PLANNING COMMISSION

AGENDA

SEPTEMBER 12, 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
Commissioner Jack Beery, District 2
Commissioner Todd Tarchalski, District 4
Vice-Chairman Commissioner John Collins, District 5
Commissioner Todd Tarchalski, District 4
Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Jack Kiger

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF MINUTES FOR AUGUST 8, 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: 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.

L. OTHER BUSINESS

The October 10, 2024, Planning Commission Meeting location is to be determined.

M. ADJOURNMENT

PLANNING COMMISSION

MINUTES

AUGUST 8, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, August 8, 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, Todd Tarchalski, and Jack Beery.

Eglin Representative Jack Kiger was not in attendance.

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

Growth Management Staff in attendance were Elliot Kampert, Director, Randy Woodruff, Deputy Director, Tim Durbin, Senior Planner, Marissa Martinez, Senior Planner, Stuart Campbell, Planner III, Leslie Adams, Planner I, Martina Barrow, Planner I, and Diamond Guevara, Administrative Assistant II.

County Attorney Kerry Parsons was in attendance.

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

Agenda Item 1: Jeff McInnis - Address exempt from public disclosure under FL State Statute Ch. 119.15 - Applicant

Agenda Item 1: Patricia Brobeck - 6 Bluewater Point Dr, Niceville, FL - Opponent

Agenda Item 1: Clotilde Leach - 404 Evans Rd, Niceville, FL - Opponent

Agenda Item 1: Mitchell McClaren-6 Bluewater Point Dr, Niceville, FL - Opponent

Agenda Item 1: Mary Ayalon – 4264 Lancaster Dr, Niceville, FL – Unknown

Agenda Item 1: Shannon Tucker - 38 Howard St, Niceville, FL - Unknown

Agenda Item 1: Mark Siner - 53 Warwick Dr, Shalimar, FL - Proponent

Agenda Item 2: Mark Siner – 53 Warwick Dr, Shalimar, FL – Applicant

Agenda Items 6 & 7: Clyde Lewis - 5763 Buck Ward Rd, Baker, FL - Petitioner/Opponent

Agenda Items 6 & 7: Laurie Kent - 6100 Buck Ward Rd, Baker, FL - Petitioner/Opponent

Agenda Items 6 & 7: Amy Tolar - 5945 Buck Ward Rd, Baker, FL - Petitioner/Opponent

Agenda Items 6 & 7: Lisa Ward - 5763 Buck Ward Rd, Baker, FL - Petitioner/Opponent

Agenda Items 6 & 7: Brian Hormberg - 5578 Buck Ward Rd, Baker, FL - Petitioner/Opponent

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Agenda Items 6 & 7: Gil Fortner – Address exempt from public disclosure under FL State Statute Ch. 119. – Petitioner/Opponent

Agenda Items 6 & 7: Wesley Florez – 5918 Buck Ward Rd, Baker, FL – Petitioner/Opponent

Agenda Item 6: Ken Metcalf – 101 E. College Ave, Tallahassee, FL – Applicant

Agenda Item 6: John Mead – 24 Walter Martin Rd, Fort Walton Beach, FL – Applicant

Agenda Item 6: Malcolm Spears – 1515 Greenwood Rd, Baker, FL – Applicant

Agenda Item 6: Mike Mead - 24 Walter Martin Rd, Fort Walton Beach, FL - Applicant

Agenda Item 6: Tim Bowden - 6575 Hwy 189 N, Baker, FL - Applicant

Agenda Item 6: Logan Snow – 6575 Hwy 189 N, Baker, FL – Applicant

Agenda Item 6: Cole Granger - 6575 Hwy 189 N, Baker, FL - Applicant

Agenda Item 6: Cam Stewart – Address exempt from public disclosure under FL State Statute Ch. 119.15 – Unknown

Agenda Item 6: Don Grundel - 5790 Buck Ward Rd, Baker, FL - Opponent

Agenda Item 6: Bonnie Grundel - 5790 Buck Ward Rd, Baker, FL - Opponent

Agenda Item 6: Shannon Nixon - 6385 County Line Rd, Baker, FL - Opponent

Agenda Items 6 & 7: Kermit George – 12658 Open Pond Rd, Florala, AL – Proponent

Agenda Items 6 & 7: Sharon Adams – 5629 Buck Ward Rd, Baker, FL – Opponent

Agenda Items 6 & 7: Gary Harras – 1860 Wadsworth Rd, Baker, FL – Opponent

Agenda Items 6 & 7: Michelle Harpster – 1801 Harpster Ln, Baker, FL – Opponent

Agenda Items 6 & 7: James Messick -- Address exempt from public disclosure under FL State Statute Ch. 119.15 -- Opponent

Agenda Items 6 & 7: Nan Sterbaggi – 1414 Aaron Baker Rd, Baker, FL – Unknown

Agenda Items 6 & 7: Mark McKenzie – 1536 Mill Creek Rd, Baker, FL – Unknown

Agenda Items 6 & 7: Pat Watkins - 6087 Bud Moulton Rd, Crestview, FL - Opponent

Agenda Items 6 & 7: Lane Watkins – 6087 Bud Moulton Rd, Crestview, FL – Opponent

Agenda Item 7: Julia Vitale – 2708 Apple Blosson Ct, Shalimar, FL – Applicant

Agenda Item 7: Sally Fox – 30 South Spring St, Pensacola, FL – Attorney for applicant

Agenda Item 7: Tonia Nation – 320 Bayshore Dr, Suite A, Niceville, FL – Applicant

MINUTES ARE NOT VERBATIM

Agenda Item 7: Cheryl Sawyers – 4463 Woodbridge Rd, Niceville, FL – Applicant

Agenda Item 7: Daniel LeJeune - 312 Argus Rd, St. Augustine, FL - Applicant

Agenda Item 7: Chris Ryles - PO Box 711, Baker, FL - Proponent

Agenda Item 7: Bonnie Grundel - 5790 Buck Ward Rd, Baker, FL - Opponent

Agenda Item 7: Don Grundel - 5790 Buck Ward Rd, Baker, FL - Opponent

Agenda Item 7: Pat Dingess - 5681 Grandsons Way, Baker, FL - Opponent

A. CALL TO ORDER

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

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR MAY 9, 2024 MEETING (NO JUNE MEETING)

Motion to approve minutes made by John Collins and second by Jack Beery. --- 4 ayes. Motion Passes.

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

None.

E. ANNOUNCEMENTS

None.

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

Change to agenda - Agenda Items 6 & 7 to be moved behind Agenda Item 2. Agenda item order to be changed to -1, 2, 6, 7, 3, 4, and 5.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by John Collins and second by Jack Beery. — 4 ayes. Motion Passes.

H. OATH TAKING

Martina Barrow administered the Oath for all speakers.

I. DISCLOSURES

County Attorney Kerry Parsons stated that due to the nature of the agenda items, disclosures would be read individually for each agenda item at the beginning of discussions for said agenda item.

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MINUTES ARE NOT VERBATIM

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 551867-BCC-2024 and 551872-BCC-2024 Consideration of a request to change a parcel of land submitted by Jeff McGinnis of Anchors Smith Grimsley, PLC agent, on behalf of the School District of Okaloosa County, relating to parcel 15-1S-22-0000-0001-001D, property located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Institutional (INST), to Mixed Use (MU) or a more restrictive FLUM designation. If the FLUM amendment is approved, there is a companion request to rezone the property from Institutional (INST), to Mixed Use (MU) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

Attorney Kerry Parsons read disclosures for Agenda Item 1 to the board. All replied no.

Attorney Kerry Parsons stated that for agenda items 1 & 2 the board is to consider if the applicant demonstrated that the change of use meets the comprehensive plan.

Randy Woodruff presented Agenda Item 1 to the board.

Chairman Stewart called Jeff McInnis to speak.

Mr. McInnis gave a brief description of proposed changes.

Chairman Stewart called for Patricia Brobeck to speak.

Ms. Brobeck addressed the board with her concerns: traffic issues and noise/light pollution.

Commissioner Beery asked if the proposed zoning is more restrictive than the current zoning.

Randy Woodruff stated that the proposed zoning of mixed use is not more restrictive than the current zoning of institutional.

Discussion ensued.

Chairman Stewart called for Clotilde Leach to speak.

Ms. Leach addressed the board with her concerns: traffic and safety.

Chairman Stewart called for Mitchell McClaren to speak.

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Mr. McClaren addressed the board with his concerns: lack of sidewalks and safety.

Chairman Stewart called for Mary Avalon to speak.

Ms. Avalon addressed the board with her concern of stormwater management.

Chairman Stewart called for Shannon Tucker to speak.

Ms. Tucker addressed the board with her concern that this is a disservice to community.

Chairman Stewart called for Mark Siner to speak.

Mr. Siner addressed the board stating he is a proponent for this proposed change. Mr. Siner stated that the school board must adjust with their location needs and this is a good opportunity to use the property they currently have to buy property where a school is now needed.

Chairman Stewart called Jeff McInnis to speak.

Mr. McInnis gave a closing statement that this is only a request to rezone and any potential development has to meet county requirements.

Discussion ensued.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Institutional (INST), to Mixed Use (MU) or a more restrictive FLUM designation, made John Collins and second by Jack Beery. — 4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Institutional (INST) to Mixed Use (MU), or a more restrictive zoning district, made by John Collins, and second by Jack Collins. — 4 ayes. Motion Passes.

Agenda Item #2: 551469-BCC-2024 & 551470-BCC-2024 Consideration of a request to change land submitted by Choctaw Engineering, Inc., agent, on behalf of Day Development of NW-FL. LLC., owner, relating to parcel 28-4N-23-0000-0016-0000, property located at 5976 N Highway 85, Crestview, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Rural Residential (RR) and Mixed Use (MU), to Low Density Residential (LDR) or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the property from Rural Residential (RR) and Mixed Use (MU), to Residential-1 (R-1) or a more restrictive zoning district. The subject property contains 24 acres more or less.

Attorney Kerry Parsons read disclosures for Agenda Item 1 to the board. All replied no.

Randy Woodruff presented Agenda Item 2 to the board.

Chairman Stewart called for Mark Siner to speak.

Mr. Siner gave a brief description of proposed changes.

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Commissioner Beery asked if the property would be sewer or septic.

Mr. Siner clarified the property is within Auburn Water System's jurisdiction and they do not provide sewer, only septic.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 1 as written to request a change to the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from Rural Residential (RR) and Mixed Use (MU), to Low Density Residential (LDR) or a more restrictive FLUM designation, made John Collins and second by Todd Tarchalski, —4 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Rural Residential (RR) and Mixed Use (MU), to Residential-I (R-I), or a more restrictive zoning district, made by John Collins, and second by Todd Tarchalski. — 4 ayes. Motion Passes.

Agenda Item #6: Development Order Appeal. Arbor Grove. Consideration of a petition by Clyde Lewis, Brian Homberg, Wesley & Simone Florez, Laurie Kent, Lisa Ward & Family, Monika McKee, Amy Tolar and Gilbert Fortner challenging the issuance of a Development Order for Arbor Grove Subdivision, a proposed 145 – lot single family detached residential subdivision as submitted by Cole Granger, PE with Seaside Engineering & Surveying, LLC, agent on behalf of the applicant, Arbor Grove, LLC. The property is currently zoned Residential 1 (R 1) and the Future Land Use Map (FLUM) designation is Low Density Residential (LDR). The property is located on the east side of Buckward Road, north of Price Farms Plantation, Baker. Property contains 61.14 acres more or less.

Martina Barrow administered the Oath for all additional speakers.

Attorney Kerry Parsons gave a brief description of the development order hearing process and what the board is to consider when deciding when voting. She stated the board is to consider objections that relate to the Land Development Code that were specifically written in the Memorandum of Errors and based on substantial evidence to support their findings.

Attorney Kerry Parsons read disclosures for Agenda Item 6 to the board. Chairman Stewart stated that he has spoken with developer regarding the project. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Randy Woodruff presented Agenda Item 6 to the board and entered the staff report into the record.

Chairman Stewart asked if there were any questions for county staff.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward questioned staff in regards the disclosures taking into account board members having personal relationships with the developer for the project.

Attorney Kerry Parsons advised that disclosures are for communication with and site visits, and board members agreed they could render a fair and impartial decision.

Chairman Stewart called for John Mead to speak.

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Mr. Mead cross examined county staff about their review in regards to the traffic study, landscaping requirements and what type of development request the applicant had.

Chairman Stewart called for Clyde Lewis to speak.

Mr. Lewis requested that Exhibit 1 be entered into the record. Exhibit 1 is a power point presentation regarding the validity of the application for concurrency compliance & development order review. Mr. Lewis addressed the board with his concerns listed on his Memorandum of Error.

Discussion ensued.

Chairman Stewart called for Laurie Kent to speak.

Ms. Kent asked if the county was provided a traffic study.

Discussion ensued.

Chairman Stewart called for Amy Tolar to speak.

Ms. Tolar addressed the board with her concerns: safety, road size, lack of intersections, and proximity to school,

Discussion ensued.

Ms. Tolar addressed the board with additional concerns: infrastructure challenges, agriculture character, and endangered species.

Discussion ensued.

Chairman Stewart called for Brian Hormberg to speak.

Mr. Hormberg addressed the board with his concerns: density, road width, safety, and requirement for development agreements to have two public hearings.

Attorney Kerry Parsons clarified this agenda item is for a development order not development agreement.

Discussion ensued.

Chairman Stewart called for Gilbert Fortner to speak.

Mr. Fortner requested that Exhibit 2 be entered into the record. Exhibit 2 is a report containing Mr. Fortner's objections to the proposed development.

Mr. Fortner requested that Exhibit 3 be entered into the record. Exhibit 3 is an affidavit from two residents, Willie and

Ouida Broxson, stating they did not give permission to any representative from SEAS to enter their property to assess the wetlands contained on their property.

MINUTES ARE NOT VERBAIRM

- Mr. Fortner addressed the board with his concerns: stormwater runoff, prime farmland designation, wetland evaluation, and no sewage on site.

