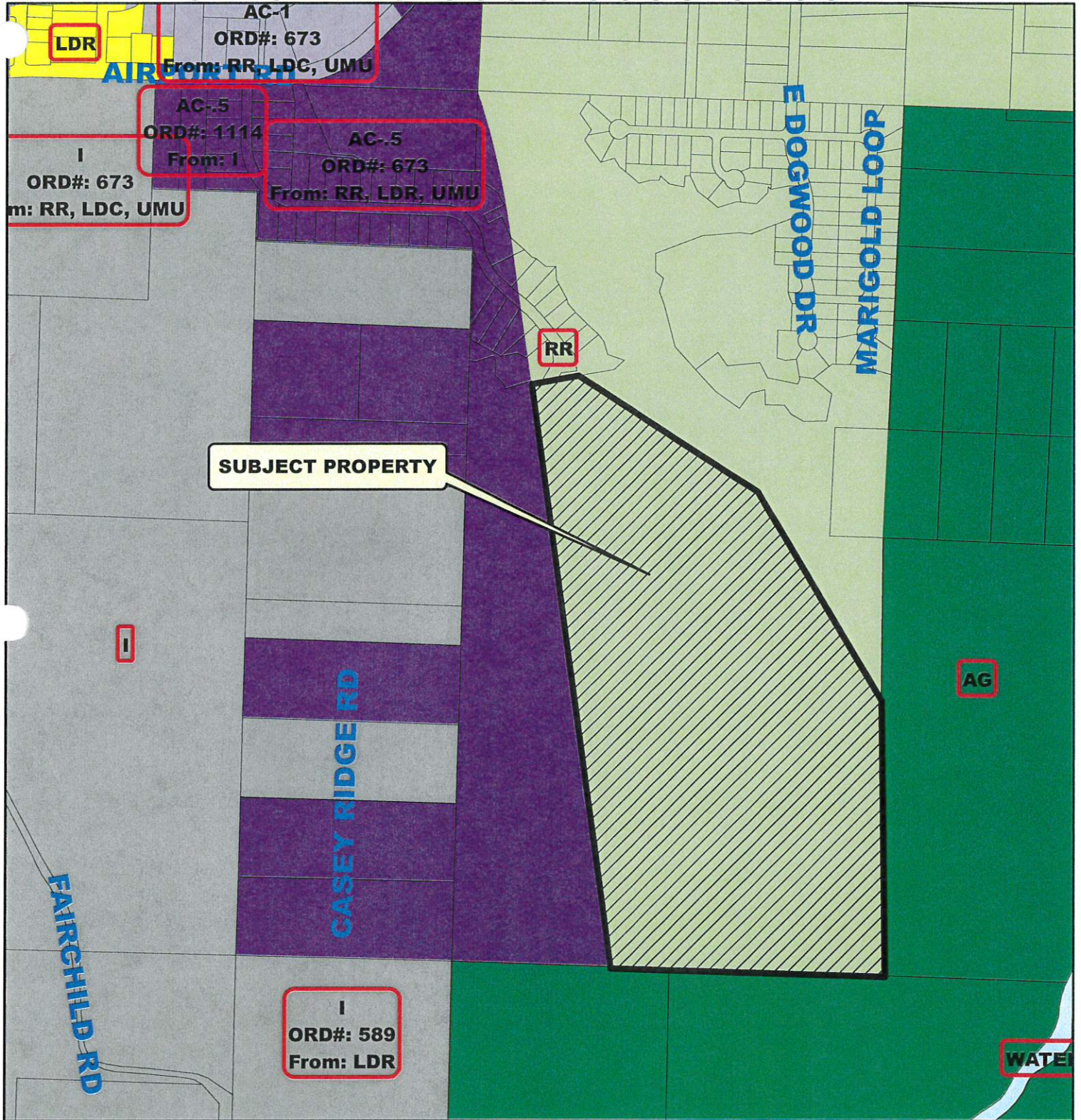


ZONE Legend



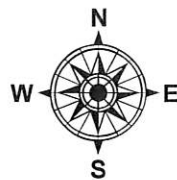
Proposed FLUM & Zoning Map

A PORTION THEREOF ATTACHMENT 01-3N-23-0000-0003-0000 F








FLUM Legend

	RR		AC-1
	LDR		I-1
	AG		



ZONE Legend

	RR		AC-1
	R-1		I
	AA		

1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 7/10/2023

Project: A PORTION THEREOF 01-3N-23-0000-0003-0000

Permit: 534016-BCC-2023 & 534019-BCC-2023 - WILLOW CREEK PLANTATION AT
CRESTVIEW

Property Address: LOCATED AT THE END OF WAYNE ROGERS RD CRESTVIEW

Zoning: RR & AC -.5

Proposed Zoning: R-1 & AC -.5

FLU: RR & AC -.5

Proposed FLU: LDR & AC -.5

Fire District: NORTH OKALOOSA **Commissioner District:** 1 **Census Tract:** 20400

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

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

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

25 – Troup Sand – 8 to 12 percent slopes, well drained soil

27 – Urban Land – natural soil cannot be observed

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

Wind Zone: LESS THAN 140

Flood Zone: YES

Map Number: 12091CO 170J

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: NO

Wells: None

Environmental Data: NO

Historical Data: None

Wetlands: Uplands & Wetlands

Water and Sewer: AWS

Within 3 mile of an Airport: YES

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday, August 10, 2023 the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP; ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF A PORTION THERE OF PARCEL 01-3N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) TO LOW DENSITY RESIDENTIAL (LDR) SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

AND

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF A PORTION THERE OF PARCEL 01-3N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) TO RESIDENTIAL-1 (R-1); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Conference Center, located at 1260 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 1260 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.

A PORTION THERE OF THE PARCEL BELOW

Attachment
A



Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, August 10, 2023** the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 91-01, AS AMENDED, CREATING SECTION 3.11.00, 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT; PROVIDING FOR A SHORT TITLE; PROVIDING FOR APPLICABILITY; PROVIDING FOR 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT REQUIREMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF OKALOOSA COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

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.

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A PORTION THERE OF THE PARCEL BELOW

Attachment
A

01-3N-23-0000-0003-0000



ORDINANCE 24 - ____

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 A PORTION OF PARCEL 01-3N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) TO LOW DENSITY RESIDENTIAL (LDR) SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

Section 1. This ordinance shall be referred to as the 534016-BCC-2023 Future Land Use changing the Future Land Use Map designation of a portion of certain parcel of real property owned by Willow Creek Plantation at Crestview, LLC., Property Id Number 01-3N-23-0000-0003-0000, 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 parcel of real property as shown in Attachment A attached hereto from Rural Residential (RR) 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 _____, 2024.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Robert A. "Trey" Goodwin III,
Chairman

ATTEST:

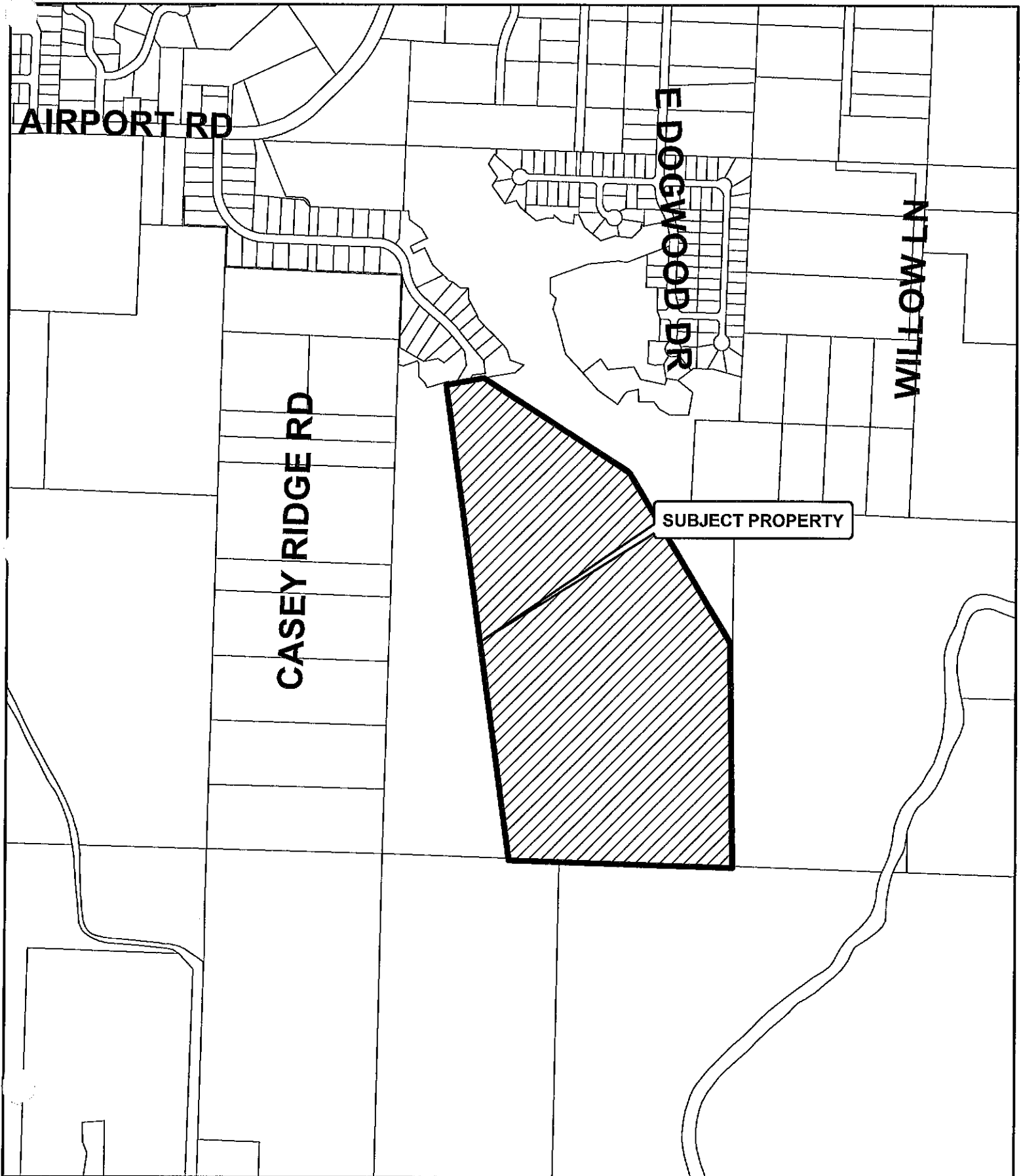
J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

