

PLANNING COMMISSION

AGENDA

OCTOBER 10, 2024

5:01 P.M.

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

Commissioner Vacant, 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 Todd Tarchalski, District 4
Okaloosa County School Board Rep., Bill Smith

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES FOR SEPTEMBER 12, 2024

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

E. ANNOUNCEMENTS

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

G. ACCEPTANCE OF THE AGENDA

H. OATH TAKING

I. DISCLOSURES

J. OLD BUSINESS

None

K. NEW BUSINESS

a. Applications for Development Review

None

b. Public Hearings

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

L. OTHER BUSINESS

The October 29, 2024, Planning Commission Meeting, 208 North Partin Dr., City of Niceville Board Room, Niceville, FL.

M. ADJOURNMENT

~~MINUTES ARE NOT VERBATIM~~

PLANNING COMMISSION

MINUTES

SEPTEMBER 12, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, September 12, 2024, 5:01 p.m., Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579. Board members in attendance were Jeremy Stewart, John Collins, and Jack Beery.

Eglin Representative Jack Kiger was not in attendance.

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

Growth Management Staff in attendance were Stuart Campbell, Planner III 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: Ray Greer -- 2910 Kerry Forest Pkwy, Tallahassee, FL -- Applicant

Agenda Item 1: Thomas Filler -- 3181 Aplin Rd, Crestview, FL -- Opponent

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:07 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR AUGUST 8, MEETING.

Motion to approve minutes made by John Collins 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

Stuart Campbell stated that there is a change to the agenda under other business. A special call meeting will be on October 29, 2024, location is to be determined.

Motion to approve changes to agenda made by John Collins and second by Jack Beery. --- 3 ayes. Motion Passes.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by John Collins and second by Jack Beery. --- 3 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

Martina Barrow read disclosures to the Board during Agenda Item 1.

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 551133-PLT-2024 Consideration of a request for Nielsen Place Planned Unit Development (PUD); as submitted by Raymond Greer with Design West Group, agent on behalf of the property owners Kenneth & Julie Nielsen. The subject property is located on a portion of parcels 22-3N-23-0000-0010/0020, and the entire area of parcel 22-3N-23-0000-0040-0000; which is located on Earl Kennedy Road, Crestview, FL. The property has a current Future Land Use Map (FLUM) designation of Low Density Residential (LDR) and has a Residential-1 (R-1) zoning district. The site contains 19.0 acres more or less.

Stuart Campbell presented Agenda Item 1 to the board.

Martina Barrow read disclosures to the Board. Chairman Stewart replied he has visited the property. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Chairman Stewart called Ray Greer to speak.

Mr. Greer gave a brief description of proposed changes.

Chairman Stewart called for Thomas Filler to speak.

Mr. Filler addressed the board with his concerns: his land is agriculture conservation, noise control, stormwater management, and density.

MINUTES ARE NOT VERBATIM

Chairman Stewart called for Ray Greer to speak on concerns that were raised.

Mr. Greer explained the land use is currently low density residential and the stormwater pond has to be to permitted through the DEP.

Discussion ensued.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a Planned Unit Development (PUD), made John Collins and second by Jack Beery. -- 3 ayes. Motion Passes.

L. OTHER BUSINESS

The **October 10, 2024**, Planning Commission Meeting location is to be determined. A special call meeting will be on **October 29, 2024**, location is to be determined.

M. ADJOURNMENT

Chairman Stewart adjourned the meeting at approximately 5:32 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 09/13/2024

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Growth Management Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 551873-BCC-2024 & 551875-BCC-2024, Request for Large Scale Plan Amendment for property located on Possum Ridge Road.

BCC DISTRICT: (1) Chairman Mixon

PLANNING COMMISSION DISTRICT: (1) Vacant

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

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 498.35 acres in size and is comprised of five (5) parcels, as defined within (see **Attachment J, Legal Description**). The subject property is legally described as Parcels 13-4N-23-0000-0002-0000, 13-4N-23- 0000-0003-0000,

13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C and is currently being used for timberland.

- The property is located in two Future Land Use (FLU) Categories: **Rural Residential (RR)** 159.59 acres and **Agricultural (AG)** 338.77 acres. The property is located in two zoning districts: **Rural Residential (RR)** 159.59 acres and **Agricultural (AG)** 338.77 acres. 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 (see **Exhibit 2, Applicant's Comprehensive Plan Analysis**).
- The property owner is requesting is to change the Comprehensive Plan Future Land Use Map (FLUM) from **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**. If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Rural Residential (RR)** and **Agricultural (AG)** to **Residential-1 (R-1)**, or a more restrictive zoning district.
- The 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 existing **Agricultural (AG)** Zoning District is to provide areas for the production of plants and animals useful to humans including to a variable extent the preparation of plant and animal products for human use by sale or otherwise. This category is also suitable for preservation of green spaces, conservation uses, outdoor recreation, and public/institutional uses.
- The 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.
- Pursuant to the evaluation guidelines and criteria for Type - 1 amendments 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.

PLAN AMENDMENT GUIDELINES AND CRITERIA

The Okaloosa County Comprehensive Plan is predicated upon and intended to promote governmental interests including, but not limited to the following.

- Promote an orderly and logical pattern of land use and development
- Promote the preservation and conservation of valuable natural resources
- Fulfill the requirements of state law mandated by Chapter 163 Part II, Florida Statutes

The Okaloosa County Board of County Commissioners (BCC) shall exercise its legislative authority when deciding whether or not to approve or not approve this plan amendment. 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 Type-1 plan amendment.

1. All procedural requirements prescribed herein must be met.
2. 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. Consistent with contiguous land use, logical continuation of growth pattern.
3. The potential to create a threat to the general health, safety, and welfare of the public, or otherwise adversely affect the public interest.
4. 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.

Specifically, 163.3177(6),(a),9, Fla. Stat, the analysis and determination about proliferation of urban sprawl of the plan amendment is based within the context of features and characteristics unique to each plan amendment.

5. 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.
6. The amendment will not promote or result in urban sprawl as that term is defined in 163.3177(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.

7. 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.

8. The amendment will not result in damage to or destruction of valuable natural resources as described in the Conservation Element of this Plan.

9. 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.

10. The amendment will generally result in a net public benefit as opposed to a public liability.

COMPREHENSIVE PLAN ANALYSIS

The following is a detailed Comprehensive Plan analysis of the guidelines and criteria to be considered by the Okaloosa County Board of County Commissioners whether or not to approve or not approve the proposed plan amendment.

A. Type of Request

The application package contains a proposed amendment to Okaloosa County Comprehensive Plan Future Land Use Map. The proposed FLUM amendment is classified as a Type - 1 Plan Amendment which involves properties over 50 acres or more in size. The amendment proposes to change a total of 498.35 acres from the **Rural Residential (RR)** and **Agriculture (AG)** land use categories to the **Low-Density Residential (LDR)** land use category on the Okaloosa County Future Land Use Map. The amendment area is located north of Possum Ridge Road and generally to the east of State Road 85.

B. Map Amendment

The request is for an amendment to Okaloosa County's Future Land Use Map for a site consisting of approximately 498.35 acres. The site currently has **Rural Residential (RR)** and **Agricultural (AG)** land use designations. This request is to change the site's **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**. The existing and proposed Future Land Use Map designations are included in Table 1; which includes the total acreage, and the existing and proposed land use 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
Agriculture	338.77	0	-338.77
Rural Residential	159.58	0	-159.58
Low Density Residential	0	498.35	+498.35
Total	498.35	498.35	0

C. Property Description

The subject site is comprised of parcels 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C. These parcels are currently being used for timberland. Access to the subject site is provided via parcel 24-4N-23-0000-0001-020C, which connects the other parcels to Possum Ridge Road. Please see the location map of the subject site (see **Attachment A, Location Map**).

The site has a variable elevation, ranging from approximately 240 feet in the southwest corner to approximately 120 feet along the streams that cross the site. Potential Freshwater Forested and Riverine wetlands exist on the site along these streams. The site is located in the Federal Emergency Management Agency Flood Zone 'X', with no discernable flood risk, and the subject site is not located within any storm surge zone.

Future Land Use and Zoning Designations. Adjacent parcels to the west are designated **Low Density Residential (LDR)** and **Rural Residential (RR)**; contiguous parcels to the north are designated as **Low Density Residential (LDR)**, **Rural Residential (RR)**, and **Agricultural (AG)**; adjacent parcels to the east are designated **Agricultural (AG)**; and adjacent parcels to the south are designated **Rural Residential (RR)** and **Low Density Residential (LDR)**. In Okaloosa County, the zoning designation matches the future land use designation. The existing future land use and zoning designations of the surrounding parcels is provided in Table 2.

Table 2: Adjacent Property Future Land Uses and Zoning

	Future Land Use	Zoning
North	Low Density Residential (LDR), Rural Residential (RR), Agricultural (AG)	Low Density Residential (LDR), Rural Residential (RR), Agricultural (AG)
South	Low Density Residential (LDR), Rural Residential (RR)	Low Density Residential (LDR), Rural Residential (RR)
East	Agricultural (AG)	Agriculture (AG)
West	Low Density Residential (LDR), Rural Residential (RR)	Low Density Residential (LDR), Rural Residential (RR)

Source: Okaloosa County GIS Department (August 2024)

D. Natural Resources

The proposed amendment site is located north of Possum Ridge Road, east of State Road 85 in unincorporated Okaloosa County. Primary access to the site will be from Possum Ridge Road. The project site terrain ranges from 240 feet to 145 feet with higher elevations near the south and southwest portions of the property. The northeast portion of the property is lowest portion of the property with Rum Still Creek running along the corner of the property.

The subject property has sixteen soil types on the property as identified on the Okaloosa County GIS website. A description of each of the soil types is included below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
6	DOROVAN MUCK, FREQUENTLY FLOODED	3.9
12	LAKELAND SAND, 0 TO 5 PERCENT SLOPES	31.7
13	LAKELAND SAND, 5 TO 12 PERCENT SLOPES	20.2
23	TROUP SAND, 0 TO 5 PERCENT SLOPES	44.4
25	TROUP SAND, 8 TO 12 PERCENT SLOPES	73.9
34	ALBANY LOAMY SAND, 0 TO 5 PERCENT SLOPES	57.8
36	BONIFAY SAND, 0 TO 5 PERCENT SLOPES	44.0
38	DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES	3.8
41	FUQUAY LOAMY FINE SAND, 0 TO 5 PERCENT SLOPES	2.7
42	FUQUAY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES	2.2
43	KINSTON JOHNSTON AND BIBB SOILS, FREQUENTLY FLOODED	105.5
44	LEEFIELD-STILSON COMPLES, 0 TO 5 PERCENT SLOPES	48.3
49	BONIFAY -DOTHAN-ANGIE COMPLEX, 5 TO 12 PERCENT	9.8

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
	SLOPES	
52	ESCAMBIA FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	43.6
55	PANSEY SANDY LOAM, DEPRESSIONAL	0.4
56	PANSEY SANDY LOAM, 1 TO 3 PERCENT SLOPES	6.5
	TOTAL	498.7

Dorovan muck - The Dorovan series consists of very deep, very poorly drained organic soils that formed in highly decomposed remains of woody and herbaceous plants. This soil is in depressions on nearly level flood plains along streams and rivers. The seasonal high water table ranges from 2 feet above the surface to a depth of ½ foot from December through July in most years. Slopes are less than 1 percent.

Lakeland sand - The Lakeland series consists of very deep, excessively drained, rapid to very rapid permeable soils with exceptionally low runoff potential. These soils formed in sandy marine sediments and are on the summits and side slopes of ridges in the uplands and on low ridges and knolls in the coastal lowlands. Slopes range from 0 to 8 percent. Soils of this type formed in thick beds of eolian or marine sands on Coastal Plains and are associated with Eastern Gulf Coast Flatwoods.

Troup sand - The Troup series consists of sandy, very deep, somewhat excessively drained soil. This soil is on nearly level summits and gently sloping shoulder slopes of ridges in the central and northern parts of the county. The depth of the seasonal water table is more than 6 feet. Available water capacity is low, and permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Slopes generally are long and smooth and range from 0 to 8 percent.

Albany loamy sand - The Albany soil series is nearly level to gently sloping and is somewhat poorly drained. They formed in thick beds of sandy and loamy marine sediments. These soils are in small areas on low uplands. Slopes range from 0 to 5 percent. This Albany soil has a water table at a depth of 18 to 30 inches for 1 month to 3 months during most years. Permeability is rapid in the surface layer, moderately rapid in the subsurface layer, and moderate in the subsoil.

Bonifay loamy sand - Bonifay loamy sand is very deep, well-drained soil on nearly level summits and gently sloping shoulder slopes of ridges in the central and northern parts of the county. Individual areas are irregular in shape. Slopes generally are long and smooth and range from 0 to 5 percent.

Dothan loamy sand - Dothan loamy sand is a very deep, well-drained, moderately slowly permeable soil that formed in thick beds of unconsolidated, medium to fine textured sediments

of the Coastal Plain. These soils are on broad, nearly level to strongly sloping uplands. Slopes are smooth to concave and range from 0 to 5 percent.

Fuquay loamy sand - Fuquay loamy sand is well drained, nearly level to gently sloping soil found primarily on broad and narrow ridgetops in the uplands. In this Fuquay soil the water table is normally at a depth of more than 6 feet. Permeability is rapid in the surface layer, moderate in the upper part of the subsoil, and slow in the lower part of the horizon. Runoff is slow, and the erosion hazard is slight. Slopes are smooth to concave and range from 0 to 5 percent.

Kinston, Johnston and Bibb soils - The Bibb-Kinston Association is poorly drained, nearly level soils in drainageways and on flood plains along streams. Slopes range from 0 to 2 percent. The areas are interspersed with depressions, old stream channels, and meandering sloughs. Bibb and Kinston soils occur in a regular and repeating pattern. The Bibb soil is near the stream edge, and the Kinston soil is in the wider areas generally back from the stream edge.

Leefield-Stilson loamy sand - The Leefield-Stilson series consists of very deep, somewhat poorly drained, moderately slowly to slowly permeable soils on. They formed in deposits of sandy and loamy sediments.

Bonifay-Dothan-Angie complex - Bonifay-Dothan-Angie soils consists of soils that are sloping to strongly sloping, well drained and moderately well drained soils are on side slopes in the uplands.

Escambia fine sandy loam - The Escambia series consists of very deep, somewhat poorly drained, moderately to slowly permeable soils in the Southern Coastal Plain and the Eastern Gulf Coast Flatwoods. They formed in sandy and loamy marine sediments of the Lower Coastal Plain. Slopes range from 0 to 8 percent.

Pansey sandy loam - The Pansey series consists of very deep, poorly drained and very poorly drained, slowly permeable soils that formed in loamy marine or fluvial sediments. These soils are on upland flats and in depressions on interstream divides of the Southern Coastal Plain. Slopes range from 0 to 2 percent.

E. Floodplains

The entirety of the 498-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. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section IX.

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

Wetlands for the subject site have been delineated by Wetland Sciences Incorporated. After reviewing background data, the field delineation was performed in accordance with Rule 62-340, Florida Administrative Code. The field delineation identified several wetland complexes located through the subject property, all contiguous to Poverty Creek. These wetlands comprise approximately 170.38 +/- acres.

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. There is one potential cultural resource site on the subject site, located in the southwest corner. This site is listed as "S3-54-1."

I. Public Facilities and Services

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 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. A letter from Auburn Water Services confirming that there is adequate water capacity to serve the proposed development is included in Appendix A.

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
2024	6,537,000	2,100,000	496,300	2,272,100	35%
2029	6,537,000	2,318,570	496,300	2,490,670	38%
2034	6,537,000	2,559,888	496,300	2,731,988	42%

Source: Auburn Water Services, INC. (Permitted Capacity/Total Demand=Percent Utilized)

2. Sanitary Sewer

The requested Large Scale Plan Amendment has been found to be consistent with the Okaloosa Comprehensive Plan, Chapter 2.4 Sanitary Sewer. This is further supported by Goal 1, and Policies 3.1 and 3.3 as described below.

Goal 1: Provide environmentally safe and efficient wastewater treatment and disposal systems.

Policy 3.1 Use of on-site wastewater treatment systems shall be limited to the following conditions:

1. Existing septic tank and package treatment plants may remain in service as long as they perform satisfactorily in accordance with FDEP and FDH standards;

2. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service or package plants are not available, and shall only be permitted subsequent to the receipt of all applicable FDH and FDEP permits; and
3. Use of new package treatment plants shall be prohibited, unless it is the most environmentally sound alternative. Central facilities shall be required for subdivisions in areas where septic tanks are prohibited due to severely rated soils, and for land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon FDH and FDEP rules). Policy 3.2

Policy 3.3 Future development in North Okaloosa County shall be consistent with the following guidelines:

1. Projects presently being processed for development approvals shall be allowed to proceed by providing septic tanks, until such time as central wastewater treatment can be provided, subject to meeting all local and state regulatory requirements.

The proposed parcel does not have access to an existing sanitary sewer system. The county and the City of Crestview offer central sewer services that do not extend north beyond Airport and Old Bethel roads which are several miles from the subject parcel. The proposed parcel is within a 5-mile radius from the Jerry D. Mitchem Reclamation Facility, which has capacity to serve this development. Septic systems will be utilized until such time as central wastewater service can be provided.

Septic systems must meet all County and State permitting requirements. According to the USDA NRCS Soil Survey of Okaloosa County, the developable soils on this parcel are well suited to septic tank absorption fields. As part of the Development Order process the Okaloosa County Health Department will be requested to review the property for suitability of septic systems.

J. Transportation

The proposed map amendment is estimated to generate 5,974 daily trip ends and 611 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 (see **Exhibit 3, Applicant's 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
2034	691	1,721	6 (PPPPD)	10,326 (PPPPD)

M. 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 2, Applicant’s Comprehensive Plan Analysis**).

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 (see **Exhibit 2, Applicant’s Comprehensive Plan Analysis**).

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 498.35-acre site to be developed as a 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 parcels that have a Low Density Residential Future Land Use Map designation and is adjacent to 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. The subject site is adjacent to parcels with an existing Low Density Residential Future Land Use Map designation.

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. Adjacent agricultural areas will not be impacted by the proposed development.

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; sewer service will be provided by on-site septic system.

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

The proposed amendment provides residential development that will connect to central water facilities. Increased density and clustering provide 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 increases the cost in time, money, and energy of providing and maintaining facilities and services. The subject site is located adjacent to existing residential land.

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 residentially developed land.

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 within the area. It is located next to existing areas currently zoned for 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 and Residential-1 to the south and west of the proposed amendment. The subject site is directly connected to these land uses.

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, Florida Statutes, 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 the 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 promote the cost-effective extension of public services by providing clustered development that will minimize the extension of public facilities.

