



Town Hall 4 MAY 7, 2024

- 1. Introductions**
- 2. Process & Schedule**
- 3. What did we hear?**
- 4. Why has this happened?**
- 5. Other considerations**
- 6. Next Steps**
- 7. Public Comments**



INTRODUCTIONS



Process & Schedule

PURPOSE OF THIS PROJECT



- 1. To understand the community's **VISION** for the future of North Okaloosa.***
- 2. To work with the community to develop a **PLAN** to help achieve that vision.***

Process



Deliverable 1



Deliverable 2



PUBLIC INPUT PROGRAM

14

Public meetings, including

Town Hall meeting during the week-long community workshop

Town Hall meetings to discuss potential changes to the comprehensive plan and land development code

Presentations to local planning agency and the board of county commissioners

Schedule

PUBLIC MEETINGS

2024																											
January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
31	1	2	3	4	5	6	28	29	30	31	1	2	3	25	26	27	28	29	1	2	31	1	2	3	4	5	6
7	8	9	10	11	12	13	4	5	6	7	8	9	10	3	4	5	6	7	8	9	7	8	9	10	11	12	13
14	15	16	17	18	19	20	11	12	13	14	15	16	17	10	11	12	13	14	15	16	14	15	16	17	18	19	20
21	22	23	24	25	26	27	18	19	20	21	22	23	24	17	18	19	20	21	22	23	21	22	23	24	25	26	27
28	29	30	31	1	2	3	25	26	27	28	29	1	2	24	25	26	27	28	29	30	28	29	30	1	2	3	4
														31	1	2	3	4	5	6							
May							June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
28	29	30	1	2	3	4	26	27	28	29	30	31	1	30	1	2	3	4	5	6	28	29	30	31	1	2	3
5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
26	27	28	29	30	31	1	23	24	25	26	27	28	29	28	29	30	31	1	2	3	25	26	27	28	29	30	31
							30	1	2	3	4	5	6														
September							October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	29	30	1	2	3	4	5	27	28	29	30	31	1	2	1	2	3	4	5	6	7
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
29	30	1	2	3	4	5	27	28	29	30	31	1	2	24	25	26	27	28	29	30	29	30	31	1	2	3	4

HEARINGS

5/7 BCC Hearing: Public Priorities Presentation to Okaloosa Board of County Commissioners (BCC)
 10/10 Hearing: Okaloosa Planning Commission (PC), Comprehensive Plan Amendment Transmittal
 10/15 Hearing: BCC, Comprehensive Plan Amendment Transmittal
 11/14 Hearing: PC, Final Report
 12/3 Hearing: BCC, Final Report
 12/17 Hearing: BCC Adoption



Kick-Off Town Halls

- Listen to the community and document issues and concerns.
- Establish common themes
- Define priorities of the community

Progress Town Halls

- 5/6 Crestview Center: Initial data findings of Public Priorities
- 5/7 Baker High School: Initial data findings of Public Priorities
- 5/9 Crestview Center: "How Can We Preserve Rural Land in North Okaloosa"
- 7/15 Infrastructure and Development Constraints
- 8/19 Local Planning Analysis
- 11/4 Final Report

LEGEND

- Kick-Off
- Progress Town Halls
- PC & BCC Hearings
- Post Deliverable for Public Review

