



Town Hall 3 MAY 6, 2024

1. Introductions

2. Process & Schedule

3. What is Happening?

Qualitative and Quantitative

4. FL Planning 101

(Bert J Harris)

5. Why has this happened?

6. Next Steps

7. Public Comments



AGENDA

INTRODUCTIONS



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 Priorities Report

Summary Document of Public Input
April 2024

2024

TASK 2 Baseline Conditions Analysis

TASK 4 Areas of
Development Constraints

TASK 8 Public Presentations (throughout the project)

TASK 7 Transmittal and
Adoption Hearings

TASK 1 Public Input Program

TASK 5 Local Planning Analysis

TASK 6 Draft Final Report and Deliverables

TASK 3 Capital Improvements
Planning Overview

MAR

APR

MAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

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	Kick-off Town Halls (1 & 2)	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
	Public Priorities Report	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	Public Input Program Presentation to BCC	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 	Progress Town Halls	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"	
	Baseline Condition Analysis, Infrastructure Analysis Report (roads, water and sewer lines, utility plants, schools, etc.)	Open for Comment June 3, 2024	Update the County's planning profiles and perform baseline condition analysis	Comments Close June 17, 2024
	Capital Improvements Planning Overview Table	Open for Comment July 8, 2024	Identify known planning and infrastructure priorities	Comments Close July 22, 2024
	Development Constraints Report	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	Progress Town Hall 6	July 15, 2024	Review findings of Baseline Conditions Analysis, Capital Improvements Planning and Development Constraints Reports.	
	Local Planning Analysis Report & Matrix	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	Progress Town Hall 7, Local Analysis Report	August 19, 2024	Review Findings of the Land Planning Analysis, including amendments to the Comprehensive Plan and Land Development Code.	
	Draft of Final Report Posted for Comment	Open for Comment October 30, 2024	Summary document of planning process and policy recommendations	Comments Close November 13, 2024
9	Hearing: Planning Commission (PC) Comprehensive Plan Amendment Transmittal	October 10, 2024	Present the Comprehensive Plan Amendments to Planning Commission for Transmittal	Video Recording on County Website
10	Hearing: Board County Commission (BCC) Amendment Transmittal	October 15, 2024	Present the Comprehensive Plan Amendments to Board of County Commissioners for Transmittal	Video Recording on County Website
11	Progress Town Hall 8, Final Report	November 4, 2024	Present draft of Final Report	
12, 13	Present the Draft Report to Planning Commission and Board of County Commissioners	November 14, 2024 December 3, 2024	Present summary document of planning process and policy recommendations	
14	Hearing: Board County Commission (BCC) Adoption	December 17, 2024	Present the Comprehensive Plan Amendments to Board of County Commissioners for Adoption	Video Recording on County Website

Where Are We Now? | Where Do We Want To Go? | How Do We Get There?

What is happening?

