

How can we preserve Rural Land in North Okaloosa County?

Town Hall 5 MAY 9, 2024



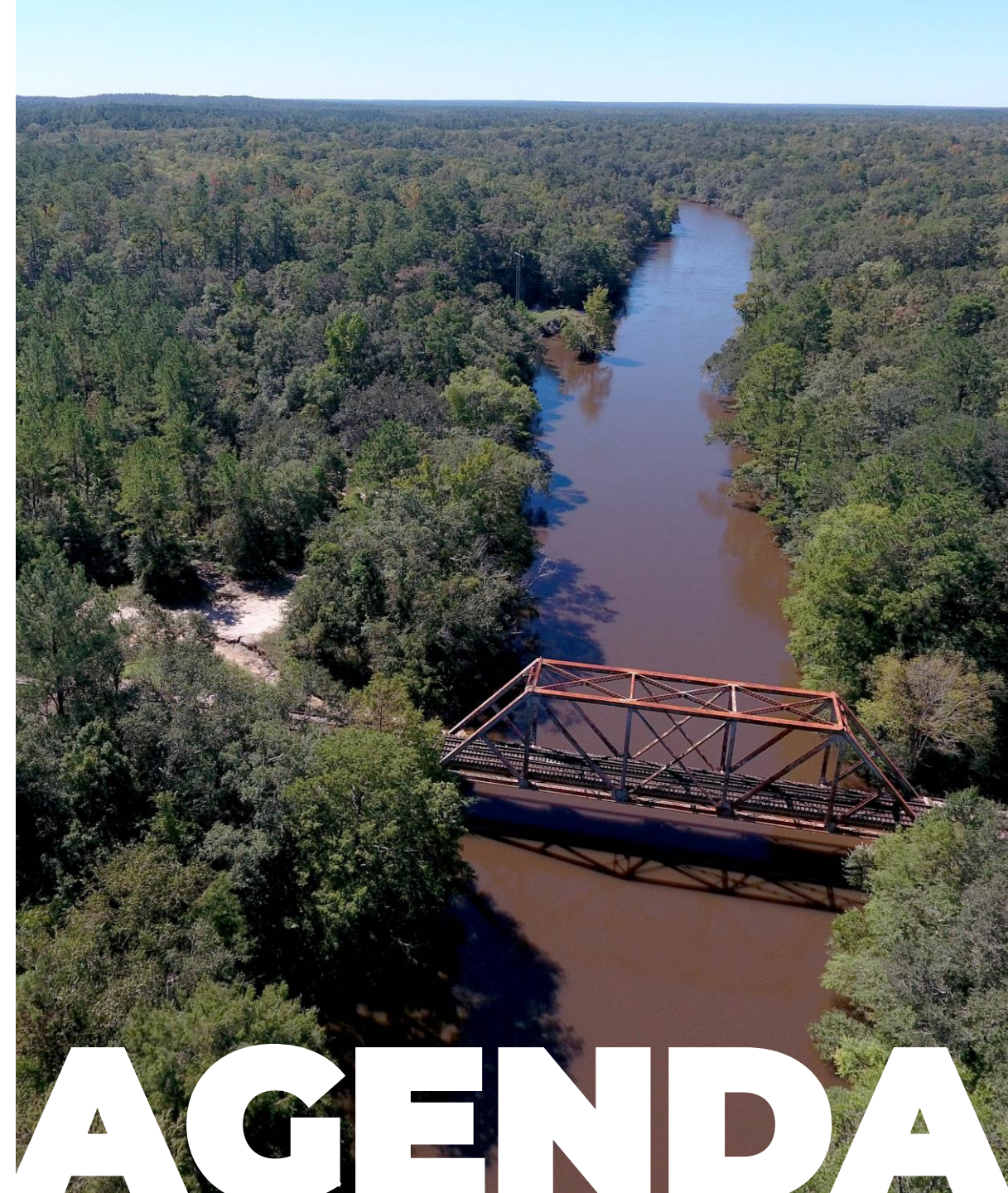
Introduction

Where Are We in the Process?

Baseline Analysis

What Are the Inconsistencies?

What Can We Do?