Discussion ensued.

Mr. Fortner called for expert witness, Shannon Nixon, to be cross examined.

Mr. Nixon stated he is a farmer and believes prime farmland needs to be protected and preserved by the government.

Mr. Mead cross examined Shannon Nixon, in regards to specific violations to Land Development Code by applicant.

Discussion ensued.

Chairman Stewart called for 5-minute recess.

Chairman Stewart called meeting back to order.

Chairman Stewart called for Wesley Florez to speak.

Mr. Florez stated he would concede his time due to his objections not being about the Land Development Code.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward called for expert witness, Mark McKenzie, to be cross examined.

Mr. McKenzie stated he is the current fire chief for Baker Fire Department and is representing Baker Fire Department here today.

Discussion ensued.

Mr. Mead cross examined Mark McKenzie, in regards to the Baker Fire Departments' involvement in reviewing development order plans.

Discussion ensued.

Ms. Ward addressed the board with her concerns: emergency response, safety, road issues, school concerns, and stormwater.

Discussion ensued.

Ms. Ward requested that Exhibit 4 be entered into the record. Exhibit 4 is a power point presentation containing her concerns with the proposed development.

Chairman Stewart called for Clyde Lewis to speak.

Mr. Lewis stated a petitioner, Monika McKee, was unable to attend due to illness and asked to speak on her behalf.

Discussion ensued.

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AUGUST 8, 2024

(SHALIMAR)

MINITES ARE NOT VERBATIM

Attorney Kerry Parsons stated a letter of authorization is required if she would like someone to speak on her behalf.

Discussion ensued.

Chairman Stewart called for John Mead to speak.

Mr. Mead stated this agenda item is not for a change of land use or rezoning, but to find if the development order is complaint with the Land Development Code.

Discussion ensued.

Mr. Mead called for expert witness, Cole Granger, to be cross examined.

Mr. Granger gave a brief description of the approvals received and review process for proposed development order.

Discussion ensued.

Multiple petitioners cross-examined Cole Granger, in regards to the traffic study that was completed for the proposed development.

Discussion ensued.

Mr. Mead called for expert witness, Ken Metcalf, to be cross examined.

Mr, Metcalf requested that Exhibit 5 be entered into the record. Exhibit 5 is rebuttal findings in response to memorandum of error submitted by petitioners.

Mr. Metcalf gave a brief description of Exhibit 5.

Mr. Mead called for expert witness, Tim Bowden, to be cross examined.

Mr. Bowden spoke on the concerns of the traffic study that was provided for the proposed development.

Ms. Ward cross examined Tim Bowden, in regards to the provided traffic study.

Discussion ensued.

Mr. Hormberg requested that Exhibit 6 be entered into the record, Exhibit 6 is a statement from Mr. Hormberg in regards to the petition filed for the proposed development.

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Chairman Stewart called for Bonnie Grundel to speak.

Ms. Grundel addressed the board with her concerns: traffic issues and road size.

Chairman Stewart called for Don Grundel to speak.

Mr. Grundel addressed the board with his concerns: traffic issues and road size.

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Chairman Stewart called for Sharon Adams to speak.

Ms. Adams addressed the board with her concerns; traffic issues and school issues.

Chairman Stewart called for Michelle Harpster to speak.

Ms. Harpster addressed the board with her concerns: traffic issues, fire department capability, and lack of public notification.

Chairman Stewart called for James Messick to speak.

Mr. Messick addressed the board with his concerns: traffic issues, control urban sprawl, road issues, and evacuation routes.

Chairman Stewart called for Mike Mead to speak.

Mr. Mead addressed the board expressing his support for the approval of the development order.

Discussion ensued.

Chairman Stewart called for Cam Stewart to speak.

Mr. Stewart addressed the board expressed the need to educate and inflict change within the county.

Chairman Stewart called for a motion.

Discussion ensued.

Motion to recommend approval of Agenda Item 6 as written made by John Collins, and second by Todd Tarchalski.— 3 ayes 1 nay. Motion Passes.

Agenda Item #7: Development Order Appeal. Buckhaven. Consideration of petitions submitted by Lisa Ward & family, Wesley Florez, Don & Bonnie Grundel, James Messick, Clyde Lewis, and Brian Hormberg challenging the issuance of a development order for Buckhaven Subdivision, a proposed 132 - lot single family detached multi-phased residential subdivision as submitted by AVCON Engineering, on behalf of the applicant Garden Street Communities Southeast, LLC. The property is currently zoned Agricultural (AA) and the Future Land Use Map (FLUM) designation is Agricultural (AG). The property is located on Old River and Buck Ward Roads, Baker, Florida. Property contains 195 acres more or less.

Vice Chairman Collins stated to avoid the appearance of a conflict of interest, he would have to recuse himself from the discussion and voting on agenda item 7.

Attorney Kerry Parsons read disclosures for Agenda Item 7 to the board. Chairman Stewart stated that he has spoken with developer regarding the project. Chairman Stewart replied yes, he could render a fair and impartial decision regarding the agenda item.

Randy Woodruff presented Agenda Item 7 to the board and entered the staff report into the record.

Chairman Stewart called for Sally Fox to speak.

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AUGUST 8, 2024

(SHALIMAR)

MINUTES ARBNOT VERBATIM

Ms. Fox explained that she is the attorney for the applicant and stated that previous objections to agenda item 6 were outside the scope of the MOE's, Land Development Code, and irrelevant to the planning commission.

Chairman Stewart called for Lisa Ward to speak.

Ms. Ward addressed the board with her concerns: fire safety, endangered species, road issues, land is zoned agriculture, and traffic.

Ms. Ward requested that Exhibit 1 be entered unto the record. Exhibit 1 is a power point presentation containing her concerns with the proposed development.

Chairman Stewart called for Wesley Florez to speak.

Mr. Florez addressed the board with his concern of the property being zoned agriculture and allowable uses/density for that zoning.

Chairman Stewart called for Sally Fox to speak on the concern raised by Mr. Florez.

Ms. Fox objected to Mr. Florez's points due to them being outside of the scope of his Memorandum of Error.

Discussion ensued.

Chairman Stewart called for Bonnie Grundel to speak.

Ms. Grundel requested that Exhibit 2 be entered into the record. Exhibit 2 is a power point presentation about the endangered red-cockaded woodpecker.

Ms. Grundel addressed the board with her concern of endangered species on the property.

Chairman Stewart called for Don Grundel to speak.

Mr. Grundel requested that Exhibit 3 be entered into the record. Exhibit 3 is a power point presentation with Mr. Grundel's objections to approval of Buck Haven Development Order.

Ms. Fox objected to Mr. Grundel's objections due to the Memorandum of Error not expanding past the endangered species.

Discussion ensued.

Mr. Grundel requested that Exhibit 4 be entered into the record. Exhibit 4 is Mr. Grundel's petition for development order hearing.

Mr. Grundel addressed the board with his concerns: size of right of way, road width, and intersections.

Discussion ensued.

Chairman Stewart called for Clyde Lewis to speak.

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Mr. Lewis addressed the board with his concerns: endangered species, protected trees, ingress/egress, and traffic impact analysis.

Chairman Stewart called for Brian Hormberg to speak.

Mr. Hormberg addressed the board with his concerns: traffic issues, endangered species, safety, quality of life, density, and consistency.

Ms. Fox objected to Mr. Hormberg's objections due to being outside the scope of the Land Development Code.

Discussion ensued.

Chairman Stewart called for Sally Fox to speak.

Ms. Fox requested that Exhibit 5 be entered into the record. Exhibit 5 is the site plans for the proposed subdivisions phases I & II.

Ms. Fox called for expert witness, Tonia Nation, to be cross examined.

Ms. Fox requested that Exhibit 6 be entered into the record. Exhibit 6 is Tonia Nation's resume.

Ms. Fox cross examined Tonia Nation in regards to her occupation, duties, asked for a brief description of the proposed project and adjacent properties, ingress/egress for the development, wetland density transfer, and traffic impact analysis.

Discussion ensued.

Ms. Ward cross examined Tonia Nation in regards to the timeline of the plan's submittal, traffic study and use of wetlands.

Ms. Grundel cross examined Tonia Nation in regards to the interpretation of existing county roads and road size.

Discussion ensued.

Ms. Fox called for expert witness, Danny LeJeune, to be cross examined.

Ms. Fox requested that Exhibit 7 be entered into the record, Exhibit 7 is Danny LeJeune's resume.

Ms. Fox cross examined Danny LeJeune in regards to the potential of endangered species on the property and a search of the property for any endangered species.

recording of meeting ends here due to storage capacity

Discussion ensued.

Ms. Fox called for expert witness, Cheryl Sawyer, to be cross examined.

Ms. Fox requested that Exhibit 8 be entered into the record, Exhibit 8 is Cheryl Sawyers' resume.

MINUTES ARENCA VERBATIM

Ms. Fox cross examined Cheryl Sawyers in regards to her occupation, duties, density, compatibility, and whether residential uses are allowed in agricultural zoning.

Discussion ensued.

Chairman Stewart called for Chris Ryles to speak.

Mr. Ryles gave a brief summary to the board as to why he is in support of this development.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 7 as written made by John Collins, and second by Jack Beery.—3 ayes, Motion Passes.

Agenda Item #3: CPA-2024-01. Comprehensive Plan Text Amendment; Mobility Plan. Consideration of an ordinance of the Board of County Commissioners of Okaloosa County, Florida Amending the Comprehensive Plan of Okaloosa County to provide a Large Scale Plan Amendment consisting of text amendments to Chapter 1 Administration, Chapter 2.2 Future Land Use Element (FLUE), Chapter 2.3 Transportation Element (TE), Chapter 2.12 Intergovernmental Coordination Element (ICE), Chapter 2.13 Capital Improvements Element (CIE), and Chapter 4 Concurrency Management System of the Okaloosa County 2020 Comprehensive Plan.

Randy Woodruff entered Agenda Item 3, as written, into the record to the board and asked for any questions.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 3 as written made by John Collins, and second by Jack Beery.—4 ayes. Motion Passes.

Agenda Item #4: CPA-2024-02. Comprehensive Plan Text Amendment; Evaluation and Appraisal Report. Consideration of an amendment to the Okaloosa County Comprehensive Plan, adopting changes recommended in the 2024 Evaluation and Appraisal Report (EAR); adopting the updated Planning Profiles as the Technical Documents containing support data and analysis for the various elements of the Comprehensive Plan; and providing a minimum planning period of ten (10) years and citing the source and date of population projections used in establishing the 10-year planning period.

Randy Woodruff entered Agenda Item 4, as written, into the record to the board and asked for any questions.

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 4 as written made by Jack Beery, and second by John Collins.—
— 4 ayes. Motion Passes.

Agenda Item #5: CPA-2024-03. Comprehensive Plan Text Amendment; Capital Improvements. Consideration of an ordinance referred to as the Fiscal Year 2024 Capital Improvements Update Ordinance; specifically, amending Table 2.13.1 of the Chapter 2.13, Capital Improvements, of the Goals, Objectives, and Policies, of the Okaloosa County Comprehensive Plan.

Randy Woodruff entered Agenda Item 5, as written, into the record to the board and asked for any questions.

MINUTES ARE NOT VERBATIM

Chairman Stewart called for a motion.

Motion to recommend approval of Agenda Item 5 as written made by Jack Beery, and second by John Collins.—
-- 4 ayes. Motion Passes.

L. OTHER BUSINESS

The **SEPTEMBER 12**, 2024, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579.

M. ADJOURNMENT

Chairman Stewart adjourned the meeting at approximately 02:50 am.

Prepared by: _____ Martina Barrow, Recording Secretary

Date 08/12/2024

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: 551133-PLT-2024 Nielsen Place Planned Unit Development (PUD)

DATE: September 12, 2024

BCC DISTRICT: (1) Commissioner Mixon

PLANNING COMMISSION DISTRICT: (1) vacant

PUBLIC HEARING: Consideration of a request for Nielsen Place Planned Unit Development (PUD), as submitted by Raymond Greer with DesignWest 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.

The proposed development consists of 75 single-family residential units. The site is similar to a traditional single-family subdivision. The proposed lots will be accessed from an internal roadway which shall be connected to Earl Kennedy Road. The applicant has provided a PUD Analysis to demonstrate how the proposed project meets the PUD requirements set forth in Section 1A.03.11 of the Okaloosa County Land Development Code (LDC) (see **Attachment G**).

The PUD site is 19 +/- acres and is mostly vacant with two mobile homes. The subject site is surrounded by land designated as and developed as Low Density Residential. To the west is land that is currently being used for agriculture, but whose land use and zoning are consistent with residential development. A residential subdivision, like that proposed for the subject site, is consistent with the surrounding residential uses and residentially designated land.

Table 1: Subject Site and Adjacent Property Land Uses

	Land Use
Subject Property	Low Density Residential
North	Low Density Residential
South	Low Density Residential
East	Low Density Residential
West	Low Density Residential

Site Description: The proposed Planned Unit Development (PUD) is located south of Highway 90, just north of James Kennedy Road and east of Earl Kennedy Road. Access to the PUD site is from Earl Kennedy Road. The project site elevation ranges from 141 feet to 150 feet.

Soils: The entirety of the site is made up of one type of sand and soil. A description of the soil type is listed below. A soils map can be found in Section VII.

Lakeland Sand – series consists of very deep, excessively drained, rapid to very rapidly permeable soils on uplands. The slopes range from 0 to 5%.

Floodplains: The PUD site is found in an "X" zone outside of a flood zone with a 0.2% chance of annual flood. Please see the floodplain map in Section VII.

Wetlands: There are no wetlands on the subject site. Please see the wetlands map in Section VII.

Listed Wildlife Species: The area may support a variety of wildlife species. The Okaloosa County Comprehensive Plan addresses state threatened or endangered wildlife habitat. The applicant will perform all habitat analysis at the development stage.