163.3177(6)(a)9.b(VI): Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed amendment will preserve open space and natural lands and provides for public open space. The site will provide residential development clustered on the upland portions of the site, preserving natural areas around the subject site's streams.

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 create a balance of land uses based upon the demands of the residential population and the non-residential needs of an area. The proposed amendment will provide needed housing within the area.

N. Consistency Analysis and Justification

The proposed Future Land Use Map 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 Future Land Use Map 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:

1. FUTURE LAND USE ELEMENT

Goal: It is the goal of Okaloosa County to plan for and provide for a high quality of life, to meet the needs of population growth through public and private development and redevelopment, and through the appropriate distribution, location, and extent of land use, consistent with adequate levels of services, efficient use of facilities, protection of natural resources and environmental lands, promote an orderly and efficient pattern of growth and development, promote compatibility between land uses and reduce the potential for nuisances, protect viable residential neighborhoods and property values, maintain a healthy property tax base, and to generally promote, protect, and improve the public health, safety, good order, appearance, and general welfare of the community.

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

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

The maximum density and intensity for the subject property will be based upon the suitability of topography and soil types for septic drain field systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Okaloosa County Soils Map and Department of Health. The proposed parcel does not have access to an existing sanitary sewer system.

Septic systems must meet all County and State permitting requirements. According to the USDA NRCS Soil Survey of Okaloosa County, the developable soils on this parcel are well suited to septic tank absorption fields. As part of the Development Order process the Okaloosa County Health Department will be requested to review the property for suitability of septic systems.

Objective 2 Development, redevelopment, land use plan amendments, and changes to the zoning of a site shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services. Policy 2.1 All development permits for development undertaken after adoption of this ordinance, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

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

The proposed parcel does not have access to an existing sanitary sewer system. The county and the City of Crestview offer central sewer services that do not extend north beyond Airport and Old Bethel roads which are several miles from the subject parcel. The proposed parcel is within a 5-mile radius from the Jerry D. Mitchem Reclamation Facility, which has capacity to serve this development. Septic systems will be utilized until such time as central wastewater service can be provided.

Septic systems must meet all County and State permitting requirements. According to the USDA NRCS Soil Survey of Okaloosa County, the developable soils on this parcel are well suited to septic tank absorption fields. As part of the Development Order process the Okaloosa County Health Department will be requested to review the property for suitability of septic systems.

Policy 2.9

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

The proposed amendment's subject site will be served by Auburn Water services, which has sufficient capacity to serve the proposed development.

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

Policy 4.1 Compatibility between land uses shall be promoted by:

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

The proposed Large-Scale Plan Amendment is consistent and compatible with the surrounding land uses and developed residential densities. The requested Low Density Residential (LDR) Future Land Use Map designation serves as a "step-down approach" from existing Low Density Residential (LDR) to the west and south, and Rural Residential (RR) FLUM designations to the west, north, south, and west and Agriculture

(AA) to the east; therefore, staff is of the opinion that the proposed amendment is thus compatible with the adjacent surrounding zoning districts.

Policy 4.4

Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities (also see Policy 10.13).

The proposed Large-Scale Plan Amendment is consistent and compatible with the surrounding land uses and developed residential densities. The requested Low Density Residential (LDR) Future Land Use Map designation serves as a "step-down approach" from existing Rural Residential (RR) FLUM designation to the north, south, and west and Agriculture (AA) to the east; therefore, staff is of the opinion that the proposed amendment is thus compatible with the adjacent surrounding zoning districts.

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

Policy 6.2

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

Environmentally sensitive lands, wetlands, for the subject site have been delineated by Wetland Sciences Incorporated. After reviewing background data, the field delineation was performed in accordance with Rule 62-340, Florida Administrative Code. The field delineation identified several wetland complexes located through the subject property, all

contiguous to Poverty Creek. These wetlands comprise approximately 170.38 +/- acres. Please see the Wetlands Sketch in Section IX.

Protection shall be provided by such techniques as limitations on density via clustering of allowable development on non-sensitive portions of a site, requirements for buffers to mitigate or eliminate impacts to environmentally sensitive areas, and site design techniques that are consistent with the environmentally sensitive areas.

Policy 6.3

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

- a. limitations on development density and intensity;**
- b. limitations on building placement, such as required clustering on the non-sensitive portions of the site;**
- c. limitations on building coverage or impervious surface coverage;**
- d. setbacks and landscaped buffers sufficient to provide protection to the resource;**
- e. evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl that fails to protect natural resources.**

Policy 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. 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 these criteria. This amendment shows that there is a need for additional housing, the proposed change does not constitute urban sprawl, the subject site is located next to existing residential land with a Low Density Residential (LDR) Future Land Use Map (FLUM) designation. The subject site is located north of the Urban Development Boundary. The proposed densities, with the potential of quarter acre lots, are anticipated to be clustered in an effort to be consistent with surrounding Future Land Use designation patterns.

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 within the Auburn Service area on the Water Service Area Map in the Future Land Use Element of the Okaloosa County Comprehensive Plan.

Table 1: Future Land Use Map Categories

LOW DENSITY RESIDENTIAL (LDR)

Purpose: To provide areas for the protection of residential neighborhoods and for future low-density residential development.

Location/Designation Criteria: The LDR category may be allowed either inside or outside the urban development boundary.

Allowable Uses: The following uses are allowed in the LDR category, all other uses are prohibited:

Single-family detached residential dwellings; attached single-family dwellings (townhouse) when planned as a Planned Unit Development; category A and B mobile/manufactured homes; customary accessory uses/structures; small-scale agriculture; places of worship; primary and secondary schools; parks and playgrounds; public or private utilities except for electric substations which may be approved by special exception; family day care; community residential homes; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security).

Allowable Density: No more than five (5) dwelling units per acre south of Eglin reservation; no more than four (4) dwelling units per acre north of Eglin reservation. These densities are without any density bonus.

The subject site is proposed to be developed with single-family residential units. The proposed density will not exceed that provided by the land use category.

Policy 10.13 It is the intent of the County that the application of zoning districts for the implementation of the land use categories in this comprehensive plan provide for transition from more intense development to less intense development. Transition means that there is a gradual decrease in the allowable densities and intensities from one district to the next, with the most intense districts near municipal boundaries or areas of established intense urban development. The consideration of the degree to which the zoning districts accomplish transition between land uses shall be part of the review process for land use plan amendments and changes to zoning.

From SR 85 going east, this amendment provides the logical transition from more intense development along SR 85 with a gradual decrease to less intense development eastwards towards the creek (i.e. MU to LDR to RR, and eventually to AG FLUM Map designations). The creek represents a physical boundary that can define the end of the transition of intensity.

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

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

The proposed development will include recreation facilities within the open space portions of the proposed development as required by both the Okaloosa County Comprehensive Plan and Land Development Code.

2. 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.

3. 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 restrictions for development within wetlands requirement.

Policy 2.1A

Any transfer of density from wetlands and clustering of development on a site as allowed by Policy 2.1 shall be subject to the following conditions and standards.

1. The jurisdictional nature (connected, isolated) and exact boundaries of the wetland area to be protected must be surveyed and clearly identified.
2. The wetlands must be located on the same property where the density will be transferred, and clustering of development must also occur on the same property where the wetlands are located.
3. The wetland area to be protected must be preserved in perpetuity. To preserve means to leave untouched in its natural state. No fill, building site, recreation area, or portion of any subdivision lot may extend into the preserved wetland area, except as may be necessary for wetlands crossings to connect upland areas.
4. Wetland preservation may be perfected through dedicated open space, conservation easement, fee simple title, or other appropriate encumbrance on the property.

5. In order to determine the number of units that can be transferred from wetlands and clustered on the upland portion of a development site the entire number of units that would be allowable must first be determined (i.e. 100-acre site X 1 du/acre= 100 allowable units). Next, the number of units that would be allowed in the protected wetland area must be determined (i.e. 15 acres of Conservation 2.10.3 wetland X 1 du/acre= 15 units). These 15 units may then be transferred to the upland portions of the development site so as to achieve the development potential of the overall 100 units allowed. Lot sizes or building sites for the transferred 15 units may then be reduced in size only to the extent of enabling the density allowed by the FLUM category within which the site is located; however, in no case shall lot sizes be reduced any smaller than one-third (1/3) acre on lands situated outside the Urban Development Boundary.

6. In order to invoke the wetland density transfer authorized by Policy 2.1 there must be significant wetlands located on a development site. Significant wetlands means that at least 10% of the development site must contain contiguous and continuous wetland areas or, as an alternative, the wetland area may be less than 10% if it can be demonstrated through competent, scientific evidence that the wetlands are "high quality wetlands."

7. Use of the wetland density transfer authorized herein shall not be construed to otherwise affect allowable uses, increase allowable densities, or in any way confer any special privilege other than as specifically prescribed herein. All other applicable provisions of this Plan and the Land Development Code must be complied with.

Development of the proposed amendment area will adhere to the above language regarding any transfer of density from wetlands and clustered on the upland portion of a development site.

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.

4. 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.

5. CAPITAL IMPROVEMENTS ELEMENT

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

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

The proposed Large Scale Plan Amendment is consistent with the Okaloosa County Five-Year Schedule of Capital Improvements.

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.

Any impacts above the adopted level of service standards will be mitigated when the property is proposed for development.

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.

PUBLIC COMMENT/OPPOSITION: Staff received written comments of opposition from Lane Watkins and Pat Watkins. (see **Attachment K, Public Comments**).

STAFF POSITION: Staff has no objection to the proposed FLUM Amendment and Rezoning; herein referenced as 551873-BCC-2024 & 551875-BCC-2024.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on September 25, 2024; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment K, Legal Advertisement**)

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 (2) 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 parcels 13-4N-23-0000-0002-0000, 13-4N-23- 0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C, from **Rural Residential (RR)** and **Agricultural (AG)** to **Low Density Residential (LDR)**, or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for parcels 13-4N-23-0000-0002-0000, 13-4N-23- 0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C, from **Rural Residential (RR)** and **Agricultural (AG)** to **Residential-1 (R-1)**, or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Transmittal hearing is scheduled to go before the Board of County Commissioners on October 1, 2024.

ATTACHMENTS:

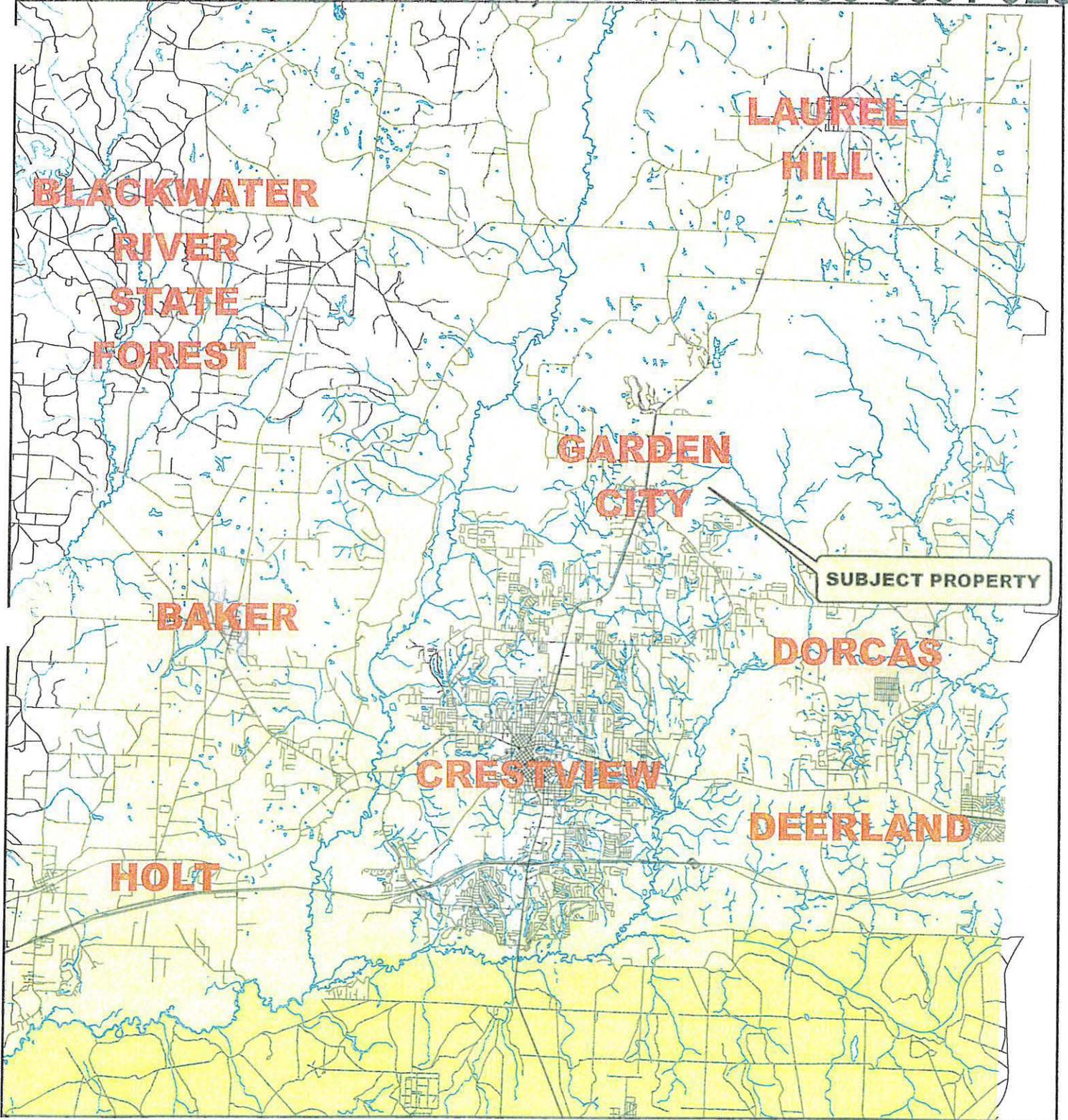
- A – Location Map
- B – Aerial Map
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis Results
- H – Legal Advertisement
- I – FLU Ordinance
- J - Zoning Ordinance
- K – Legal Description
- L- Public Comments

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

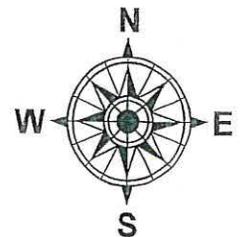
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4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-0200



Legend

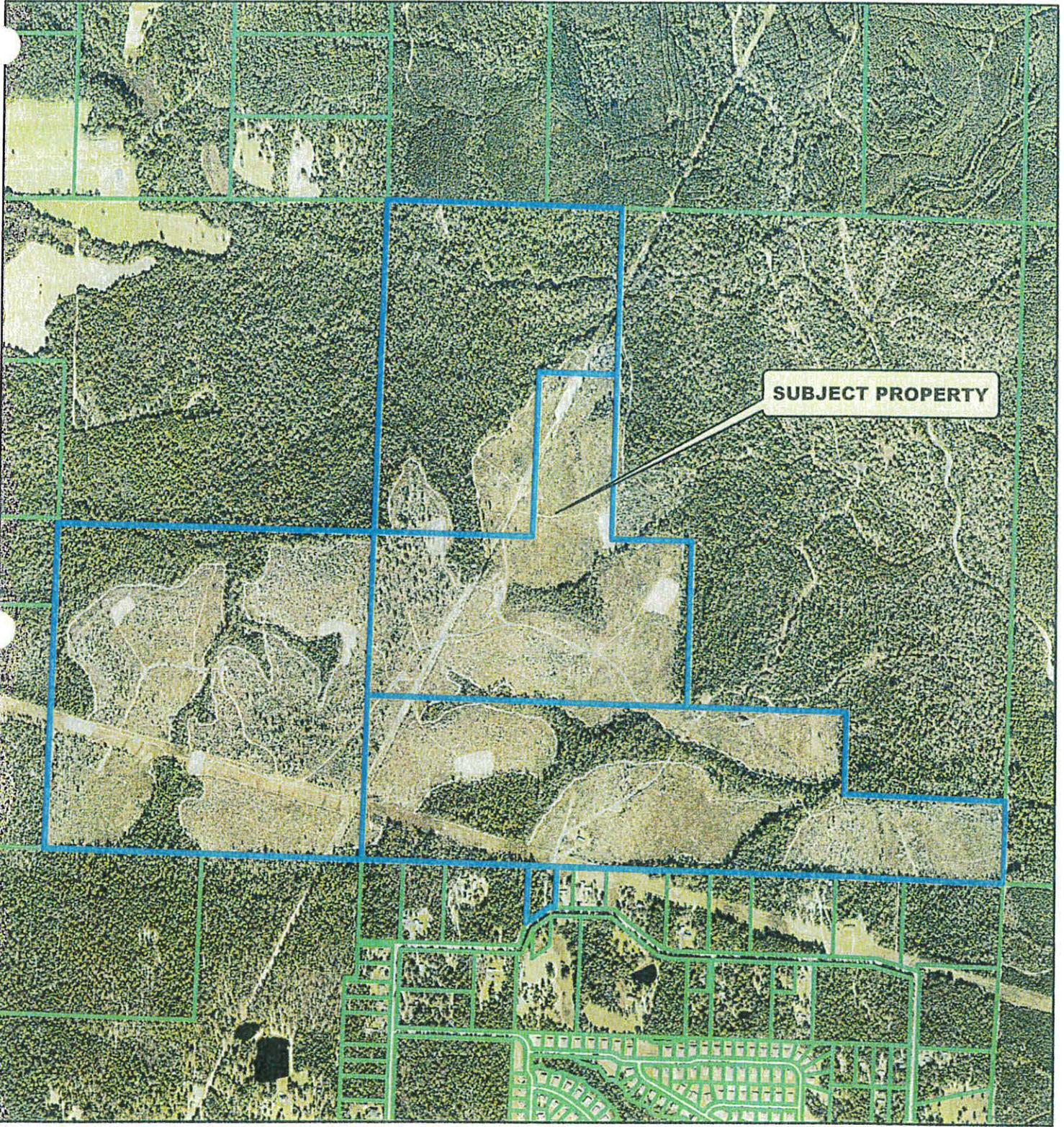
— Roads



Location Map

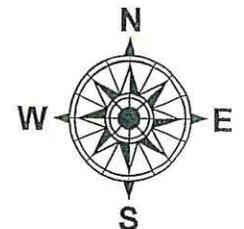
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4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-0200