A PORTION THEREOF
01-3N-23-0000-0003-0000

Attachment
A



ORDINANCE 24 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING FOR A PORTION OF PARCEL 01-3N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) TO RESIDENTIAL-1 (R-1); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 01-3N-23-0000-0003-0000 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 534019-BCC-2023 Rezoning changing the Zoning designation of a portion of certain parcel of real property owned by Willow Creek

Plantation At Crestview, LLC., Property Id Number 01-3N-23-0000-0003-0000, 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 parcel of real property as shown in Attachment A attached hereto from Rural Residential (RR) 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 _____, 2024.

**BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA**

Robert A. "Trey" Goodwin III,
Chairman

ATTEST:

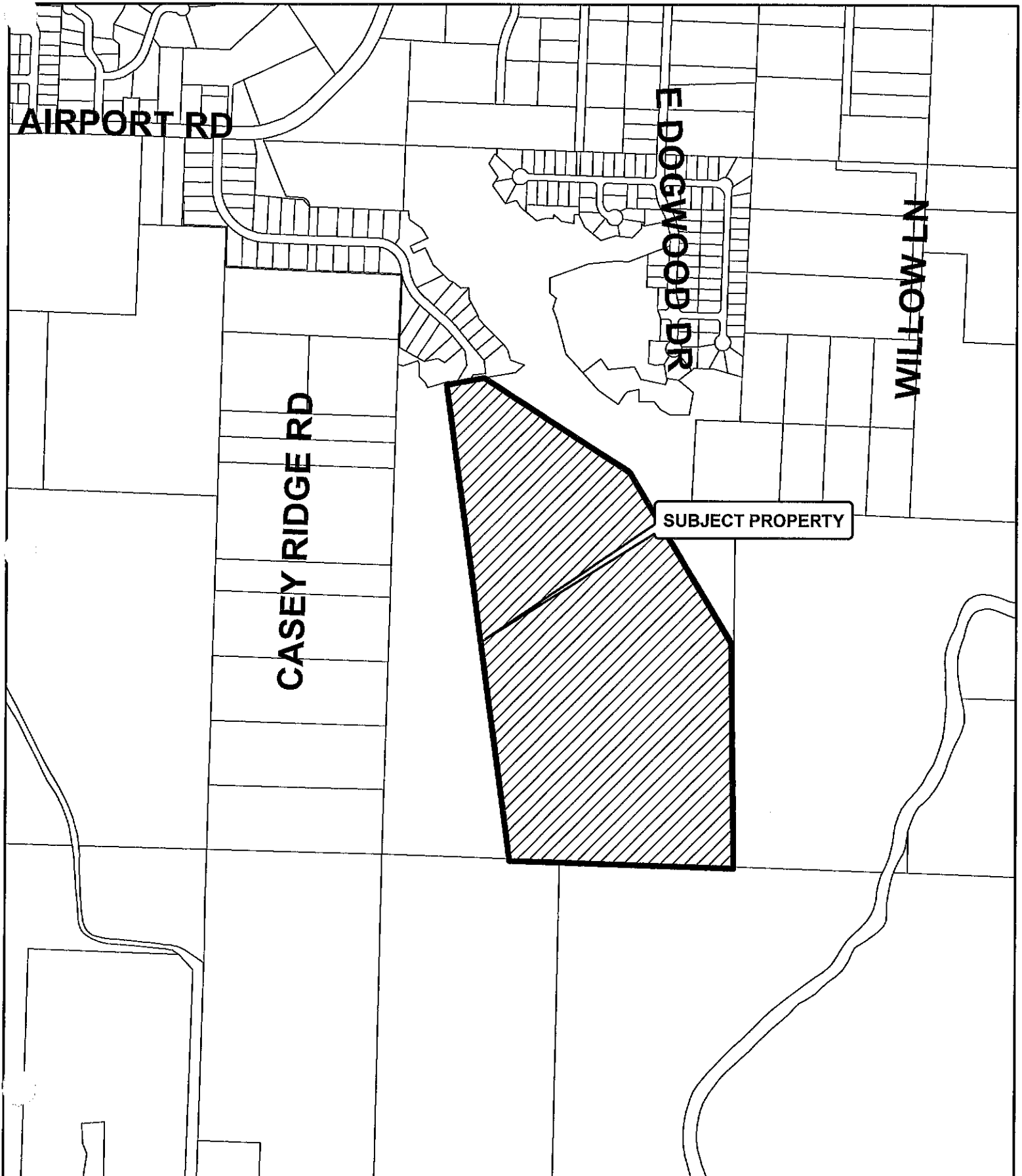
J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

A PORTION THEREOF
01-3N-23-0000-0003-0000

Attachment
A



ORDINANCE 24 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 91-01, AS AMENDED, CREATING SECTION 3.11.00, 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT; PROVIDING FOR A SHORT TITLE; PROVIDING FOR APPLICABILITY; PROVIDING FOR 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT REQUIREMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES, OR PORTIONS THEREOF, IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF OKALOOSA COUNTY, FLORIDA; 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;

WHEREAS, Okaloosa County adopted and has from time to time amended Ordinance 91-01 which establishes the Okaloosa County Land Development Code that includes, among other things, Chapter 3 which establishes certain overlay zones used to impose special development or use restrictions on identified areas for the development of property in furtherance of the Okaloosa County Comprehensive Plan; and

WHEREAS, Eglin Air Force Base and the military missions conducted on the Eglin Reservation are critical not only to the national defense, but also to the prosperity of Okaloosa County, providing thousands of jobs that form a substantial part of the County's economic productivity; and

WHEREAS, as identified in the Eglin Joint Land Use Study and the Eglin Growth Management Plan, properly managing the encroachment of development and light into the airspace over and around the Eglin Reservation is critical to maintaining the viability of current missions, and to successfully attracting additional missions in the future; and

WHEREAS, special development restrictions are not only essential to the health and safety of the public, it also integral to the County's economy, enabling commerce, industry, and myriad other pursuits that contribute to the productivity of the citizens; and

WHEREAS, it is therefore necessary and in the public interest to enact an overlay zone to impose special development restrictions on the area identified within the County's Land

Development Code to ensure that the Eglin Air Force Base and the missions conducted on the Eglin Reservation are protected from increased residential development and unnecessary light intrusion while allowing appropriate development as needed for public health and safety as well as economic prosperity

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

Section 1. Chapter 3, Overlay Zones, of the Okaloosa County Land Development Code, Ordinance 91-01, as amended, is hereby amended and revised to include Section 3.11.00, 125-Acre Willow Creek Plantation at Crestview Overlay District, as shown in Attachment A.

Section 2. It is intention of the Board of County Commissioners that the provisions of Attachment A shall be included in the Code of Ordinances of Okaloosa County, Florida, and that any renumbering of the various sections is hereby authorized as necessary to achieve this directive.