AGENDA

Process



Unanimously
Adopted

Deliverable 1



Deliverable 2



Public Priorities Report

Summary Document of Public Input
April 2024



2024

TASK 2 Baseline Conditions Analysis

TASK 4 Areas of
Development Constraints

TASK 5 Local Planning Analysis

TASK 8 Public Presentations (throughout the project)

TASK 7 Transmittal and
Adoption Hearings

TASK 1 Public Input Program

TASK 3 Capital Improvements
Planning Overview

TASK 6 Draft Final Report and Deliverables

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC



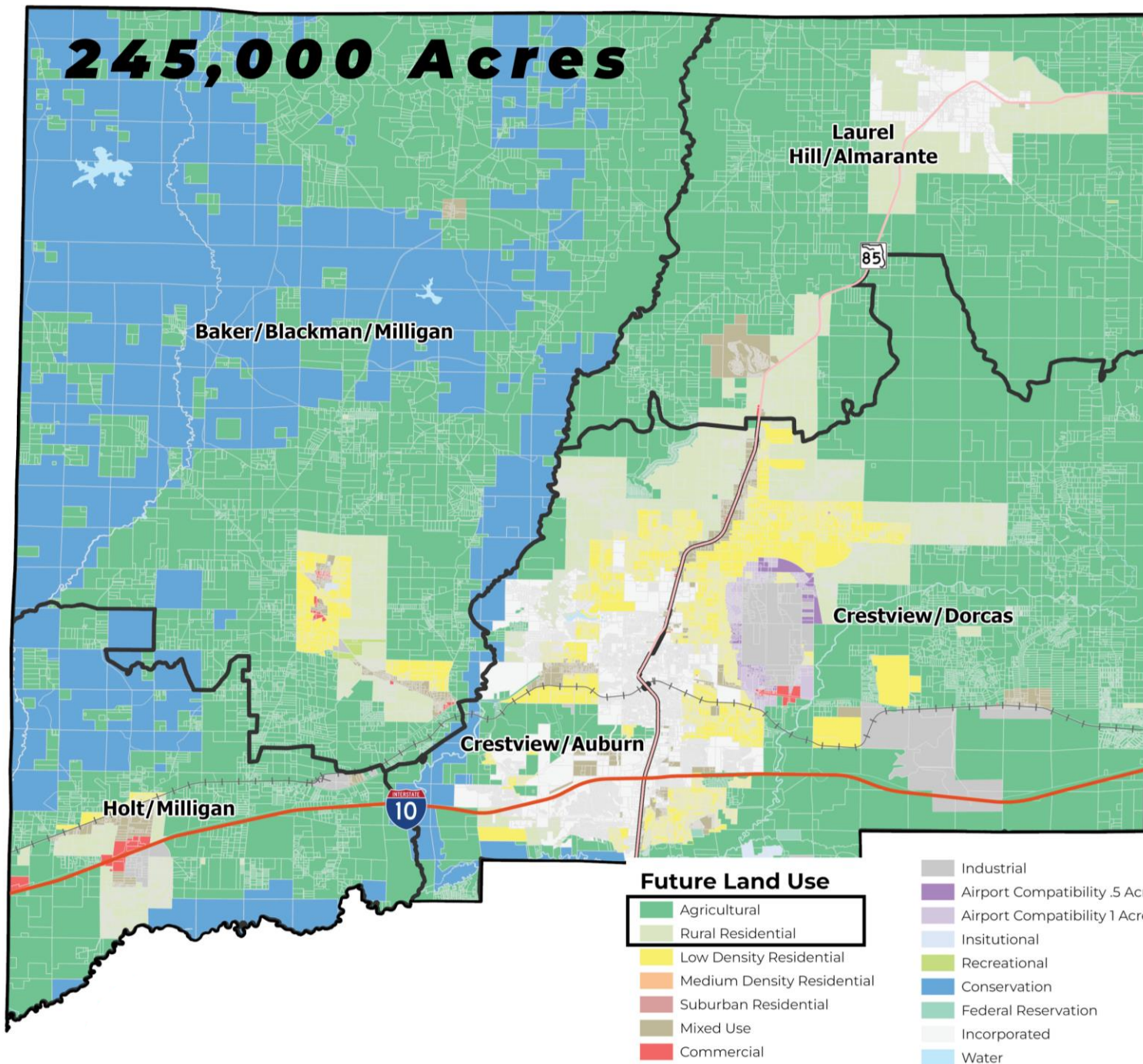
Key Findings from the initial Town Halls reflected in the Public Priorities Report include:

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.