Legend

 Parcel Lines



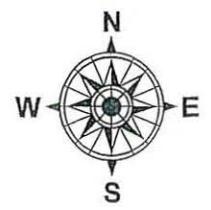
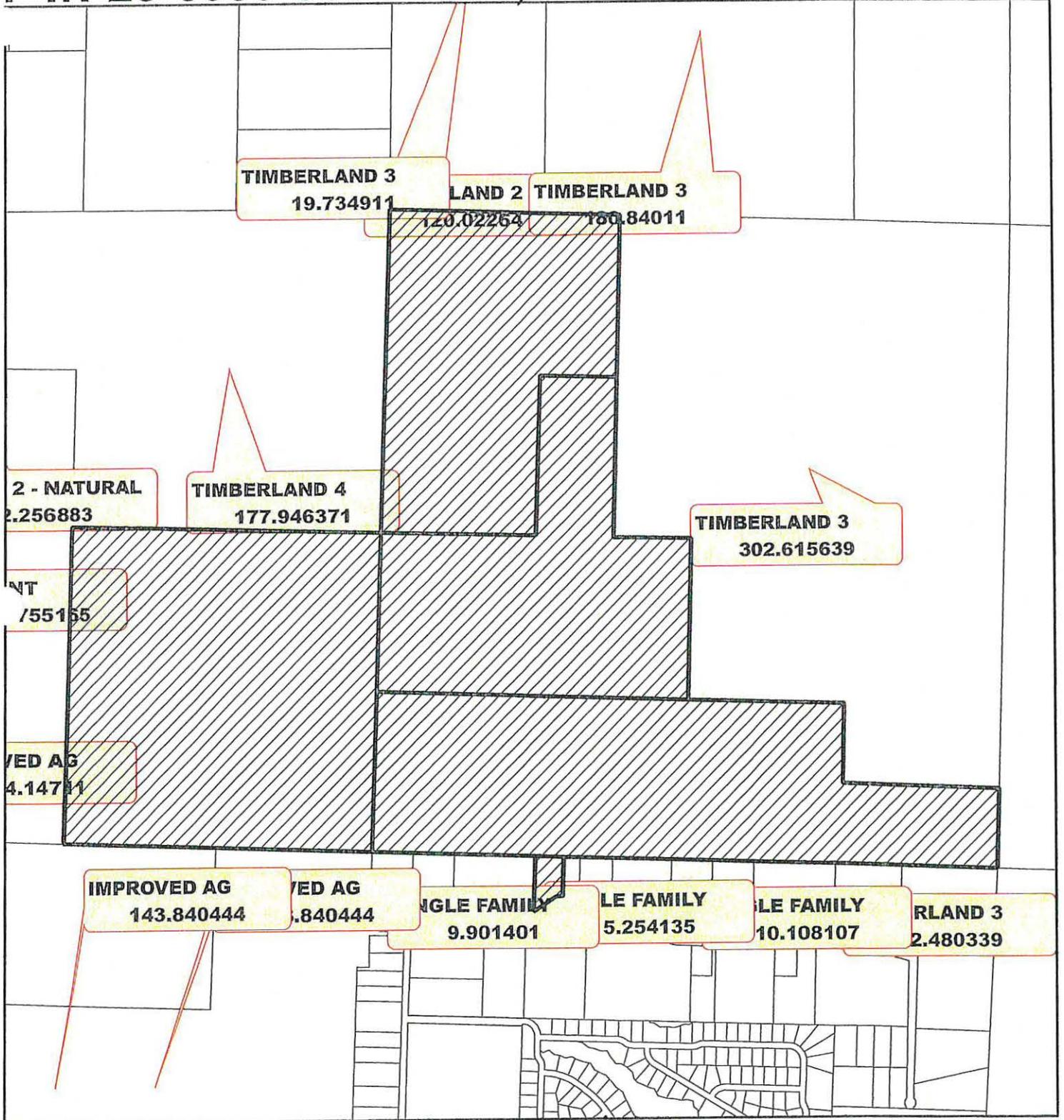
Aerial Photo



ATTACHMENT - C

13-4N-23-0000-0002/0003/0004-0000

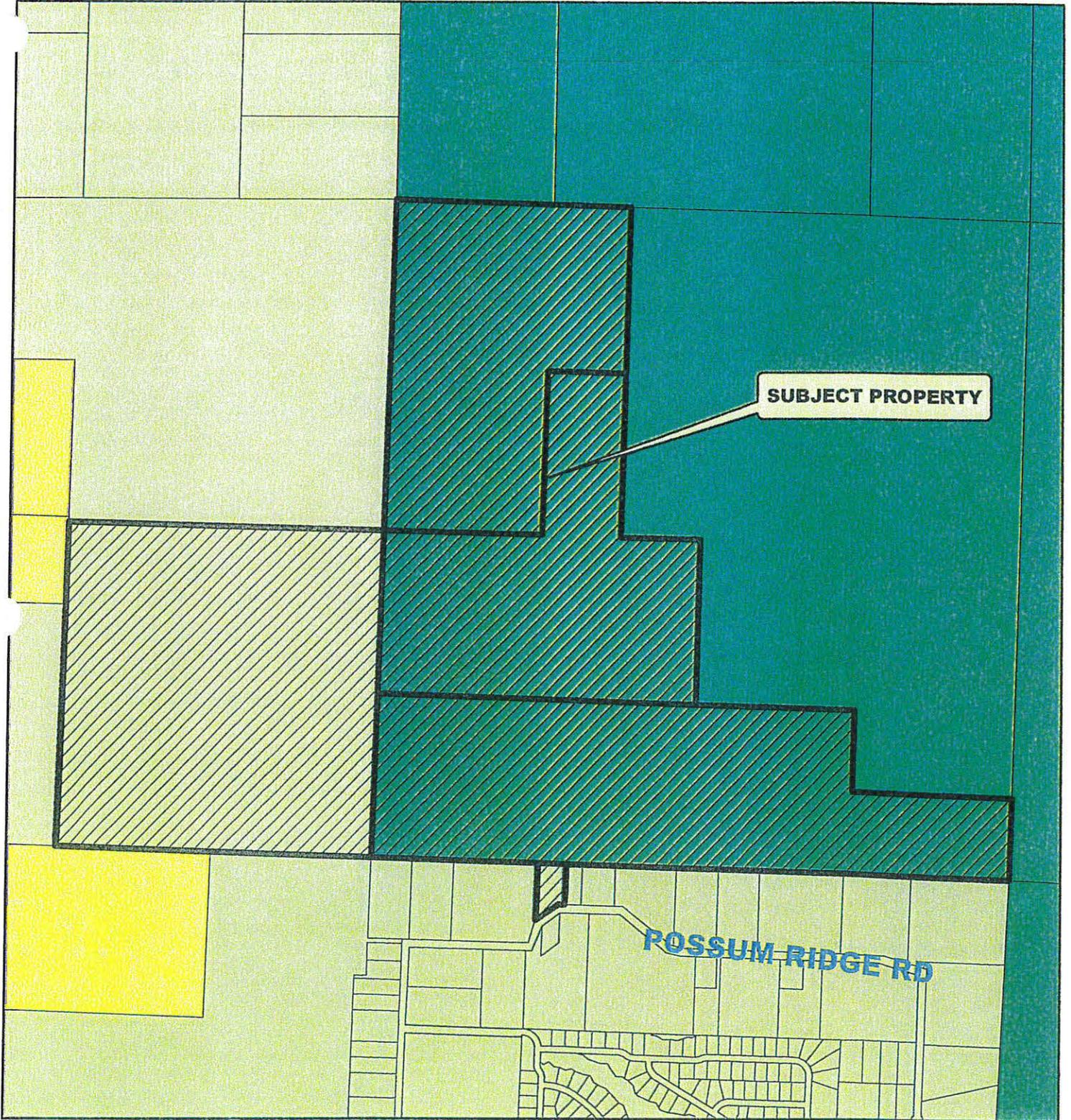
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Existing Land Use Map

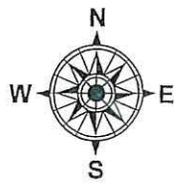
13-4N-23-0000-0002/0003/0004-0000

4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-0200



FLUM Legend

- RR
- AG
- LDR



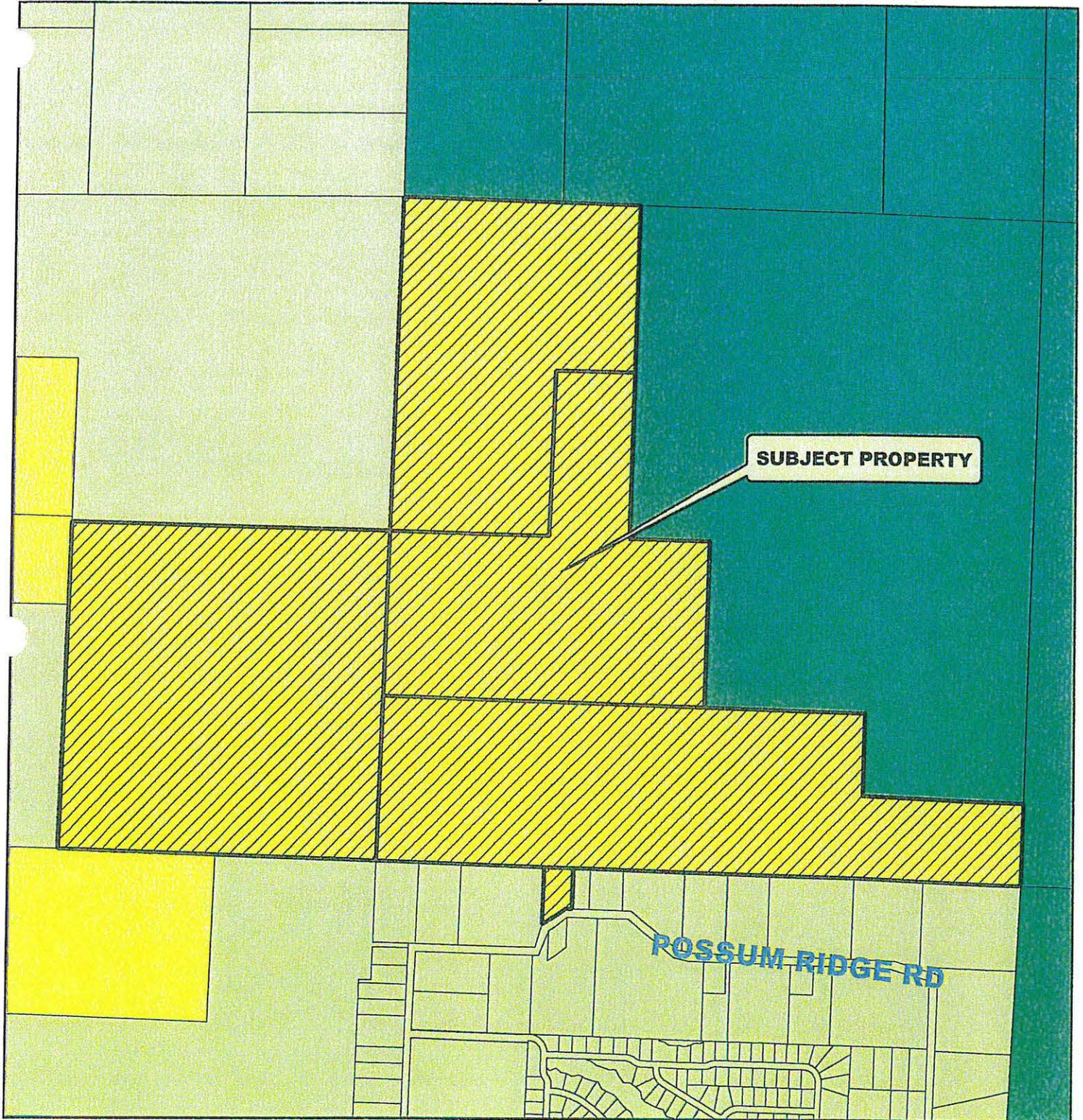
ZONE Legend

- RR
- AA
- R-1

FLUM & Zoning Map

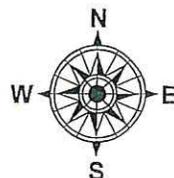
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14-4N-23-0000-0004-0000, 24-4N-23-0000-0001-0200



FLUM Legend

-  LDR
-  AG
-  RR



ZONE Legend

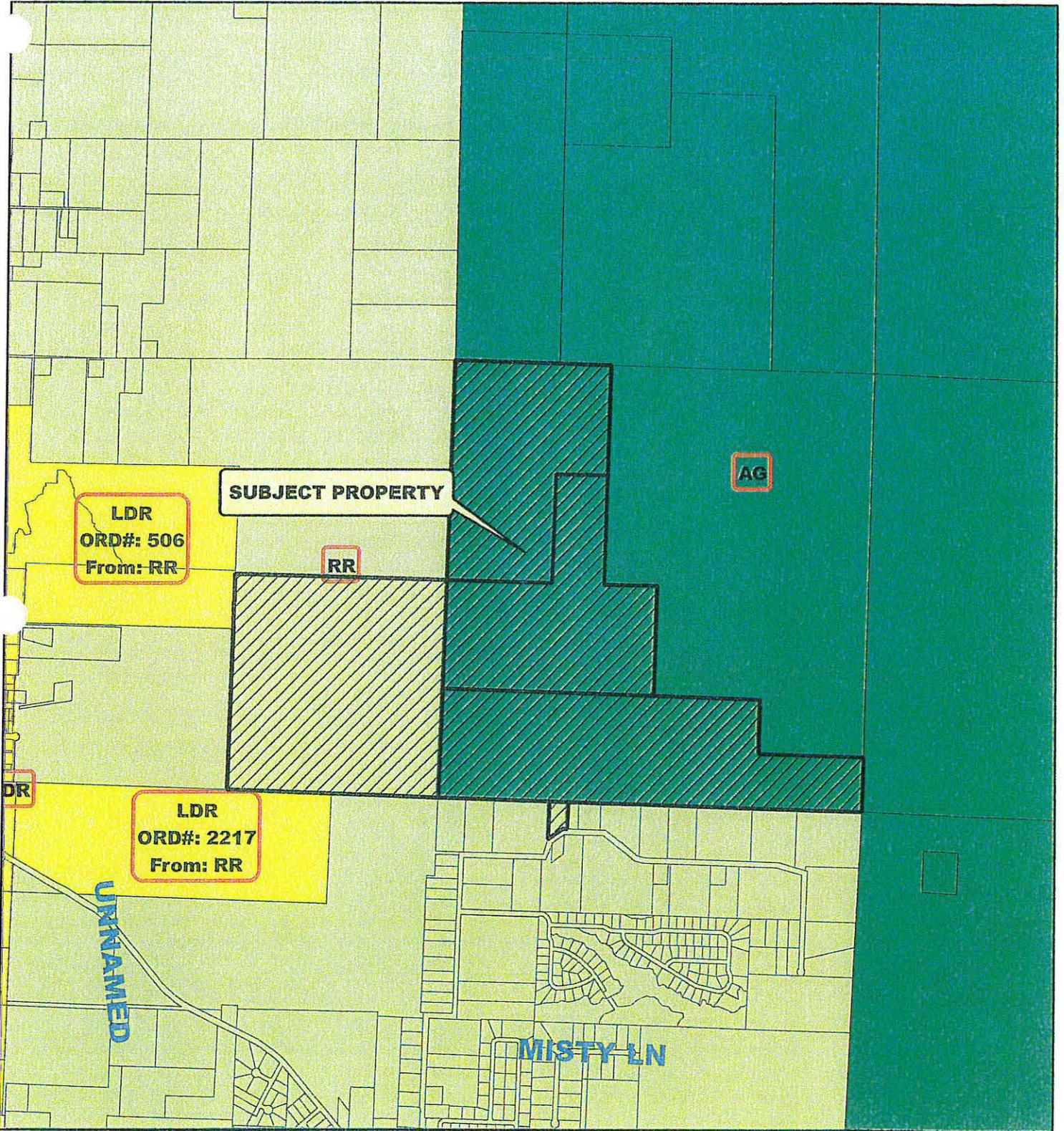
-  R-1
-  AA
-  RR

Proposed FLUM & Zoning Map



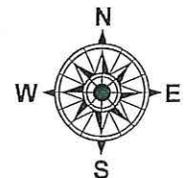
13-4N-23-0000-0002/0003/0004-0000

4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-0200



FLUM Legend

- RR
- AG
- LDR



ZONE Legend

- RR
- AA
- R-1



GIS ANALYSIS RESULTS

Date: 6/04/2024

Project: 13-4N-23-0000-0002/0003/0004-0000, 14-4N-23-0000-0004-0000, 24-4N-23-0000-0001-020C

Permit: 551873-BCC-2024 & 551875-BCC-2024 - Christopher Ryles

Property Address: LOCATED AT 6440 POSSUM RIDGE RD CRESTVIEW FL 32539

Zoning: RR & AA

Proposed Zoning: R-1

FLU: RR & AG

Proposed FLU: LDR

Fire District: NORHT OKALOOSA **Commissioner District:** 1 **Census Tract:** 020302

Soil Type: 23 – Troup Sand – 0 to 5% slopes, well drained

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

45 - Orangeburg Sandy loam – 0 to 2% slopes, well drained permeability is moderately rapid in the upper part moderate in lower parts of the soil.

46 – Orangeburg Sandy loam – 0 to 5% slopes, well drained permeability is moderately rapid in the upper part of the soil.

47 – Orangeburg Sandy loam – 5 to 8% slopes, well drained permeability is moderately rapid in the upper part of the soil.

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

Flood Zone: X 500 Year Flood Plain **Map Number:** 12091CO 0160 & 0200J

Storm Surge Area: NO

Urban Development Area: NO **Water Efficient Area:** NO

Wells: None

Environmental Data: None

Historical Data: YES

Field	Value
OBJECTID	696
SiteID	OK00930
SiteName	S3-54-1
SiteType1	Land-terrestrial
SiteType2	Other
SiteType3	Artifact scatter-low density (< 2 per sq meter)
Culture1	Nineteenth century American, 1821-1899
Culture2	Twentieth century American, 1900-present
SurvEval	Ineligible for NRHP
SurveyNum	4295
D_NRListed	<null>
ShpoEval	Ineligible for NRHP
PlotType	NORM

Wetlands: Uplands & Wetlands

Water and Sewer: AWS

Within 3 mile of an Airport: NO

H

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, October 10, 2024** the Okaloosa County Planning Commission will consider and authorize transmittal to the state land planning agency (Florida Commerce Bureau of Comprehensive Planning):

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 PARCELS 24-4N-23-0000-0001-020C; 13-4N-23-0000-0004-0000; 14-4N-23-0000-0004-0000; 13-4N-23-0000-0002-0000; AND 13-4N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) AND AGRICULTURAL (AG) TO LOW DENSITY RESIDENTIAL (LDR) SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING PARCELS 24-4N-23-0000-0001-020C; 13-4N-23-0000-0004-0000; 14-4N-23-0000-0004-0000; 13-4N-23-0000-0002-0000; AND 13-4N-23-0000-0003-0000 FROM RURAL RESIDENTIAL (RR) AND AGRICULTURAL (AA) TO RESIDENTIAL - 1 (R-1); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

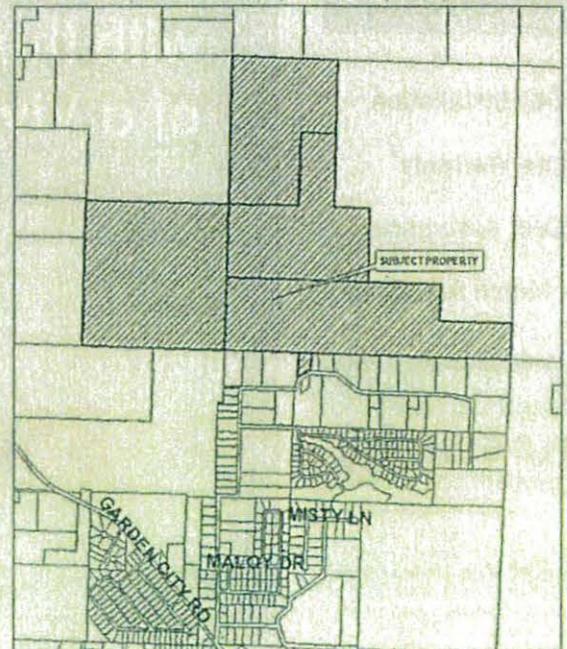
If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is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

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

Attachment

13-4N-23-0000-0002/0003/0004-0000 A

14-4N-23-0000-0004-0000, 24-4N-23-0000-0001-020C



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 PARCELS 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C FROM RURAL RESIDENTIAL (RR) AND AGRICULTURE (AG) TO LOW DENSITY RESIDENTIAL (LDR); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

Section 1. This ordinance shall be referred to as the 551873-BCC-2024, Large Scale Plan Amendment changing the Future Land Use Map designation of a certain parcels of real property owned by Christopher Ryles, Parcels 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of the parcels of real property as shown in Attachment A attached hereto from Rural Residential (RR) and Agricultural (AG) to Low Density Residential (LDR).