Section 3. This Ordinance shall become effective as provided by law, and does hereby repeal any ordinances, or provisions thereof, in conflict herewith. Should any word, phrase, sentence, subsection, section or other part of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

PASSED AND DULY ADOPTED in this ____ day of _____, 2024.

**BOARD OF COUNTY COMMSSIONERS
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

ATTACHMENT A

3.11.0 125-ACRE WILLOW CREEK PLANTATION AT CRESTVIEW OVERLAY DISTRICT

3.11.01 Purpose: The purpose of this section is to implement and put into regulatory effect specific development related requirements that will apply to a 125-acre parcel, located directly south of Wayne Rogers Road and consisting of a portion of Parcel ID Numbers: 01-3N-23-0000-0003-0000. The 125-acre parcel is located within the Eglin Air Force Base (AFB) Low Level Flight Corridor.

3.11.02 Application: The following restrictions are hereby established for the 125-Acres.

1) The 125 acres shall be limited to 250 residential dwelling units.

2) Residential height shall be limited to a maximum of 35 feet and non-residential uses such as communication structures, and electric utility transmission facilities shall be limited to a maximum height of 150 feet.

3) At the time of a subdivision of the 125-acres, the land owner or developer shall provide a disclosure to its purchasers, both in the contract of sale and in the recorded covenants, which describes that the property is located within of the Eglin Air Force Base Low Level Flight Corridor and the significance of the Corridor and notifies the customers that resulting affects from potential noise and vibration from the operations of Eglin Air Force Base may affect their enjoyment of the property. This disclosure will also detail any possible radio frequency interference. The disclosure form and subdivision covenants and restrictions shall be provided to the County prior to issuance of the final subdivision plat and shall be recorded in the official records of Okaloosa County, Florida no later than 60 days following final plat approval.

4) The landowner or developer shall coordinate with Okaloosa County and Eglin Air Force Base the construction of any communications towers and any other communications facilities that may adversely impact the operations of the Eglin AFB.

5) The property shall be developed and required to utilized and maintain Dark Sky Lighting requirements for all outdoor lighting fixtures. The Dark Sky Lighting requirements will be a condition of each development order. The proposed Dark Sky Lighting plan shall be submitted at the development order stage and shall be coordinated and reviewed by Eglin Air Force Base prior to approval.

6) All subdivision plats within the overlay district shall be subject to and contain the following language:

No use of land, water, or airspace within the Overlay shall:

a) Create electrical interference between Eglin AFB/Reservation and aircraft, missiles or any other associated military or civilian activities.

b) Create glare, artificial light, smoke or dust, or reflect light in such a way that may impair pilot visibility at any time.

c) Create forage or nesting environments that increase the potential for bird/wildlife aircraft strike hazards within Eglin AFB critical approaches.

d) Endanger or interfere with the landing, departure or maneuvering of aircraft using Eglin AFB/Reservation.

7) Any proposal or request to amend the density, height, lighting restrictions or standards listed in this overlay shall be provided and coordinated through Okaloosa County Growth Management for Eglin AFB compatibility review.

ATTACHMENT M – LEGAL DESCRIPTION

A PORTION OF PARCEL ID NO. 01-3N-23-0000-0003-0000, LOCATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 1, NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FL, THENCE PROCEED N88°04'08"W ALONG THE SOUTH LINE OF SAID SECTION 1 FOR A DISTANCE OF 1639.00 FEET; THENCE RUN N07°59'37"W FOR A DISTANCE OF 3587.95 FEET TO THE SOUTH LINE OF WILLOW CREEK PLANTATION, PHASE 1 (PB 25-PG-35); THENCE RUN S54°47'36"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 55.67 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N67°39'3-9"E FOR A DISTANCE 125.81 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE N82°56'14"E FOR A DISTANCE OF 1287.67 FEET TO THE INTERSECTION OF THE SOUTH LINE OF WILLOW CREEK PLANTATION, PHASE 2B (PB 26-PG-14); THENCE RUN S57°42'32"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 1287.67 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE S31° 17'45"E FOR A DISTANCE OF 1508.64 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE RUN S00°33'20-W ALONG SAID EAST LINE FOR A DISTANCE OF 1661.84 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS ±124.80 ACRES.

EXHIBIT 1

COMPREHENSIVE PLAN AMENDMENTS

Authority: Section 163.3187 & 163.3189, Florida Statutes; Okaloosa County Comprehensive Plan, Administration Element, Policies 1.13 – 1.15.

Purpose: The purpose of the comprehensive plan amendment process is to provide a process and procedure for citizens to change the text and maps found in the adopted comprehensive plan.

Types of plan amendments: Citizen-initiated plan amendments are classified as follows.

1. Type-1: Changes to the Future Land Use Map (FLUM) initiated by property owners other than the County involving more than ten (10) acres of land, or any change to the written text of the Plan.

2. Type-2: Changes to the FLUM initiated by a property owner other than the County involving less than 10 acres of land, which may be referred to as a small-scale amendment.

Process:

The process for Type-1 plan amendments is as follows.

1. Type-1 amendments may be submitted at any time.
2. Only the property owner of the property for which the amendment is being requested or the owner's duly authorized agent may apply for the plan amendment.
3. Applications for plan amendments shall be made only on applications provided by the Department of Growth Management.
4. Detailed specific application procedures shall be described in the plan amendment application package.
5. It shall be the responsibility of the applicant to provide all required information including data and analysis to support the plan amendment application.
6. Once an application is deemed complete it will be scheduled as an agenda item for consideration by the Planning Commission and the Board of County Commissioners at public hearings. These hearings shall be legislative in nature and need not be conducted as quasi-judicial proceedings.
7. A total of three (3) duly advertised public hearings are required for Type-1 plan amendments as follow.
 - a. One public hearing before the Planning Commission. The Planning Commission shall make recommendations to the Board of County Commissioners regarding each plan amendment application.
 - b. One transmittal hearing before the Board of County Commissioners. The purpose of this hearing is for the Board to decide whether or not to transmit each application for plan amendment for state agency review.
 - c. One adoption hearing before the Board of County Commissioners. The purpose of this hearing is for the Board to decide whether or not to adopt each application for plan amendment by ordinance after

consideration of objections, recommendations or comments received as a result of state agency review.

8. Notice of public hearings shall be provided in the following manner.

a. The applicant shall mail certified, return-receipt notification to all property owners of record within 300 feet of the property, to be measured from the property line of the property which is the subject of the plan amendment. The notice must describe the requested plan amendment, state the date, time and location of the public hearing at which the plan amendment will be considered and provide names and telephone numbers to contact for further information. Notification must be mailed no later than 21 days before the date of the public hearing. The return-receipt "green cards" must be returned to the Department prior to the first public hearing.

b. The applicant shall post a sign on the plan amendment property no less than 2 feet by 3 feet in size with no less than 1 inch lettering to be placed at the property line facing and clearly visible from the adjacent street, or for multiple streets a sign clearly visible from all adjacent streets. The sign shall describe the requested plan amendment, state the date, time and location of the public hearing at which the plan amendment will be considered, and provide names and telephone numbers to contact for further information. The sign must be posted no later than 15 days prior to the date the public hearing will be held. **PRE-MADE SIGNS ARE AVAILABLE FOR PURCHASE FROM THE DEPARTMENT.**

c. The Department shall run an advertisement in a newspaper of general circulation in the manner prescribed by general law.

d. The applicant must provide signed and notarized affidavits stating that the notifications were mailed and the sign(s) were posted on the amendment property as specified herein.

e. The specific intent of providing constructive public notice is to inform potentially affected parties of an action to be considered and the forum for an opportunity to be heard. In those situations where a newspaper advertisement, mailed notification, sign or other required public notice contains an unintentional mistake which does not affect due notice of a pending proceeding to the extent that a potentially affected party is not made aware of an action being considered or the date, time, and place at which the action will be considered then said mistake may be considered "harmless error" which shall not necessitate the re-advertisement or the rescheduling of the proceeding at hand. Where a dispute may arise as to whether a particular unintentional mistake constitutes harmless error the presiding body for the proceeding at hand shall decide by majority vote.

9. The Board of County Commissioners shall decide whether or not to transmit any plan amendment(s) for state agency review at the transmittal public hearing specified at 7, b above. In the event one or more plan amendments are **not approved** for state agency review the **applicant or any other applicant** may not thereafter apply for the same plan amendment for the same amendment property, unless it can be demonstrated by competent, substantial evidence that either the premise of the application is substantially different and/or there have been significant changed conditions and circumstances that might result in a different decision by the Board.