BASELINE ANALYSIS



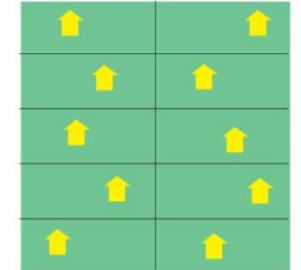
AGRICULTURAL: 187,588 acres

Base Density

1 unit per 10 acres

*Bonus Density

1 unit per 1 acre



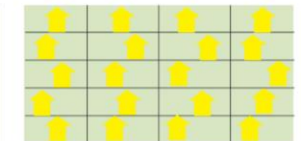
RURAL RESIDENTIAL: 22,440 acres

Base Density

1 unit per 5 acres

*Bonus Density

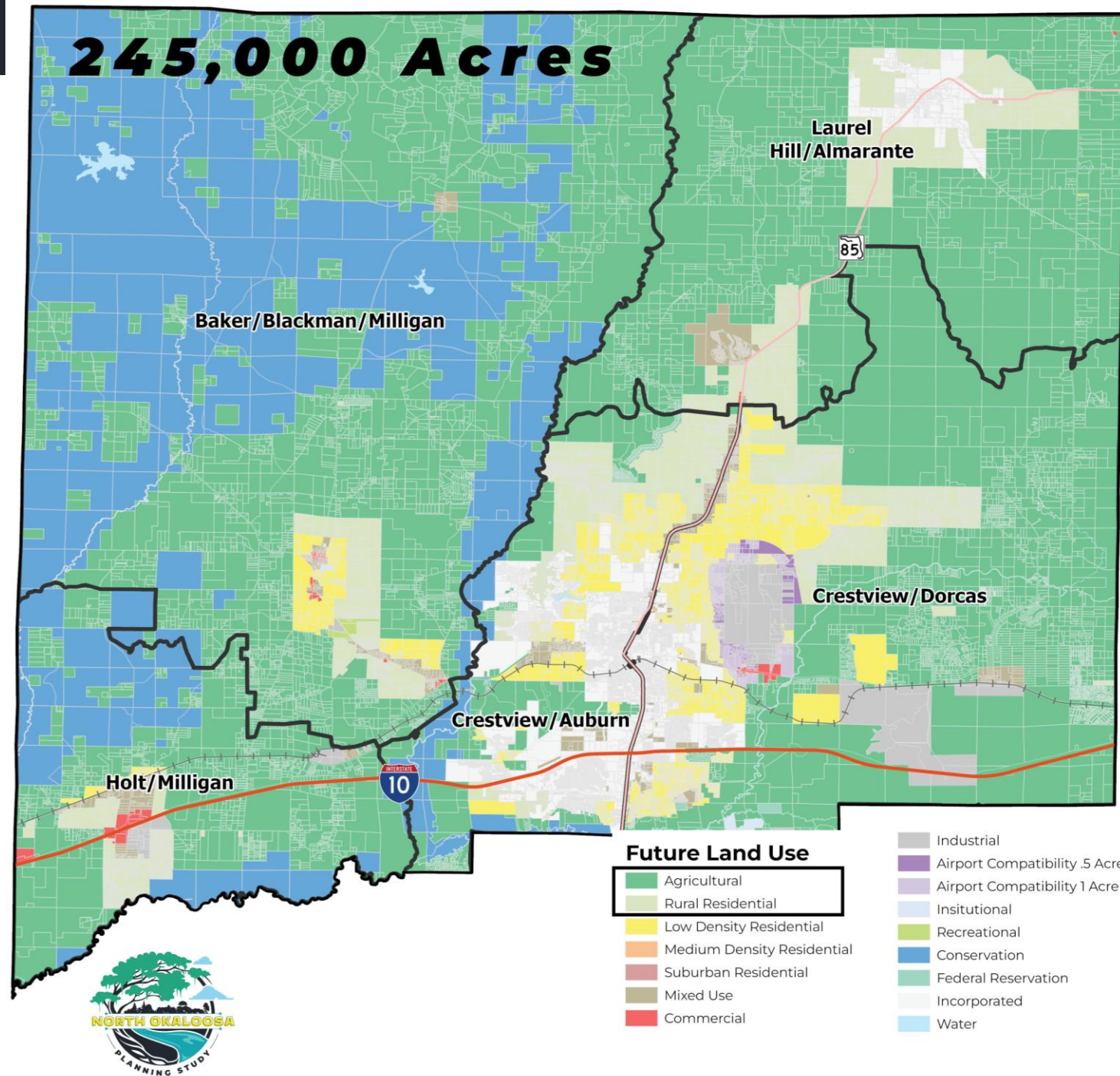
2 unit per 1 acre



BUILDOUT ANALYSIS

Future Land Use in North Okaloosa

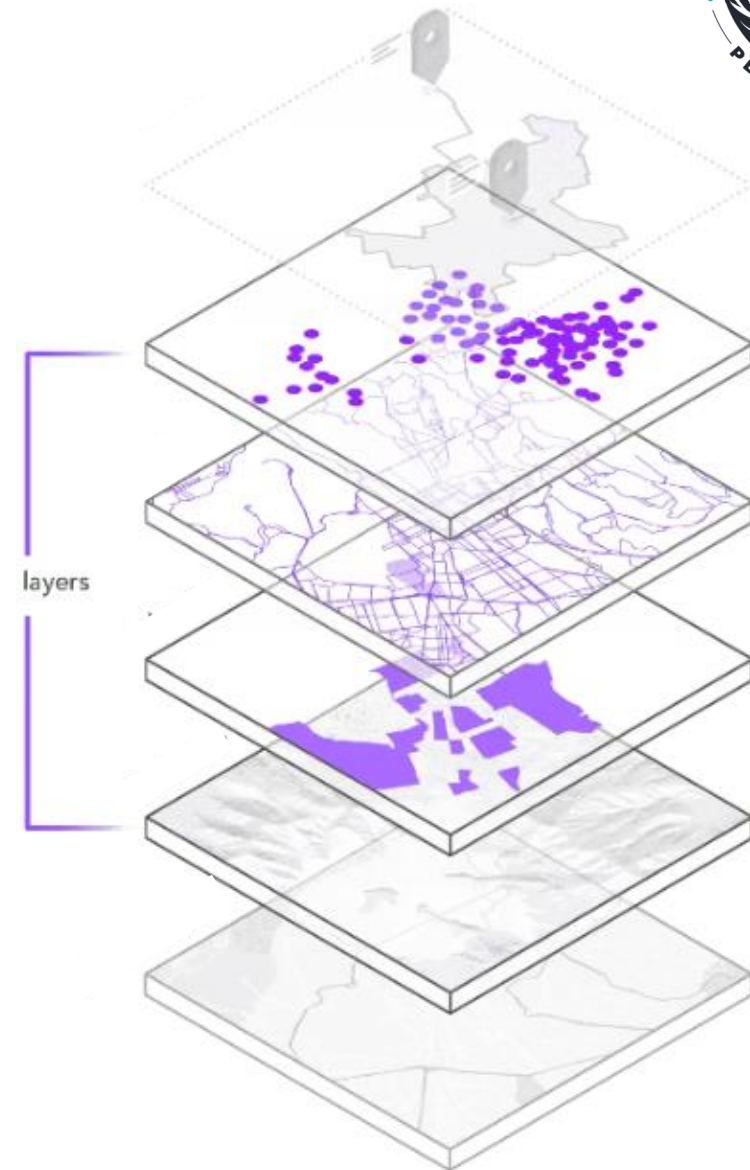
- Apprx. **85%** AR or RR
- Over **90%** with AR/RR/LDR



BUILDOUT ANALYSIS

Existing Comprehensive Policies that address/impact Density and Intensity