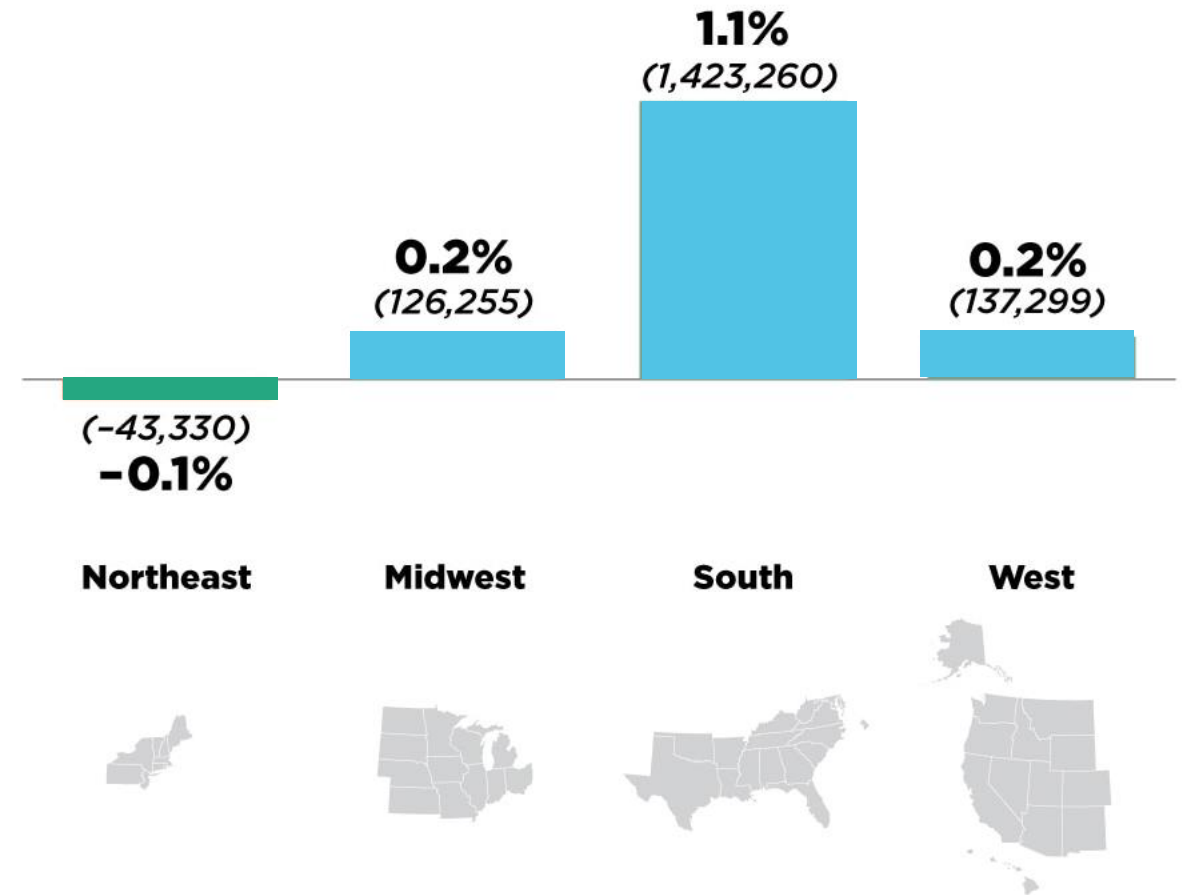
Qualitative & Quantitative Data

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

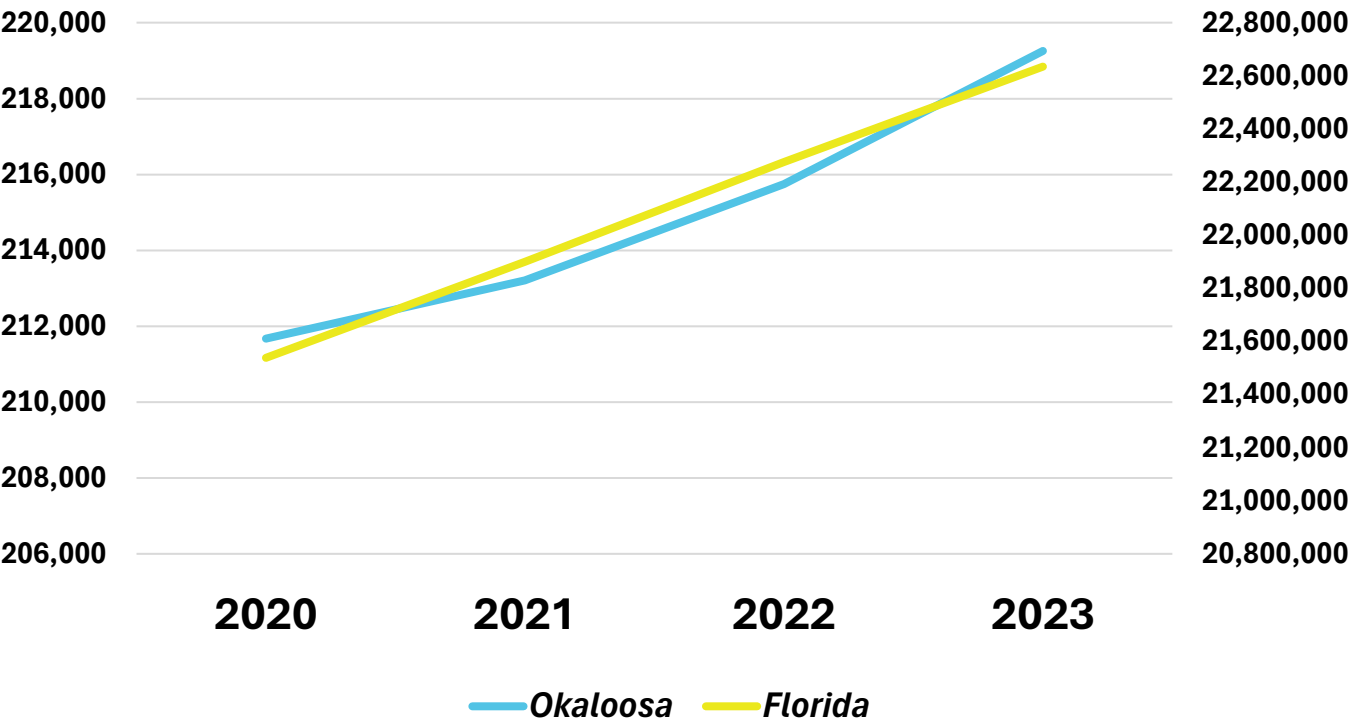
Rank	Geographic Area	April 1, 2020 (Estimates Base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7
2	Florida	21,538,216	22,245,521	22,610,726	1.6
3	Texas	29,145,459	30,029,848	30,503,301	1.6
4	Idaho	1,839,117	1,938,996	1,964,726	1.3
5	North Carolina	10,439,459	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