10. For those plan amendments transmitted for state agency review each agency will provide its objections and comments to the County and the State Land Planning Agency. Upon receipt of comments from state agencies the County, in a timely manner, shall either: 1) notify the plan amendment applicant(s) in writing that there is no objection to the plan amendment, or; 2) provide the plan amendment applicant with a copy of state agency objections. When objections have been raised it shall be the responsibility of the applicant to resolve those objections in coordination with the County. The applicant shall provide to the County additional data and analysis or other information as may be necessary to respond to the

objections. The County and the applicant will then coordinate with the State Land Planning Agency in an attempt to resolve the objections.

11. The Board of County Commissioners shall decide whether to adopt, adopt with changes, or not adopt plan amendments at the adoption public hearing specified at 7, c above. At the adoption hearing the fact that there are unresolved objections shall not preclude the Board from adopting any particular plan amendment. Conversely, the fact that no objections were raised shall not preclude the Board from not adopting any particular plan amendment.

The process for Type-2 plan amendments is as follows.

The process for Type-2 plan amendments shall be the same as for Type-1 plan amendments EXCEPT for the following.

1. Type 2 plan amendments are limited to properties 10 acres or less in size.
2. The County may not adopt more than 120 acres cumulative as Type-2 plan amendments in any given calendar year. The 120 acres shall become available for plan amendments as of January 1 of each calendar year and shall remain available until the 120 acres is gone or the end of the calendar year, whichever occurs first.
3. The 120 acres shall be allocated on a first-come, first-served basis to be determined by the date and time the plan amendment application is filed with the County and all applicable fees paid.
4. The proposed amendment shall not involve a change to the written text of this Plan, but only proposes a land use change to the future land use map for a site-specific small-scale development activity, unless the text change is directly related to the map change.
6. Two public hearings shall be required for Type-2 amendments: one public hearing before the Planning Commission and one adoption hearing before the Board of County Commissioners.
7. Transmittal to for state agency review is not required for Type-2 plan amendments.

Fees:

Type-1 amendments : Application fee - \$2,500.00 base fee + \$10.00 per acre or fraction thereof.

Type -2 amendments: Application fee - \$1,200.00 base fee + \$20.00 per acre or fraction thereof.

Newspaper legal notice fee to be paid by applicant – cost charged by the newspaper.

Sign fee: \$10.00 per sign.

To apply:

[Click here for Type-1 comprehensive plan future land use map amendment application.](#)

[Click here for Type-1 comprehensive plan text change application.](#)

[Click here for Type-2 comprehensive plan future land use map amendment application.](#)

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

A. Applicant Information

1. Name: Raymond W. Greer
2. Address: 2910 Kerry Forest Parkway, Suite D4-126, Tallahassee, Florida 32309
3. Telephone: 850-545-6503 FAX: _____
4. Applicant is: Property owner _____ Owners authorized agent* X
* Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:
Willow Creek Plantation at Crestview, LLC
4037 Phelan Road, Suite A271, Phelan, California, 92371

B. Property Information

6. Location: The amendment area is located north of U.S. 90 just to the east of Bob Sykes Airport and to the south of Wayne Rodgers Road.
7. Property ID Number 01-3N-23-0000-0003-0000.
8. Current use of property: Vacant
9. Proposed use of property: Single family subdivision (Willow Creek Plantation Phase 2)
10. Size of property: 125 Acres (sq. ft. or acres)
11. Names/Number of adjacent roads: North Wayne Rodgers Road
East None South None West Fairchild Road

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Rural Residential

13. Existing zoning district: Rural Residential (RR)

D. Requested Action

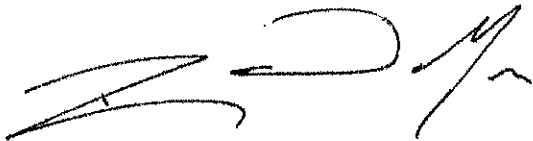
14. Reason for the requested amendment: Single family subdivision. (Willow Creek Plantation Phase 2)

15. Requested amendment:
FROM Rural Residential (FLUM designation) TO Low Density Residential
_____ (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.

Raymond W. Greer
Applicant printed or typed name



Applicant signature

June 1, 2023
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

Required Information and Materials

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

1. x A letter of petition stating the reason for the requested amendment.
2. x If the action is prerequisite to a development project a conceptual site plan drawing of the project must be provided.
3. x A survey or drawing showing the location and dimensions of the property involved.
4. x A copy of the deed and legal description of the property involved.
5. x 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. x Notarized affidavit affirming the list of property owners within 300 feet
7. x Notarized affidavit affirming that the required signs will be posted on property subject to the amendment.
8. x Fee. The fee for more than 10 acre amendment is \$2,500.00 (non-refundable) plus \$10.00 for each acre, or fraction thereof.
9. x If the applicant is not the actual property owner a verification of authorized agent must be provided.
10. x The applicant must submit all data and analysis to support the amendment which will accompany the requested amendment for state agency review.
11. x If the proposed amendment involves a change from an ***Agriculture or Rural Residential*** land use designation to some other 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 to the urban development boundary.
12. x The Board of County Commissioners shall exercise its legislative authority when deciding whether or not to approve or not approve plan amendments. However, the following guidelines and criteria shall be considered when making such decision and may form the basis for approving or not approving any particular plan amendment. These shall only apply to Type-1 plan amendments.

- a. All procedural requirements must be met.

- b. The requested plan amendment must be consistent with the objectives and policies of this Plan, particularly the designation and location criteria specified in the Future Land Use Element.
- c. The potential to create a threat to the general health, safety, and welfare of the public, or otherwise adversely affect the public interest.
- d. The extent to which any development enabled by the amendment will promote an orderly and logical pattern of development relative to the area involved, and can co-exist in relative proximity to other adjacent or nearby land uses in a stable fashion over time such that no other use or condition is unduly negatively impacted directly or indirectly by another use or condition, or will otherwise interfere with the quiet use and enjoyment of properties enjoyed by other property owners in the vicinity of the amendment area.
- e. The amendment is intended to correct an oversight or mistake in the Plan or on the FLUM, or conditions and circumstances in the vicinity of the amendment area have changed to justify or give rise to a need for the amendment.
- f. The amendment will not promote or result in urban sprawl as that term is defined in ss163.3177(6),(a),9, Fla. Stat. A finding by the State Land Planning Agency that an amendment will result in urban sprawl shall constitute a rebuttable presumption that the amendment will promote or result in urban sprawl.
- g. Facilities and services including roads, water, sewer, recreation, drainage, and public safety are adequate to support the level of development enabled by the amendment, or that mitigation in the form of improvements or compensation can be provided to offset negative impact.
- h. The amendment will not result in damage to or destruction of valuable natural resources as described in the Conservation Element of this Plan.
- i. The amendment will not conflict, interfere with, or contradict infrastructure plans of the county, or other government agency, or public utility; or otherwise create a physical liability for the county, government agency, or public utility.
- j. The amendment will generally result in a net public benefit as opposed to a public liability.

Procedure for Plan Amendment

The procedure for the amendment process is as follows.

1. Fully complete, sign, and date the amendment 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 changed 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.
12. The County Commission will decide at the hearing whether or not to transmit the requested amendment for state agency review.
13. If the requested amendment is approved for transmittal the County will distribute it to state agencies for review and comment. Any comments or objections from state agencies will be sent to the County.
14. The applicant, in conjunction with the County, must respond to and resolve any objections raised by state agencies. The County must take action (adopt or not adopt) within 180 days after the date the objections are received.
15. When and if the objections are resolved the County can adopt the requested amendment by ordinance at a second public hearing.
16. Within 30 days after the local government adopts amendment, an affected person may file petition with the Department of Administrative Hearings
17. Within 30 days of receipt of complete adopted plan amendment, the State Land Planning Agency reviews adopted plan amendment.
18. Amendment becomes effective 31 days after the State Land Planning Agency determines the amendment package is complete and no petition is filed by an affected party.

EXHIBIT 2

**WILLOW CREEK PLANTATION AT CRESTVIEW
COMPREHENSIVE PLAN ANALYSIS**

Prepared For:

Willow Creek Plantation at Crestview, LLC
4037 Phelan Road, Suite A271
Phelan, California 92371

May 2023

CONTACT INFORMATION

Raymond W. Greer, AICP
Project Manager
DesignWest Group
2910 Kerry Forest Parkway
Suite D-4 126
Tallahassee, Florida 32309
Phone: 850.545.6503

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I. General Information

Parcel Identification Number:

01-3N-23-0000-0003-0000

Acreage:

125 acres +/-

Existing Future Land Use:

Rural Residential

Proposed Future Land Use:

Low Density Residential

The application package contains a proposed amendment to Okaloosa County Comprehensive Plan Future Land Use Map. The amendment proposes to change a portion of the parcel, for a total of 125 acres, from the Rural Residential land use categories to the Low Density Residential land use category on the Okaloosa County Future Land Use Map. The Airport Compatibility .5 Acre land use designated portion of the site (approximately 56.42 acres) will remain unchanged. The amendment area is located north of U.S. 90 just to the east of Bob Sykes Airport and directly south Willow Creek Plantation Subdivision Phase 1. The 125 acres will be part of Willow Creek Plantation Phase 2.