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon,
Chairman

ATTEST:

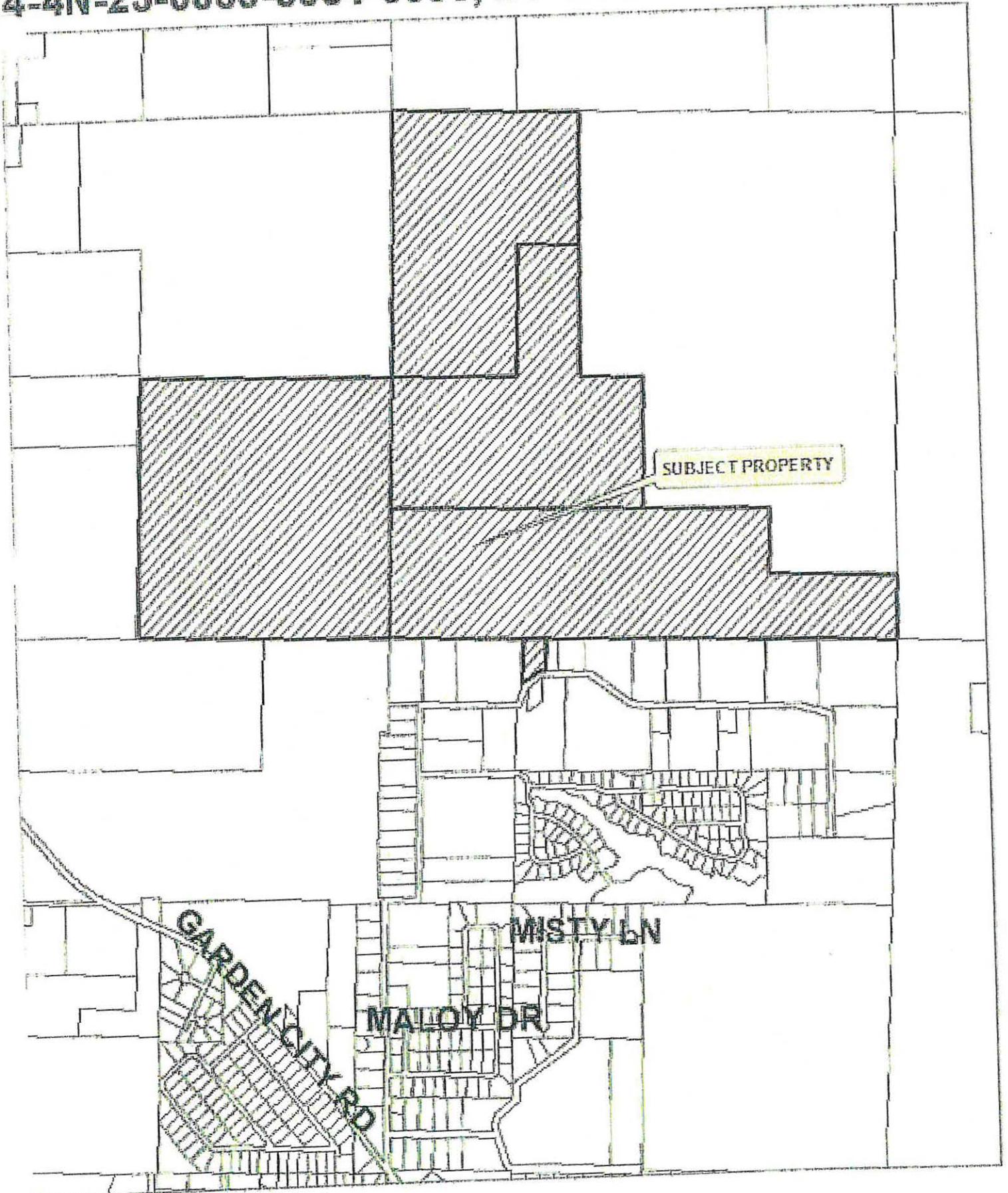
J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

13-4N-23-0000-0002/0003/0004-0000 A

4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-020C





AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL OF PARCELS 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C FROM RURAL RESIDENTIAL (RR) AND AGRICULTURE (AA) TO RESIDENTIAL-1 (R-1); SAID PARCELS LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcels 13-4N-23-0000-0002-0000, 13-4N-23- 0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C 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 551875-BCC-2024 Rezoning changing the zoning designation of a certain parcels of real property owned by Christopher Ryles, Parcels 13-4N-23-0000-0002-0000, 13-4N-23- 0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcels of real property as shown in Attachment A attached hereto from Agriculture (AA) and 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

Paul Mixon,
Chairman

ATTEST:

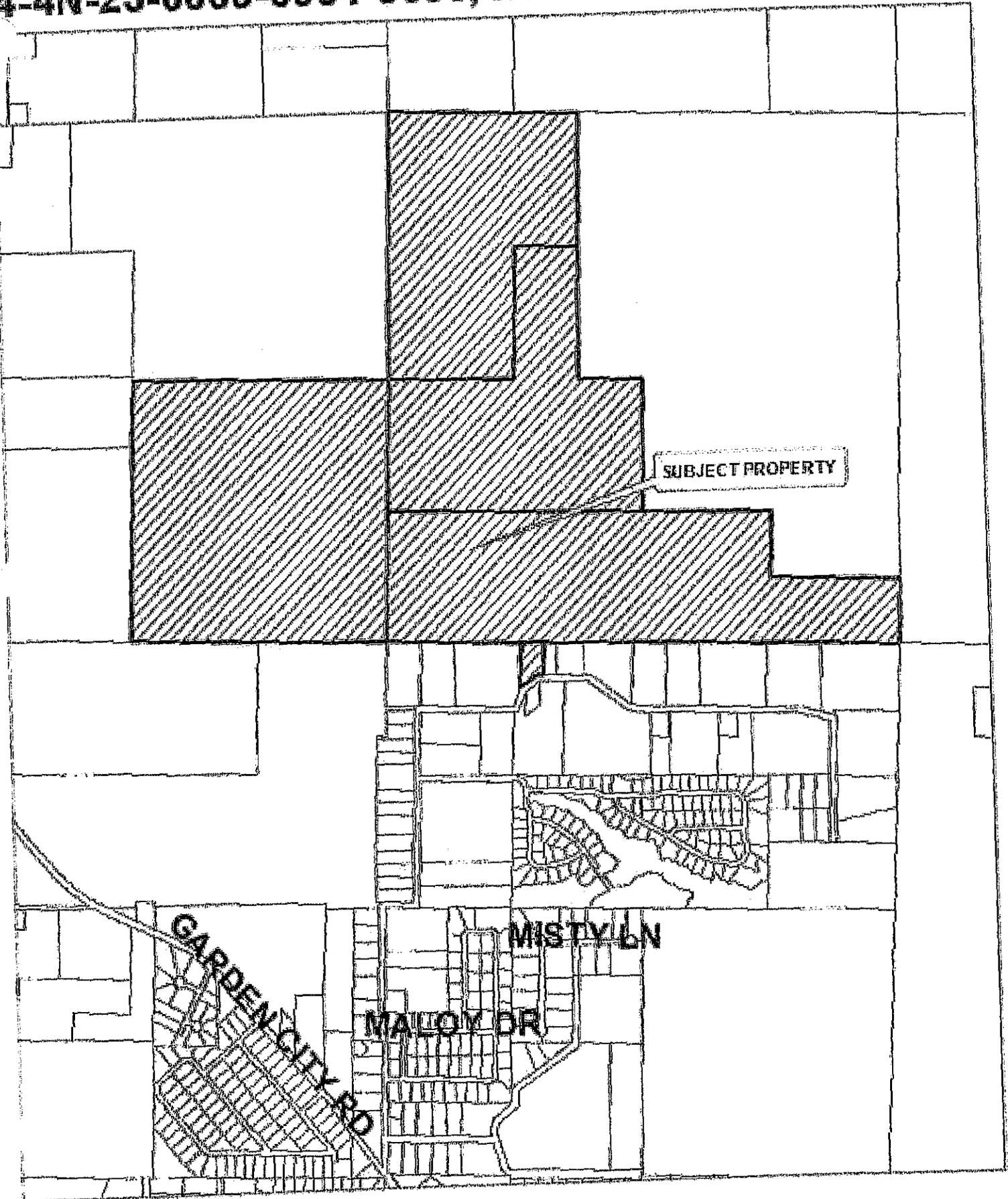
J.D. Peacock II
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

13-4N-23-0000-0002/0003/0004-0000 A

4-4N-23-0000-0004-0000, 24-4N-23-0000-0001-020C





3
1820

ATTACHMENT K

This instrument prepared by:
Mcoulton Land Title, Inc.
660-A North Perdon Blvd.
Crestview, FL 32536
File Number: 22-089
13-4N-23-0000-0004-0000

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of March, 2022, by WILLIAM ROGERS, as his separate and non-homestead property, whose post office address is: 984 W. JAMES LEE BLVD, CRESTVIEW, FL 32536, hereinafter called Grantor, to CHRISTOPHER R. RYLES, whose post office address is: P.O. Box 711, Baker, FL 32531, hereinafter called the Grantee (whosoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

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

LEGAL DESCRIPTION AS CONTAINED IN EXHIBIT "A", WHICH IS ATTACHED HERETO.

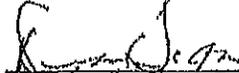
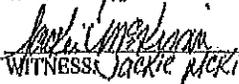
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


WITNESS: Deborah D. Shaffer

WITNESS: Jackie McKinran

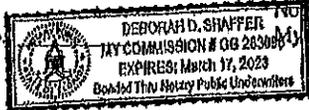

WILLIAM ROGERS

STATE OF FLORIDA
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this day of 31st day of March, 2022, before me personally appeared WILLIAM ROGERS who is personally known to me or produced _____ as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that execution hereof is his/his free act and deed for the uses and purposes herein mentioned and an oath was not taken.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by hand and official seal the day and year last aforesaid.

Commission No.



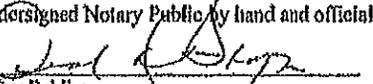

Notary Public:
Commission Expires:

EXHIBIT "A"

Commencing at the Northwest corner of Section 24, Township 4 North, Range 23 West, Okaloosa County, Florida; thence North 88 degrees 43 minutes 09 seconds East, 1382.50 feet, to the Point of Beginning; thence South 01 degrees 05 minutes 38 seconds East, 452.00 feet; thence North 52 degrees 23 minutes 12 seconds East, 228.11 feet; thence North 88 degrees 45 minutes 31 seconds East 51.95 feet; thence North 00 degrees 50 minutes 33 seconds West, 316.89 feet; thence South 88 degrees 43 minutes 09 seconds West, 236.66 feet to the Point of Beginning.

AND

West One-Half of Northwest Quarter and West One-Half of Northeast Quarter of Northwest Quarter of Section 13, Township 4 North, Range 23 West, Okaloosa County, Florida.

AND

North One-Half of Southwest Quarter and West One-Half of Southeast Quarter of Northwest Quarter of Section 13, Township 4 North, Range 23 West, Okaloosa County, Florida.

AND

South One-Half of South One-Half, Except the North One-Half of Southeast Quarter of Southeast Quarter of Section 13, Township 4 North, Range 23 West, Okaloosa County, Florida.

AND

Southeast Quarter of Section 14, Township 4 North, Range 23 West, Okaloosa County, Florida.

Randall Woodruff

From: party.gator@yahoo.com
Sent: Thursday, September 12, 2024 1:02 PM
To: Elliot Kampert; Randall Woodruff
Subject: Possum Ridge--500 acres

TO: Okaloosa County Department of Growth Management
402 Brookmeade Drive
Crestview, FL 32539

RE: Possum Ridge rezoning request

I am against the Future Land Use change from RR and AA to LDR and the rezoning request from R-R and AG to R-1 for the approximately 500 acres of land near Possum Ridge Road.

The reasoning “to match adjacent properties” is not consistent with the majority of the adjacent properties. The request makes no sense because of the approximately 22,619 ft of boundary for this land, only about 1,968 ft that is contiguous bears an R-1 zoning classification. That represents less than 9% of the subject property boundary. The remaining surrounding footage of approximately 20,651 ft has a Future Land Use classification of RR and AA with the corresponding zoning of AG and R-1. So the reasoning cannot be made that the requested change would “match adjacent properties.”

This land, if developed into residences—why else would that LDR and R-1 classification be requested and approved?--will represent an egregious example of urban sprawl with little to no roads, sewer, electricity, and other infrastructure in place or even planned.

The vast majority citizens of the north part of the county have spoken and their desire is to remain agricultural and rural.

Please recommend disapproval this request.

I wish that this correspondence be made a part of the Okaloosa Public Records concerning this request.

Pat Watkins

Unincorporated Okaloosa County Florida

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Daniel "Stuart" Campbell

From: Lane <h25pfd@yahoo.com>
Sent: Monday, September 9, 2024 10:17 AM
To: Elliot Kampert; Randall Woodruff; Daniel "Stuart" Campbell
Cc: party.gator@yahoo.com; jweighknecht@gmail.com
Subject: Considerations for the Possum Ridge rezoning application
Attachments: Possum Ridge County GIS FLUM.docx

Folks,

You folks have facilitated meetings with Inspire, attended them all and surely read all of their reports. You must be very cognizant that Inspire has found that an overwhelming number of the North Okaloosa community want to preserve and protect the rural and agricultural character of the area but that the county has been overly aggressive in allowing "inappropriate" residential density growth in rural areas of the county. I couldn't agree more with their conclusions.

Not all changes to county policy that will limit the rapid spread of higher density zoning must wait for amendments to the Comp Plan and LDC. In considering a rezoning application under current policy, using the measure of how much of what zoning is adjacent to the subject property is somewhat subjective. It seems like the county often considers even small amounts of the requested zoning existing near a subject request property as sufficient to recommend approval of a rezoning request. This unwritten culture does not reflect the character of our rural area nor the preference of the community. This culture can be changed now.

The 500 acre Possum Ridge Property (just north of Possum Ridge Road) rezoning application is a case in point. Please see the attached snapshot from the county GIS web site. If this data is correct, there are only two adjacent properties, both on the west side, that are LDR. They border the subject property for only a small percent of its perimeter. In the context of the Okaloosa community's stated goal of preserving the character of the area, this hardly justifies a change in zoning. In addition, this zoning change would be a relatively narrow extension of LDR east into a predominately AA area. Recommending approval of this rezoning would create a narrow finger of LDR into an otherwise AA area.

As you begin your analysis and discussion of this application package, I request you consider changing the culture and criteria for evaluating changes within these rural areas to requiring much more similar adjacent zoning to the subject property than has been used in the past as well as requiring a more uniform spread of higher density zoning rather than a narrow extension of higher density, in this case a narrow finger from Hwy 85 to the east. Please recommend disapproval of this request.

Lane Watkins, 904 673 0788

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



551873-BCC-2024

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

EXHIBIT I

March, 2014

A. Applicant Information

- 1. Name: Christopher R. Ryles
- 2. Address: P.O. Box 711 Baker, FL 32531
- 3. Telephone: (850) 585-2838 FAX: _____
- 4. Applicant is: Property owner Owners authorized agent* _____
* Verification of authorized agent must be attached
- 5. Owner's name, address and telephone, if different than applicant:

B. Property Information

- 6. Location: Crestview, FL / Laurel Hill, FL
- 7. Property ID Number: 24-4N-23-0000-0001-020C
13-4N-23-0000-0004-0000
14-4N-23-0000-0004-0000
13-4N-23-0000-0002-0000
13-4N-23-0000-0003-0000
- 8. Current use of property: Timberland
- 9. Proposed use of property: Single Family Residential
- 10. Size of property: +/- 498.68 acres (sq. ft. or acres)
- 11. Names/Number of adjacent roads: North Dawson Ranch Road
East _____ South Possum Ridge Road
West Dawson Ranch Road

C. Future Land Use/Zoning Information

- 12. Existing Future Land Use Map designation: Agricultural / Rural Residential
- 13. Existing zoning district: Agricultural / Rural Residential

REVISED AUG 20, 2013-MR

D. Requested Action

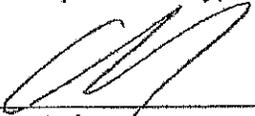
14. Reason for the requested amendment: To create affordable single family residential homes.

15. Requested amendment:
FROM: AG / R-R (FLUM designation)
TO: LDR (FLUM designation)

E. Certification

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

CHRISTOPHER R Ryles
Applicant printed or typed name


Applicant signature

6/03/2024
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

551 875 BCC-7024

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

A. Applicant Information

1. Name: Christopher R. Ryles

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

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

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

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

B. Property Information

6. Location: Crestview, FL / Laurel Hill, FL

7. Property ID Number: 24-4N-23-0000-0001-020C
13-4N-23-0000-0004-0000
14-4N-23-0000-0004-0000
13-4N-23-0000-0002-0000
13-4N-23-0000-0003-0000

8. Current use of property: Timberland

9. Proposed use of property: Single Family Residential

10. Size of property: 498.68 acres (sq. ft. or acres)

11. Names/Number of adjacent roads: North Dawson Ranch Road
East _____ South Possum Ridge Road
West Dawson Ranch Road

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Agricultural / Rural Residential

13. Existing zoning district: Agricultural / Rural Residential

REVISED AUG 20, 2013-MR

D. Requested Action

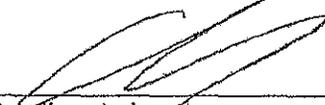
14. Reason for the requested rezoning: To create affordable single family residential homes.