Public Meetings | Deliverables | Context

Meeting #	COMMUNITY ENGAGEMENT EVENT/DELIVERABLE	DATES & TIMES	CONTEXT, GOALS & OBJECTIVES	DOCUMENTATION
1,2	<i>Kick-off Town Halls (1 & 2)</i>	March 25, 2024, 6-9PM March 27, 2024, 6-9PM	Listen to residents and have them mark up a map of the planning area, including focused comments on 7 key topics. Provide opportunities for public to add ideas to the "Idea Wall"	Scanned in maps, excel documents of comments transcribed
	<i>Public Priorities Report</i>	Open for Comment April 19, 2024	Report key issues identified by citizens at Kick-off Town Halls, project website, and other communication with project staff	Comments Close May 7, 2024
3	<i>Public Input Program Presentation to BCC</i>	Open for Comments and Presented to BCC May 7, 2024	Present the Public Priorities Report to the Board of County Commissioners	Comments Close May 21, 2024
4,5,6 	<i>Progress Town Halls</i>	May 6, 2024 - Crestview May 7, 2024 - Baker May 9, 2024 - Crestview	Introduce project team and present an overview of the Public Priorities update (initial data findings at kick-off), define the "Why" of the identified problems, Q&A Public Priorities Report Present "How Can We Preserve Rural Land in North Okaloosa"	
	<i>Baseline Condition Analysis, Infrastructure Analysis Report (roads, water and sewer lines, utility plants, schools, etc.)</i>	Open for Comment June 3, 2024	Update the County's planning profiles and perform baseline condition analysis	Comments Close June 17, 2024
	<i>Capital Improvements Planning Overview Table</i>	Open for Comment July 8, 2024	Identify known planning and infrastructure priorities	Comments Close July 22, 2024
	<i>Development Constraints Report</i>	Open for Comment July 8, 2024	Identify areas in which development should be encouraged and discouraged due to constraints identified in the analysis	Comments Close July 22, 2024
7	<i>Progress Town Hall 6</i>	July 15, 2024	Review findings of Baseline Conditions Analysis, Capital Improvements Planning and Development Constraints Reports.	
	<i>Local Planning Analysis Report & Matrix</i>	Open for Comment August 8, 2024	Identify the specific areas in which Comprehensive Plan and Land Development Code could be strengthened	Comments Close August 22, 2024
8	<i>Progress Town Hall 7, Local Analysis Report</i>	August 19, 2024	Review Findings of the Land Planning Analysis, including amendments to the Comprehensive Plan and Land Development Code.	
	<i>Draft of Final Report Posted for Comment</i>	Open for Comment October 30, 2024	Summary document of planning process and policy recommendations	Comments Close November 13, 2024
9	<i>Hearing: Planning Commission (PC) Comprehensive Plan Amendment Transmittal</i>	October 10, 2024	Present the Comprehensive Plan Amendments to Planning Commission for Transmittal	Video Recording on County Website
10	<i>Hearing: Board County Commission (BCC) Amendment Transmittal</i>	October 15, 2024	Present the Comprehensive Plan Amendments to Board of County Commissioners for Transmittal	Video Recording on County Website
11	<i>Progress Town Hall 8, Final Report</i>	November 4, 2024	Present draft of Final Report	
12, 13	<i>Present the Draft Report to Planning Commission and Board of County Commissioners</i>	November 14, 2024 December 3, 2024	Present summary document of planning process and policy recommendations	
14	<i>Hearing: Board County Commission (BCC) Adoption</i>	December 17, 2024	Present the Comprehensive Plan Amendments to Board of County Commissioners for Adoption	Video Recording on County Website

**What did
we hear?**

PROJECT WEBSITE



WEBSITE
as of April 15, 2024

The Planning Study process starts by meeting with residents to listen and document their concerns and suggestions for improving their community.

The website includes a description of the project, the project schedule, frequently asked questions, and three tools that allow for community engagement. These tools include a mapping feature to spatially identify areas of concern, an idea wall that allows for open commentary, and a survey instrument.

As of mid-April, approximately one month following the launch of the project website, more than 2000 comments combined from the map exercise, idea wall and surveys have been received.

WEBSITE ENGAGEMENT

3,500+
Comments

3,180
Unique Visitors

2 TOWN HALLS



On March 25th and March 27th, two initial community engagement Town Hall meetings were held at the Baker Community Center and the Crestview Community Center respectively. The meetings were scheduled from 6:01 pm – 9:00 pm and attendance at both meetings was robust (roughly 400-500 attendees were present at each).