The Okaloosa County Land Development Code (LDC) provides guidelines and requirements to ensure compatibility of new projects with existing land uses and to ensure that future development is designed in a consistent manner within the County's Comprehensive Plan. As such, building setbacks, landscape buffers, maximum density, floor area ratios, etc. are enforced on projects. Per Section 1A.03.11(6)(b)(ix), LDC, a PUD project shall be compatible as a whole, both internally, and with adjacent uses. When determining compatibility, the following factors were considered (Staff comments noted in red):

1. Scale of development as determined by setbacks, building widths, and building heights. The scale of development within the PUD will ensure internal compatibility.

The proposed development 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 PUD and will be proportional to the residential units surrounding the subject site.

4. Traffic generation, circulation plans, parking lot design and landscaping, and pedestrian circulation plans.

Development of the PUD 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 PUD and will not be substantially different from the residential dwellings in the vicinity of the PUD.

6. The location and design of open spaces, plazas, recreational areas, and common areas.

Open space and recreation areas through buffers and walking pathways will be provided in the PUD. No plazas or common areas are proposed.

7. The use of existing and proposed landscaping.

Landscaping both existing and proposed will be used to create a cohesive sense of place throughout the PUD.

8. The use of topography, the physical environment and other natural features, including focal points and vistas.

The subject site does contain some natural areas that will be preserved and located within the buffer areas.

9. The variety and design of dwelling types.

The PUD 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 development.

The subject site is compatible with adjacent uses. It has a Future Land Use designation of Low Density Residential on the Okaloosa County Future Land Use Map; the surrounding lands are also designated as Low Density Residential on the Okaloosa County Future Land Use Map. The subject site is zoned R-1, Residential on the Okaloosa County Zoning Map; the site is surrounded by land that carries the same designation. There is

existing single-family residential development to the north, south, and west of the subject site, including a platted subdivision to the north. To the east is land that is currently being used for agriculture, but whose land use and zoning are consistent with residential development. A residential subdivision, like that proposed for the subject site, is consistent with the surrounding residential uses and residentially designated land.

The maximum density allowed in the Residential-1(R-1) zoning district and Low Density Residential (LDR) (FLU) is four (4) units per acre which would permit up to seventy-six (76) units on this site (4/du's x 19 acres = 76 units, 75 units proposed). The density of the proposed PUD development will be four (4) units per acre.

The maximum building height allowed in the Residential-1 (R-1) district is 45 feet for areas directly adjacent to residentially zoned properties. The proposed dwelling units will have a maximum building height of forty-five (45) feet. The required setbacks in the Residential-1 (R-1) zoning district are: twenty (20) feet on the front, ten (10) feet on the sides, and ten (10) feet on the rear. In order to construct on smaller lots and to encourage flexible design, the proposed side setbacks are requested to be decreased from ten (10) feet to five (5) feet.

TABLE 2 - Planned Unit Development Standards

Planned Unit Development Standards					
Regulation	Existing LDR	Proposed Planned Unit Development			
Minimum Lot Frontage (in feet) Square or Rectangular	20'	20'			
	Yard Se	tbacks			
Side	10'	5' (including abutting a side street)			
A STANDARD CARDARDS AND	Road Righ	it of Way			
Right of Way Width	66'	66' (Entrance Road from Earl Kennedy Road) 50' (Internal Roads to the development) 50' (Internal Roads to the development)			

The proposed homes will be constructed on smaller lots to maximize the amount of open space on the site. Per the PUD requirements in section 1A.03.11 of the LDC, a minimum of 20% of the site shall be open space. Approximately 21% of the proposed development will be open space consisting of landscape buffer/walking trail areas, and stormwater retention facilities.

Per section 6.05.021(1) of the LDC, a ten (10) foot landscape buffer is required adjacent to the existing right-of-way on the west and north property lines. The ten (10) foot buffer will comply with Okaloosa County landscape buffer requirements.

Per the PUD requirements in section 1A.03.11 of the LDC, a ten (10) foot landscape buffer is required along the side and rear property lines of the project. The buffer along the east side of the project will be provided utilizing a ten (10) foot greenspace buffer with a walking trail area. To reduce the impact on the adjacent properties to the south, a 10-foot-wide greenspace buffer and walking trail are being proposed along the south property line adjacent to the single-family homes. This greenspace buffer will be planted to meet Okaloosa County's landscape buffer requirements or utilize the undisturbed, natural vegetation where feasible.

The requested Planned Unit Development (PUD) would allow a single-family development to be constructed, utilizing smaller lots, decreased setbacks and building height, flexible design for roadways, greenspace and functional walking trails. The project is to be under the control of a single entity while allowing the development to have the same characteristics of a traditional single-family residential subdivision (see ATTACHMENT J). The following are the requested design criteria that vary from the Okaloosa County Land Development Code:

- 1. Decrease the side setbacks from ten (10) feet to five (5) feet in order to provide a more flexible design (Section 2.03.06 Residential-1 Bulk Regulations.),
- 2. Provide a ten (10) foot wide green space and walking trails along the north, south and east property lines,

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on August 30, 2024. (see **ATTACHMENT K**).

PUBLIC COMMENT/OPPOSITION: Staff has not received any opposition to this PUD application request.

STAFF POSITION: Staff supports the applicant's request for the PUD; specific design criteria relative to decreased side setbacks (10 feet to 5 feet) and greenspace buffers with walking trails in an effort to lessen the impact of the proposed development to existing single-family residences to the north, south and west.

RECOMMENDATION: It is recommended that the Board consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make a recommendation to the Board of County Commissioners.

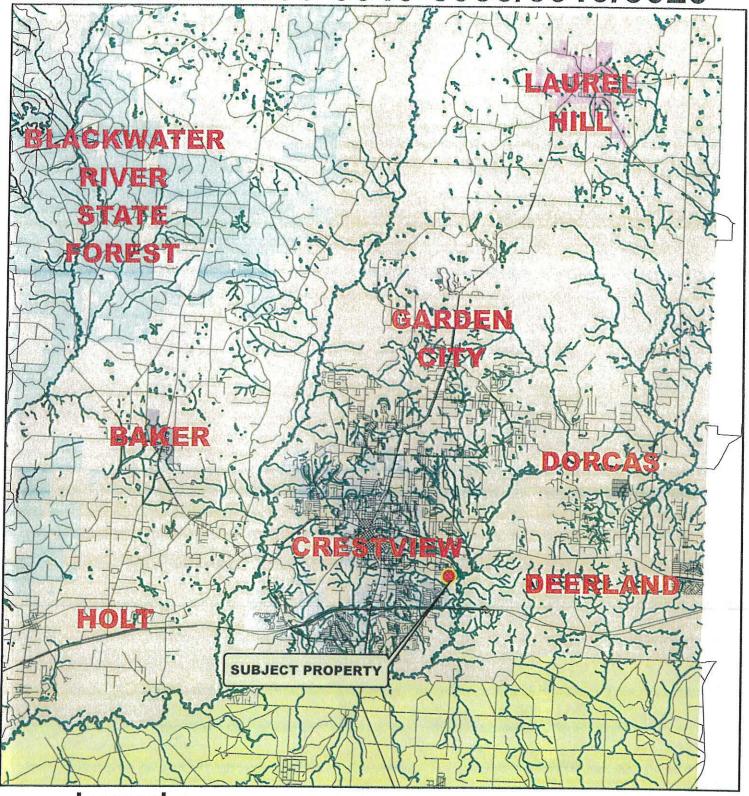
ATTACHMENTS:

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

- E GIS Analysis Results
- F Warranty Deed
- G Planned Unit Development (PUD) Compatibility Analysis
- H- Conceptual Site Plan & Survey
- I Okaloosa County Water & Sewer Letter
- J Statement of Unified Control
- K Legal Ad

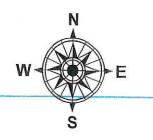
ATTACHMENT - A

22-3N-23-0000-0040-0000/0010/0020



Legend

Roads



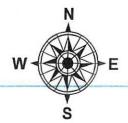
ATTACHMENT - B

22-3N-23-0000-0040-0000/0010/0020



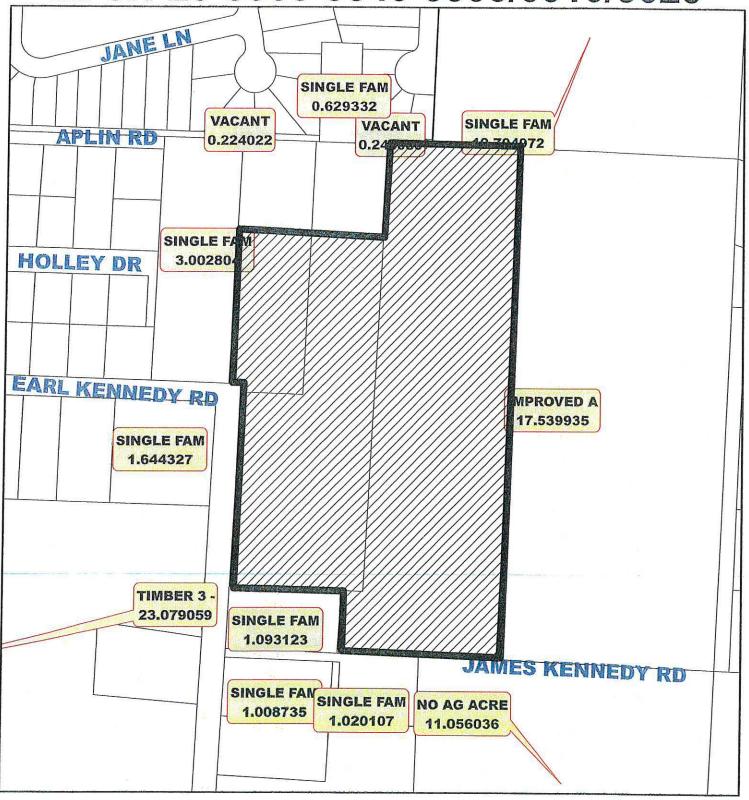
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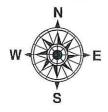
Parcel Lines



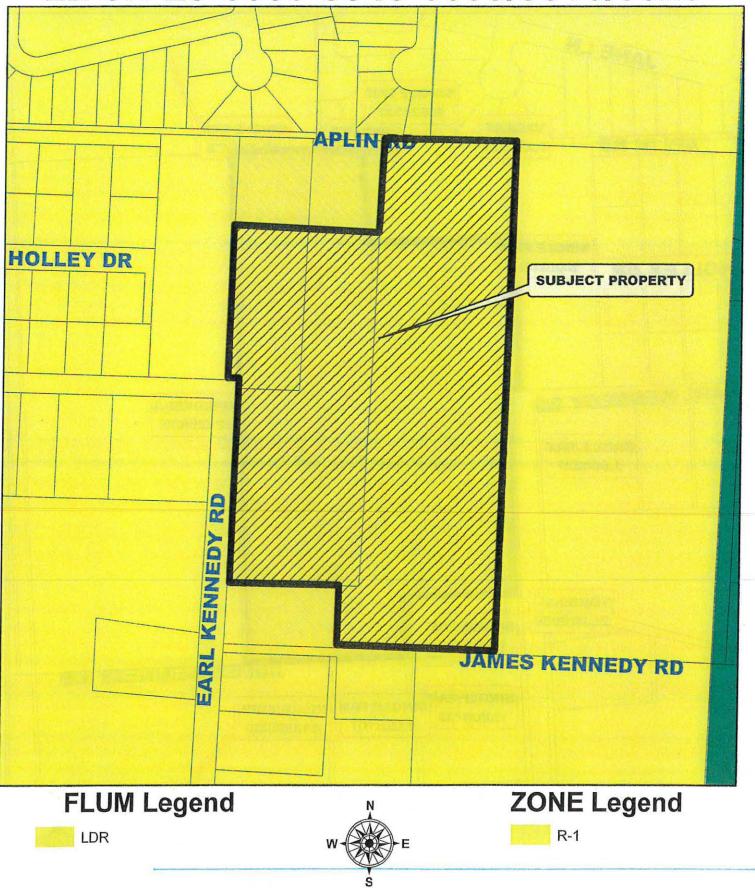
ATTACHMENT - C

22-3N-23-0000-0040-0000/0010/0020





ATTACHMENT - D 22-3N-23-0000-0040-0000/0010/0020



FLUM & Zoning Map

GIS ANALYSIS RESULTS

Date: 5/21/2024

Project: 22-3N-23-0000-0040-0000/0010/0020

Permit: 551133-PLT-20204 - NIELSEN PLACE PUD Property

Address: 3172 APLIN RD CRESTVIEW, FL

Zoning: R-1

FLU: LDR

Fire District: NORTH OKALOOSA Commissioner District: 1 Census Tract: 020700

Soil Type: 12 -Lakeland sand - 0 to 5% slope, excessively drained, permeability is rapid, the available water

capacity is very slow, and runoff is slow.

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

Flood Zone: X 500 Year Flood Plain Map Number: 12091CO 260J

Storm Surge Area: NO

Urban Development Area: YES Water Efficient Area: NO

Wells: None

Environmental Data: None Historical Data: None

Wetlands: Uplands

Water and Sewer: OCWS Within 3 mile of an Airport: YES FILE # 2990211 RCD: 04/15/2015 @ 03:07 PM, BK: 3193 PG: 676 RECORDING: \$15.00 RECORDING ARTICLE V: \$12.00 DEED DOCSTAMP \$0.70 DEPUTY CLERK NBENNETT JD PEACOCK II, CLERK OF COURTS, OKALOOSA CO, FL

ATTACHMENT F

Recording Fee: \$ 27.00 Documentary Stamps: \$.70 Indexing \$ 7.00

THIS INSTRUMENT PREPARED BY: Dixie D. Powell, Esquire Attorney at Law

602 S. Main Street Crestview, Florida 32536-4252

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

PARENT PARCEL ID NO. 22-3N-23-0000-0040-0000

WARRANTY DEED

THIS WARRANTY DEED is made effective as of the _____ day of April, 2015, by DONNA A. NIELSEN, Individually, an unmarried woman, and DONNA A. NIELSEN, as Trustee of the ROBERT R. NIELSEN and DONNA A. NIELSEN TRUST, dated February 22, 1995, previously referred to as the ROBERT R. AND DONNA A. NIELSEN TRUST, dated February 22, 1995, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantor" (whether one or more), to KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, and DONNA ANN NIELSEN, as Joint Tenants with Right of Survivorship, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantee" (whether one or more).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) gifts an interest in the following described property to her son and his wife, **KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN**, with love and affection, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, that certain land located in **Okaloosa County, Florida**, more particularly described as follows:

See Exhibit "A" - Legal Description, attached hereto and by reference made a part hereof.