15. Requested rezoning:
FROM AA / R-R (zoning district)
TO R-1 (zoning district)

E. Certification

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

CHRISTOPHER RYLES
Applicant printed or typed name


Applicant signature

6/03/2024
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

DAWSON RANCH

CLEAR CREEK

POSSUM RIDGE

Possum Ridge Compatibility And Facility Analysis

August 2024

Possum Ridge Compatibility and Facility Analysis

Parcel Identification Number:

13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C

Acreage: 498.35 acres +/-

Existing Future Land Use Category: Rural Residential (159.58 acres), Agricultural (338.77 acres)

Existing Zoning Designation: Rural Residential (RR, 159.58 acres), Agricultural (AA, 338.77 acres)

Proposed Future Land Use Designation: Low Density Residential

Proposed Zoning Designation: Residential 1 (R-1)

Proposed Development: 691 Residential Dwelling Units

Project Contact:

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

Poosum Ridge Compatibility and Facility Analysis

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Possum Ridge Compatibility and Facility Analysis

I. Purpose and Introduction

This analysis is being performed in support of a request for a land use and zoning change for five parcels in unincorporated Okaloosa County. The subject site totals 498.35 acres +/-, reference Location Map in Section G. This report analyzes the consistency of the proposed changes with the Okaloosa County Comprehensive Plan, demonstrates that the proposed land use and zoning changes do not constitute urban sprawl in accordance with Chapter 163.3177(6)(a)9.a, Florida Statutes, and analyzes the compatibility of the proposed development with the surrounding land uses, zoning categories, and existing development pursuant to requirements within the Comprehensive Plan and Land Development Regulations.

This report will demonstrate that the proposed land use and zoning changes are consistent with the requirements of the Comprehensive Plan, do not constitute urban sprawl, and are compatible, both internally and with adjacent uses.

II. Project Description and Location

The applicant is proposing to change the future land use designation on five parcels within unincorporated Okaloosa County from Rural Residential (159.58 acres) and Agricultural (338.77 acres) to Low Density Residential (498.35 acres). In addition, the zoning districts will be changed from Rural Residential (RR, 159.58 acres) and Agricultural (AA, 338.77 acres) to Residential 1(R-1, 498.35 acres). The Existing and Proposed Future Land Use Maps along with the Existing and Proposed Zoning Maps are located in Section G. The development proposed for the site is 691 single family dwelling units, a gross density of 1.4 dwelling units per acre; development will be clustered on the upland portions of the site, resulting in a smaller lot size than that permitted under the gross density. 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
Agriculture	338.77	0	-338.77
Rural Residential	159.58	0	-159.58
Low Density Residential	0	498.35	+498.35
Total	498.35	498.35	0

The subject site is comprised of portions of parcels 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C. These parcels are currently being used as timberland. Access to the subject site is provided via parcel 24-4N-23-0000-0001-020C, which connects the parcels to Possum

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Ridge Road. Please see the location map in Section IX for the subject site's location.

The site has a variable elevation, ranging from approximately 240 feet in the southwest corner to approximately 120 feet along the streams that cross the site.

Located to the north of the subject site are several parcels whose designated future land use is classified as Agricultural and Rural Residential. To the east of the subject site are parcels whose future land use is designated as Agricultural. To the south of the subject site are parcels with a future land use designation of Rural Residential and Low Density Residential. To the west of the subject site are parcels with a future land use designation of Rural Residential and Low Density Residential. Please see Table 2, below, for the future land use and zoning designations of the subject site and the surrounding parcels.

Table 2. Future Land Use and Zoning Designations

	Future Land Use Designation	Zoning District
Subject Site	Rural Residential and Agricultural	Rural Residential and Agricultural
North	Agricultural and Rural Residential	Agricultural Rural Residential
East	Agricultural	Agricultural
South	Rural Residential and Low Density Residential	Rural Residential and Residential-1
West	Rural Residential and Low Density Residential	Rural Residential and Residential 1

III. Natural Resources/Features of Subject Property

A. Soils

The subject property has sixteen soil types on the property as identified on the Okaloosa County GIS website. A Soils Classification Map is included in Section IX. A description of each of the soil types is included below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
6	DOROVAN MUCK, FREQUENTLY FLOODED	3.9
12	LAKELAND SAND, 0 TO 5 PERCENT SLOPES	31.7
13	LAKELAND SAND, 5 TO 12 PERCENT SLOPES	20.2
23	TROUP SAND, 0 TO 5 PERCENT SLOPES	44.4
25	TROUP SAND, 8 TO 12 PERCENT SLOPES	73.9
34	ALBANY LOAMY SAND, 0 TO 5 PERCENT SLOPES	57.8
36	BONIFAY SAND, 0 TO 5 PERCENT SLOPES	44.0
38	DOTHAN LOAMY SAND, 0 TO 2 PERCENT SLOPES	3.8
41	FUQUAY LOAMY FINE SAND, 0 TO 5 PERCENT SLOPES	2.7
42	FUQUAY LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES	2.2

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Soil Map Unit Symbol	Soil Unit Composite Name	Acres
43	KINSTON JOHNSTON AND BIBB SOILS, FREQUENTLY FLOODED	105.5
44	LEEFIELD-STILSON COMPLES, 0 TO 5 PERCENT SLOPES	48.3
49	BONIFAY -DOTHAN-ANGIE COMPLEX, 5 TO 12 PERCENT SLOPES	9.8
52	ESCAMBIA FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES	43.6
55	PANSEY SANDY LOAM, DEPRESSIONAL	0.4
56	PANSEY SANDY LOAM, 1 TO 3 PERCENT SLOPES	6.5
TOTAL		498.7

Source: Okaloosa County GIS Department (May 2023)

Dorovan muck - The Dorovan series consists of very deep, very poorly drained organic soils that formed in highly decomposed remains of woody and herbaceous plants. This soil is in depressions on nearly level flood plains along streams and rivers. The seasonal high water table ranges from 2 feet above the surface to a depth of ½ foot from December through July in most years. Slopes are less than 1 percent.

Lakeland sand - The Lakeland series consists of very deep, excessively drained, rapid to very rapid permeable soils with exceptionally low runoff potential. These soils formed in sandy marine sediments and are on the summits and side slopes of ridges in the uplands and on low ridges and knolls in the coastal lowlands. Slopes range from 0 to 8 percent. Soils of this type formed in thick beds of eolian or marine sands on Coastal Plains and are associated with Eastern Gulf Coast Flatwoods.

Troup sand - The Troup series consists of sandy, very deep, somewhat excessively drained soil. This soil is on nearly level summits and gently sloping shoulder slopes of ridges in the central and northern parts of the county. The depth of the seasonal water table is more than 6 feet. Available water capacity is low, and permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Slopes generally are long and smooth and range from 0 to 8 percent.

Albany loamy sand - The Albany soil series is nearly level to gently sloping and is somewhat poorly drained. They formed in thick beds of sandy and loamy marine sediments. These soils are in small areas on low uplands. Slopes range from 0 to 5 percent. This Albany soil has a water table at a depth of 18 to 30 inches for 1 month to 3 months during most years. Permeability is rapid in the surface layer, moderately rapid in the subsurface layer, and moderate in the subsoil.

Bonifay loamy sand - Bonifay loamy sand is very deep, well-drained soil on nearly level summits and gently sloping shoulder slopes of ridges in the central and northern parts of the county. Individual areas are irregular in shape. Slopes generally are long and smooth and range from 0 to 5 percent.

Dothan loamy sand - Dothan loamy sand is a very deep, well-drained, moderately slowly permeable soil that formed in thick beds of unconsolidated, medium to fine textured sediments

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of the Coastal Plain. These soils are on broad, nearly level to strongly sloping uplands. Slopes are smooth to concave and range from 0 to 5 percent.

Fuquay loamy sand - Fuquay loamy sand is well drained, nearly level to gently sloping soil found primarily on broad and narrow ridgetops in the uplands. In this Fuquay soil the water table is normally at a depth of more than 6 feet. Permeability is rapid in the surface layer, moderate in the upper part of the subsoil, and slow in the lower part of the horizon. Runoff is slow, and the erosion hazard is slight. Slopes are smooth to concave and range from 0 to 5 percent.

Kinston, Johnston and Bibb soils - The Bibb-Kinston Association is poorly drained, nearly level soils in drainageways and on flood plains along streams. Slopes range from 0 to 2 percent. The areas are interspersed with depressions, old stream channels, and meandering sloughs. Bibb and Kinston soils occur in a regular and repeating pattern. The Bibb soil is near the stream edge, and the Kinston soil is in the wider areas generally back from the stream edge.

Leefield-Stilson loamy sand - The Leefield-Stilson series consists of very deep, somewhat poorly drained, moderately slowly to slowly permeable soils on. They formed in deposits of sandy and loamy sediments.

Bonifay-Dothan-Angie complex - Bonifay-Dothan-Angie soils consists of soils that are sloping to strongly sloping, well drained and moderately well drained soils are on side slopes in the uplands.

Escambia fine sandy loam - The Escambia series consists of very deep, somewhat poorly drained, moderately to slowly permeable soils in the Southern Coastal Plain and the Eastern Gulf Coast Flatwoods. They formed in sandy and loamy marine sediments of the Lower Coastal Plain. Slopes range from 0 to 8 percent.

Pansey sandy loam - The Pansey series consists of very deep, poorly drained and very poorly drained, slowly permeable soils that formed in loamy marine or fluvial sediments. These soils are on upland flats and in depressions on interstream divides of the Southern Coastal Plain. Slopes range from 0 to 2 percent.

B. Floodplains

The entirety of the 498-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. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section IX.

C. Wetlands

Wetlands for the subject site have been delineated by Wetland Sciences Incorporated. After reviewing background data, the field delineation was performed in accordance with Rule 62-340, Florida Administrative Code. The field delineation identified several wetland complexes located

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through the subject property, all contiguous to Poverty Creek. These wetlands comprise approximately 170.38 +/- acres. Please see the Wetlands Sketch in Section IX.

D. 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.

E. 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. There is one potential cultural resource site on the subject site, located in the southwest corner. This site is listed as "S3-54-1."

IV. Public Facilities and Services

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 4 shows, the facility will have adequate capacity to absorb the increase in potable water demand. A letter from Auburn Water Services confirming that there is adequate water capacity to serve the proposed development is included in Appendix A.

Table 4: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2024	6,537,000	2,100,000	172,100	2,272,100	35%
2029	6,537,000	2,318,570	172,100	2,490,670	38%
2034	6,537,000	2,559,888	172,100	2,731,988	42%

Source: Auburn Water Services, INC.

B. Sanitary Sewer

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Sanitary sewer needs for development on the subject site will be met with on-site septic tanks.

C. Transportation

The proposed map amendment is estimated to generate 5,974 daily trip ends and 611 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 B 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 5: Solid Waste Generation Analysis

Year	Number of	Number of	Level of Service	Total Demand
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	Dwelling Units	residents		
2034	691	1,721	6 (PPPPD)	10,326 (PPPPD)

V. Urban Sprawl Analysis

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 proposed 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 498.35-acre site to be developed as a 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 parcels that have a Low Density Residential designation and is adjacent to 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. The subject site is adjacent to parcels with an existing Low Density Residential Future Land Use designation.

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.

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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. Adjacent agricultural areas will not be impacted by the proposed development.

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; sewer service will be provided by on-site septic system.

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

The proposed amendment provides residential development that will connect to central water facilities. Increased density and clustering provide 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 increases the cost in time, money, and energy of providing and maintaining facilities and services. The subject site is located adjacent to existing residential land.

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 residentially developed land.

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

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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 within the area. It is located next to existing areas currently zoned for 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 and Residential-1 to the south and west of the proposed amendment. The subject site is directly connected to these land uses.

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, Florida Statutes, 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 the 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 promote the cost-effective extension of public services by providing clustered development that will minimize the extension of public facilities.

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163.3177(6)(a)9.b(VI): Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed amendment will preserve open space and natural lands and provides for public open space. The site will provide residential development clustered on the upland portions of the site, preserving natural areas around the subject site's streams.

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 create a balance of land uses based upon the demands of the residential population and the non-residential needs of an area. The proposed amendment will provide needed housing within the area.

VI. Comprehensive Plan Consistency Analysis

The proposed Future Land Use Map 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 Future Land Use Map 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:

FUTURE LAND USE ELEMENT

Policy 2.9

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

The proposed amendment's subject site will be served by Auburn Water services, who have sufficient capacity to serve the proposed development.

Policy 4.4

Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities (also see Policy 10.13).

The proposed development scenario, 691 single family residential dwelling units, is consistent and compatible with the surrounding land uses and developed residential densities. The proposed amendment is thus compatible with the adjacent surrounding zoning districts.

Policy 9.2

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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 these criteria. This amendment shows that there is a need for additional housing, the proposed change does not constitute urban sprawl, the subject site is located next to existing residential land with the same future land use designation and will not extend facilities and services outside of functional areas. The subject site is located north of the urban development boundary; the proposed densities are not consistent with urban development and are more rural in nature.

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 within the Auburn Service area on the Water Service Area Map in the Future Land Use Element of the Okaloosa County Comprehensive Plan.

Table 1: Future Land Use Map Categories

LOW DENSITY RESIDENTIAL (LDR)

Purpose: To provide areas for the protection of residential neighborhoods and for future low density residential development.

Location/Designation Criteria: The LDR category may be allowed either inside or outside the urban development boundary.

Allowable Uses: The following uses are allowed in the LDR category, all other uses are prohibited.

Single-family detached residential dwellings; attached single-family dwellings (townhouse) when planned as a Planned Unit Development; category A and B mobile/manufactured homes; customary accessory uses/structures; small-scale agriculture; places of worship; primary and secondary schools; parks and playgrounds; public or private utilities except for electric sub-stations which may be approved by special exception; family day care; community residential homes; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security).

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Allowable Density: No more than five (5) dwelling units per acre south of Eglin reservation; no more than four (4) dwelling units per acre north of Eglin reservation. These densities are without any density bonus.

The subject site is proposed to be developed with single-family residential units. The proposed density will not exceed that provided by the land use category.

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

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

The proposed development will include recreation facilities within the open space portions of the proposed development.

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

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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

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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.

Any impacts above the adopted level of service standards will be mitigated when the property is proposed for development.

VII. Compatibility Analysis

The subject site is proposed to be developed as a single-family residential subdivision. Because there is no mix of uses proposed for this development, there is no internal incompatibility that can occur.

Appendix A – Definitions of the Okaloosa County Land Development Code gives the definition of compatibility:

COMPATIBLE: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition [Section 9J-5.003(23), FAC].

In addition, Section 1A.01.11(6)b.ix of the Okaloosa County Land Development Code lists the compatibility factors to be considered when evaluating a proposed PUD for compatibility, both internal and with adjacent uses. Although this application is not for PUD approval, each of these compatibility factors are considered below in order to help evaluate the proposed development in terms of its compatibility with surrounding development.

1. *Scale of development as determined by setbacks, building widths, and building heights.* The scale of development within the subject site will ensure internal compatibility. The development proposed is single family residential with consistent setbacks, building widths, and building heights throughout the development.
2. *Building orientation relative to surrounding structures and accessibility.* The residential dwellings will be oriented to the street, consistent throughout the proposed development and with the residential dwelling units surrounding the subject site.
3. *Building style and design.* The building style and design will be consistent throughout the subject site, and will be proportional to the residential units surrounding the

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subject site.

4. *Traffic generation, circulation plans, parking lot design and landscaping, and pedestrian circulation plans.* Development of the subject site will not create negative impacts to the traffic patterns in the area of the subject site.
5. *The streetscape, including outdoor lighting, if provided.* The streetscape will be consistent throughout the subject site and will not be substantially different from the residential dwellings in the vicinity.
6. *The location and design of open spaces, plazas, recreational areas, and common areas.* No open spaces, plazas, recreational areas, or common areas are proposed.
7. *The use of existing and proposed landscaping.* Landscaping will be used to create a cohesive sense of place throughout the subject site.
8. *The use of topography, the physical environment and other natural features, including focal points and vistas.* The subject site does not have focal points or vistas.
9. *The variety and design of dwelling types.* The subject site will contain single family dwelling units with a cohesive and consistent design that will be compatible with the existing residential development in the vicinity.
10. *The particular land uses proposed and the conditions and restrictions thereon.* The subject site is in a predominantly residential area of the County. A residential development in this location is compatible with the existing surrounding development.

In the vicinity of the subject site are parcels that have residential uses. The residential uses are of comparable intensity, size, and use to the proposed development.

VIII. Findings and Conclusions

The proposed development of 691 single-family residential dwelling units within unincorporated Okaloosa County will not constitute urban sprawl, will be consistent with the requirements of the Comprehensive Plan, and will be compatible with the existing surrounding development. The proposed development will not result in any land use conflicts with the adjacent uses but rather will complement them. No adverse impacts will be generated such as noise, smoke, exhaust, emissions, dust, adverse lighting, vibrations, or odors that would be detrimental to the existing surrounding uses or would otherwise disturb the quiet enjoyment of residents in the vicinity. The plan for development is within the range of the built environment parameters of the existing nearby development.

IX. Maps.

- Location Map
- Existing Future Land Use Map
- Proposed Future Land Use Map
- Existing Zoning Map
- Proposed Zoning Map
- Soils Map
- Floodplain Map
- Wetland Map

Appendix A:
Auburn Water System Letter

Appendix B:
Transportation Analysis



EXHIBIT 3

**POSSUM RIDGE
COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION ANALYSIS**

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JULY 2024

POSSUM RIDGE 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 339 acres of Agriculture (AG) and 160 acres of Rural Residential (RR) to 499 acres of Low Density Residential (LDR) on Parcel ID 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C. The subject parcels are located north of Possum Ridge Road. The project location is shown in **Figure 1**.