TOWN HALL ENGAGEMENT

1,000+
Comments

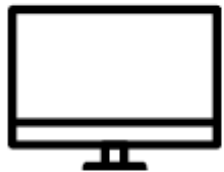
400-500
Attendees

2
Dates & Locations

60
Marked-Up Maps

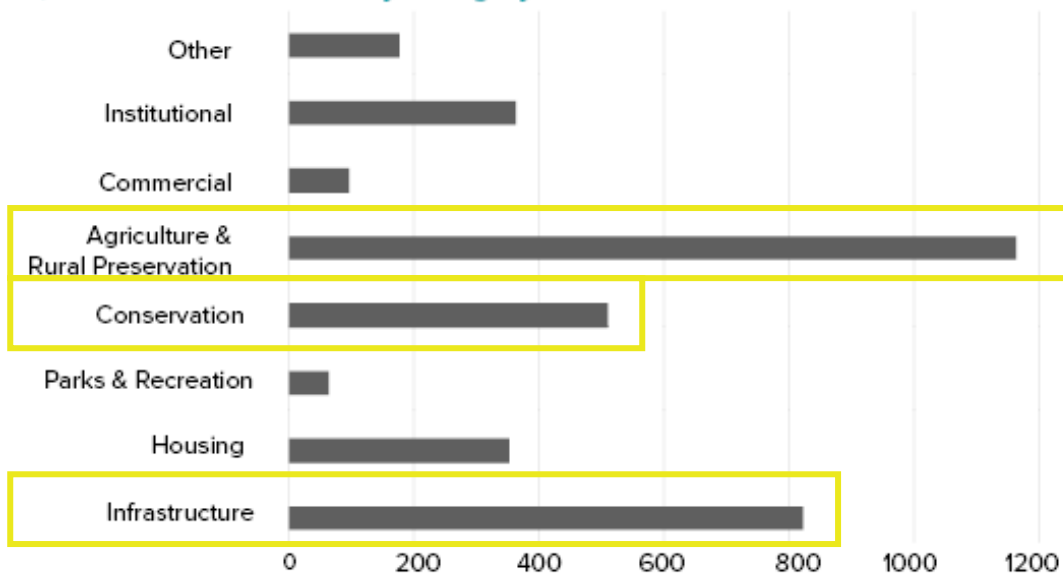
1. Project website
2. Documented results of the Town Hall meetings
3. Miscellaneous electronic and phone communication

Comment	Infrastructure	Housing	Parks & Recreation	Conservation	Agricultural	Commercial	Institutional	Other
Workshop								
Workshop (all 5 groups)	324	175	89	124	140	106	62	47
Web								
Survey (open-ended qualitative data)	80	143	2	14	3	28	17	0
Survey (major concerns)	313	27		184	282		115	1
Survey (prioritization areas)	392	53	55	298	810	53	226	176
Map	19	123	3	8	20	14	4	
Idea Wall	19	7	3	6	48	1	0	0
SUM	1147	528	152	634	1303	202	424	224
TOTAL COMMENTS							4614	