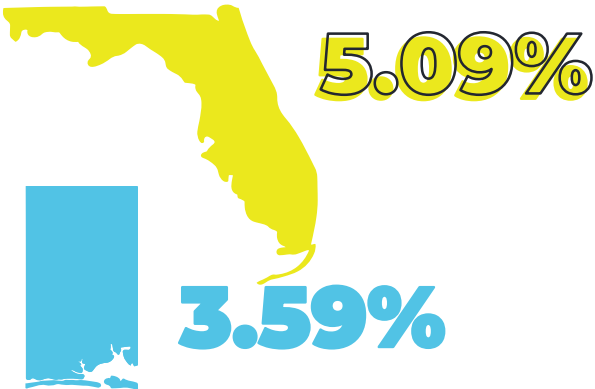
US census



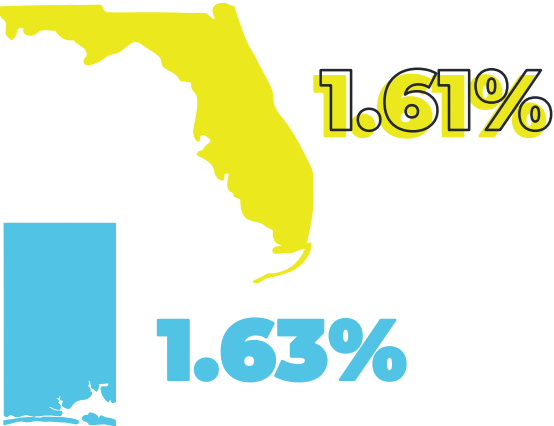
Population Growth 2020-2023



2020-2023:



2022-2023:

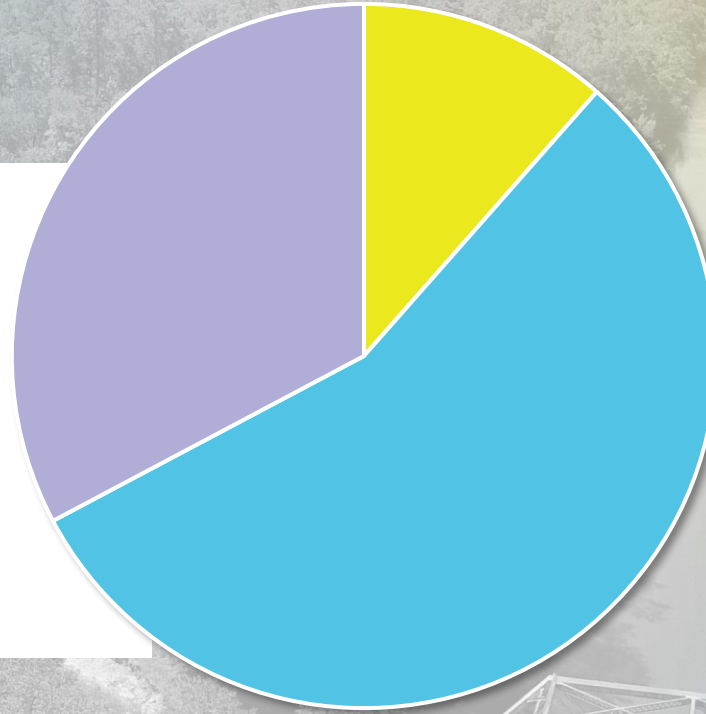


WHY?