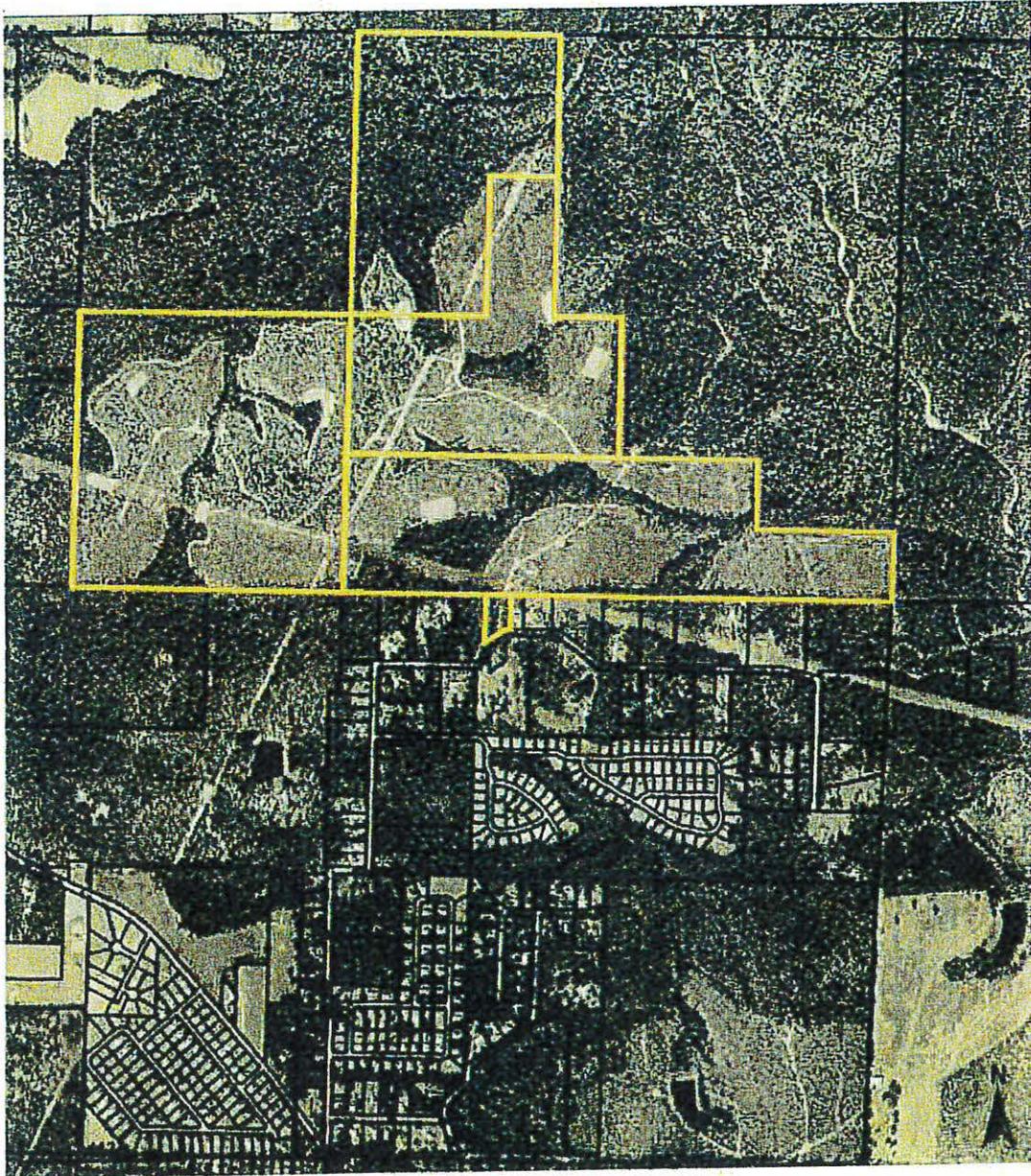


Figure 1: Project Location

Okaloosa County's AG land use designation allows for a maximum of one dwelling unit per 10 acres, and Okaloosa County's RR land use designation allows for a maximum of two dwelling units per acre. Okaloosa County's LDR land use designation allows for a maximum of four dwelling units per acre. **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	Maximum Density	Acres	Maximum Development
Existing	Agriculture	1 du / 10 acres	339	33 dus
	Rural Residential	2 du / acre	160	320 dus
	Total	--	499	353 dus
Proposed	Low Density Residential	4 du / acre	499	1,996 dus ¹

1. Limited to a maximum of 691 dwelling units.

As shown in **Table 1**, the land use category change results in an increase of 1,643 dwelling units. The 499 acres will be limited to a maximum of 691 dwelling units. 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 2029 and a long-range analysis for the horizon year of 2045 were conducted to determine the impacts of the 691 dwelling units. 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 5,974 vehicles per day (vpd) and the estimated PM peak-hour trip generation is 611 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

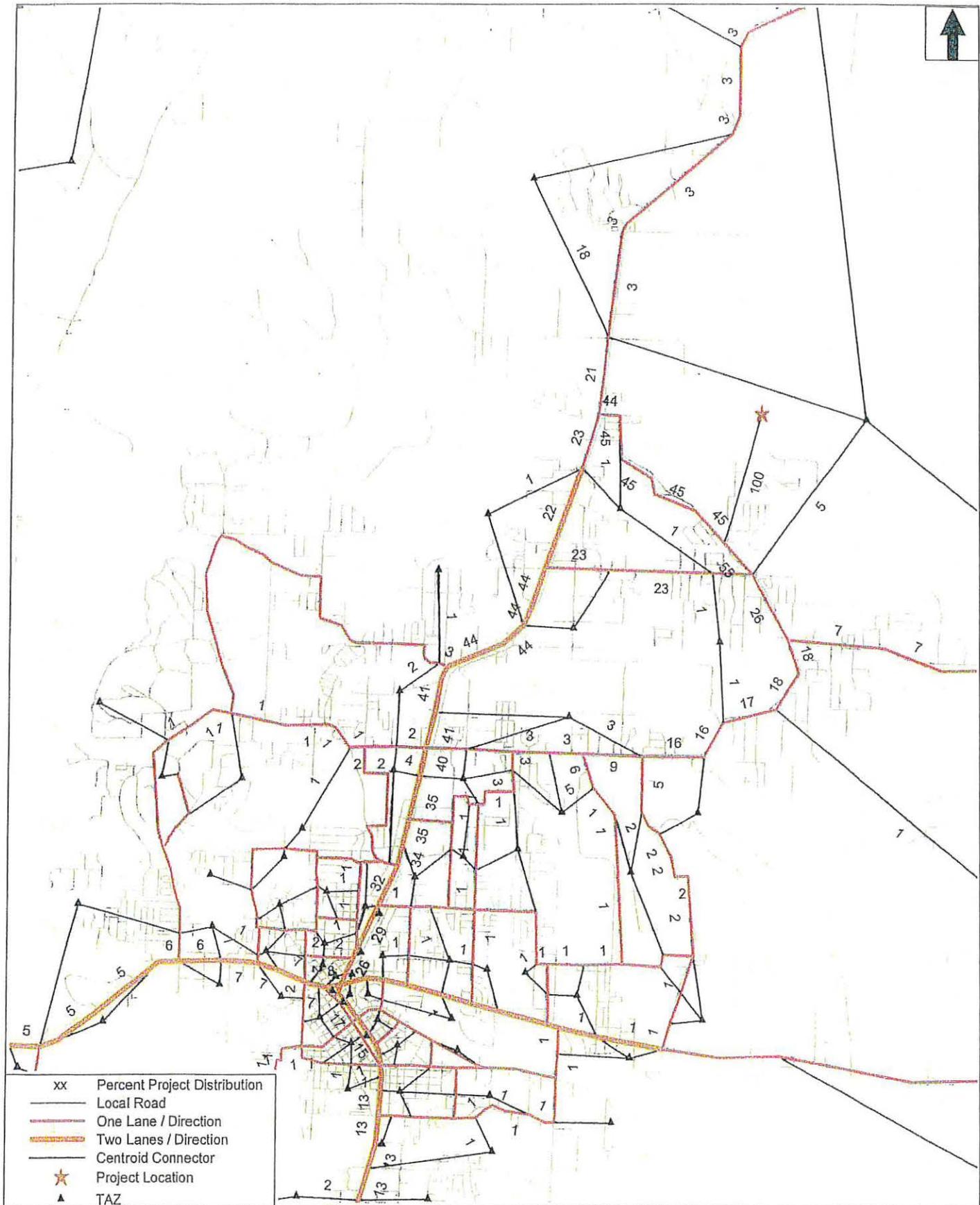
ITE Land Use Category	Variable	Size	Daily Trip Rate/ Equation	Daily Enter Split	Daily Exit Split	Daily Total Trips		
						Total	Enter	Exit
Single-Family Detached Housing - 210	Per Unit	691	$\ln(T) = 0.92\ln(x) + 2.68$	50%	50%	5,974	2,987	2,987

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	691	$\ln(T) = 0.94\ln(x) + 0.27$	63%	37%	611	385	226

PROJECT TRIP DISTRIBUTION

Project traffic was distributed and assigned to the adjacent roadway network using the Northwest Florida Regional Planning Model (NWFRPM) v3.1.4 2045 Existing plus Committed network. The project's socioeconomic data was input into transportation analysis zone (TAZ) 1020 and a select zone analysis was conducted to determine the interaction of project traffic with the surrounding roadway network. 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.



**Figure 2: Project Traffic Distribution
2045 Existing Plus Committed Network**

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) *Multimodal Quality/Level-of-Service Generalized Tables*. The results of the study area determination are provided in **Table 4** and demonstrate that six segments meet the significance threshold criteria. Level-of-service, context classification, and maximum service volume documentation is provided 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 / Garden City Rd / Old Bethel Rd)											
SR 85 N to Site	C2	D	2	14,000	1,330	45.0%	2,688	275	20.7%	Yes	Yes
Site to Auburn Rd	C2	D	2	14,000	1,330	55.0%	3,286	336	25.3%	Yes	Yes
Auburn Rd to Poverty Creek Rd	C2	D	2	14,000	1,330	26.0%	1,553	159	12.0%	Yes	No
Poverty Creek Rd to Fairchild Rd	C2	D	2	14,000	1,330	17.0%	1,016	104	7.8%	Yes	No
Fairchild Rd to John Givens Rd	C2	D	2	14,000	1,330	9.0%	538	55	4.1%	No	No
John Givens Rd to SR 85 S	C2	D	2	14,000	1,330	1.5%	90	9	0.7%	No	No
SR 85 S to US 90	C2	D	2	14,000	1,330	1.0%	60	6	0.5%	No	No
SR 85											
Aplin Rd to US 90	C4	D	4	37,910	3,415	15.0%	896	92	2.7%	No	No
US 90 to CR 188	C3C	D	4	38,430	3,455	33.0%	1,971	202	5.8%	Yes	No
CR 188 to 2-Lane Section	C2	C	4	45,800	4,350	44.0%	2,629	269	6.2%	Yes	No
2-Lane Section to Senterfit Rd	C2	C	2	8,200	780	3.0%	179	18	2.3%	No	No
US 90 (SR 10)											
W City Limits to SR 85	C3C	D	4	38,430	3,455	7.0%	418	43	1.2%	No	No
SR 85 to E City Limits	C3C	D	4	38,430	3,455	1.0%	60	6	0.2%	No	No

EXISTING TRAFFIC CONDITIONS

Existing traffic volumes were obtained from FDOT count station data along each roadway segment in 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 / Garden City Rd / Old Bethel Rd)							
SR 85 N to Site	D	2	14,000	1,330	8,700	783	No
Site to Auburn Rd	D	2	14,000	1,330	8,700	783	No
Auburn Rd to Poverty Creek Rd	D	2	14,000	1,330	8,700	783	No
Poverty Creek Rd to Fairchild Rd	D	2	14,000	1,330	8,700	783	No
SR 85							
US 90 to CR 188	D	4	38,430	3,455	29,000	2,610	No
CR 188 to 2-Lane Section	C	4	45,800	4,350	13,000	1,170	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 2029 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, 575057, 575112, 571603, and 570139. FDOT's *Traffic Trends Version 3.a* was used to calculate the historical growth rate and growth rate to the design 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	2023 AADT	Historical Growth Rate	Growth Rate to Design Year	Average Growth Rate
CR 188 (1,400' E of SR 85)	570289	8,700	1.49%	1.22%	1.36%
SR 85 (0.233 Miles N of SR 10)	575057	29,500	0.80%	0.71%	0.76%
SR 85 (825' N of Long Dr)	576112	29,500	0.62%	0.56%	0.59%
SR 85 (375' N of 3rd Ave)	571603	28,500	1.53%	1.27%	1.40%
SR 85 (0.3 Miles N of Silver Lake Rd)	570139	13,000	3.39%	2.64%	3.02%
WEIGHTED AVERAGE			1.31%	1.09%	1.20%

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 a combination of the average historical growth rate and BEBR population projections rounded to the nearest 0.25%.

Short-Term Analysis

Using a 1.0% annual growth rate, the existing traffic conditions were grown to the year 2029. The 2029 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 2029 short-term background daily and PM peak-hour operating conditions.

Table 8: 2029 Background Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2029 Background Traffic		Exceeds LOS?
	LOS Std	Lanes	Service Volume		Daily	PM Peak	
			Daily	Pk Hr			
CR 188 (Airport Rd / Garden City Rd / Old Bethel Rd)							
SR 85 N to Site	D	2	14,000	1,330	9,200	830	No
Site to Auburn Rd	D	2	14,000	1,330	9,200	830	No
Auburn Rd to Poverty Creek Rd	D	2	14,000	1,330	9,200	830	No
Poverty Creek Rd to Fairchild Rd	D	2	14,000	1,330	9,200	830	No
SR 85							
US 90 to CR 188	D	4	38,430	3,455	30,700	2,767	No
CR 188 to 2-Lane Section	C	4	45,800	4,350	13,800	1,240	No

Project traffic was added to the background traffic conditions in 2029. For the purposes of this analysis, the full development intensity was added to the short-term analysis. The 2029 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 2029 short-term total daily and PM peak-hour operating conditions.

Table 9: 2029 Total Traffic Daily & PM Peak-Hour Operating Conditions

Road Name and Segment	Adopted LOS				2029 Background Traffic		2029 Project Traffic		2029 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 / Garden City Rd / Old Bethel Rd)											
SR 85 N to Site	D	2	14,000	1,330	9,200	830	2,688	275	11,888	1,105	No
Site to Auburn Rd	D	2	14,000	1,330	9,200	830	3,286	336	12,486	1,166	No
Auburn Rd to Poverty Creek Rd	D	2	14,000	1,330	9,200	830	1,553	159	10,753	989	No
Poverty Creek Rd to Fairchild Rd	D	2	14,000	1,330	9,200	830	1,016	104	10,216	934	No
SR 85											
US 90 to CR 188	D	4	38,430	3,455	30,700	2,767	1,971	202	32,671	2,969	No
CR 188 to 2-Lane Section	C	4	45,800	4,350	13,800	1,240	2,629	269	16,429	1,509	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 / Garden City Rd / Old Bethel Rd)							
SR 85 N to Site	D	2	14,000	1,330	10,600	955	No
Site to Auburn Rd	D	2	14,000	1,330	10,600	955	No
Auburn Rd to Poverty Creek Rd	D	2	14,000	1,330	10,600	955	No
Poverty Creek Rd to Fairchild Rd	D	2	14,000	1,330	10,600	955	No
SR 85							
US 90 to CR 188	D	4	38,430	3,455	35,400	3,184	No
CR 188 to 2-Lane Section	C	4	45,800	4,350	15,900	1,427	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 / Garden City Rd / Old Bethel Rd)											
SR 85 N to Site	D	2	14,000	1,330	10,600	955	2,688	276	13,288	1,230	No
Site to Auburn Rd	D	2	14,000	1,330	10,600	955	3,286	336	13,886	1,291	No
Auburn Rd to Poverty Creek Rd	D	2	14,000	1,330	10,600	955	1,553	159	12,153	1,114	No
Poverty Creek Rd to Fairchild Rd	D	2	14,000	1,330	10,600	955	1,016	104	11,616	1,059	No
SR 85											
US 90 to CR 188	D	4	38,430	3,455	35,400	3,184	1,971	202	37,371	3,386	No
CR 188 to 2-Lane Section	C	4	45,800	4,350	15,900	1,427	2,629	269	18,529	1,696	No

CONCLUSION

The applicant proposes to amend the Okaloosa County Comprehensive Plan Future Land Use Map to change the land use designation of approximately 339 acres of Agriculture (AG) and 160 acres of Rural Residential (RR) to 499 acres of Low Density Residential (LDR) on Parcel ID 13-4N-23-0000-0002-0000, 13-4N-23-0000-0003-0000, 13-4N-23-0000-0004-0000, 14-4N-23-0000-0004-0000, and 24-4N-23-0000-0001-020C. The proposed Future Land Use category is estimated to generate 5,974 daily trip ends and 611 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 2029 short-term or 2045 long-range planning horizons.

APPENDIX A

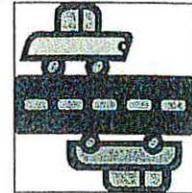
LEVEL-OF-SERVICE

CONTEXT CLASSIFICATION

MAXIMUM SERVICE VOLUMES



Comprehensive Plan 2009



2.2 TRANSPORTATION

Goal 1: Provide a safe, economic and efficient transportation system that maximizes the mobility of people and goods.

Objective 1.1 *Develop a Long Range Transportation Plan that identifies multi-modal and intermodal transportation facilities that will function as an integrated system and address the mobility needs of the area.*

Policy 1.1.1 Continue to participate in the Okaloosa – Walton Transportation Planning Organization planning process in coordination with adjacent local governments and other public agencies and private organizations whose purpose is to implement the transportation, land use, parking and other provisions of the transportation element.

Policy 1.1.2 Participate in the development of the Five Year Transit Development Plan especially in the establishment of numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit trips per capita, and automobile occupancy rates.

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

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

1. For general planning purposes roadway LOS may be evaluated using average annual daily traffic (AADT) traffic counts.
2. For purposes of concurrency determinations and issuing development orders the LOS shall be determined using P.M. peak hour traffic counts.