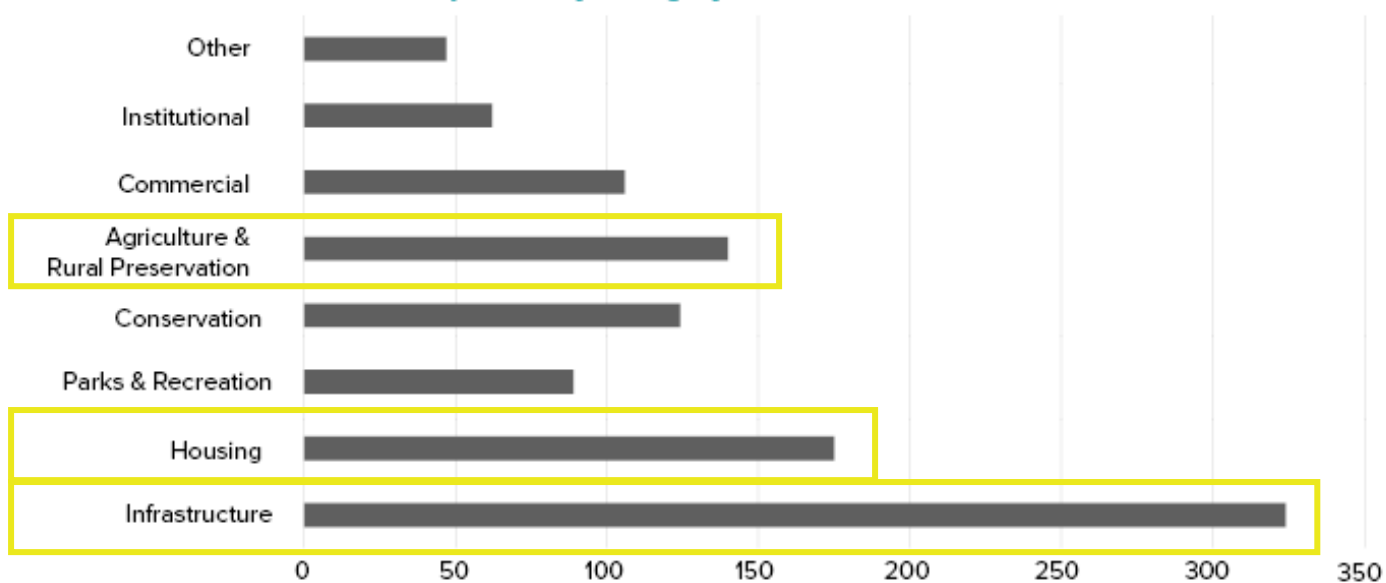


WEBSITE
as of April 15, 2024

3,547 Online Comments by Category



1,067 Kick-Off Town Hall Responses by Category



**KICK OFF
TOWN HALLS**

MAIN CATEGORIES OF CONCERN

28%

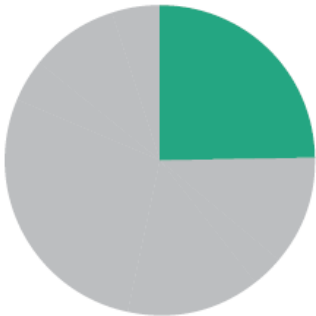
% OF TOTAL COMMENTS

Agricultural & Rural Preservation



24.9%

% OF TOTAL COMMENTS



Infrastructure



Transportation



Utilities

14%

% OF TOTAL COMMENTS



Conservation



KEY FINDINGS- INITIAL TOWN HALLS



- Strong desire to preserve the rural and agricultural character of North Okaloosa County.
- Concern with inadequate infrastructure associated with existing development patterns and future growth in the community.
- Alarm regarding a lack of transparency and inadequate coordination in managing growth.