SUBJECT to restrictions, reservations and easements of record, if any.

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

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereof, unto the above-named Grantee and their assigns in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 as otherwise stated herein and except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

Signed, sealed and delivered in our presence:	16 FB
\cap	By: Show Philar
Deby Davo	By: Inder
Witness No. 1: (Signature Above Line)	DONNA A. NIELSEN, Individually
Printed Name: Deloby Davis	on who wish haven
Kalente annos austrod	By:
Witness No. 2. (Signature) Above Line) 0	DONNA A. NIELSEN, as Trustee of the
Printed Name: Koberta Oknno Bushons	ROBERT R. NIELSEN and DONNA A.
()//	NIELSEN TRUST, dated February 22,
	1995, previously referred to as the
	ROBERT R. and DONNA A. NIELSEN
	TRUST, dated February 22, 1995, as
	amended.
STATE OF FLORIDA)	
COUNTY OF OKALOOSA)	10
	16 Ita
The foregoing instrument was acknowledge	
	DONNA A. NIELSEN, Individually and in
her capacity as Trustee ROBERT R. NIELSEN	
February 22, 1995, previously referred to as the	
TRUST, dated February 22, 1995, and who execut	ed the instrument in such capacity on behalf of
the Trust and who produced a Storida I	Mounthication and as proper
identification and who did not take an oath.	
	16,00
	No Police Curron Suggestion
Roberta Cennon Youngstand	Notary Public
NOTARY PUBLIC	My Commission Expires:
STATE OF FLORIDA	Roberta Cannon Youngblood
Comm# EE148953	G
Expires 12/7/2015	

EXHIBIT "A'-LEGAL DESCRIPTION

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER RUN NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 577.05 FEET; THENCE CONTINUE ALONG SAID LINE NORTH 87 DEGREES 54 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 548,09 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 659.05 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 170.35 FEET: THENCE NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 33.67 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 32.88 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 652.04 FEET TO A POINT ON THE SAID NORTH LINE; THENCE PROCEED ALONG THE SAID NORTH LINE SOUTH 87 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 196.33 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN OKALOOSA COUNTY, FLORIDA. CONTAINS 3.00 ACRES OR 130,685.06 SQ. FT. MORE OR LESS



FILE # 2990212 RCD: 04/15/2015 @ 03:07 PM, BK: 3193 PG: 679 RECORDING: \$15.00 RECORDING ARTICLE V: \$12.00 DEED DOCSTAMP \$0.70 DEPUTY CLERK NBENNETT JD PEACOCK II, CLERK OF COURTS, OKALOOSA CO, FL

Recording Fee: \$27.00 Documentary Stamps: \$.70 Indexing: \$7.00

THIS INSTRUMENT PREPARED BY:

Dixie D. Powell, Esquire Attorney at Law 602 S. Main Street Crestview, Florida 32536-4252

STATE OF FLORIDA) COUNTY OF OKALOOSA)

PARENT PARCEL ID NO. 22-3N-23-0000-0040-0000

WARRANTY DEED

THIS WARRANTY DEED is made effective as of the ______ day of April, 2015, by DONNA A. NIELSEN, Individually, an unmarried woman, and DONNA A. NIELSEN, as Trustee of the ROBERT R. NIELSEN and DONNA A. NIELSEN TRUST, dated February 22, 1995, previously referred to as the ROBERT R. AND DONNA A. NIELSEN TRUST, dated February 22, 1995, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantor" (whether one or more), to KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, and DONNA ANN NIELSEN, as Joint Tenants with Right of Survivorship whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantee" (whether one or more).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) gifts an interest in the following described property to her son and his wife, KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, z with love and affection, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, that certain land located in Okaloosa County, Florida, more particularly described as follows:

See Exhibit "A" - Legal Description, attached hereto and by reference made a part hereof.

SUBJECT to restrictions, reservations and easements of record, if any.

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

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereof, unto the above-named Grantee and their assigns in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 as otherwise stated herein and except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

	Signed, sealed and delivered in our presence:	36
	Witness No. V. (Signature Above Line)	By:
(Printed Name: Deby Davis	By: / By yes her pulish
_	Witness No. 2. (Signature Above Line)	DONNA A. NIELSEN, as Trustee of the
	Printed Name Toberta Canhon Tours loos	ROBERT R. NIELSEN and DONNA A.
	, 0	NIELSEN TRUST, dated February 22, 1995, previously referred to as the
		ROBERT R. and DONNA A. NIELSEN
		TRUST, dated February 22, 1995, as
		amended.
	STATE OF FLORIDA)	
	COUNTY OF OKALOOSA)	la Me
	The foregoing instrument was acknowledged, 2015 by I	ged before me thisday of OONNA A. NIELSEN, Individually and in
	her capacity as Trustee ROBERT R. NIELSEN	
	February 22, 1995, previously referred to as the	
	the Trust and who produced a identification and who did not take an oath.	ed the instrument in such capacity on behalf of
		Hoter Public Roberta Cannon Mounghlood
		My Commission Expires:
	Deborta Cannon Younguicoo	The state of the s
	NOTARY PUBLIC	

Comm# EE148953 Expires 12/7/2015

EXHIBIT "A'-LEGAL DESCRIPTION

PARCEL A

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 577.05 FEET; THENCE CONTINUE ALONG SAID LINE NORTH 87 DEGREES 54 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 358.72 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1159.53 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 359.74 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 500.88 FEET: THENCE SOUTH 88 DEGREES 00 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 170.35 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 659.05 FEET TO A POINT ON THE SAID NORTH LINE; THENCE PROCEED ALONG THE SAID NORTH LINE, SOUTH 87 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 189.37 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN OKALOOSA COUNTY, FLORIDA. CONTAINS 7.00 ACRES OR 304,915.27 SQ. FT. MORE OR LESS.



FILE #3433591 RCD: 2/26/2021 2:56 PM, BK: 3528 PG: 3041, RECORDING: \$10.50 RECORDING ARTICLE V: \$8.00

D Doc Stmp: \$0.70 **DEPUTY CLERK mburns**

61

JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

COMMISSION EXPIRES **OCTOBER 9, 2023**

THIS INSTRUMENT PREPARED BY AND RETURN TO: Welton Law Firm LLC 1020 Ferdon Blvd. South Crestview, Florida 32536

Property Appraisers Parcel Identification (Folio) Number: 22-3N-23-0000-0040-0000 SPACE ABOVE THIS LINE FOR RECORDING DATA WWW.J021 by William Robert Nielsen as THIS WARRANTY DEED, made the // day of Successor Trustee of the Robert R. Nielsen and Donna A. Nielsen Trust, dated February 22, 1995, as amended, whose post office address is 124 (Wireford) berein called the grantor, to Kenneth Richard Snohomish Nielsen and Wife, Julie M. Nielsen, as Joint Tenants with Right of Survivorship whose post office address is 3162 Aplin Road, Crestview, Florida 32539, hereinafter called the Grantee: (Wherever 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain NON-HOMESTEAD real property situate in OKALOOSA County, State of Florida, viz.: SEE "ATTACHMENT A" Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter. The above description was provided by the grantor and no search of the public record was made to verify said description. No title search or title insurance was issued in connection with this transaction and therefore assumes no liability for any title defects. 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, and hereby 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, 2020. 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: Robert R. Nielsen and Donna A. Nielsen Trust Printed: \ William Robert Nielsen, Successor Trustee Printed: Address The foregoing instrument was acknowledged before me this \(\frac{1}{2} \) day of \(\frac{Feb}{2} \) William Robert Nielsen as Successor Trustee for Robert R. Nielsen and Donna A. Nielsen Trust, who is personally known to me or has produced washington State ID as identification. SEAL MALIA PETRICK NOTARY PUBLIC #20100763 STATE OF WASHINGTON

99290

"ATTACHMENT A"

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 3 North, Range 23 West, thence run North 88°05' West a distance of 577.06 feet to the point of beginning, thence run South 02°45' West a distance of 1,321.18 feet, thence North 88°05' West a distance of 422.04 feet, thence North 02 45' East a distance of 158.4 feet, thence North 88 05' West a distance of 297.0 feet, thence North 02°45'East a distance of 534.60 feet, thence North 88°05' West a distance of 33.0 feet, thence North 03°26' East a distance of 628.18 feet, thence South 88°05' East a distance of 744.44 feet to the point of beginning. All lying and being in Okaloosa County, Florida.

OKALOOSA COUNTY NIELSEN PLACE PLANNED UNIT DEVELOPMENT PROJECT

Prepared For:

Kenneth and Julie Nielsen 3162 Alpin Road Crestview, Florida 32539

Prepared By:



2910 Kerry Forest Parkway Suite D4-126 Tallahassee, Florida 32309

> July 2024 Revised August 2024

CONTACT INFORMATION

Applicant:

Kenneth and Julie Nielsen 3162 Alpin Road Crestview, Florida 32539

Agent:

Raymond W. Greer, AICP DesignWest Group 2910 Kerry Forest Parkway Suite D4-126 Tallahassee, Florida 32309

Phone: 850.545.6503

Email: rgreer@designwestgroupeng.com

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- II. Type of Request
 - A. Planned Unit Development
- III. Justification for Request
- IV. Description of Property / Adjacent Uses
- V. Natural Resources / Features of Subject Property
 - A. Site Description
 - B. Soils
 - C. Floodplains
 - D. Wetlands
 - E. Listed Wildlife Species
- VI. Planned Unit Development Proposal
- VII. Figures

Location Map

Future Land Use Map

Zoning Map

Soils Map

Floodplain Map

Wetlands Map

Okaloosa County Planned Unit Development Project Application

Tables

Table 1 Subject Site and Adjacent Property Land Uses

Table 2 PUD Bulk Standards

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Appendix A Survey

Appendix B Detailed Site Plan

Appendix C Property Deed

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Appendix E Agent Authorization Letter

Appendix F Utility Service Letters

Appendix G Letter of Unified Control

I. General Information

The application package contains a proposed Planned Unit Development (PUD) located south side of Highway 90 and east of Earl Kennedy Road. The PUD will provide for detached single family residential development. The subject site is located within the Utility Service Area of Okaloosa County and will be served by Okaloosa County potable water and sanitary sewer. The PUD will allow for a more innovative and flexible design of the residential development than allowed under the site's designated Zoning District of R-1.

The PUD contains 19+/- acres. The 19+/- acres that comprise PUD consist of three parcels (A portion of Parcel ID Number 22-3N-23-000-0040-0010, and portion of Parcel ID Number 22-3N-23-000-0040-0020 and all of Parcel ID Number 22-3N-23-000-0040-0000).

II. Type of Request

A. Planned Unit Development

The request is for a Planned Unit Development (PUD) approval for a site consisting of approximately 19+/-acres. Both sanitary sewer and potable water service are available at the subject site. The Development will consist of 75 single family residences.

III. Justification for Request

The proposed Nielsen Place Planned Unit Development will:

- 1. Allow for the 19+/- acres to be master planned as a residential community using greater ingenuity and imagination in the planning and development of the parcel than generally would be possible under the current Zoning District of R-1.
- 2. Provide quality single family housing opportunities for the people of the County.
- 3. Allow a diversification of housing types in a manner that is compatible with both the existing and approved development of land surrounding and abutting the PUD site.
- 4. Provide a means for land to be used more efficiently through higher density housing, and for utilization of smaller networks of utilities and streets.
- Promote the conservation of natural features and resources by means of retaining the natural amenities of land and encouraging scenic and functional open space by allowing residential to occur here, thereby reducing development pressures on environmentally sensitive lands.

The applicant proposes to exercise greater creativity and innovation in the planning, design, and development of the site. The PUD will provide for the subject site to be used more efficiently through a denser clustering of residential units. The PUD will provide for detached single family residential dwelling units.

IV. Description of Property / Adjacent Uses

The PUD site is 19 +/- acres and is mostly vacant with two mobile homes. The subject site is surrounded by land designated as and developed as Low Density Residential. To the west is land that is currently being used for agriculture, but whose land use and zoning are consistent with residential development. A residential subdivision, like that proposed for the subject site, is consistent with the surrounding residential uses and residentially designated land.

Table 1: Subject Site and Adjacent Property Land Uses

Table 1. Subject Site and Adjacent Property Land Coes		
	Land Use	
Subject Property	Low Density Residential	
North	Low Density Residential	
South	Low Density Residential	
East	Low Density Residential	
West	Low Density Residential	

Source: Okaloosa County GIS (May 2024)

V. Natural Resources / Features of Subject Property

A. Site Description

The proposed Planned Unit Development (PUD) is located south of Highway 99, just north of James Kennedy Road and east of Earl Kennedy Road. Access to the PUD site is from Earl Kennedy Road. The project site elevation ranges from 141 feet to 150 feet.

B. Soils

The entirety of the site is made up of one type of sand and soil. A description of the soil type is listed below. A soils map can be found in Section VII.

Lakeland Sand – series consists of very deep, excessively drained, rapid to very rapidly permeable soils on uplands The slopes range from 0 to 5%.

D. Floodplains

The PUD site is found in an "X" zone outside of a flood zone with a 0.2% chance of annual flood. Please see the floodplain map in Section VII.

E. Wetlands

There are no wetlands on the subject site. Please see the wetlands map in Section VII.