Access to the site will be from Wayne Rodgers Road. The Applicant is currently coordinating with Okaloosa County to utilize a secondary access from Fairchild Road. The Applicant is requesting an overlay district for the 125-Acre tract of land that will limit the overall density of the property to 250 (2 dwelling units per acre) residential dwelling units, establish a height limitation, require dark sky lighting principles and provide for coordination with Elgin Air Force Base.

II. Type of Request

A. Map Amendment

The request is for an amendment to Okaloosa County's Future Land Use Map for a site consisting of 125 acres. The site currently has Rural Residential land use designations. This request is to redesignate the site's Rural Residential portion as Low Density Residential. The Airport Compatibility .5 Acre land use designated portion of the site will remain unchanged. The Existing Future Land Use Map and the Proposed Future Land Use Map are included in Section VIII. Table 1 identifies the total acreage, and the existing and proposed land uses for the amendment area.

Table 1: Existing and Proposed Future Land Use Classifications

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Rural Residential	125	0	-125
Low Density Residential	0	125	+125
Total	125	125	0

III. Description of Property / Adjacent Uses

The subject site is approximately 125 acres consisting of a Rural Residential land use on the Okaloosa County Future Land Use Map. The zoning designation of the site is also Rural Residential. Refer to Appendix VIII for the Adopted Future Land Use and Adopted Zoning maps.

The subject property is vacant and adjacent to vacant tracts on south, west and east. The property to the north contains a platted single family subdivision. The property to the north has a future land use designation of Rural Residential. The land to the east and south has a land use of Agriculture, and the land to the west consists of land with Airport Compatibility .5 Acre and Airport Industrial Park land use designations. These land uses are shown on the Adopted Future Land Use Map in Section VIII and Table 2, below.

Table 2: Subject Site and Adjacent Property Land Uses

	Future Land Use Designations	Zoning Districts
Subject Property	Rural Residential	RR
North	Rural Residential	RR
South	Agriculture	AA
East	Agriculture	AA
West	Airport Compatibility .5 Acre, Industrial	AC.5, I-2

Source: Okaloosa County GIS Department (May 2023)

IV. Natural Resources / Features of Subject Property

A. Site Description

The proposed amendment site is located north of U.S. 90 in unincorporated Okaloosa County. Access to the site will be from Wayne Rogers Road. The Location Map is included in Section VIII. The project site terrain ranges from 156 feet to 81 feet with higher elevations near the north and west portions of the property. The southeast portion of the property is lowest portion of the property with Bends Creek running along the corner of the property.

B. Soils

The subject property has eight soil types on the property as identified on the Soils Classification Map in Section VIII and Table 4. A description of the soil type is listed below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
6	DOROVAN MUCK, FREQUENTLY FLOODED	7.0
12	LAKELAND SAND, 0 TO 5 PERCENT SLOPES	9.2
13	LAKELAND SAND, 5 TO 12 PERCENT SLOPES	7.5
37	BONIFAY SAND, 5 TO 8 PERCENT SLOPES	48.9
43	KINSTON JOHNSTON AND BIBB SOILS	52.1

Source: Okaloosa County GIS Department (May 2023)

Doorman Muck – Donovan Muck is nearly level, very poorly drained soils that are organic throughout. These soils are often found in large hardwood swamps and on flood plains along drainageways in the southern part of the County.

Lakeland Sands – 0-5% slopes – This nearly level or gently sloping, excessively drained soil is on broad ridgetops in the uplands. Permeability is rapid; runoff is slow.

Lakeland Sands – 5 to 12% slopes – This excessively drained soils usually leads to drainage ways and around depressions. Permeability is rapid; runoff is slow.

Bonifay Sands – 5 to 8% slopes – This sloping or strongly sloping, well drained soil is on side slopes in the uplands. Individual areas range from about 10 to 60 acres in size.

Kinston Johnston and Bibb Soils – These soils are frequently flooded and poorly drained.

C. Floodplains

The majority of the 125-acre amendment area is outside of the 0.2% chance annual flood or is located in an "A" zone where no base flood elevation has been determined. A portion of the property along the eastern side is located within a floodway and includes Zone AE. This area is approximately 30.4 acres. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section IX.

D. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there are a few wetlands on the proposed amendment site. There is a portion of the site located along the eastern edge that is designated Freshwater Forested/Shrub Wetland, comprising approximately 16.2 acres. The wetland appears to tie into the Bends Creek waterbody.

E. Listed Wildlife Species

The area may support a variety of wildlife species. These may include Florida pine snakes, gopher tortoises, gopher frogs, Sherman's fox squirrel, and potential habitat for the Florida Black Bear. Policies 4.1 and 7.1 of Section 2.10 the Conservation Element in the Okaloosa County Comprehensive Plan addresses state threatened or endangered wildlife habitat. The applicant will perform all habitat analysis at the development stage.

F. Historic and Cultural Resources

The applicant has requested preliminary cultural and archaeological resource information from the Florida Master Site File (FMSF), Division of Historical Resources.

V. Public Facilities and Services

The public facilities analysis is based on a maximum development scenario, which evaluates the worst-case scenario. Proposed land uses were evaluated as if the maximum amount of development allowed would ultimately be built-out.

Table 4: Existing and Proposed Development Scenario

Scenario	Land Use Designation	Maximum Allowed Density	Size of Development	
			Acres	Maximum Allowed Development
Existing	Rural Residential	1 du / 2 acres	125	250
Proposed	Low Density Residential	1 du / 2 acres*	125	250

*Overlay density limit of two (2) dwellings per acre.

Based on the development proposal shown in the above table, which assumes all of the proposed development occurs at the maximum density allowed, the proposed land use change would not result in a net increase of additional dwelling units.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. A development scenario of 250 dwelling units per acre is used for this analysis. The analysis evaluates the effect of the demands on the level of service standards adopted within the Okaloosa County Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, and transportation.

A. Potable Water

The central water service provider for the amendment site is Auburn Water Services. The permitted capacity for Auburn Water Service is 6,537,000 gallons per day (gpd). Flow rates obtained from Auburn Water Service indicate that the facility is currently running at approximately 2,100,000 gpd. A conservative two-percent growth rate was used to project future water demand created throughout through the year 2033.

Okaloosa County has adopted a Level of Service (LOS) standard for potable water of 100 gallons per capital per day for residential uses. The average household size for Okaloosa County based on the 2023 US Census Bureau data is 2.49 persons per household.

As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 5: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2023	6,537,000	2,100,000	62,300	2,162,300	33%
2028	6,537,000	2,318,570	62,300	2,380,870	36%
2033	6,537,000	2,559,888	62,300	2,622,188	40%

Source: Auburn Water Services, INC.

B. Sanitary Sewer

Development proposed at the amendment site would send their wastewater to the Jerry D. Mitchem Reclamation Facility. The Jerry D. Mitchem Reclamation Facility has the permitted capacity for 1,000,000 gpd. Flow rates obtained from Okaloosa County indicate that the facility is currently running at approximately 130,000 gpd.

A conservative two-percent growth rate was used to project future demand created throughout through the year 2033. Okaloosa County has adopted a Level of Service (LOS) standard for sanitary sewer of 100 gallons per capita per day for residential uses. The average household size for Okaloosa County based on 2023 US Census Bureau data is 2.49 persons per household.

As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 6: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2023	1,000,000	130,000	62,300	912,300	19%
2028	1,000,000	143,531	62,300	205,831	21%
2033	1,000,000	158,469	62,300	220,769	22%

Source: Okaloosa County

C. Transportation

The proposed map amendment is estimated to generate 2,344 daily trip ends and 235 more PM peak-hour two-way trip ends. As the capacity analysis documented in this report indicates, the additional development intensity proposed as part of the comprehensive plan amendment is not anticipated to create any future roadway deficiencies within the short-term or long-term planning horizons. Reference Appendix A for the Transportation Analysis.

D. Stormwater

Okaloosa County has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.

Okaloosa County's LOS standards for water quality are as follows:

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.

E. Solid Waste

Okaloosa County maintains a franchise agreement with Waste Management for household trash, recyclables, and yard waste at curbside disposal in the unincorporated areas of the county. The County adopted a residential level of service standard for solid waste of 6 pounds per person per day (PPPPD).