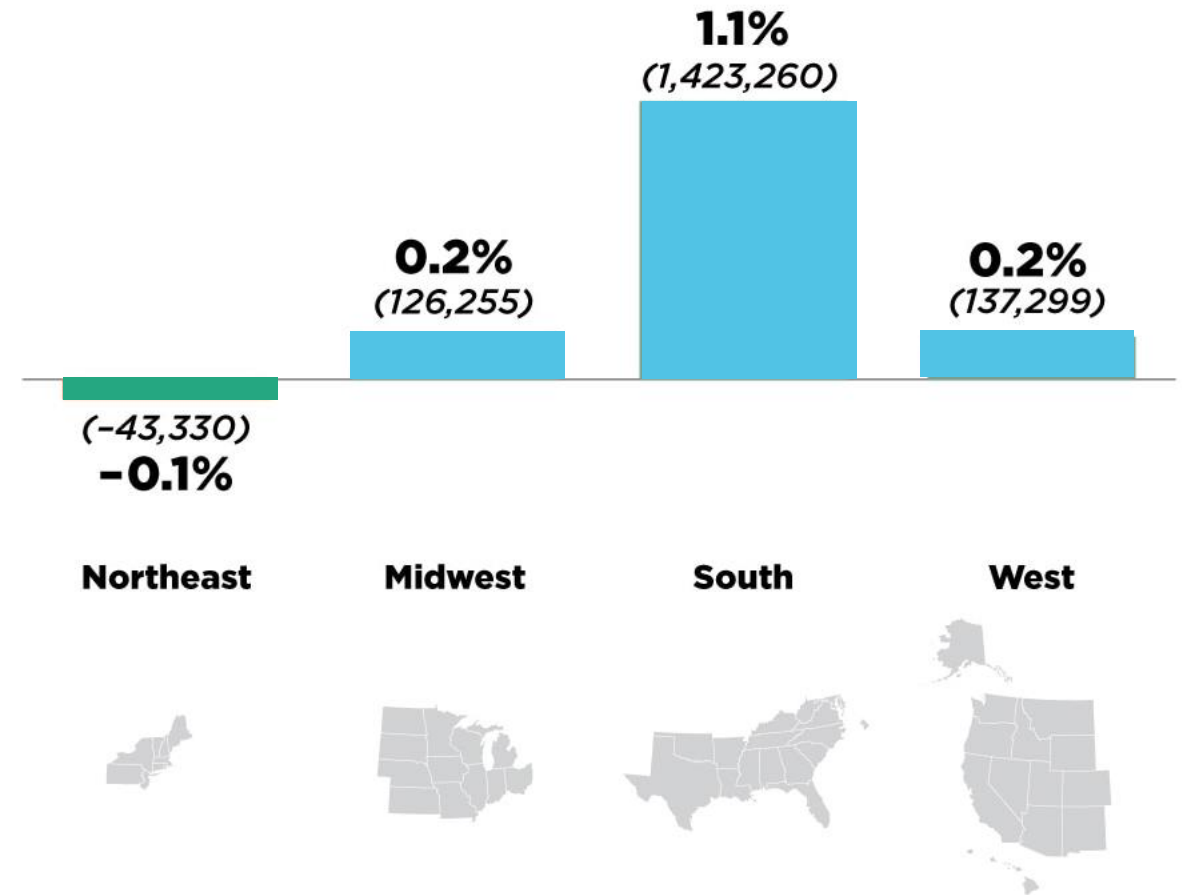
**Why is this
happening?**

The South Drives the Nation's Population Growth

US census

Population Change by Region

July 1, 2022 to July 1, 2023



Florida Drives the South's Population Growth

US census

Top 10 States by Numeric Growth: 2022 to 2023

Rank	Geographic Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023

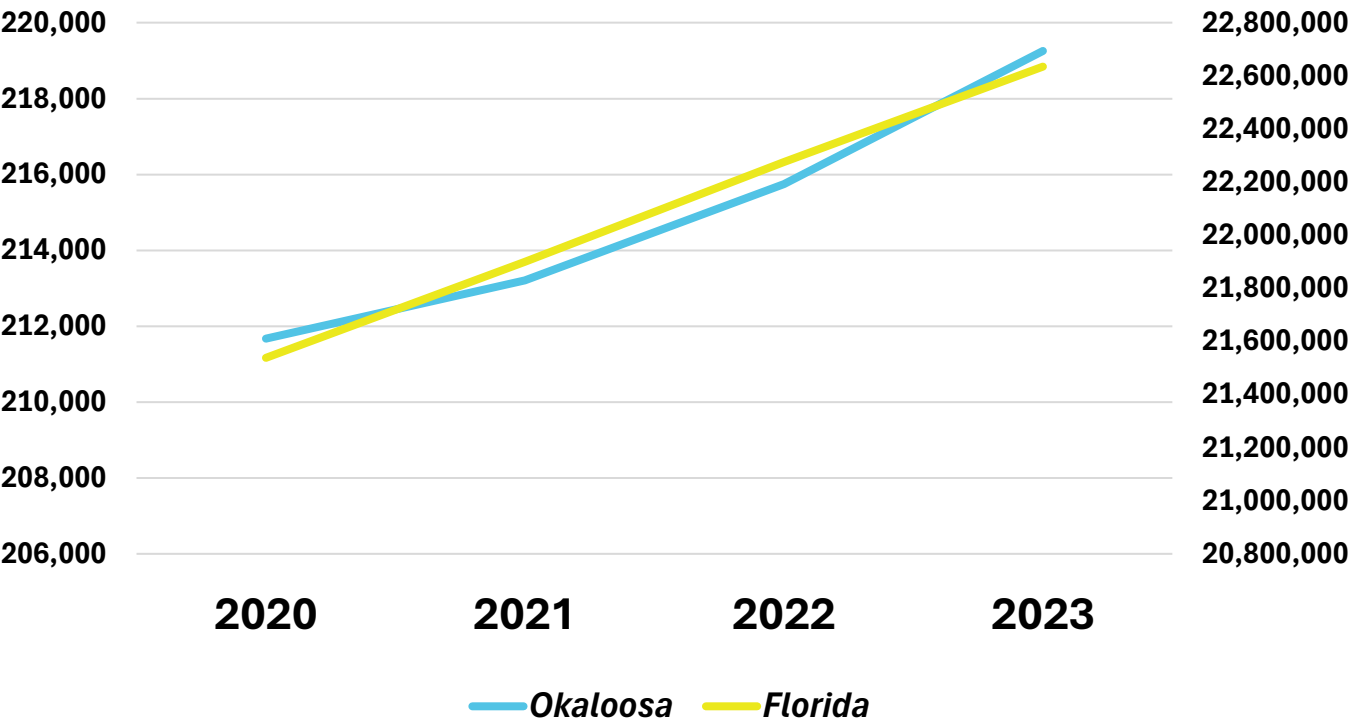
Rank	Geographic Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7
2	Florida	21,538,216	22,245,521	22,610,726	1.6
3	Texas	29,145,459	30,029,848	30,503,301	1.6
4	Idaho	1,839,117	1,938,996	1,964,726	1.3
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3
6	Delaware	989,946	1,019,459	1,031,890	1.2
7	District of Columbia	689,548	670,949	678,972	1.2
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1
9	Utah	3,271,614	3,381,236	3,417,734	1.1
10	Georgia	10,713,771	10,913,150	11,029,227	1.1