**TABLE 2.2.1
STATE ROADWAY LEVEL OF SERVICE STANDARDS**

Roadway	Segment	Functional Class.	Type	Area	Lanes	Adopted LOS
SR 4	Santa Rosa County line to US 90	Minor Arterial	Undivided	Rural Undev.	2	D
I-10	Santa Rosa County line to SR 85	Principal Arterial	Divided	Rural Undev.	4	B
I-10	SR 85 to Walton Co. line	Principal Arterial	Divided	Transitioning	4	B
US 90	Santa Rosa Co. line to SR 4	Minor Arterial	Undivided	Rural Undev.	2	C
US 90	SR 4 to MPA boundary	Minor Arterial	Undivided	Rural Dev.	2	C
US 90	MPA boundary to Antioch Rd.	Minor Arterial	Undivided	Transitioning	2	C
US 90	Antioch Rd. to Fairchild Rd.	Minor Arterial	Divided	Transitioning	4	D
US 90	Fairchild Rd. to Walton Co. line	Minor Arterial	Undivided	Rural Dev.	2	C
SR 20	Rocky Bayou Br. to White Point Rd.	Principal Arterial	Divided	Urbanized	4	E
SR 20	White Point Rd. to Walton Co. line	Principal Arterial	Undivided	Urbanized	2	D
US 98	Santa Rosa Co. line to Hurlburt Field	Principal Arterial	Divided	Urbanized	4	E
US 98	Eastern leg SR 85 to Eglin boundary	Principal Arterial	Divided	Urbanized	4	D
US 98	Brooks Bridge to Marler Bridge	Principal Arterial	Divided	Urbanized	4	D
US 98	CR 2378 to Walton Co. line	Principal Arterial	Divided	Urbanized	4	D
SR 85	Racetrack Rd. to 12 th Ave.	Principal Arterial	Divided	Urbanized	6	D
SR 85	12 th Ave. to SR 189	Principal Arterial	Divided	Urbanized	4	D
SR 85	SR 123 to SR 190	Principal Arterial	Divided	Urbanized	4	D
SR 85	College Blvd. to Antioch Rd.	Principal Arterial	Divided	Transitioning	4	C
SR 85	Antioch Rd. to I-10	Principal Arterial	Divided	Transitioning	4	C
SR 85	Old Bethel/Airport Rd. to 2-lane	Principal Arterial	Divided	Transitioning	4	C
SR 85	Begin 2-lane to Senterfitt Rd.	Principal Arterial	Undivided	Transitioning	2	C
SR 85	Senterfitt Rd. to Walton Co. line	Principal Arterial	Undivided	Rural Undev.	2	C
SR 189	Mooney Rd. to SR 85	Minor Arterial	Divided	Urbanized	4	D
SR 189	SR 4 to Alabama State line	Minor Arterial	Undivided	Rural Undev.	2	C

**TABLE 2.2.1 (Cont.)
STATE ROADWAY LEVEL OF SERVICE STANDARDS**

Roadway	Segment	Functional Class.	Type	Area	Lanes	Adopted LOS
SR 189	SR 4 to Alabama state line	Minor Arterial	Undivided	Rural Undev.	2	C
SR 285	College Blvd. to Walton Co. line	Minor Arterial	Undivided	Transitioning	2	D
SR 293	US 98 to Mid-Bay Bridge S. approach	Minor Arterial	Divided	Urbanized	4	E
SR 293	Mid-Bay Bridge S. approach to SR 20	Minor Arterial	Undivided	Urbanized	2	E
SR 123	SR 85 to SR 85	Principal Arterial	Undivided	Transitioning	2	D

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

1. For general planning purposes roadway LOS may be evaluated using average annual daily traffic (AADT) counts.
2. For concurrency determinations and issuing development orders the LOS shall be determined using P.M. peak hour traffic counts.

**TABLE 2.2.2
COUNTY ROADWAY LEVEL OF SERVICE STANDARDS**

Roadway	Segment	Functional Class.	Type	Area	Lanes	Adopted LOS
CR 189/Log Lake Rd.	US 90 to I-10	Collector	Undivided	Rural	2	D
CR 189/Galliver Cut-Off	US 90 to SR 4	Collector	Undivided	Rural	2	D
CR 2	SR 189 to SR 4	Collector	Undivided	Rural	2	D
CR 188 (Old Bethel Rd.)	US 90 to SR 85	Collector	Undivided	Urban	2	D
CR 188 (Airport Rd./ Garden City Rd.)	SR 85 to SR 85	Collector	Undivided	Rural Dev.	2	D
CR 393	US 90 to SR 85	Collector	Undivided	Rural	2	D
John King Road	SR 85 to end	Collector	Undivided	Urban	2	E
CR 4 (Antioch Rd.)	PJ Adams Pkwy to US 90	Collector	Undivided	Urban	2	D
PJ Adams Parkway	SR 85 to Antioch Rd.	Collector	Undivided	Urban	2	D

Crestview
Comprehensive Plan: 2020

Ordinance No. 699
As Amended

CHAPTER 15

LEVEL OF SERVICE SUMMARY

Section 15.01 Purpose: The purpose of this Chapter is to provide a ready reference, in summary form, for determining development compliance with the levels of service imposed by this Ordinance in compliance with Chapter 163, F.S.

Section 15.02 Levels of Service: The following minimum levels of service shall guide the issuance of development permits pursuant to the Concurrency Management System (reference Chapter 6) and adoption of the Land Development Code:

Roadways:

- (1) Local: Minimum Operating LOS of C (reference Policy 8.A.1.1)
- (2) State:
 - a. SR 85 – SIS portion from south City limits to I-10
LOS C (temporary LOS D pursuant to Variante)
 - From I-10 to Redstone - LOS D
 - From Duggan/Aplin to US 90 - LOS D
 - b. SR 85 from Redstone to Duggan/Aplin - LOS E
 - c. SR 85 from US 90 to City limits (north) - LOS D
 - d. SR 10 (US 90) from SR 85 to City limits (west) - LOS D
 - e. SR 10 from SR 85 to City limits (east) - LOS D
 - f. SR 8 (I-10) from SR 85 to City limits (west) - LOS C
 - g. SR 8 (I-10) from SR 85 to City limits (east) - LOS C
 - h. All collector roads - LOS D

Sanitary Sewer: 108 gallons/capita/day (reference Policy 10.A.1.3)

Solid Waste: 5.0 lbs./capita/day (reference Policy 10.B.1.5)

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

- 2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
- Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
- Multilane Undivided Highway without Exclusive Left Turn Adjustment: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



C3C-Suburban Commercial

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
 *Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
 ***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

APPENDIX B

FDOT HISTORICAL AADT

FDOT TRAFFIC TRENDS GRAPHS

BEBR POPULATION PROJECTIONS

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 57 - OKALOOSA

SITE: 0289 - CR 188 (AIRPORT RD) - 1400' E OF SR 85 (E OF FARMER ST)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	8700 C	E	0	W	0	9.00	64.70	11.50
2022	7000 C	E	0	W	0	9.00	64.80	10.40
2021	6500 C	E	0	W	0	9.00	61.80	10.60
2020	6200 C	E	0	W	0	9.00	62.90	8.30
2019	5900 C	E	0	W	0	9.00	62.50	8.80
2018	6500 C	E	0	W	0	9.00	62.40	9.20
2017	6300 C	E	0	W	0	9.00	60.00	9.70
2016	7000 C	E	0	W	0	9.00	61.80	10.70
2015	6000 C	E	0	W	0	9.00	59.60	9.90
2014	6600 C	E	0	W	0	9.00	60.00	8.50
2013	6000 C	E	0	W	0	9.00	59.30	9.00
2012	6000 C	E	0	W	0	9.00	62.20	9.00
2011	5900 C	E	0	W	0	9.00	58.50	9.40
2010	6600 C	E	0	W	0	11.37	66.89	10.40
2009	6500 C	E	0	W	0	11.16	60.89	12.40
2008	5500 C	E	0	W	0	11.41	63.65	10.20

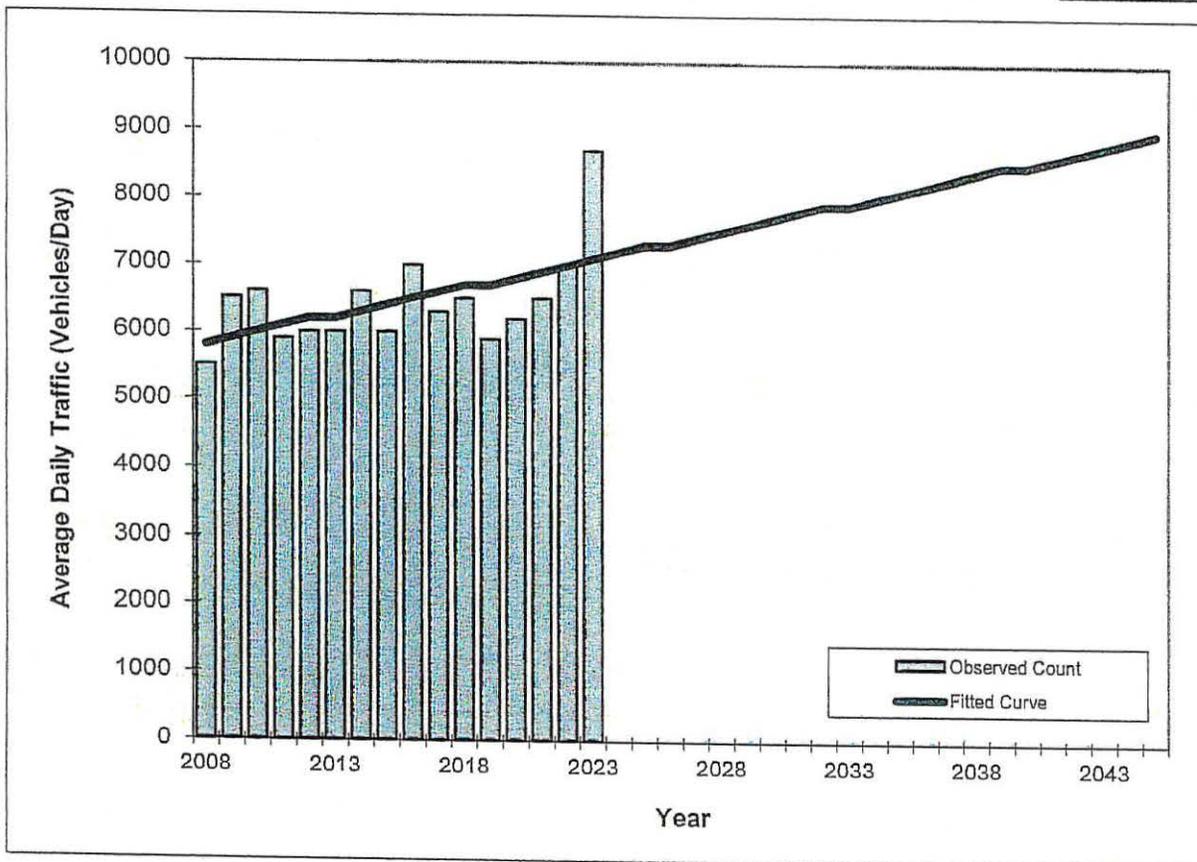
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 188 – 1400' E of SR 85

FIN#	0
Location	1

County:	Okaloosa (57)
Station #:	0289
Highway:	CR 188



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2008	5500	5800
2009	6500	5900
2010	6600	6000
2011	5900	6100
2012	6000	6200
2013	6000	6200
2014	6600	6300
2015	6000	6400
2016	7000	6500
2017	6300	6600
2018	6500	6700
2019	5900	6700
2020	6200	6800
2021	6500	6900
2022	7000	7000
2023	8700	7100
2025 Opening Year Trend		
2025	N/A	7300
2035 Mid-Year Trend		
2035	N/A	8100
2045 Design Year Trend		
2045	N/A	9000
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	85
Trend R-squared:	31.23%
Trend Annual Historic Growth Rate:	1.49%
Trend Growth Rate (2023 to Design Year):	1.22%
Printed:	11-Jul-24
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 57 - OKALOOSA

SITE: 5057 - SR 85 - 0.233 MILE N OF SR 10 (US 90)

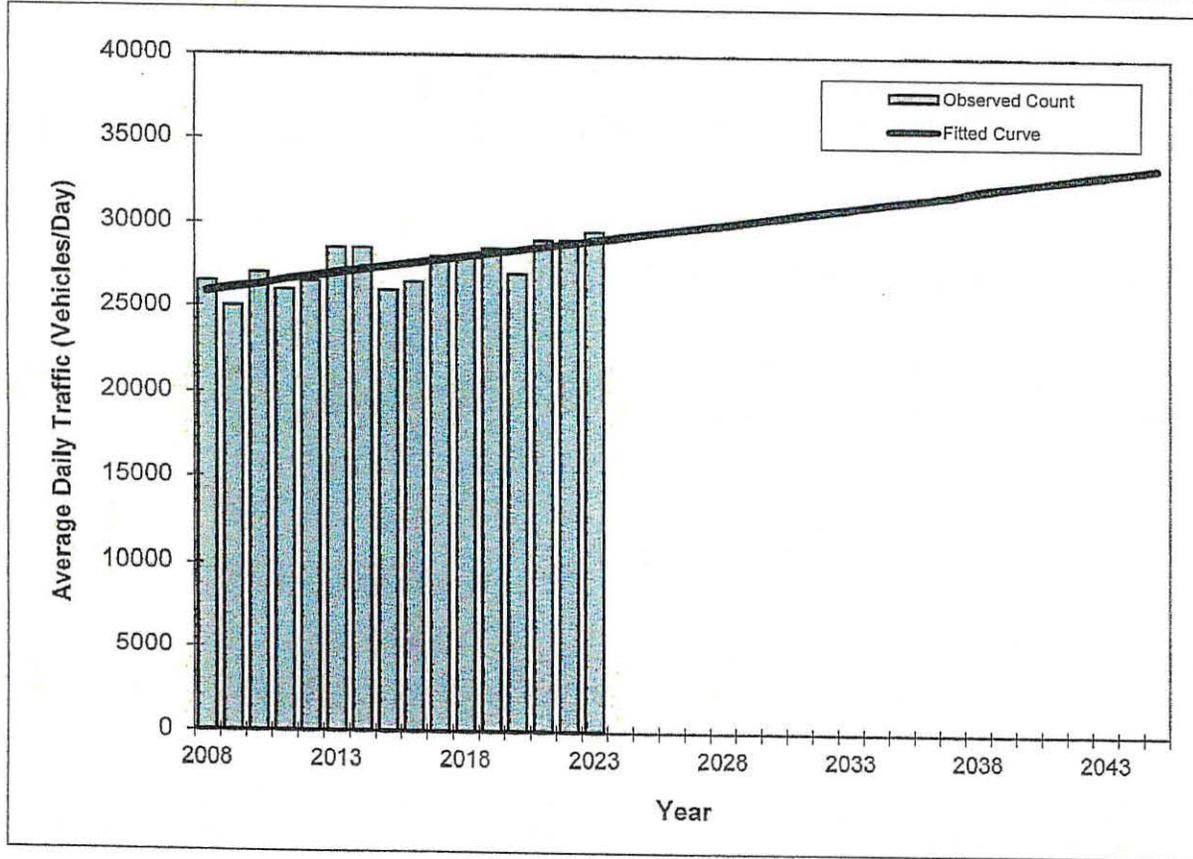
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	29500 C	N 15000	S 14500	9.00	51.90	3.70
2022	29000 C	N 15000	S 14000	9.00	51.80	3.70
2021	29000 C	N 15000	S 14000	9.00	52.10	3.70
2020	27000 C	N 14000	S 13000	9.00	51.80	8.20
2019	28500 C	N 14500	S 14000	9.00	52.10	7.60
2018	28000 C	N 14500	S 13500	9.00	52.50	7.50
2017	28000 C	N 14500	S 13500	9.00	52.00	7.30
2016	26500 C	N 13500	S 13000	9.00	52.10	7.90
2015	26000 C	N 13500	S 12500	9.00	51.90	8.10
2014	28500 C	N 14500	S 14000	9.00	52.10	7.20
2013	28500 C	N 14500	S 14000	9.00	52.10	7.60
2012	26500 C	N 13500	S 13000	9.00	52.40	7.40
2011	26000 C	N 13500	S 12500	9.00	52.60	8.10
2010	27000 C	N 14000	S 13000	10.76	52.47	8.40
2009	25000 C	N 12500	S 12500	10.66	52.07	9.80
2008	26500 C	N 13500	S 13000	11.02	51.99	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a
SR 85 -- 0.233 Mile N of SR 10

FIN#	0
Location	2

County:	Okaloosa (57)
Station #:	5057
Highway:	SR 85



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2008	26500	25900
2009	25000	26100
2010	27000	26300
2011	26000	26600
2012	26500	26800
2013	28500	27000
2014	28500	27200
2015	26000	27400
2016	26500	27600
2017	28000	27800
2018	28000	28000
2019	28500	28200
2020	27000	28400
2021	29000	28600
2022	29000	28800
2023	29500	29000
2025 Opening Year Trend		
2025	N/A	29400
2035 Mid-Year Trend		
2035	N/A	31400
2045 Design Year Trend		
2045	N/A	33500
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	204
Trend R-squared:	53.76%
Trend Annual Historic Growth Rate:	0.80%
Trend Growth Rate (2023 to Design Year):	0.71%
Printed:	11-Jul-24
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 57 - OKALOOSA

SITE: 5112 - SR 85 - 825' N OF LONG DR

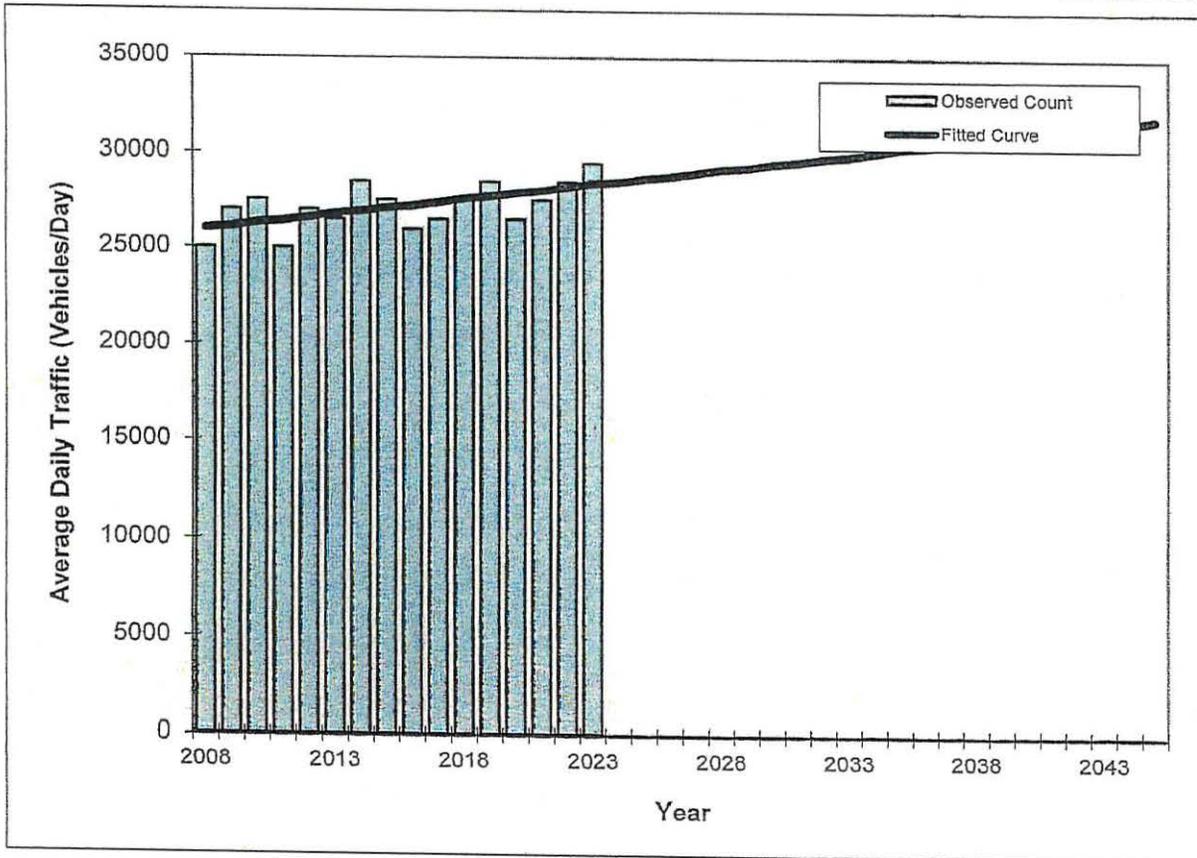
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	29500 C	N 14000	S 15500	9.00	51.90	3.30
2022	28500 C	N 13500	S 15000	9.00	51.80	4.60
2021	27500 C	N 13500	S 14000	9.00	52.10	4.50
2020	26500 C	N 13000	S 13500	9.00	51.80	5.00
2019	28500 C	N 14000	S 14500	9.00	52.10	4.20
2018	27500 C	N 13500	S 14000	9.00	52.50	3.90
2017	26500 C	N 13000	S 13500	9.00	52.00	4.20
2016	26000 C	N 12500	S 13500	9.00	52.10	3.60
2015	27500 C	N 13500	S 14000	9.00	51.90	3.90
2014	28500 C	N 14000	S 14500	9.00	52.10	3.10
2013	26500 C	N 13000	S 13500	9.00	52.10	3.40
2012	27000 C	N 13500	S 13500	9.00	52.40	3.50
2011	25000 C	N 12500	S 12500	9.00	52.60	4.30
2010	27500 C	N 13500	S 14000	10.76	52.47	4.30
2009	27000 C	N 13500	S 13500	10.66	52.07	3.50
2008	25000 C	N 12500	S 12500	11.02	51.99	3.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a
SR 85 -- 825' N of Long Dr