- ***Urban Development Boundary***
- ***Rural Community Overlays***
- ***Highway 90 Overlay***
- ***Prime Farmland***



BUILDOUT ANALYSIS



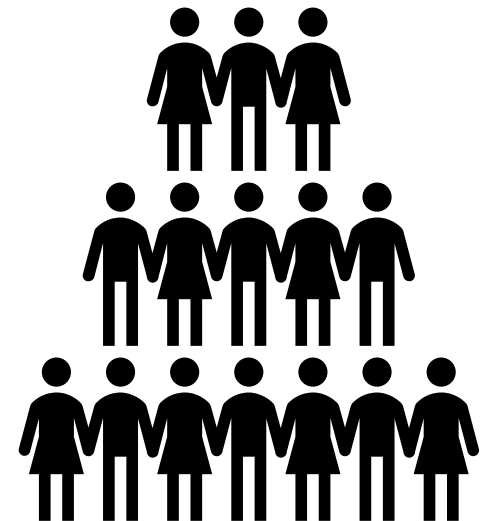
Future Land Use Map Allocation

- ***Identify the Future Land Use (FLU) by Parcel***
- ***Remove developed lands***
- ***Adjust densities and intensities based on Overlays***
- ***Apply maximum densities and intensities allowed***
- ***Apply development factor – percent for open space & infrastructure***
- ***Number of Residential Units by FLU***