F. Listed Wildlife Species

The area may support a variety of wildlife species. The Okaloosa County Comprehensive Plan addresses state threatened or endangered wildlife habitat. The applicant will perform all habitat analysis at the development stage.

VI. Planned Unit Development Proposal

According to **Section 1A.03.11** of the Okaloosa County Land Development Regulations, a proposed Planned Unit Development must demonstrate the following:

It is the purpose of the planned unit development (PUD) to provide flexible land use and design regulations and to permit planned diversification and integration of uses and structures, while retaining to the county the authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. These provisions are designed to:

- a. Promote more efficient and economic uses of land.
- b. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.
- c. Provide for open spaces and common areas and provide usable and suitably located recreational facilities within the development.
- d. Allow the controlled development of land uses most suitable to the proposed site and surrounding neighborhoods.
- e. Provide design and location criteria to encourage innovative development.

For purposes of this section, PUD is considered to be a type of development.

The Nielsen Place Planned Unit Development (PUD) is being planned as an innovative residential development. The granting of the Planned Unit Development will allow for a more compact and compatible development pattern for the area. The PUD will provide passive recreation in the form of walking trails located within the buffer and open space areas.

Section 1A.01.11(6)b.ix of the Okaloosa County Land Development Regulations lists the compatibility factors to be considered when evaluating a proposed PUD for compatibility, both internal and with adjacent uses. Each of these compatibility factors are considered below.

- 1. Scale of development as determined by setbacks, building widths, and building heights. The scale of development within the PUD will ensure internal compatibility.
 - The proposed development 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.
- Building style and design.
 - The building style and design will be consistent throughout the PUD and will be proportional to the residential units surrounding the subject site.
- Traffic generation, circulation plans, parking lot design and landscaping, and pedestrian circulation plans.

Development of the PUD 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 PUD and will not be substantially different from the residential dwellings in the vicinity of the PUD.

- 6. The location and design of open spaces, plazas, recreational areas, and common areas.

 Open space and recreation areas through buffers and walking pathways will be provided in the PUD. No plazas or common areas are proposed.
- 7. The use of existing and proposed landscaping.
 - Landscaping both existing and proposed will be used to create a cohesive sense of place throughout the PUD.
- 8. The use of topography, the physical environment and other natural features, including focal points and vistas.

The subject site does contain some natural areas that will be preserved and located within the buffer areas.

- 9. The variety and design of dwelling types.
 - The PUD 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 development.

The 19-acre subject site is compatible, both internally and with adjacent uses. The subject site will 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.

The subject site is compatible with adjacent uses. It has a Future Land Use designation of Low Density Residential on the Okaloosa County Future Land Use Map; the surrounding lands are also designated as Low Density Residential on the Okaloosa County Future Land Use Map. The subject site is zoned R-1, Residential on the Okaloosa County Zoning Map; the site is surrounded by land that carries the same designation. There is existing single family residential development to the north, south, and west of the subject site, including a platted subdivision to the north. To the east is land that is currently being used for agriculture, but whose land use and zoning are consistent with residential development. A residential subdivision, like that proposed for the subject site, is consistent with the surrounding residential uses and residentially designated land.

Proposed Uses:

- 1. Allowable Uses. The following uses are allowed, all others are conditional or prohibited.
 - a) Residential uses consisting of single-family dwellings.
- Accessory Uses or Structures. Accessory uses or structures allowed are as follows. All others
 are conditional or prohibited. Accessory uses or structures are allowed only when a principal
 use exists.
 - a) Unattached garage
 - b) Unattached carport
 - c) Swimming pool and pool house
 - d) Storage shed/greenhouse
 - e) Unattached deck or patio
- 3. <u>Planned Unit Development Standards</u>. The proposed standards and criteria for the Nielsen Place Planned Unit Development are described in Table 2.

TABLE 2 - Planned Unit Development Standards

Planned Unit Development Standards					
Regulation	Existing LDR	Proposed Planned Unit Development			
Minimum Lot Frontage (in feet) 20' Square or Rectangular		20'			
The Season of Page 1995	Yard Se	tbacks			
Side	10′	5' (including abutting a side street)			
Road Right of Way					
Right of Way Width	66′	66' (Entrance Road from Earl Kenndy Road) 50' (Internal Roads to the development)			

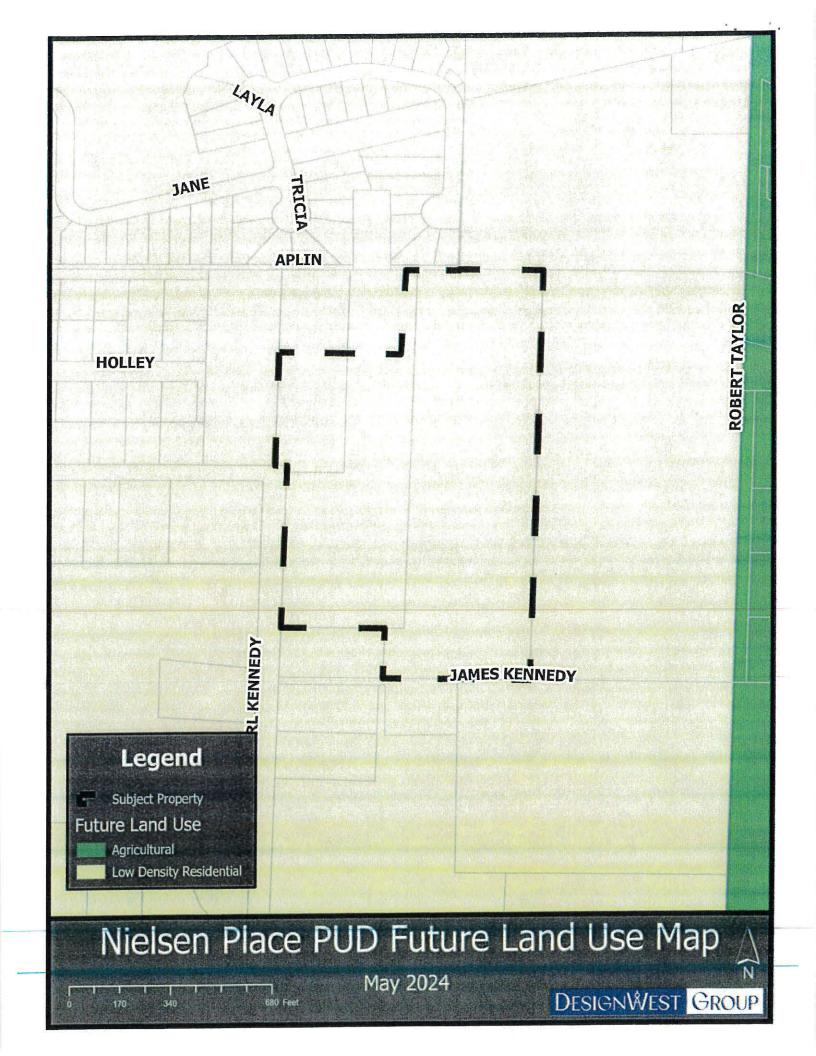
Okaloosa County Planned Unit Development Project Application

VII. Figures

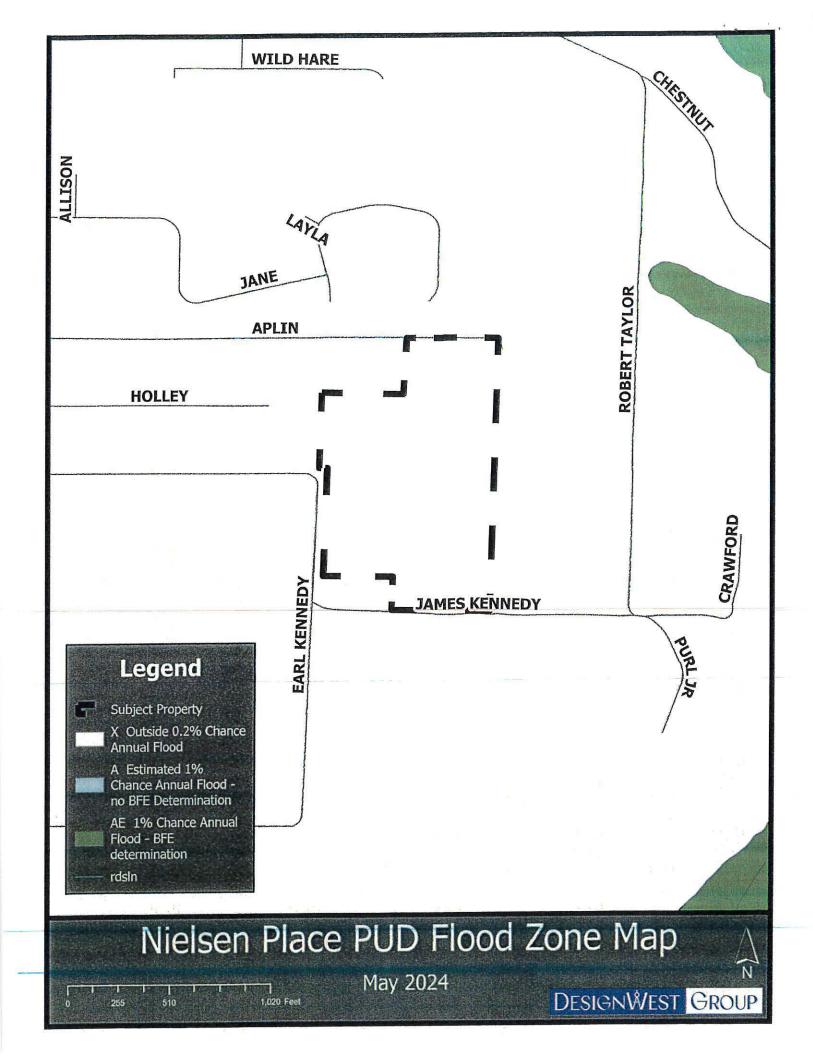
Location Map
Future Land Use Map
Zoning Map
Soils Map
Floodplain Map
Wetlands Map