Table 7: Solid Waste Generation Analysis

Year	Number of Dwelling Units	Number of residents	Level of Service	Total Demand
2033	250	623	6 (PPPPD)	3,738 (PPPPD)

VI. Urban Sprawl Analysis and Justification

Chapter 163.3177(6)(a)9.a, Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed Future Land Use change would constitute urban sprawl. An analysis of the thirteen points as applied to the Okaloosa County Comprehensive Plan amendment is provided below:

163.3177(6)(a)9.a(I): Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

The proposed amendment would allow for a 125-acre site to be developed as low-intensity, low density, single use development to meet the need for additional housing units. Therefore, the proposed amendments do not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development in excess of demonstrated need.

163.3177(6)(a)9.a(II): Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed amendment does not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The proposed amendment is located within unincorporated Okaloosa County adjacent to other similar residential land uses.

163.3177(6)(a)9.a(III): Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development.

The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban development.

163.3177(6)(a)9.a(IV): As a result of premature or poorly planned conversion of rural land or other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The proposed amendment does not fail to adequately protect and conserve natural resources. Development will only be permitted on the most suitable parts of the development site, while avoiding development of environmentally sensitive areas of the site, such as wetlands.

163.3177(6)(a)9.a(V): Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. The property has a land use of Rural Residential and is currently zoned Rural Residential.

163.3177(6)(a)9.a(VI): Fails to maximize use of existing public facilities and services.

The existing area will provide access to central water and sewer service.

163.3177(6)(a)9.a(VII): Fails to maximize use of future public facilities and services.

The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendment will not fail to maximize future public facilities and services.

163.3177(6)(a)9.a(VIII): Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed map amendment does not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. The area is located adjacent to land that is zoned Industrial and near the Bob Sikes General Aviation Airport.

163.3177(6)(a)9.a(IX): Fails to provide clear separation between rural and urban uses.

As previously mentioned, the proposed amendment area is adjacent to or within the general area of other industrial and airport compatibility zoning categories.

163.3177(6)(a)9.a(X): Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment will not impede redevelopment of existing neighborhoods and communities, but will provide additional needed housing.

163.3177(6)(a)9.a(XI): Fails to encourage an attractive and functional mix of uses.

The proposed amendment provides a residential use that will help encourage an attractive and functional mix of uses. It is located next to existing areas currently zoned for Industrial and Residential uses. Therefore, the proposed amendment does not fail to encourage an attractive and functional mix of uses.

163.3177(6)(a)9.a(XII): Results in poor accessibility among linked or related land uses.

The proposed map amendment does not result in poor accessibility among linked or related land uses. There are other areas zoned Rural Residential to the south and east of the proposed amendment. With the growing city of Crestview less than three miles to the west, there are commercial opportunities in the Mixed Use and Commercial zonings in the unincorporated county.

163.3177(6)(a)9.a(XIII): Results in loss of significant amounts of functional open space.

The proposed amendment will not result in the loss of significant amounts of functional open space. Development will only be permitted on the most suitable parts of a development site, while avoiding development of environmentally sensitive areas of the site. Clustered site development will result in the preservation of any environmentally sensitive land.

In addition to 163.3177(6)(a)9.a, F.S., Chapter 163.3177(6)(a)9.b of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describe the proposed amendment are listed below.

163.3177(6)(a)9.b(I): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed amendment does not have an adverse impact on natural resources and ecosystems. Development will only be permitted on the most suitable parts of a development site, while avoiding development of environmentally sensitive areas of the site, such as wetlands.

163.3177(6)(a)9.b(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed map amendment will not affect the extension of public infrastructure and services.

163.3177(6)(a)9.b(V): Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

As mentioned above, the property already has a land use and zoning of Rural Residential. It is not actively being used as agriculture property. Map No. 5A in the Comprehensive Plan Planning Characteristics 32539 does not designate this property as Prime Farm Lands.

163.3177(6)(a)9.b(VII): Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed amendment will not affect the area's need for non-residential uses and will help support non-residential uses in the area.

VII. Consistency Analysis and Justification

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the Okaloosa County Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of the Future Land Use, Stormwater, Conservation, Recreation and Open Space, and the Capital Improvements Element of the Okaloosa County Comprehensive Plan:

Policy 9.2

In the evaluation of proposed land use amendments for land in the “agricultural” or “rural residential” categories, the application shall demonstrate 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 development 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 area boundary

Development of the proposed amendment area meets all four of those criteria. This amendment shows that there is a need for additional housing and that the subject site's location next to existing industrial and other residential future land uses indicates that this proposal is not urban sprawl. It has a functional relationship to other properties with similar land uses and does not extend facilities and services outside of functional areas.

Policy 9.4

Land use plan amendments will not alter the boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area Map, 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.

Development of the proposed amendment area will adhere to the above requirement. The proposed amendment is located in the Auburn area on the Water Service Area Map and the Okaloosa County Sanitary Sewer Service area in the Future Land Use Element of the Okaloosa County Comprehensive Plan.

STORMWATER ELEMENT

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.

Development of the proposed amendment area will adhere to the above stormwater management guidelines and principles.

CONSERVATION ELEMENT

Objective 2

Conserve, appropriately use, and protect the quality of waters that flow into the bay, bayous, or Gulf of Mexico through appropriate land use planning, regulation, and education and through cooperation with environmental planning and regulatory agencies.

Policy 2.1

Increases in land use density and intensity shall be restricted within wetlands, and development in wetland areas shall be subject to the following provisions:

- a. Where sufficient uplands exist to locate the proposed development in the upland portion of the site, the County may allow the transfer of development at the future land use densities established on the Future Land Use Map from the wetlands to the upland portion of the site. The transfer of density may occur provided all other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.
- b. Where sufficient uplands do not exist to avoid a taking, development in the wetlands shall be restricted to allow residential density use at a maximum density of one (1) unit per ten (10) acres, one (1) unit per five (5) acres, or one (1) unit per lot of record.
- c. The dwelling unit shall be constructed so that the lowest floor elevation is at least one (1) foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps for those wetlands that are also within the floodplains.

- d. Okaloosa County does not duplicate the rules of other environmental agencies. Therefore, prior to construction in jurisdictional areas, all necessary permits must have been issued by the agency or agencies having jurisdiction.

Development of the proposed amendment area will adhere to the above requirement.

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.

Development of the proposed amendment area will adhere to the above language regarding threatened and endangered species prior to getting any type of development approval.

RECREATION AND OPEN SPACE ELEMENT

Policy 3.4

In addition to open space provided through natural reservations, protected environmental lands, and stormwater management areas, the County shall ensure open space through regulations in the Land Development Code which shall contain requirements for open space in developments by use of landscape and setback regulations.

Development will only be permitted on the most suitable parts of a development site, while avoiding development of environmentally sensitive areas and also helping ensure compatible amounts of open space.

CAPITAL IMPROVEMENTS ELEMENT

Objective 5

Okaloosa County shall take specific action to coordinate the use of unincorporated land with capital expenditures scheduled within the Comprehensive Plan Elements in order to accommodate future anticipated population.

A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for development.

WILLOW CREEK PLANTATION COMPREHENSIVE PLAN AM

Exhibit

3

TRANSPORTATION ANALYSIS

**PREPARED FOR:
WILLOW CREEK PLANTATION AT CRESTVIEW, LLC
4037 PHELAN ROAD, SUITE A271
PHELAN, CALIFORNIA 92371**

JUNE 2023

WILLOW CREEK PLANTATION COMPREHENSIVE PLAN AMENDMENT TRANSPORTATION ANALYSIS

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INTRODUCTION

The applicant proposes to amend the Okaloosa County Comprehensive Plan Future Land Use Map to change the land use designation of approximately 125 acres from Rural Residential (RR) to Low Density Residential (LDR) on Parcel ID 01-3N-23-0000-0003-0000. The subject property is located off of Wayne Rogers Road south of CR 188 (Airport Road). The project location is shown in **Figure 1**.