POPULATION PROJECTIONS



- ***Cross check the allocation of the FLUM or Buildout Analysis***
- ***Establish Population Projections of the Study Area based on UF BEBR***
- ***Determine if the FLUM will accommodate the anticipated future population***





Capacity



Location

GROWTH MANAGEMENT STRUCTURE



COMMUNITY VISION

Comprehensive Plan

Elements Include

- A. Future Land Use
- B. Transportation
- C. Housing
- ...and more

*The framework for
growth and
development*

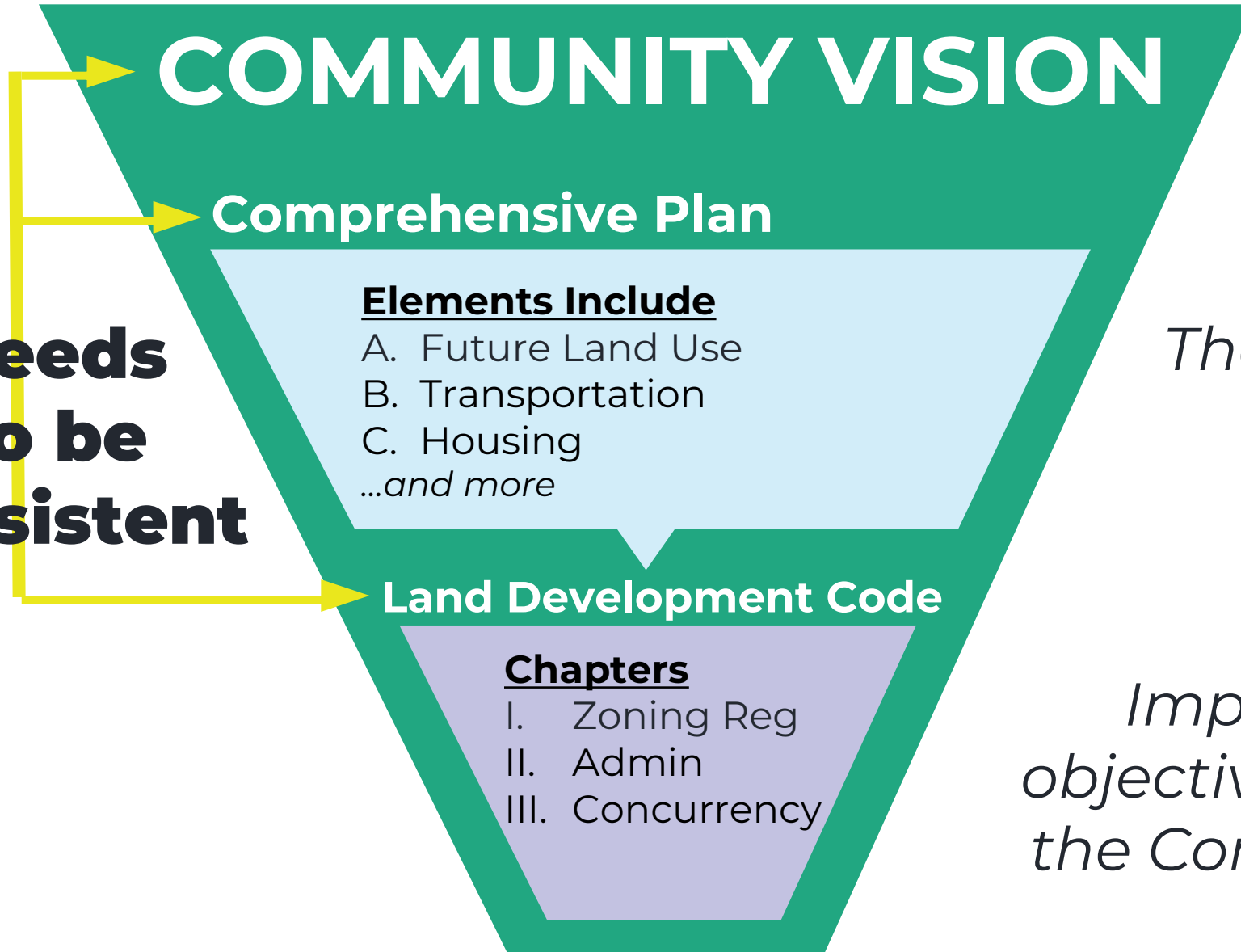
Land Development Code

Chapters

- I. Zoning Reg
- II. Admin
- III. Concurrency

*Implements goals,
objectives, and policies of
the Comprehensive Plan*

**Needs
to be
consistent**



ARE THERE INCONSISTENCIES?