FIN#	0
Location	3

County:	Okaloosa (57)
Station #:	5112
Highway:	SR 85



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2008	25000	26000
2009	27000	26100
2010	27500	26300
2011	25000	26400
2012	27000	26600
2013	26500	26800
2014	28500	26900
2015	27500	27100
2016	26000	27200
2017	26500	27400
2018	27500	27600
2019	28500	27700
2020	26500	27900
2021	27500	28000
2022	28500	28200
2023	29500	28400

2025 Opening Year Trend		
2025	N/A	28700
2035 Mid-Year Trend		
2035	N/A	30300
2045 Design Year Trend		
2045	N/A	31900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	160
Trend R-squared:	37.06%
Trend Annual Historic Growth Rate:	0.62%
Trend Growth Rate (2023 to Design Year):	0.56%
Printed:	11-Jul-24
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 57 - OKALOOSA

SITE: 1603 - SR 85 -375' N OF 3RD AVE

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2023	28500	C	N 14000	S 14500	9.00	51.90	3.40
2022	27000	C	N 13500	S 13500	9.00	51.80	5.00
2021	25500	C	N 12500	S 13000	9.00	52.10	4.90
2020	24500	C	N 12500	S 12000	9.00	51.80	4.40
2019	25500	C	N 12500	S 13000	9.00	52.10	4.20
2018	25500	C	N 12500	S 13000	9.00	52.50	3.30
2017	25000	C	N 12500	S 12500	9.00	52.00	4.60
2016	22500	C	N 11000	S 11500	9.00	52.10	3.80
2015	24000	C	N 12000	S 12000	9.00	51.90	3.90
2014	25500	C	N 12500	S 13000	9.00	52.10	7.20
2013	23500	C	N 11500	S 12000	9.00	52.10	7.60
2012	23000	C	N 11500	S 11500	9.00	52.40	7.40
2011	21000	C	N 10500	S 10500	9.00	52.60	8.10
2010	23000	C	N 11500	S 11500	10.76	52.47	8.40
2009	21500	C	N 11000	S 10500	10.66	52.07	9.80
2008	23500	C	N 13000	S 10500	11.02	51.99	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 57 - OKALOOSA

SITE: 0139 - SR 85 - 0.030 M N OF LAKE SILVER RD

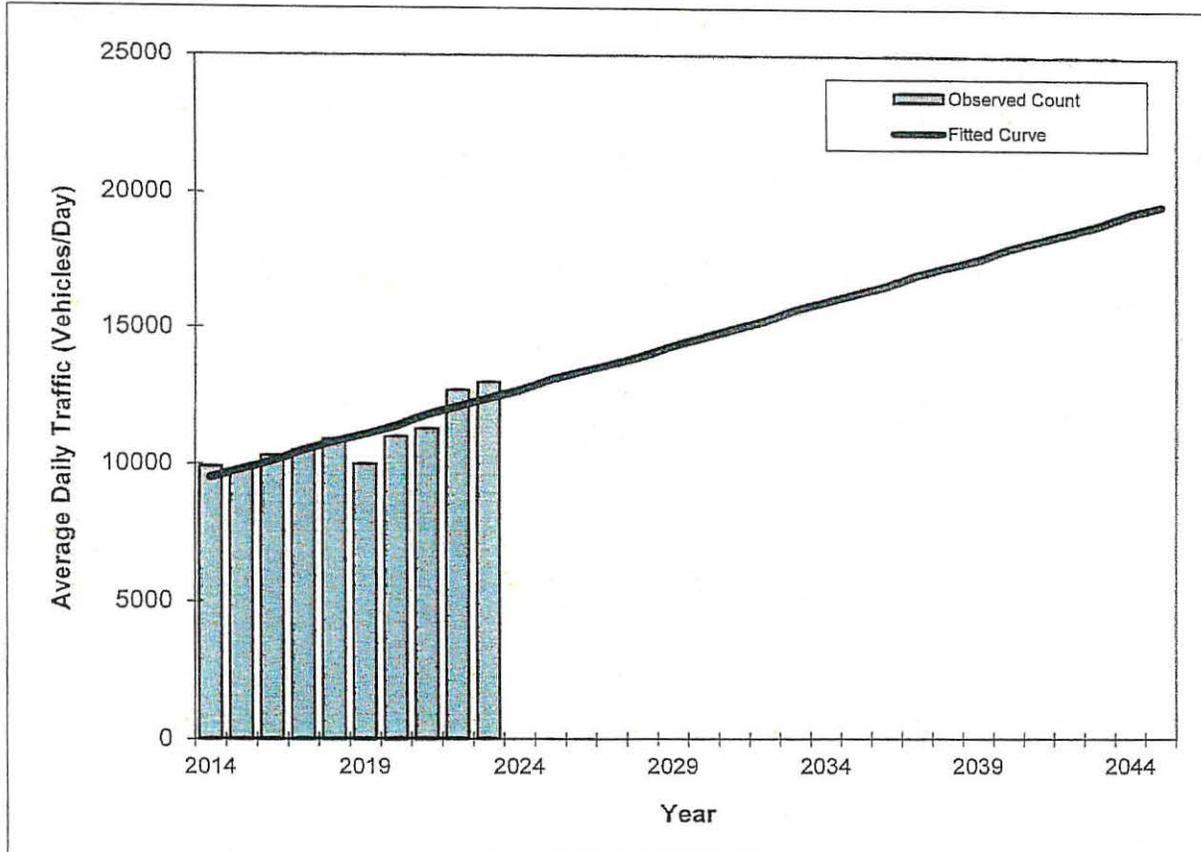
YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	13000 C	N 6400	S 6600	9.00	64.70	8.00
2022	12700 C	N 6300	S 6400	9.00	64.80	7.30
2021	11300 C	N 5600	S 5700	9.00	61.80	6.20
2020	11000 C	N 5600	S 5400	9.00	62.90	5.80
2019	10000 C	N 5500	S 4500	9.00	62.50	5.60
2018	10900 C	N 5400	S 5500	9.00	62.40	6.40
2017	10500 C	N 5200	S 5300	9.00	60.00	8.00
2016	10300 C	N 5200	S 5100	9.00	61.80	6.90
2015	9800 C	N 4900	S 4900	9.00	59.60	6.80
2014	9900 C	N 5000	S 4900	9.00	60.00	6.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a
SR 85 -- 0.3 Miles N of Lake Silver Rd

FIN#	0
Location	5

County:	Okaloosa (57)
Station #:	0139
Highway:	SR 85



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2014	9900	9500
2015	9800	9800
2016	10300	10100
2017	10500	10500
2018	10900	10800
2019	10000	11100
2020	11000	11400
2021	11300	11800
2022	12700	12100
2023	13000	12400
2025 Opening Year Trend		
2025	N/A	13100
2035 Mid-Year Trend		
2035	N/A	16300
2045 Design Year Trend		
2045	N/A	19600
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	326
Trend R-squared:	77.32%
Trend Annual Historic Growth Rate:	3.39%
Trend Growth Rate (2023 to Design Year):	2.64%
Printed:	11-Jul-24
Straight Line Growth Option	

*Axle-Adjusted

Florida Population Projections
2020-2070

County	Census	Estimates (BEER)		Projections (BEER)					Projections (FDOT)				
	2010	2019	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070
Alachua	247,338	267,808	269,800	281,500	291,600	300,200	307,400	313,300	322,000	330,000	337,700	345,000	351,900
Baker	27,115	28,249	28,500	29,900	31,100	32,000	32,900	33,600	34,600	35,600	35,500	37,400	38,200
Bay	168,852	167,283	175,300	185,700	193,700	200,300	206,000	210,900	215,000	218,300	220,600	222,000	223,400
Bradford	28,620	28,682	28,800	29,200	29,500	29,800	30,000	30,300	30,700	31,000	31,400	31,700	32,100
Brevard	543,376	594,469	602,400	637,800	685,000	687,900	707,400	726,000	766,600	794,000	821,300	848,700	875,900
Broward	1,748,086	1,919,644	1,941,200	2,038,000	2,115,200	2,179,400	2,233,900	2,285,100	2,402,300	2,480,600	2,559,200	2,638,200	2,717,000
Calhoun	14,625	14,067	14,900	15,400	15,800	16,200	16,500	16,800	17,200	17,500	17,800	18,100	18,400
Charlotte	159,978	181,770	184,700	198,100	208,700	217,400	225,200	232,500	246,700	257,400	266,300	279,500	290,900
Citrus	141,236	147,744	149,400	157,100	163,600	168,900	173,400	177,300	186,600	191,800	197,900	203,800	209,600
Clay	190,855	215,246	219,000	236,600	252,500	265,000	275,600	285,100	304,700	318,900	333,000	347,100	361,300
Collier	321,520	375,706	384,600	421,200	451,700	477,200	498,400	517,400	561,800	591,600	622,900	663,100	663,700
Columbia	67,531	70,492	70,500	73,500	76,000	76,000	79,700	81,200	83,200	85,100	87,000	88,600	90,200
DeSoto	34,862	36,065	36,300	37,500	38,300	38,900	39,500	39,900	41,100	41,900	42,700	43,500	44,300
Dixie	16,422	16,610	16,700	16,900	17,000	17,100	17,100	17,100	17,200	17,200	17,300	17,400	17,500
Duval	864,263	970,672	985,500	1,051,900	1,104,300	1,148,700	1,185,300	1,218,200	1,292,000	1,344,100	1,396,100	1,447,900	1,499,200
Escambia	297,619	321,134	324,000	336,400	345,800	353,000	359,200	365,200	376,200	387,400	396,700	406,000	415,300
Flagler	95,696	110,635	113,400	126,600	138,300	148,400	157,300	165,200	182,300	193,900	205,600	217,300	228,900
Franklin	11,549	12,273	12,200	12,500	12,800	13,100	13,200	13,400	13,600	13,800	14,100	14,400	14,600
Gadsden	46,389	46,277	46,500	47,000	47,100	47,200	47,300	47,400	47,400	47,500	47,600	47,600	47,600
Gilchrist	16,939	17,766	18,000	18,900	19,700	20,400	20,900	21,400	22,500	23,300	24,100	24,900	25,700
Glades	12,884	13,121	13,200	13,500	13,700	13,900	14,100	14,200	14,500	14,800	15,100	15,100	15,400
Gulf	15,663	13,082	14,700	15,300	15,700	16,000	16,400	16,600	17,100	17,600	17,900	18,300	18,600
Hamilton	14,799	14,600	14,800	14,800	14,900	14,900	14,900	15,000	15,000	15,100	15,100	15,200	15,200
Hardee	27,731	27,385	27,600	27,600	27,700	27,800	27,900	27,900	27,900	27,900	28,000	28,100	28,100
Hendry	39,140	40,120	40,600	42,200	43,600	44,500	45,500	46,400	47,200	48,400	49,800	50,700	51,900
Hernando	172,778	189,358	191,500	206,100	218,900	226,900	237,200	244,400	281,200	273,300	285,400	297,500	309,700
Highlands	98,788	103,434	104,200	107,800	110,800	113,200	115,200	117,100	120,600	123,600	126,500	129,400	132,400
Hillsborough	1,229,226	1,444,870	1,474,300	1,611,300	1,721,600	1,809,000	1,887,700	1,959,200	2,127,300	2,240,800	2,356,900	2,470,900	2,586,400
Holmes	19,827	20,049	20,200	20,300	20,400	20,400	20,500	20,600	20,600	20,600	20,600	20,700	20,700
Indian River	139,028	154,939	157,600	170,000	180,200	188,200	195,000	200,900	215,000	224,900	235,000	245,100	255,200
Jackson	49,746	46,969	47,100	47,600	47,900	48,000	48,100	48,300	48,400	48,500	48,600	48,700	48,800
Jefferson	14,761	14,776	14,800	15,100	15,300	15,400	15,600	15,700	15,900	16,100	16,400	16,600	16,800
Lafayette	8,670	8,882	8,700	9,100	9,400	9,700	9,900	10,100	10,400	10,600	10,800	10,900	11,100
Lake	297,052	357,247	356,600	410,900	450,300	482,700	510,300	534,800	592,500	633,000	674,300	716,700	769,500
Lee	618,754	735,148	752,800	835,500	904,700	961,400	1,010,900	1,056,600	1,161,200	1,238,700	1,305,600	1,375,900	1,446,000
Leon	275,487	296,499	299,800	314,900	327,600	337,800	346,200	353,700	374,100	386,700	399,300	412,100	424,700
Levy	40,801	41,330	41,600	42,700	43,600	44,300	44,900	45,500	46,400	47,200	47,900	48,700	49,600
Liberty	8,366	8,772	8,800	9,100	9,400	9,600	9,800	10,100	10,400	10,700	10,900	11,200	11,500
Madison	19,224	19,570	19,200	19,600	19,700	19,800	20,000	20,100	20,400	20,600	20,700	20,800	20,900
Manatee	322,838	387,414	395,800	434,500	466,500	493,800	519,200	542,200	592,900	626,500	659,800	693,000	726,200
Marion	331,238	360,421	365,900	392,100	414,800	432,600	447,900	460,800	491,100	512,700	534,300	556,900	577,300
Martin	146,318	158,598	160,600	169,500	176,900	182,900	188,200	193,000	204,200	211,700	219,300	226,900	234,600
Miami-Dade	2,496,435	2,812,130	2,849,900	3,022,600	3,167,900	3,294,700	3,399,200	3,489,900	3,714,000	3,868,100	4,001,700	4,144,500	4,284,300
Monroe	73,090	76,212	76,300	76,500	76,800	77,100	77,400	77,700	78,500	79,000	79,500	80,100	80,700
Nassau	73,314	85,070	86,900	95,800	103,100	109,500	114,300	118,900	129,500	137,400	145,000	152,600	160,300
Okaloosa	180,822	201,514	203,800	214,300	223,300	230,400	236,600	242,300	264,800	263,600	272,300	281,000	289,700
OkECHobee	39,996	41,808	42,100	43,400	44,400	45,300	46,000	46,700	48,400	49,400	50,500	51,600	52,800
Orange	1,145,956	1,386,080	1,418,000	1,573,000	1,696,800	1,797,400	1,885,700	1,972,200	2,166,600	2,293,700	2,423,300	2,554,300	2,686,500
Osceola	268,686	370,652	394,600	452,100	510,200	558,900	602,200	642,500	709,400	758,000	827,900	888,800	950,600
Palm Beach	1,320,134	1,447,857	1,465,800	1,547,200	1,616,500	1,676,600	1,729,500	1,775,200	1,878,000	1,945,600	2,014,600	2,083,600	2,151,800
Pasco	464,697	527,122	537,300	586,100	626,800	659,200	686,700	711,000	767,800	808,800	848,700	888,700	928,500
Pinellas	918,542	978,045	984,900	1,014,400	1,035,600	1,051,300	1,066,600	1,080,600	1,109,600	1,131,500	1,153,500	1,175,400	1,197,200
Polk	602,095	690,606	704,100	766,400	817,000	858,900	893,100	924,700	997,100	1,048,100	1,099,400	1,151,000	1,202,400
Putnam	74,364	73,288	73,300	73,600	73,700	73,900	74,100	74,300	74,400	74,700	75,000	75,200	75,500
St. Johns	190,039	254,412	263,000	309,300	347,600	379,400	408,100	434,900	487,900	528,900	589,400	641,400	693,900
St. Lucie	277,789	309,359	315,200	342,900	367,500	387,400	404,400	419,400	454,300	477,600	500,800	524,000	546,800
Santa Rosa	151,372	179,054	182,900	199,600	213,400	225,100	235,100	244,200	256,300	268,200	279,900	291,400	302,100
Sarasota	378,445	426,275	433,300	484,900	489,600	510,500	529,400	546,500	595,700	611,700	637,600	663,600	689,600
Seminole	422,719	471,735	478,800	510,700	535,600	558,900	574,700	590,400	625,900	650,900	675,700	700,500	725,000
Sumter	93,420	128,693	132,300	152,300	170,800	185,700	199,100	211,500	233,200	235,000	246,800	256,300	264,300
Suwannee	41,551	45,423	45,900	48,300	50,400	52,100	53,500	54,700	56,000	57,300	58,200	59,000	59,800
Taylor	22,570	22,458	22,800	23,200	23,600	24,000	24,300	24,700	24,900	25,200	25,500	25,900	26,200
Union	15,535	15,506	15,500	15,600	15,700	15,700	15,700	15,700	15,800	15,900	15,900	16,000	16,000
Volusia	494,593	538,763	545,200	573,900	596,600	613,600	629,700	644,700	670,400	692,400	714,400	736,300	763,900
Yakulla	30,776	32,376	33,300	35,400	37,200	38,500	39,800	40,800	41,800	43,000	43,900	44,900	45,600
Walt	55,043	70,071	72,100	81,500	89,600	96,200	102,200	107,700	114,000	119,800	125,300	130,300	134,900
Washington	24,896	25,397	25,200	25,900	26,500	27,000	27,500	27,900	27,700	28,200	28,200	28,700	29,200
FLORIDA	18,901,310	21,208,589	21,556,000	23,130,900	24,426,200	25,498,000	26,428,700	27,269,900	29,108,600	30,397,600	31,686,600	32,975,600	34,264,600