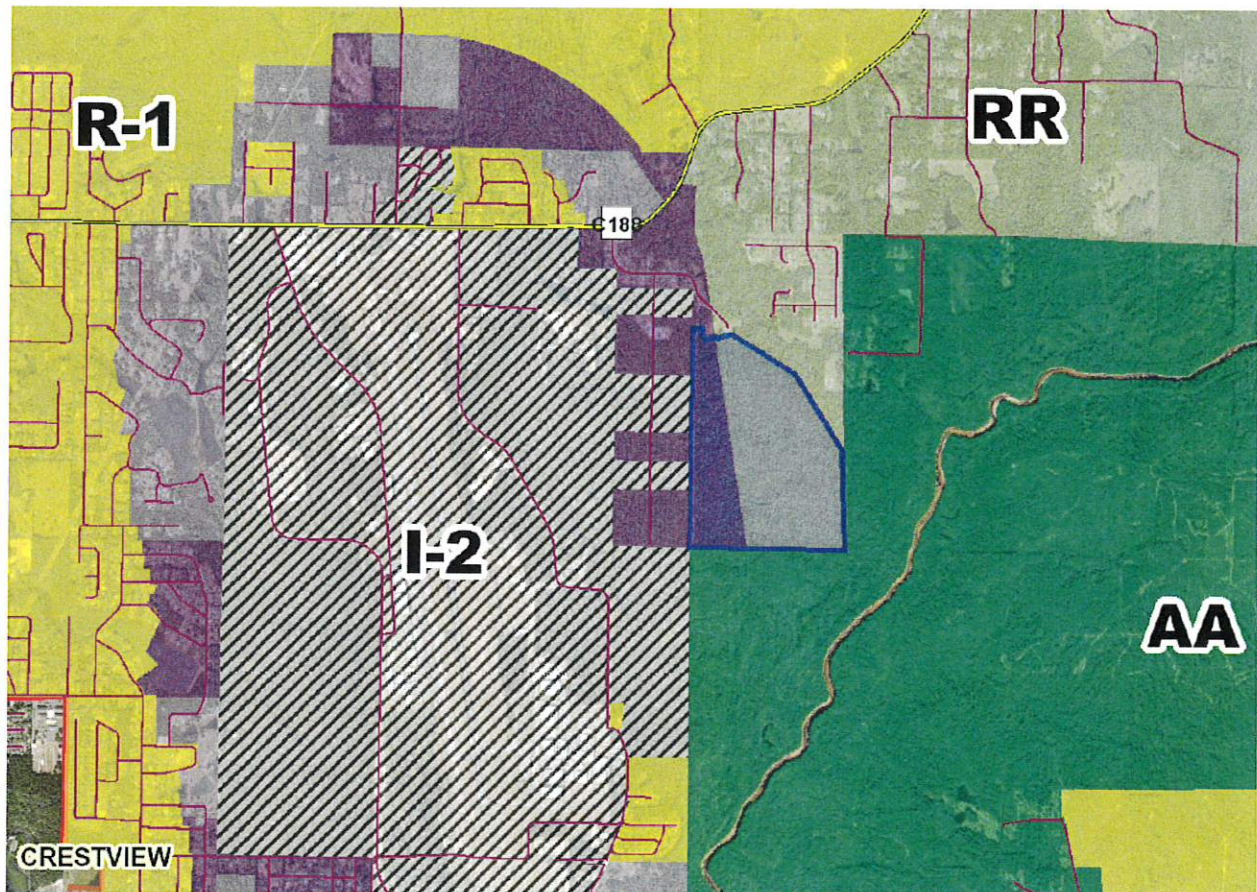


Figure 1: Project Location

Okaloosa County's RR land use designation allows for a maximum of 2 units per acre. Okaloosa County's LDR land use designation allows for a maximum of 4 units per acre, but will be limited to 2 units per acre per a overlay policy. **Table 1** shows the maximum development intensities allowed under the for the existing and proposed land uses.

Table 1: Maximum Development Potential

Scenario	Land Use Designation	Acres	Maximum Density / Intensity	Maximum Development
Existing	RR	125	2 du / acre	250 dus
Proposed	LDR	125	2 du / acre	250 dus

As shown in **Table 1**, the land use category change results in the same density that can be developed on the property. Even though the land use change will result in the same future development potential, the impacts of the proposed uses for the property, if the land use amendment were approved, were evaluated. Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2028 and a long-range analysis for the horizon year of 2045 were conducted. This transportation study is being submitted in support of the proposed amendment.

TRIP GENERATION

Traffic volumes generated by the project were estimated using the Institute of Transportation Engineers (ITE), *Trip Generation – the 11th Edition (2021)*. Land Use Code 210 (Single-Family Detached Housing) was used to estimate the daily and PM peak-hour trip generation potential. The estimated daily trip generation is 2,344 vehicles per day (vpd) and the estimated PM peak-hour trip generation is 235 vehicles per hour (vph). **Table 2** shows the daily trip generation and **Table 3** shows the PM peak-hour trip generation.

Table 2: Daily Trip Generation

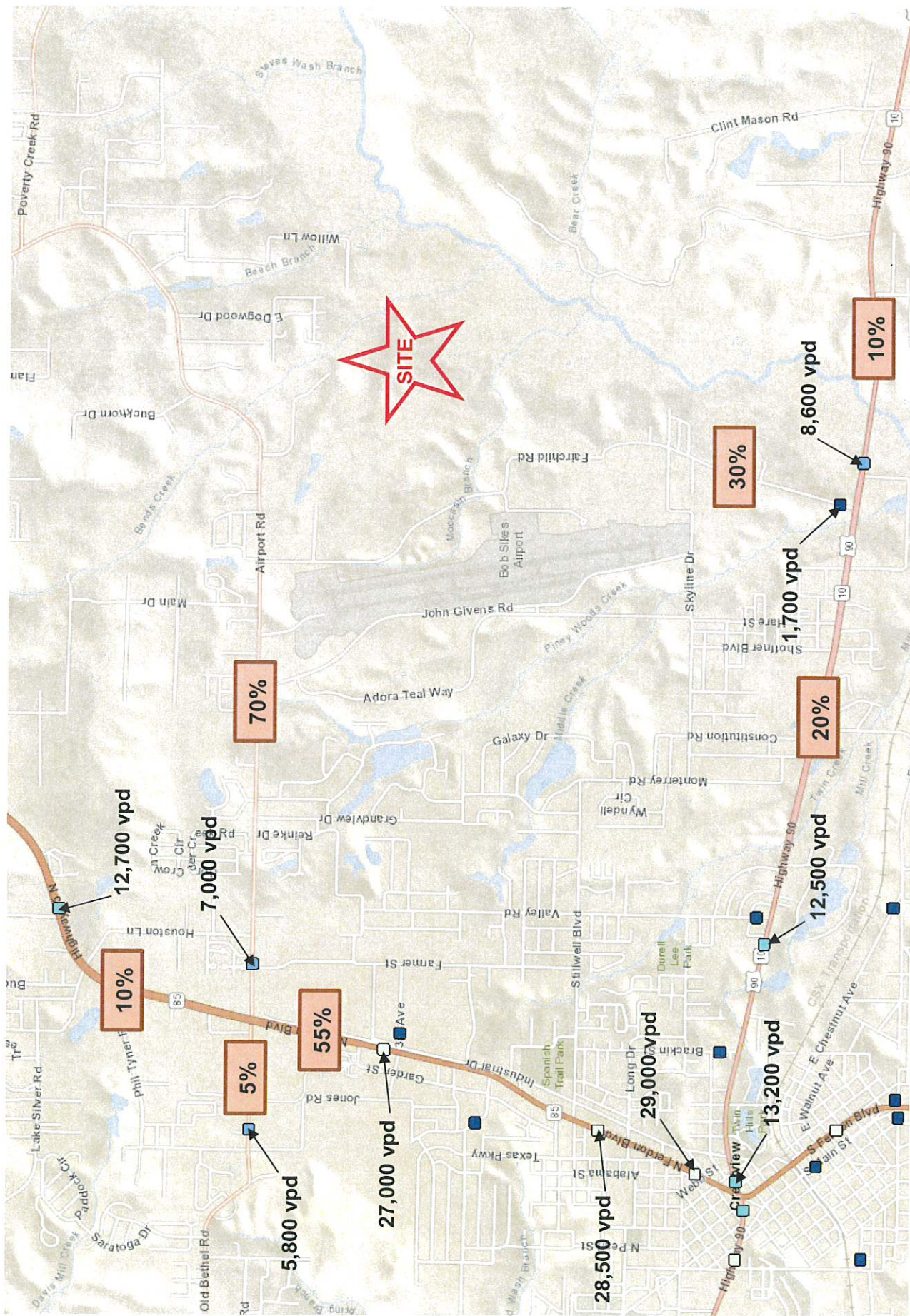
ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
						Total	Enter	Exit
Single-Family Detached Housing - 210	Per Unit	250	$\ln(T) = 0.92\ln(x) + 2.68$	50%	50%	2,344	1,172	1,172

Table 3: PM Peak-Hour Trip Generation

ITE Land Use Category	Variable	Size	PM Peak Trip Rate/ Equation	PM Enter Split	PM Exit Split	PM Peak Total Trips		
						Total	Enter	Exit
Single-Family Detached Housing - 210	Per Unit	250	$\ln(T) = 0.94\ln(x) + 0.27$	63%	37%	235	148	87

PROJECT TRIP DISTRIBUTION

Project traffic was distributed and assigned to the adjacent roadway network using existing traffic volumes in the vicinity of the project. Traffic volumes from FDOT's *Florida Traffic Online* were used to distribute the traffic. The project traffic distribution is shown in **Figure 2**. Once the distribution was determined, project traffic was assigned to all regulated roadways listed in Okaloosa County's and the City of Crestview's Comprehensive Plan.