Let's look at the existing Comprehensive Plan...



Urban sprawl is not a desirable development pattern. It shall be discouraged and/or reduced through the following techniques:

- a) the use of the appropriate designation of land for future land uses on the Future Land Use Map;
- b) the establishment of an urban development boundary area;
- c) policies regarding provision, location, and expansion of urban services and facilities;
- d) policies regarding conversion of agricultural and rural lands to urban uses;
- e) encouraging appropriate infill development;
- f) encouraging redevelopment;
- g) encouraging the reuse of existing facilities.

Agriculture

Anticipates *Residential* Uses.

Comprehensive
Plan

Purpose: To provide areas for the production of *plants and animals* useful to humans including to a variable extent the preparation of *plant and animal products* for human use by *sale or otherwise*. This category is also suitable for *preservation of green spaces, conservation uses*, outdoor recreation, and public/institutional uses.



Allowable Density: One (1) dwelling unit per one (1) acre may be allowed when the following conditions are met.

- a) Access for each 1 acre lot shall be from an existing **state or county maintained roadway**.
- b) Each 1 acre lot shall have a minimum of **50 feet frontage** on said state or county-maintained roadway.
- c) Where two or less 1 acre lots are created access may be from a **recorded easement**.
- d) Development shall not be permitted in **conservation areas or floodways**.



**1 unit per
10 acres**



**1 unit per
1 acres**

If conditions met

AGRICULTURAL PURPOSE?

Rural Residential

Comprehensive Plan

Purpose: To provide areas for **low density residential** land uses and **residential development** that is not directly related to agricultural activities but still **provides an opportunity for residential living in a rural setting** which may include agricultural and recreation activities as well as keeping of **animals, hobby farms, ranchettes, or estate lots.**



Allowable Density: two (2) dwelling units per acre subject to the following conditions.

- a) For the creation of one or two one-half acre lots access may be provided from a recorded easement.
- b) For the creation of more than two one-half acre lots each lot must have **access from a county or state-maintained roadway**. The **construction of a new road with subsequent dedication to the county** will be considered a **county-maintained roadway**. The creation of more than three lots shall be considered a subdivision subject to county subdivision regulations.



**1 unit per
5 acres**



**2 unit per
1 acres**

If conditions met

RURAL SETTING?

WHAT ARE THE INCONSISTENCIES?

Let's look at the existing Land Development Code...

Agriculture

Land
Development
Code

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How can we improve the development review process and standards to ensure *agricultural purpose* is upheld?

Rural Residential

Land
Development
Code

Purpose: To provide areas for *low density residential* land uses and *residential development* that is not directly related to agricultural activities but still *provides an opportunity for residential living in a rural setting* which may include agricultural and recreation activities as well as keeping of *animals, hobby farms, ranchettes, or estate lots*.

How can we improve the development review process and standards to ensure rural *residential purpose* is upheld?

**WHAT CAN
WE DO?**

Change the Comprehensive Plan + Land Development Code

**HOW DO WE
DO THAT?**

**Recommend changes
to the Board of County
Commissioners**

Presuming the BCC adopts the changes...

**These changes will
govern future
development in North
Okaloosa County**

SAVE THE DATE!



Next Town Hall: **Monday, July 15**



Baseline Conditions Analysis, Infrastructure Analysis Report (roads, water and sewer lines, utility plants, schools, etc.)

Post Date: **Monday, June 3**



Capital Improvements Planning Overview Table + Development Constraints Report

Post Date: **Monday, July 8**

**SAVE THIS
LINK**



- ***Share Progress and Documents***
- ***View Upcoming Events***
- ***Review Data from engagement (maps, surveys, etc.)***

www.inspire-engagement.com/north-okaloosa-plan

QUESTIONS?



NORTH
OKALOOSA COUNTY, FL