Okaloosa County is Growing

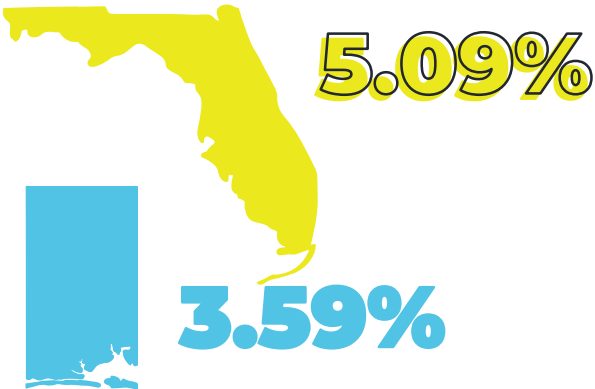
US census



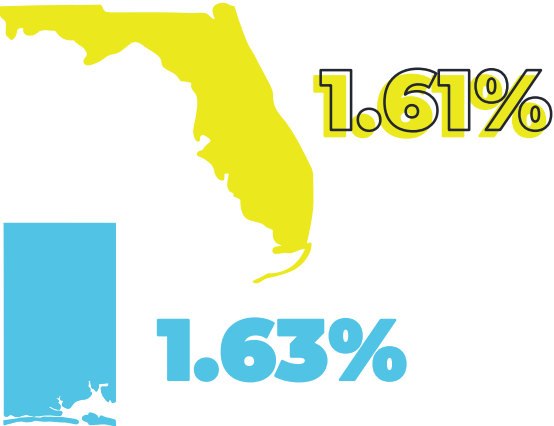
Population Growth 2020-2023



2020-2023:



2022-2023:

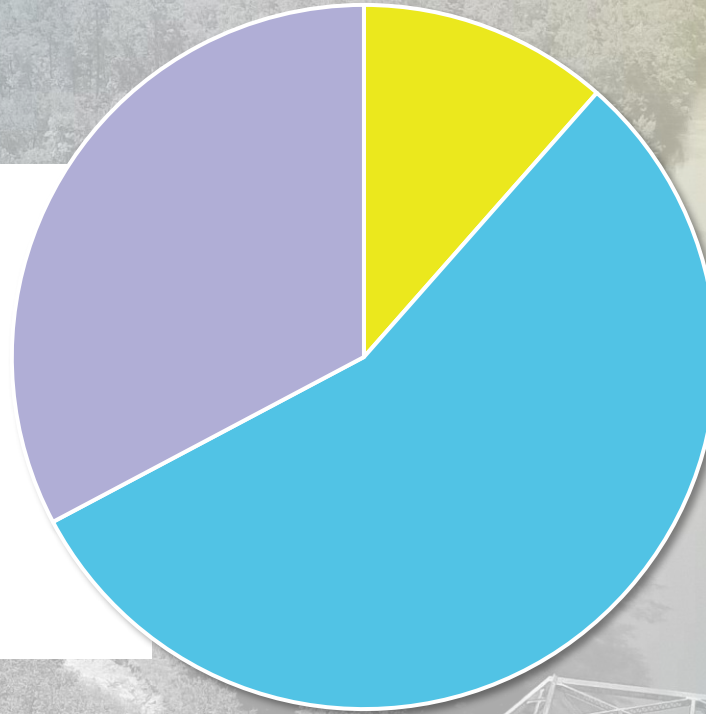


WHY?

Population Change 2020-2023

Source: University of Florida BEBR

Over the past three years,
67% of the growth in
Okaloosa County occurred
in Crestview, Laurel Hill and
the unincorporated areas of
the County.