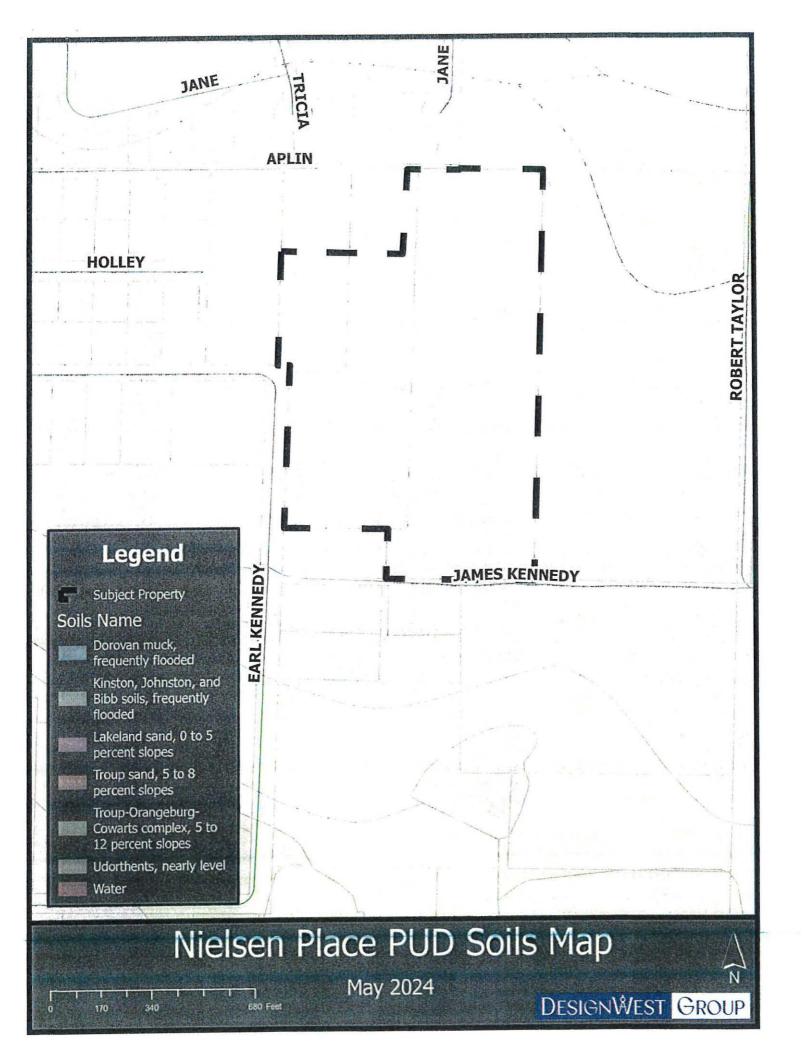
APPENDIX G LETTER OF UNIFIED CONTROL

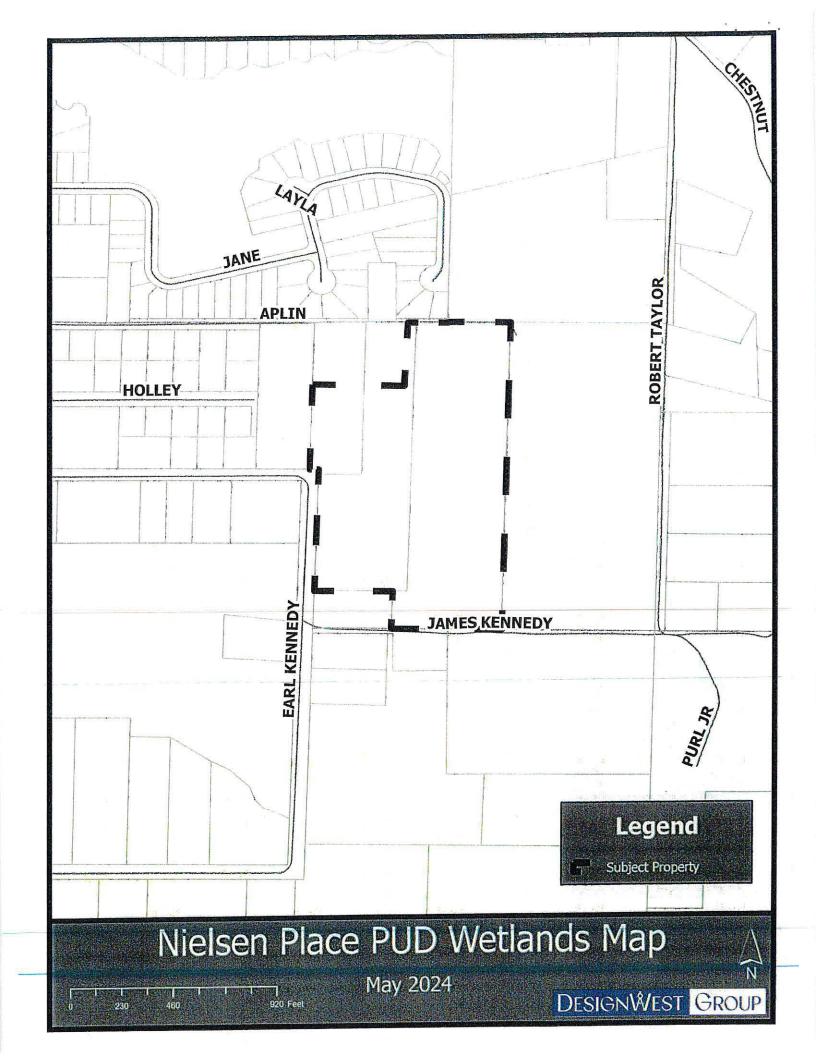




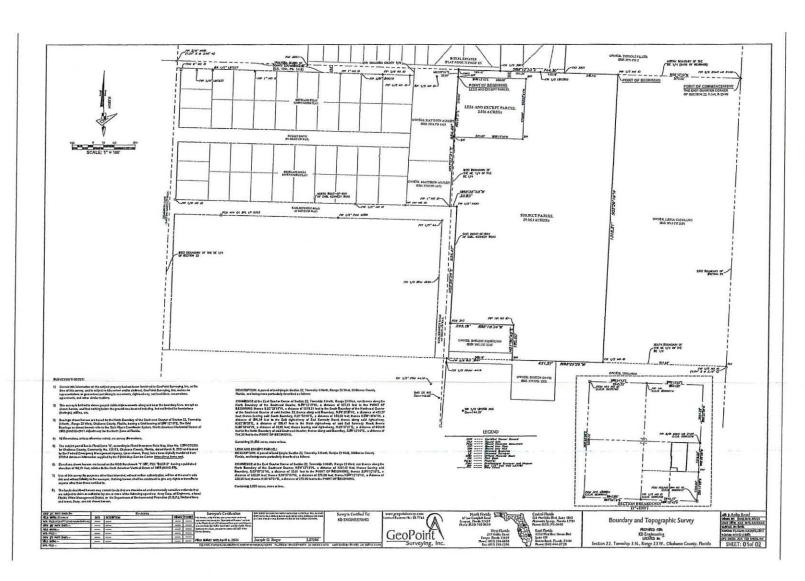
LAMA JANE APLIN HOLLEY EARL KENNEDY JAMES KENNEDY Legend Subject Property Nielsen Place PUD Zoning Map May 2024 DESIGNWEST GROUP

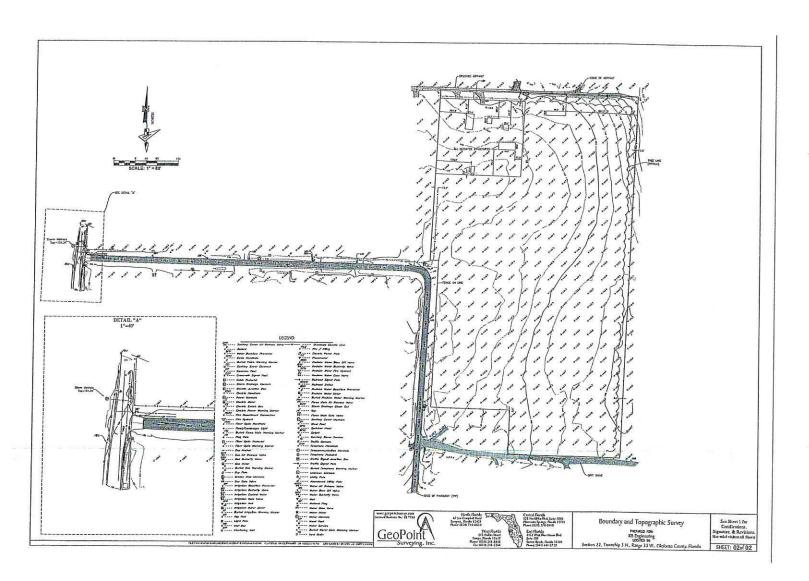






Appendix A Survey





Appendix B Detailed Site Plan

Appendix C Property Deed FILE # 2990211 RCD: 04/15/2015 @ 03:07 PM, BK: 3193 PG: 676 RECORDING: \$15.00 RECORDING ARTICLE V: \$12.00 DEED DOCSTAMP \$0.70 DEPUTY CLERK NBENNETT JD PEACOCK II, CLERK OF COURTS, OKALOOSA CO, FL

Recording Fee: \$27.00 Documentary Stamps: \$.70 Indexing \$7.00

THIS INSTRUMENT PREPARED BY:

Dixie D. Powell, Esquire Attorney at Law 602 S. Main Street Crestview, Florida 32536-4252

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

PARENT PARCEL ID NO. 22-3N-23-0000-0040-0000

WARRANTY DEED

THIS WARRANTY DEED is made effective as of the _____ day of April, 2015, by DONNA A. NIELSEN, Individually, an unmarried woman, and DONNA A. NIELSEN, as Trustee of the ROBERT R. NIELSEN and DONNA A. NIELSEN TRUST, dated February 22, 1995, previously referred to as the ROBERT R. AND DONNA A. NIELSEN TRUST, dated February 22, 1995, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantor" (whether one or more), to KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, and DONNA ANN NIELSEN, as Joint Tenants with Right of Survivorship, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantee" (whether one or more).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) gifts an interest in the following described property to her son and his wife, **KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN,** with love and affection, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, that certain land located in **Okaloosa County, Florida,** more particularly described as follows:

See Exhibit "A" - Legal Description, attached hereto and by reference made a part hereof.

SUBJECT to restrictions, reservations and easements of record, if any.

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

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereof, unto the above-named Grantee and their assigns in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 as otherwise stated herein and except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

Signed, sealed and delivered in our presence:	·^-
	By: Shore Friday
() the Oak	- Sinit-
Deboy Davo	
Witness No. 1: (Signature Above Line)	DONNA A. NIELSEN, Individually
Printed Name: Deboy Davis	1. Wanger in human
1 and a supplied of	N GC
Witness No. 2: (Signature) Above Line (1)	By: G' TI
D: (1) (1) (2) (2)	DONNA A. NIELSEN, as Trustee of the
Printed Name: XOOUTH OR MO DUMNOUS	ROBERT R. NIELSEN and DONNA A.
	NIELSEN TRUST, dated February 22,
	1995, previously referred to as the ROBERT R. and DONNA A. NIELSEN
	TRUST, dated February 22, 1995, as
	amended.
STATE OF FLORIDA)	amenteu,
COUNTY OF OKALOOSA)	.ln
occivit of old mocolit)	11 th
The foregoing instrument was acknowledg	ged before me this day of
	OONNA A. NIELSEN, Individually and in
her capacity as Trustee ROBERT R. NIELSEN	and DONNA A. NIELSEN TRUST, dated
February 22, 1995, previously referred to as the	ROBERT R. AND DONNA A. NIELSEN
TRUST, dated February 22, 1995, and who execut	ed the instrument in such capacity on behalf of
the Trust and who produced a Horida	Identification and as proper
identification and who did not take an oath.	1 1
_	1) 1 10 0
	XONIA James Sundows
	Notary Public
Roberts Cennon Youngblood	My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA	Roberta Cannon Youngblood
Comm# EE148953	
Expires 12/7/2015	

EXHIBIT "A' - LEGAL DESCRIPTION

PARCEL B

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER RUN NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 577.05 FEET: THENCE CONTINUE ALONG SAID LINE NORTH 87 DEGREES 54 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 548.09 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 659.05 FEET: THENCE NORTH 88 DEGREES 00 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 170.35 FEET: THENCE NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 33.67 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 32.88 FEET; THENCE NORTH 03 DEGREES 22 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 652.04 FEET TO A POINT ON THE SAID NORTH LINE; THENCE PROCEED ALONG THE SAID NORTH LINE SOUTH 87 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 196.33 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN OKALOOSA COUNTY. FLORIDA, CONTAINS 3.00 ACRES OR 130,685.06 SQ. FT. MORE OR LESS



FILE # 2990212 RCD: 04/15/2015 @ 03:07 PM, BK: 3193 PG: 679 RECORDING: \$15.00 RECORDING ARTICLE V: \$12.00 DEED DOCSTAMP \$0.70 DEPUTY CLERK NBENNETT JD PEACOCK II, CLERK OF COURTS, OKALOOSA CO, FL

Recording Fee: \$27.00 Documentary Stamps: \$.70 Indexing: \$7.00

THIS INSTRUMENT PREPARED BY:

Dixie D. Powell, Esquire Attorney at Law 602 S. Main Street Crestview, Florida 32536-4252

STATE OF FLORIDA) COUNTY OF OKALOOSA)

PARENT PARCEL ID NO. 22-3N-23-0000-0040-0000

WARRANTY DEED

THIS WARRANTY DEED is made effective as of the ______ day of April, 2015, by DONNA A. NIELSEN, Individually, an unmarried woman, and DONNA A. NIELSEN, as Trustee of the ROBERT R. NIELSEN and DONNA A. NIELSEN TRUST, dated February 22, 1995, previously referred to as the ROBERT R. AND DONNA A. NIELSEN TRUST, dated February 22, 1995, whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantor" (whether one or more), to KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, and DONNA ANN NIELSEN, as Joint Tenants with Right of Survivorship whose address for purposes hereof is 3162 Aplin Road, Crestview, Florida 32539, hereinafter referred to as "Grantee" (whether one or more).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) gifts an interest in the following described property to her son and his wife, **KENNETH RICHARD NIELSEN and wife, JULIE M. NIELSEN, z** with love and affection, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, that certain land located in **Okaloosa County, Florida**, more particularly described as follows:

See Exhibit "A" - Legal Description, attached hereto and by reference made a part hereof.

SUBJECT to restrictions, reservations and easements of record, if any.

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

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereof, unto the above-named Grantee and their assigns in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 as otherwise stated herein and except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

Signed, sealed and delivered in our presence:	
Oelday Oavis	By: Some a Males
Witness No. V: (Signature Above Line)	DONNA A. NIELSEN, Individually
Printed Name: Deby Day 5	By: / Home pulish
Witness No. 25 (Signature Above Line)	DONNA A. NIELSEN, as Trustee of the
Printed Name Tohora (annon Towns 1000)	ROBERT R. NIELSEN and DONNA A.
	NIELSEN TRUST, dated February 22,
. 0	1995, previously referred to as the
	ROBERT R. and DONNA A. NIELSEN
	TRUST, dated February 22, 1995, as
	amended.
STATE OF FLORIDA)	
COUNTY OF OKALOOSA)	1. Ph
The foregoing instrument was acknowled	ged before me this day of
	DONNA A. NIELSEN, Individually and in
her capacity as Trustee ROBERT R. NIELSEN	
February 22, 1995, previously referred to as the	
TRUST, dated February 22, 1995, and who execu	
the Trust and who produced a	Identification (and as proper
identification and who did not take an oath.	
	Hobert annound bood
	Notary Public Roberta Cannon Moungolood
Roberta Cannon Youngblood	My Commission Expires:
NOTARY PUBLIC	
STATE Comm# EE148953	

Expires 12/7/2015

EXHIBIT "A'-LEGAL DESCRIPTION

PARCELA

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 88 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 577.05 FEET; THENCE CONTINUE ALONG SAID LINE NORTH 87 DEGREES 54 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 358.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 1159.53 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 359.74 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 500.88 FEET: THENCE SOUTH 88 DEGREES 00 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 170.35 FEET; THENCE NORTH 02 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 659.05 FEET TO A POINT ON THE SAID NORTH LINE; THENCE PROCEED ALONG THE SAID NORTH LINE, SOUTH 87 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 189.37 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN OKALOOSA COUNTY, FLORIDA. CONTAINS 7.00 ACRES OR 304,915.27 SQ. FT. MORE OR LESS.