STUDY AREA

The study area consists of regulated roadway segments for which project traffic is expected to consume at least 5% of either the maximum daily or peak-hour level-of-service standard and/or in which the project has direct access to. The Okaloosa County and the City of Crestview Comprehensive Plans were used to obtain roadway segmentation and level-of-service standards. Maximum service volumes were obtained from the Florida Department of Transportation (FDOT) *Quality/Level-of-Service Generalized Tables*. The results of the study area determination are provided in **Table 4** and demonstrate that two segments meet the significance threshold criteria. Level-of-service, context classification, and maximum service volume documentation is proved in **Appendix A**.

Table 4: Study Area Determination

Road Name and Segment	Context Class	Adopted LOS				Percent Project Traffic	New Project Traffic			Significant Impact? (>5%)	Direct Access?
		LOS Std	Lanes	Service Volume			Daily Trips	PM Peak Trips	% Impact		
				Daily	Pk Hr						
CR 188 (Airport Rd / Old Bethel Rd)											
SR 85 to SR 85	C2	D	2	14,000	1,330	70.0%	1,641	165	12.4%	Yes	Yes
SR 85 to US 90	C2	D	2	14,000	1,330	5.0%	117	12	0.9%	No	No
Fairchild Road											
US 90 to CR 188	C2	D	2	14,000	1,330	30.0%	703	71	5.3%	Yes	Yes
SR 85											
US 90 to CR 188	C3C	D	4	36,600	3,290	55.0%	1,289	129	3.9%	No	No
CR 188 to 2-Lane Section	C2	C	4	45,800	4,350	10.0%	234	24	0.6%	No	No
US 90 (SR 10)											
Antioch Rd to Fairchild Rd	C3C	D	2	36,600	3,290	20.0%	469	47	1.4%	No	No
Fairchild Rd to Walton County Line	C2	C	2	8,200	780	10.0%	234	24	3.1%	No	No

EXISTING TRAFFIC CONDITIONS

Existing traffic volumes were obtained from FDOT count station data along each roadway segment within the study area. Existing PM peak-hour volumes were calculated by multiplying the annual average daily traffic (AADT) volume by FDOT's Standard K of 9.0%. A review of the existing conditions indicates that all roadway segments in the study area are currently operating within acceptable level-of-service standards. **Table 5** summarizes the existing daily and PM peak-hour operating conditions. The FDOT AADT is attached in **Appendix B**.

Table 5: Existing Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				Existing Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume		Daily	PM Peak	
			Daily	Pk Hr			
CR 188 (Airport Rd / Old Bethel Rd)							
SR 85 to SR 85	D	2	14,000	1,330	7,000	630	No
Fairchild Road							
US 90 to CR 188	D	2	14,000	1,330	1,700	153	No

FUTURE TRAFFIC CONDITIONS

Unlike a rezoning or site plan application, a Comprehensive Plan Amendment application generally does not include a build-out horizon year since at the time of application such a year is typically unknown. In order to evaluate the application beyond the current conditions, future short-term and long-range analysis periods were evaluated. A five-year short-term analysis for the year 2028 and a long-range analysis for the horizon year of 2045 were conducted.

Future year traffic volumes were developed using a combination of historical annual average daily traffic (AADT) volumes within the study area, and population projections from the Bureau of Economic and Business Research (BEBR) for Okaloosa County. Historical growth rates were obtained using AADT volumes from FDOT Portable Monitoring sites 570289 and 570304. FDOT's *Traffic Trends Version 3.a* was used to calculate the historical growth rate and growth rate to the horizon year. The results are summarized in **Table 6** and the historical AADT and traffic trends graphs are provided in **Appendix B**.

Table 6: Historical Growth Rates

Road (Location)	FDOT Count Site	2022 AADT	Historical Growth Rate	Growth Rate to Design Year	Average Growth Rate
CR 188 (1,400' E of SR 85)	570289	7,000	0.67%	0.59%	0.63%
Fairchild Rd (400' N of US 90)	570304	1,700	-3.44%	-7.25%	-5.35%
WEIGHTED AVERAGE			-0.13%	-0.94%	-0.54%

BEBR population projections for 2020 and 2045 were obtained from FDOT's *Demographic and Commuting Trends Analysis* website. The BEBR population projections for Okaloosa County are summarized in **Table 7** and the Florida Population Projections table is provided in **Appendix B**.

Table 7: Okaloosa County Projected Population Growth Rate

County	2020 BEBR Population Projection	2045 BEBR Population Projection	Projected Growth Rate
Okaloosa	203,800	242,300	0.76%

A 1.0% annual growth rate was used to forecast the future traffic volumes within the study area. The 1.0% annual growth rate was based on the BEBR population projections rounded to the nearest 0.5%.

Short-Term Analysis

Using a 1.0% annual growth rate, the existing traffic conditions were grown to the year 2028. The 2028 short-term background analysis indicates that all roadway segments within the study area are anticipated to continue to operate within acceptable level-of-service standards. **Table 8** summarizes the 2028 short-term background daily and PM peak-hour operating conditions.

Table 8: 2028 Background Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2028 Background Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume				
			Daily	Pk Hr			
CR 188 (Airport Rd / Old Bethel Rd)							
SR 85 to SR 85	D	2	14,000	1,330	7,400	668	No
Fairchild Road							
US 90 to CR 188	D	2	14,000	1,330	1,800	162	No

Project traffic was added to the background traffic conditions in 2028. For the purposes of this analysis, the full development intensity was added to the short-term analysis. The 2028 total traffic short-term analysis indicates that all roadway segments within the study area are anticipated to continue to operate within acceptable level-of-service standards with the addition of the proposed amendment's traffic. **Table 9** summarizes the 2028 short-term total daily and PM peak-hour operating conditions.

Table 9: 2028 Total Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2028 Background Traffic		2028 Project Traffic		2028 Total Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume		Daily	PM Peak	Daily	PM Peak	Daily	PM Peak	
			Daily	Pk Hr							
CR 188 (Airport Rd / Old Bethel Rd)											
SR 85 to SR 85	D	2	14,000	1,330	7,400	668	1,641	165	9,041	833	No
Fairchild Road											
US 90 to CR 188	D	2	14,000	1,330	1,800	162	703	71	2,503	233	No

Long-Range Analysis

Again, a 1.0% annual growth rate was used to estimate the 2045 background traffic volumes. The 2045 long-range background analysis indicates that all roadway segments within the study area are anticipated to continue to operate within acceptable level-of-service standards. **Table 10** summarizes the 2045 long-range background traffic daily and PM peak-hour operating conditions.

Table 10: 2045 Background Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2045 Background Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume		Daily	PM Peak	
			Daily	Pk Hr			
CR 188 (Airport Rd / Old Bethel Rd)							
SR 85 to SR 85	D	2	14,000	1,330	8,600	775	No
Fairchild Road							
US 90 to CR 188	D	2	14,000	1,330	2,100	188	No

Project traffic was added to the background traffic conditions in 2045. The 2045 long-range analysis indicates that all roadway segments within the study area are anticipated to continue to operate within acceptable level-of-service standards with the addition of the proposed amendment's traffic. **Table 11** summarizes the 2045 long-range total traffic daily and PM peak-hour operating conditions.

Table 11: 2045 Total Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2045 Background Traffic		2045 Project Traffic		2045 Total Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume		Daily	PM Peak	Daily	PM Peak	Daily	PM Peak	
			Daily	Pk Hr							
CR 188 (Airport Rd / Old Bethel Rd)											
SR 85 to SR 85	D	2	14,000	1,330	8,600	775	1,641	165	10,241	940	No
Fairchild Road											
US 90 to CR 188	D	2	14,000	1,330	2,100	188	703	71	2,803	259	No

CONCLUSION

The applicant proposes to amend the Okaloosa County Comprehensive Plan Future Land Use Map to change the land use designation of approximately 125 acres from Rural Residential (RR) to Low Density Residential (LDR) on Parcel ID 01-3N-23-0000-0003-0000. The proposed Future Land Use category is estimated to generate 2,344 daily trip ends and 235 PM peak-hour two-way trip ends. As the capacity analysis documented in this report indicates, the Comprehensive Plan Amendment is not anticipated to create any future roadway deficiencies within the study area for the 2028 short-term or 2045 long-range planning horizons.

APPENDIX A

LEVEL-OF-SERVICE

CONTEXT CLASSIFICATION

MAXIMUM SERVICE VOLUMES

APPENDIX B

FDOT HISTORICAL AADT FDOT TRAFFIC TRENDS GRAPHS