■ Crestview and Laurel Hill ■ Unincorporated County ■ Other Municipalities

North Okaloosa County is Growing Faster

US census

Comprehensive Plan

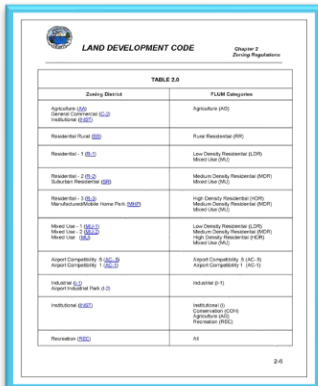
Elements

- ## Goals, Objectives, and Policies

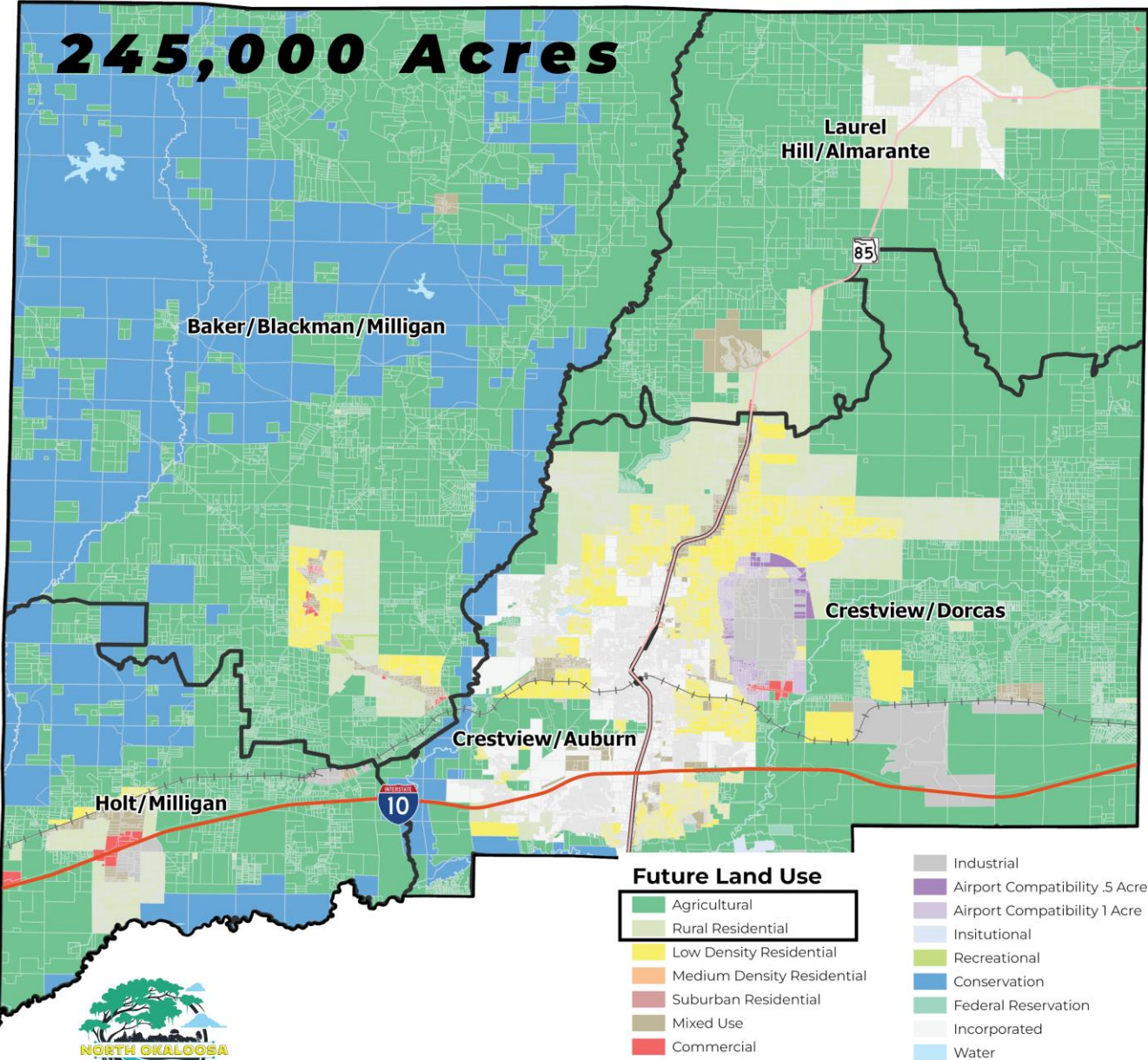
- ## Land Development Code

Chapters

- | | |
|-----------------------------|--------------------|
| I. Zoning Regulations | Zoning Categories |
| II. Administration | • Allowable uses |
| III. Concurrency | • Design standards |