FILE #3433591 RCD: 2/26/2021 2:56 PM, BK: 3528 PG: 3041, RECORDING: \$10.50 RECORDING ARTICLE V: \$8.00

D Doc Stmp: \$0.70 **DEPUTY CLERK mburns**

61

JD PEACOCK II CLERK OF COURTS, OKALOOSA COUNTY, FLORIDA

COMMISSION EXPIRES **OCTOBER 9, 2023**

THIS INSTRUMENT PREPARED BY AND RETURN TO: Welton Law Firm LLC 1020 Ferdon Blvd. South Crestview, Florida 32536

Property Appraisers Parcel Identification (Folio) Number: 22-3N-23-0000-0040-0000 SPACE ABOVE THIS LINE FOR RECORDING DATA WWW. Jo21 by William Robert Nielsen as THIS WARRANTY DEED, made the L day of Successor Trustee of the Robert R. Nielsen and Donna A. Nielsen Trust, dated February 22, 1995, as amended, whose post office address is 124 (Wington College) are in called the grantor, to Kenneth Richard Snohomish Nielsen and Wife, Julie M. Nielsen, as Joint Tenants with Right of Survivorship whose post office address is 3162 Aplin Road, Crestview, Florida 32539, hereinafter called the Grantee: (Wherever 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain NON-HOMESTEAD real property situate in OKALOOSA County, State of Florida, viz.: SEE "ATTACHMENT A" Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter. The above description was provided by the grantor and no search of the public record was made to verify said description. No title search or title insurance was issued in connection with this transaction and therefore assumes no liability for any title defects. 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, and hereby 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, 2020. 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: Robert R. Nielsen and Donna A. Nielsen Trust Printed: \ William Robert Nielsen, Successor Trustee Printed: Address STATE OF WASK The foregoing instrument was acknowledged before me this 17 day of Feb William Robert Nielsen as Successor Trustee for Robert R. Nielsen and Donna A personally known to me or has produced WAShington State I Nielsen Trust, who is identification. SEAL Malia Petrick MALIA PETRICK NOTARY PUBLIC #20100763 STATE OF WASHINGTON

99290

"ATTACHMENT A"

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 22, Township 3 North, Range 23 West, thence run North 88°05' West a distance of 577.06 feet to the point of beginning, thence run South 02°45' West a distance of 1,321.18 feet, thence North 88°05' West a distance of 422.04 feet, thence North 02 45' East a distance of 158.4 feet, thence North 88 05' West a distance of 297.0 feet, thence North 02°45'East a distance of 534.60 feet, thence North 88°05' West a distance of 33.0 feet, thence North 03°26' East a distance of 628.18 feet, thence South 88°05' East a distance of 744.44 feet to the point of beginning. All lying and being in Okaloosa County, Florida.

Appendix D Application



DEVELOPMENT ORDER

Authority: Section 1A.02.00, et. seq., Okaloosa County Land Development Code.

Purpose: To properly and efficiently manage, control, guide, and monitor growth and development by and through the regulation of development activities by requiring development orders and permits for certain regulated activities.

Regulated activities: Unless otherwise exempted, a development order or permit shall be required for the following regulated activities. It is unlawful to commence or continue any regulated activity without first obtaining a development order or other permit required by the Land Development Code.

- 1. The clearing of land in anticipation of building construction, development, or subdivision of land, except for bona fide agricultural or resource management purposes.
- The construction, location, placement, or installation of any building or structure (including signs)
 on any land or property; or the ongoing or continuing use of land for storage of equipment,
 materials, vehicles, boats, etc. whether such use is in conjunction with a building or structure or
 not.
- 3. The subdivision of land into three (3) or more lots or parcels, except as provided in Section 6.01.07 of this Code.
- 4. Construction of any public or private roadway by a nongovernmental entity.

Applicability: Certain development activities because of their size or nature may require a permit but may not be required to undergo the extensive review process. These include, but may not be limited to, the following.

- a. Construction of single-family or duplex dwellings; or the placement of one mobile home or manufactured housing unit on an individual lot or parcel of land when such activity is not part of a larger, common plan of development.
- b. Construction, placement, or location of accessory buildings, structures, or uses.
- c. Interior remodeling that occurs totally within an existing building or structure provided there is no change of use or increase in density or intensity.
- d. Renovations, expansions, or similar activities involving an increase in the size or square footage of any structure, including parking areas, provided such activity is less than 10% of the area of the existing structure or 1,000 square feet, whichever is less.
- e. Any development activity which the Planning Official, after consultation with the Public Works Director and Water and Sewer Director, determines to be of minor impact not necessitating the issuance of a development order.

Process: Scroll down to Development Review Process.

Application fees:

Subdivisions - \$350.00 + \$15.00 per lot (includes residential, commercial, industrial, and mobile home park)

Townhouse - \$350.00 + 15.00 per lot

Apartments/Condominiums - \$350.00 + \$10.00 per dwelling unit

Commercial Site Plan - \$500.00 [up to 10,000 sq. ft.] + \$40.00 per 1,000 sq. ft. over 10,000 sq. ft.

REVISED June/2023-TD



DEVELOPMENT REVIEW PROCESS

Purpose and Intent

The development review process is prescribed in Chapter 1A of the Land Development Code. As specified therein, the purpose is to provide a standardized and uniform system for the review of applications for development order or permit approval and to set forth the essential requirements of law that must be met in order for a development order or permit to be reviewed and approved.

Summary of Typical Development Review

A step-wise summary of the development review process is described as follows. A more detailed description of each step is provided later on.

STEP	DESCRIPTION	TIMELINE ¹
0	Pre-application review	Optional
1	Submit development order application	
2	Completeness review	5 days
3	Administrative review [county depts. utilities, fire, etc.]	45 days
4	Applicant resolution of issues raised	60 days
5	Intent to issue-public notice	7 days
6	Final action by Planning Official	
		117 days total

¹ Maximum days allowed counted as consecutive, calendar days.

The process and timeline shown above applies to all development applications *EXCEPT:* Planned Unit Development [PUD], phased developments, tall structures, and development on Okaloosa Island. For these types of applications additional review and review time may be required for Planning Commission and/or Board of County Commissioners approvals. Also, by state law all final plats for subdivisions must be approved by the Board of County Commissioners.

Typical Development Review Process

Pre-Application Review

A pre-application review may be required at the discretion of the Planning Official, or upon request by an applicant, prior to the formal submission of a development order or permit application. Such reviews will be performed by staff within the Department of Growth Management. Pre-application review does not constitute formal review by the Department, and in no way implies or purports any obligation or commitment on the part of either the applicant or the Department. No fees or charges will be charged for a pre-application review. Click here for pre-application review checklist.

Development Order Application

Any person wishing to undertake development activity in the unincorporated area of the County not exempt pursuant to s.1A.02.03 must first complete and submit to the County a development order application. Applications will be provided by Growth Management, and must be completed by the verified owner of the property for which the development is proposed; or the property owner's verified authorized agent. The applicant must post a public notice sign on the property being developed within five [5] days after an application is submitted to Growth Management. Click here for development order application requirements.

Completeness Review

The Planning Official, or designee, will be responsible for "completeness" review of applications. Applications will be reviewed on a preliminary basis and will be deemed "complete" or "incomplete" within five [5] days after the date the application is stamped in and officially received by Growth Management. An application will be deemed complete when all pertinent information has been provided in sufficient clarity and detail so as to enable the County to conduct an adequate and proper review.

If and when an application is deemed incomplete the applicant will be notified in writing as to missing items or other deficiencies. This notification will occur within the five day completeness review period. A determination of an incomplete application will stop the time specified for a review period until such time as all required information has been submitted and all deficiencies are cured. Any application which remains incomplete for sixty [60] days shall be deemed null and void and a new application and fee will be required; unless it can be demonstrated by the applicant that submittal of the deficient or missing items is beyond his/her control.

Administrative Review

Once an application is deemed complete, it will be distributed for administrative review to all affected departments and agencies. Reviewing agencies must provide written comments to the Planning Official, or designee, within forty-five (45) days after the date the application is distributed. Comments will be in the form of either binding objections which will be supported by citation of specific code requirements which have not been met; and/or non-binding recommendations intended to enhance or otherwise improve the development project. The Planning Official, or designee, will then send to the applicant a project status letter which will include any objections or comments received from any review agencies as well as comments or objections from the Growth Management Department.

Applicant Resolution of Issues Raised

The applicant has sixty (60) days from the date of the status letter to resolve any objections raised which may necessitate re-submittal of site plans, drawings, and other necessary information, however, the 60-days may be extended by the Planning Official upon written request by the applicant. Applicants may consult directly with the agency that raised the objection. Unless granted an extension, failure to resolve the objection(s) within the 60-day period will render an application null and void. Binding objections from any reviewing agency may form the basis for denial or modification of application and site plan information. After the reviewing agencies have determined preliminary approval final plans and drawings must be routed to Public Works, the utilities provider, the applicable fire district, and the Health Department, when applicable. Each of these agencies will then issue a final approval and stamp the plans accordingly. The routed and stamped plans must then be submitted to Growth Management before a final development order is issued. The applicant is responsible for routing and obtaining final stamps of

approval and returning the stamped plans to Growth Management. This can be done during the 7-day Notice of Intent period.

Intent to Issue - Public Notice

The development order applicant shall post a public notice sign on the property being developed. Said sign shall be no less than 2 feet wide by 3 feet high with contrasting letters at least 1 inch in size. The sign shall be posted at the property line of the property involved facing and clearly visible from the adjacent street or for multiple street frontages a sign at the property line facing and clearly visible from all adjacent streets. The sign shall describe the type of development activity being proposed and the place and telephone numbers where the public can obtain information about the development project. The sign shall be posted within five (5) days after the date the application is filed with the Department. The applicant must then provide the County with a signed affidavit stating that a sign has been posted as prescribed herein, and a time-dated photograph of the sign after it has been posted on the site.

Upon completion of the administrative review the Planning Official shall issue a Notice of Intent to approve, approve with conditions, or deny a development order. At this time any person, including the Planning Official, may petition for a Development Order Hearing as specified in Section 1.11.08 of the Land Development Code.

Final Action by Planning Official

If no petition is received for a development order hearing within seven [7] days after a Notice of Intent has been posted, the Planning Official can approve, approve with conditions or deny the development order application.

Additional Development Review

As mentioned previously, Planned Unit Development [PUD], phased development, tall structures, and development on Okaloosa Island will require additional development review. For these types of developments an application would go through the typical development review process except that additional levels of approval would be required. The additional requirements for these types of development projects are as follows.

Planned Unit Development: Two public hearings are required, one hearing before the Planning Commission and one before the Board of County Commissioners [BCC]. Final approval by the BCC.

Phased Development: Review by the Planning Commission, final approval by the Board of County Commissioners.

Tall Structures: Review by the Aviation Advisory Committee and Planning Commission, final approval by the Board of County Commissioners.

Okaloosa Island: Review by the Okaloosa Island Leaseholders Architectural Review Committee [except "incidental projects"], final approval by the Board of County Commissioners.

Review timelines and approvals for these types of projects will be subject to scheduled meeting dates.

Other Required Approvals

The preceding provides a general description of the review process required to obtain development approval from Okaloosa County only. Additional approvals may be required from other agencies or entities as a prerequisite to an applicant receiving a final development order from the County. These may include: For North Okaloosa – Okaloosa County Health Department [septic tanks]; applicable water

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service provider [i.e. Auburn, Baker, Holt]. For South Okaloosa – Fire Department of jurisdiction. In addition, permits or authorizations may be required from other agencies such as Northwest Florida Water Management District, Department of Transportation, Department of Environmental protection, etc. *The applicant is responsible for obtaining all other required approvals and submitting same to the County as part of the development review process.*



OKALOOSA COUNTY DEPARTMENT OF GROWTH MANAGEMENT

APPLICATION FOR CONCURRENCY COMPLIANCE & DEVELOPMENT ORDER REVIEW

Date Received	ceived: File Number:						
TYPE OF DEVELOPMENT							
✓ Residential	□ Commercial	☐ Industrial ☐ Minor Division of Land					
	.) Minor (less than 10,000 sqft.)						
A. CONTACT INFORMATION							
APPLICANT:		m.ii.					
Name:		Telephone:					
Address:	5102 Apini Road, Clestview	E-mail:					
OWNER(s):		Fax:					
Name:	Kenneth and Julie Nielsen	Telephone:					
Address: 3162 Aplin road, Crestview		E-mail:					
		Fax:					
AGENT:							
Name: Raymon	d W Greer	Telephone: 850.545.6503					
Address: 2910]	Kerry Forest Parkway,	E-mail: rgreer@designwestgroupeng.com					
D4-126, Tallah	assee, FL 32309	Fax:					
	RCHITECT:	Telephone:					
		E-mail: Fax:					
Name: Address:		T					

B. PROJECT/SITE INFORMATION

1.	Type of Proj	ect:PUD					
2.	Future Land	and Use (FLUM): Low Density Residential		Zoning: R-1			
3.		e: Residential					
4.	Parcel Ident	ification Number:_22-3N-23-00	00-0040-0000, 22-3N-23-	-0000-0040-0010, 22-3N-23-0000-0040-0020			
	Att	ach proof of ownership (i.e., dee	d, property tax card, clo	sing statement, etc.)			
5.				(square feet)			
6.	Building Size	ze: (if applicable)(acres)		gross square feet			
7.	Maximum B	um Building Height:					
8.	Maximum Building Height:						
9.	Impervious Surface Area Ratio (proposed-%): Density (allowable—du's/acre): 4 du/acres			NO CONTROL OF THE PROPERTY OF			
10.	Density (allow	sity (allowable—du's/acre): 4 du/acres		(residential only)			
11.	Number of d	of dwelling units/lots(proposed):75		(residential only)			
12.	Parking (proposed spaces): Required spaces (specific land use): Recreation Facilities (50 residential units or greater): Only ment (and dedication)						
13.	Recreation F	acilities (50 residential units or	greater): (payment (la	and dedication			
14.	Name and ju	risdiction of existing ROW to be	e used for ingress/egress:	Earl Kennedy Road, Okaloosa County			
	(If existing R	OW is not within the County's	jurisdiction the applican	nt/owner is responsible for providing said jurisdiction:			
	entity with si	te plan and all technical drawin	gs for review)				
		<u>A</u>	djacent Land Use Design	nations			
		FLUM:	ZONING:	EXISTING:			
Nort	h:	Low Density Residential	R-1	Residential			
South:		Low Density Residential	R-1	Residential			
East:		Low Density Residential	R-1	Residential			
West	11 4.	Low Density Residential		12 1 2 1 2 1 2 1 2 2 2 2 2 2 2 2 2 2 2			
11 030	•		R-1	Residential			
			Site Utilities				
				*			
			(Check applicable service	ce)			
ν N	Water System Provider: Okaloosa County						
	Sewer System Provider: Okaloosa County Provider: Okaloosa County		Okaloosa County	The state of the s			
	eptic System	Trovider	ZIVAIOSA COHILIA				
	rivate Well						
	vanderski film						
Fire I	District/Depar	tment:		Impact Fee: \$			

REVISED June/2023-TD

Site Environmental Information

(Check if applicable)

o A o AE o V	□ VE ≰ X	□ coastal barrier area				
Panel number & date:	A grant and the same					
Wetlands: □ FDEP	□ ACOE	□ Joint	r None r €	Acreage:		
Coastal: □ within the coastal construction line □ shoreline protection zone (50' from the mean high water line)						
FDOT:		Other required Permit (check if applicable)	<u>ts</u>			
□ driveway connection (State roads) □ drainage connection (State roads)						
FDEP:	✓ wastewater	≰í potable wa	ter	□ swale exempt		
ACOE: dredge/fill						
County: ✓ driveway connection (county roads) □ drainage connection						
APPLICATION CERTIFIC	CATION					
I hereby certify that the info for County staff to enter up	ormation contained in	this application is true and asonable times for the purp	correct to the best of cose of site inspection	my knowledge. I also give permission s and any other necessary visits.		
				5.14.2024		
Applicant Signature				Date		

APPENDIX E AGENT AUTHORIZATION LETTER

August 14, 2024

Mr. Elliot Kampert, AICP Director Okaloosa County Growth Management 1250 Eglin Parkway North, Suite 301 Shalimar, Florida 32579

Re: Proposed 19-Acre +/- Planned Unit Development Application

Dear Mr. Kampert:

I, Kenneth Richard Nielsen, do hereby authorize Raymond W. Greer to act on my behalf as agent for the Planned Unit Development Application submitted for the subject property. The property subject to the Planned Unit Development Application is located on the east side of Earl Kennedy Road and north of James Kennedy Road contains approximately 19-acres +/-. The subject property consists of Okaloosa County Property Appraiser Parcel Identification numbers: 22-3N-23-0000-0040-0020, 22-3N-23-0000-0040-0010 and 22-3N-23-0000-0040-0000.