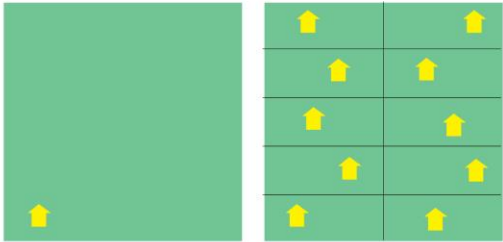
FUTURE LAND USE



AGRICULTURAL: 187,588 acres

Base Density
1 unit per 10 acres

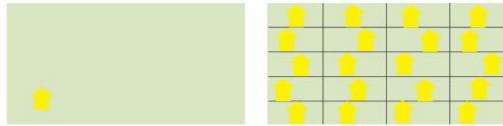
*Bonus Density
1 unit per 1 acre



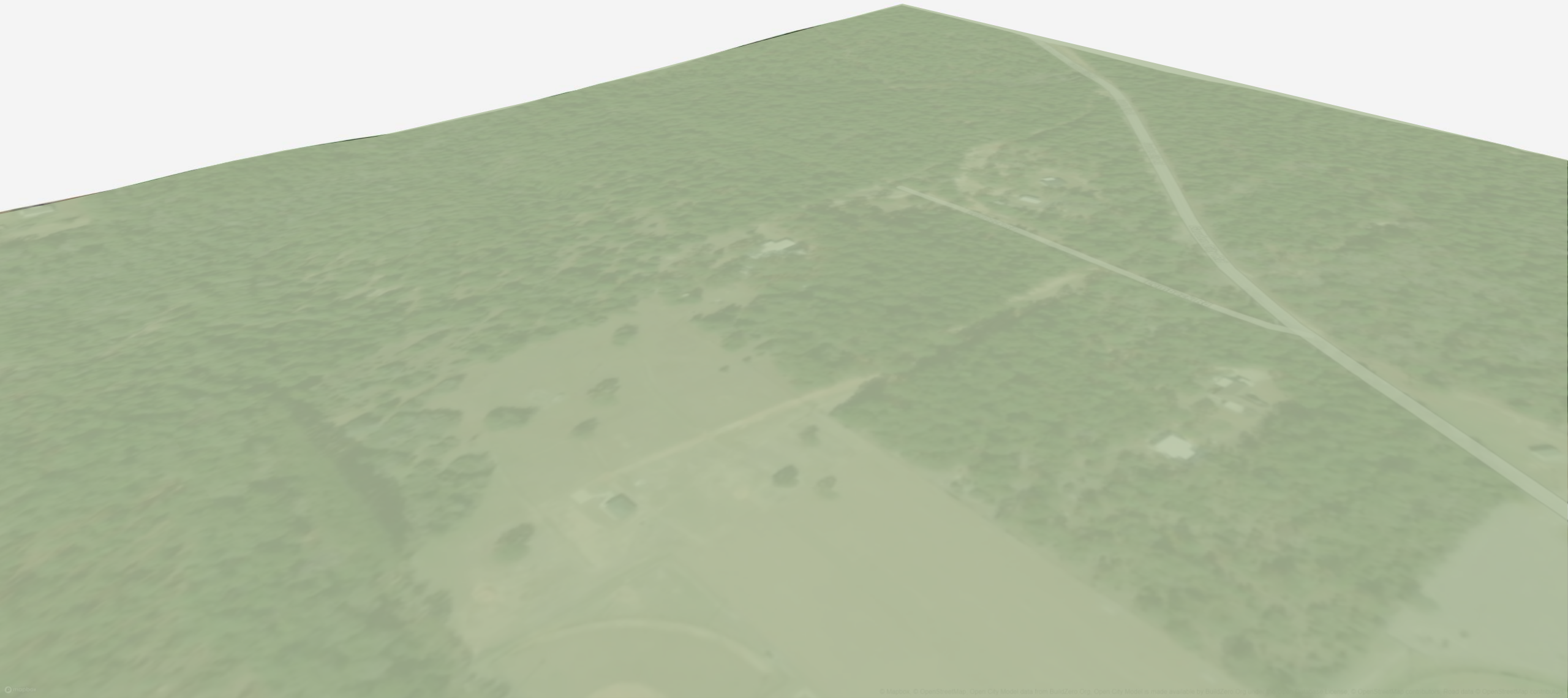
RURAL RESIDENTIAL: 22,440 acres

Base Density
1 unit per 5 acres

*Bonus Density
2 unit per 1 acre



FUTURE LAND USE | RURAL RESIDENTIAL



FUTURE LAND USE | RURAL RESIDENTIAL



CONSIDERATIONS



Regulatory taking

When government regulations **diminish property value or use** without adequate compensation, infringing property rights.



The Bert J. Harris Act

Enhances private property rights by setting **standards for a regulatory** taking within Florida statutes.

- investment-backed expectations
- inordinate burden

POTENTIAL BERT J. HARRIS CLAIM



**Purchased
2022**



Medium Density Residential
16 units/acre



**2023
County
Enacts
Future Land
Use Map
Change**

2023



Low Density Residential
4 units/acre

NEXT STEPS

Moving Forward

June/July

- Baseline Analysis of Existing Conditions (Task 2)
- Capital Improvement Planning Overview (Task 3)
- Areas of Development Constraint (Task 4)

August

- Local Planning Analysis (Task 5)

October

- Draft Final Report/Recommendations (Task 6)

November/December

- Proposed Comprehensive Plan Amendment Process (Task 7)

Future Town Halls/Presentations Throughout

Following the Progress Town Halls, join us for
a presentation exploring the following:

HOW CAN WE PRESERVE RURAL LAND IN NORTH OKALOOSA COUNTY?



TOWN HALL #5



Thursday, May 9, 2024



6:01PM – 8:00PM



**Crestview Community
Center**

**1446 Commerce Dr.
Crestview, FL 32539**



- ***Share Progress and Documents***
- ***Get Feedback with , Interactive Gamification & Surveys***
- ***Promote Events***

THANK YOU



NORTH
OKALOOSA COUNTY, FL