If you have any questions or need additional information, please do not hesitate to contact me at the address below.

August 26, 2024

Mr. Elliot Kampert, AICP Director Okaloosa County Growth Management 1250 Eglin Parkway North, Suite 301 Shalimar, Florida 32579

Re: Proposed 19-Acre +/- Planned Unit Development Application

Dear Mr. Kampert:

I, Juile M. Nielsen, do hereby authorize Raymond W. Greer to act on my behalf as agent for the Planned Unit Development Application submitted for the subject property. The property subject to the Planned Unit Development Application is located on the east side of Earl Kennedy Road and north of James Kennedy Road contains approximately 19-acres +/-. The subject property consists of Okaloosa County Property Appraiser Parcel Identification numbers: 22-3N-23-0000-0040-0020, 22-3N-23-0000-0040-0010 and 22-3N-23-0000-0040-0000.

If you have any questions or need additional information, please do not hesitate to contact me at the address below,

Julie M. Nielsen 3162 Aplin Road

Crestview, Florida 32539

Sworn to (or affirmed) and subscribed before me this

By Julie M. Nielsen He is personally known to me or has produced

identification, and who did (did not) take an oath.

TRESSIE L. MARTIN MY COMMISSION # HH 117548 EXPIRES: June 16, 2025 Bonded Thru Notary Public Underwriters NOTARY

My Commission Expires

Commission Number

APPENDIX F UTILITY SERVICE LETTERS



OKALOOSA COUNTY WATER & SEWER ENGINEERING

LETTER OF AVAILABILITY

June 14, 2024

Nielsen Place Subdivision 3162 Aplin Road Crestview, FL 32539

TO WHOM IT MAY CONCERN:

Please be advised that Okaloosa County Water & Sewer (OCWS) does have water and sewer available in the general vicinity of the proposed Nielsen Place Subdivision, located at 3162 Aplin Road. However, offsite water and sewer improvements will be required as a part of the proposed project for connections to be approved.

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

Sincerely,

Robyn Egan, P.E. OCWS Engineering

APPENDIX G LETTER OF UNIFIED CONTROL

August 14, 2024

Mr. Randy Woodruff, AICP **Deputy Director** Okaloosa County Growth Management 1250 Eglin Parkway North, Suite 301 Shalimar, Florida 32579

Re: Statement of Unified Control for proposed 19-Acre +/- Planned Unit Development

Dear Mr. Woodruff:

I, Kenneth Richard Nielsen, hereby state that I have unified control of the 19-Acre+/- tract of land subject to the proposed Planned Unit Development. I shall maintain and provide for unified control of the Planned Unit Development until the project is complete. I reserve the right to assign responsibility for unified control to either an individual or entity and will provide Okaloosa County with written notification of any assignment. The individual or entity designated to provide unified control shall ensure that all conditions of development are met. The unified controller shall review and approve all plans for development and provide written approval prior to any application for a development order.

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If you have any questions or need additional information, please do not hesitate to contact me at the address below.

Kenneth Richard Nielsen 3162 Aplin Road

Crestview, Florida 32539

Sworn to (or affirmed) and subscribed before me this By Kenneth Richard Nielsen. He is personally known to me or has produced

as identification, and who did (did not) take an oath.

TRESSIE L. MARTIN MY COMMISSION # HH 117548 EXPIRES; June 16, 2025

Bonded Thru Notary Public Underwriters

Print Name

Commission Number

cc: Raymond W. Greer, AICP

My Commission Expires

August 26, 2024

Mr. Randy Woodruff, AICP Deputy Director Okaloosa County Growth Management 1250 Eglin Parkway North, Suite 301 Shalimar, Florida 32579

Re: Statement of Unified Control for proposed 19-Acre +/- Planned Unit Development

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If you have any questions or need additional information, please do not hesitate to contact me at the address below.

Kenneth Richard Nielsen 3162 Aplin Road Crestview, Florida 32539 Julie M. Nielsen 3162 Aplin Road Crestview, Florida 32539

Sworn to (or affirmed) and subscribed before me this 2 day of AUQUST 2024,

By Kenneth Richard Nielsen and Julie M. Nielsen. They are personally known to me or has produced as identification, and who did (did not) take an oath.

TRESSIE L MARTIN
MY COMMISSION # HH 117548
EXPIRES: June 16, 2025
Bonded Thru Notary Public Underwriters

Print Name

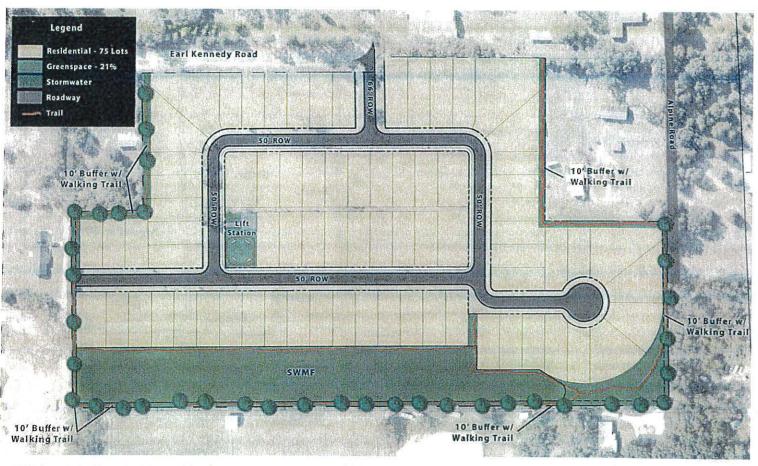
TOSSIC Martin

LALLOS 10

Commission Number

cc: Raymond W. Greer, AICP

My Commission Expire

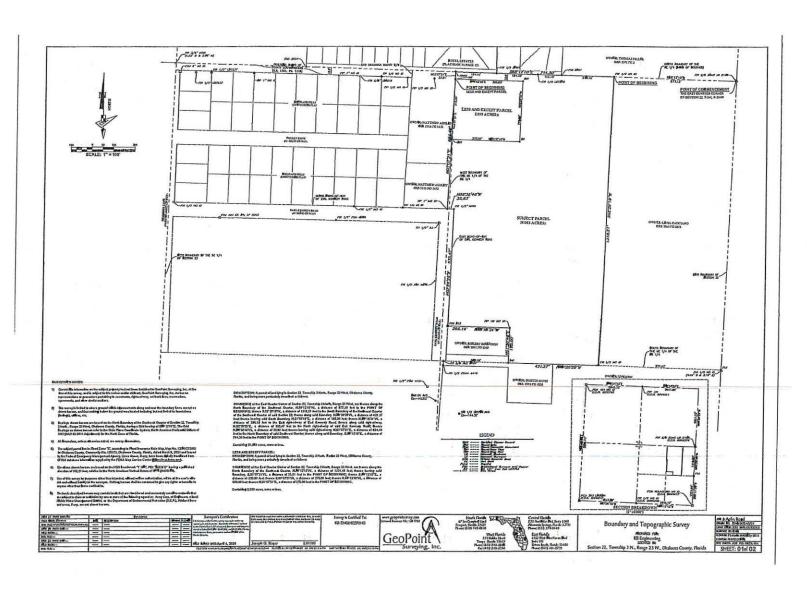


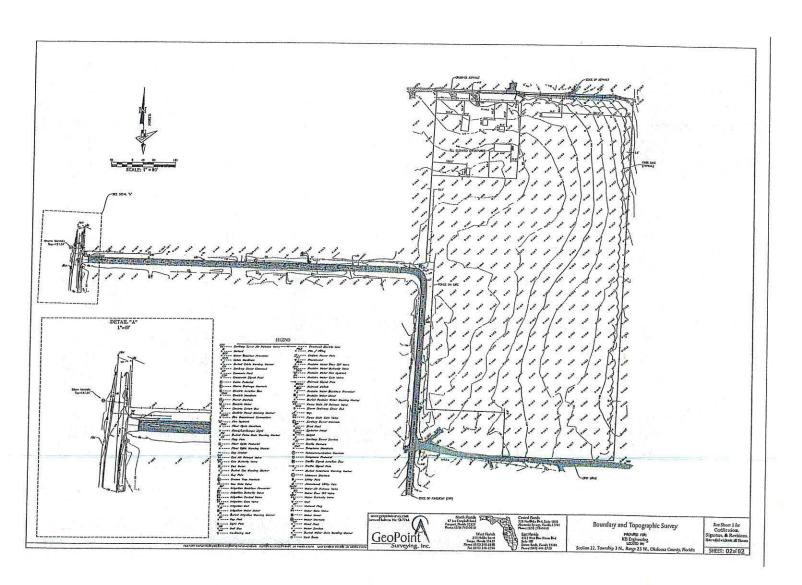
Conceptual Plan
Nielsen Plan PUD

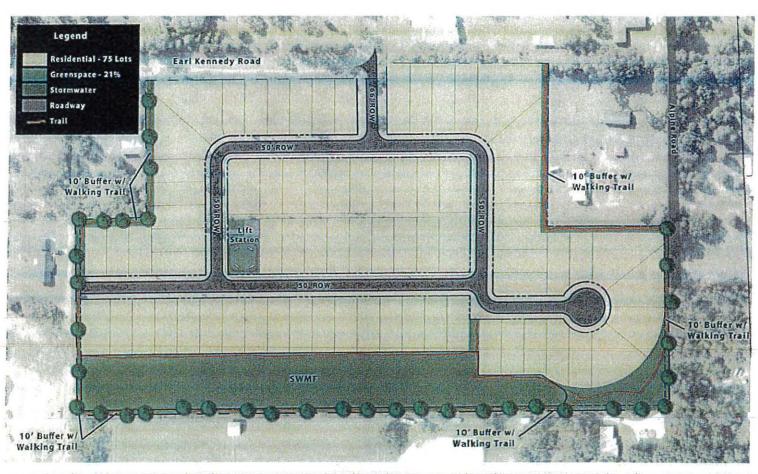
Date: Augest 2024











Conceptual Plan

Nielsen Plan PUD

Date: August 2024







OKALOOSA COUNTY WATER & SEWER ENGINEERING

LETTER OF AVAILABILITY

June 14, 2024

Nielsen Place Subdivision 3162 Aplin Road Crestview, FL 32539

TO WHOM IT MAY CONCERN:

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Sincerely,

Robyn Egan, P.E. OCWS Engineering

August 14, 2024

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The property subject to the Planned Unit Development Application is located on the east side of Earl Kennedy Road and north of James Kennedy Road contains approximately 19-acres +/-. The subject property consists of Okaloosa County Property Appraiser Parcel Identification numbers: 22-3N-23-0000-0040-0020, 22-3N-23-0000-0040-0010 and 22-3N-23-0000-0040-0000.

If you have any questions or need additional information, please do not hesitate to contact me at the address below.

Kerneth Richard Nielsen 3162 Aplin Road

Crestview, Florida 32539

Sworn to (or affirmed) and subscribed before me this

TRESSIE L. MARTIN COMMISSION # HH 117548 EXPIRES; June 16, 2025

Bonded Thru Notary Public Underwriters

By Kenneth Richard Nielsen. He is personally known to me or has produced

as identification, and who did (did not) take an oath.

.

Print Name

2

Martin

2024,

My Commission Expires

Commission Number

,HH117548

August 26, 2024

Mr. Randy Woodruff, AICP Deputy Director Okaloosa County Growth Management 1250 Eglin Parkway North, Suite 301 Shalimar, Florida 32579

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If you have any questions or need additional information, please do not hesitate to contact me at the address below.

Kenneth Richard Nielsen 3162 Aplin Road Crestview, Florida 32539 Julie M. Nielsen 3162 Aplin Road Crestview, Florida 32539

Sworn to (or affirmed) and subscribed before me this day of day o

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on Thursday September 12, 2024 the Okaloosa County Planning Commission will consider:

A request for Nielsen Place Planned Unit Development (PUD), as submitted by Raymond Greer with Design West Group Engineering, agent on behalf of the property owners Kenneth & Julie Nielsen. The subject property is located on a portion of parcels 22-3N-23-0000-0040-0000/0010/0020, 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.

The meeting will be held at 5:01 P.M. or soon thereafter in the Board of County Commissioners Meeting Room, 1250 North Eglin Parkway, Shalimar, FL.

The proposed project may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32536 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 32536 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Volce). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

22-3N-23-0000-0040-0000/0010/0020