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

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

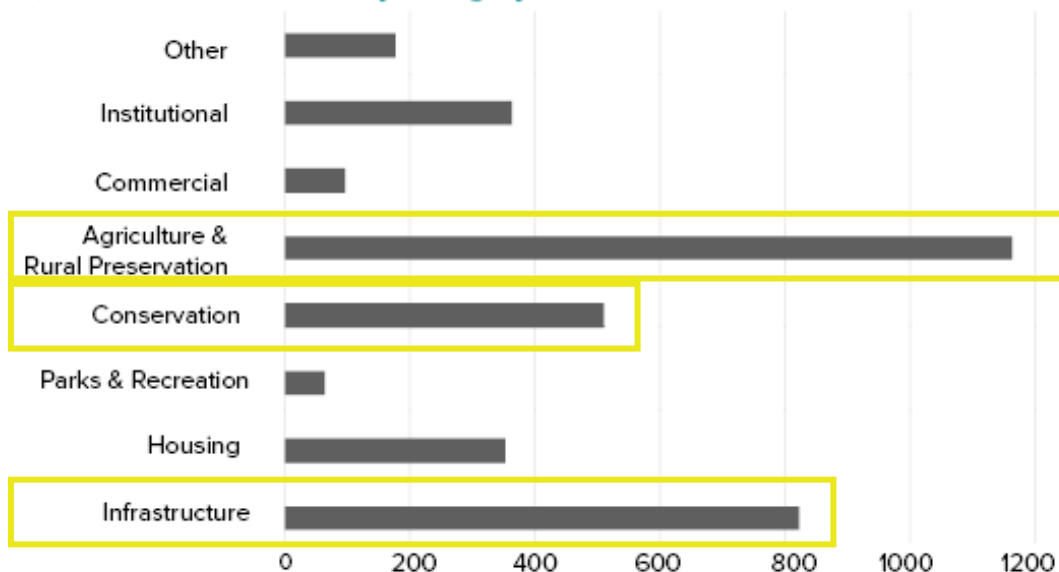
1. Project website
2. Documented results of the Town Hall meetings
3. Miscellaneous electronic and phone communication

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	



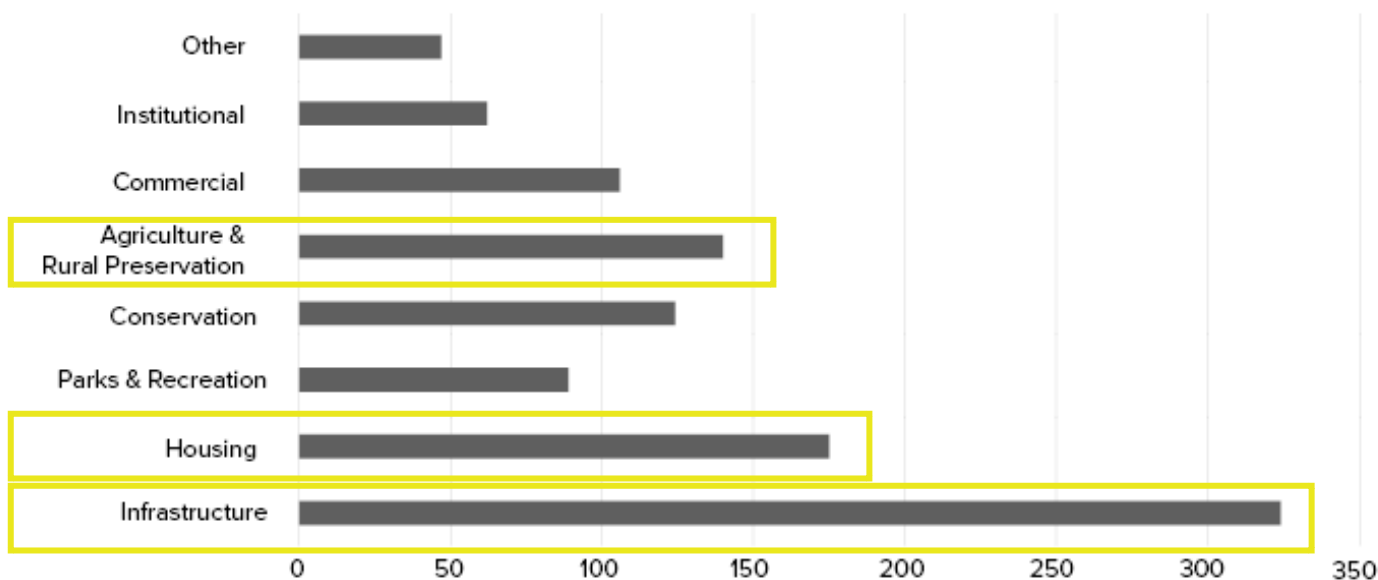
WEBSITE
as of April 15, 2024

3,547 Online Comments by Category



**KICK OFF
TOWN HALLS**

1,067 Kick-Off Town Hall Responses by Category



MAIN CATEGORIES OF CONCERN

Agricultural & Rural Preservation



28%
% OF TOTAL COMMENTS



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.

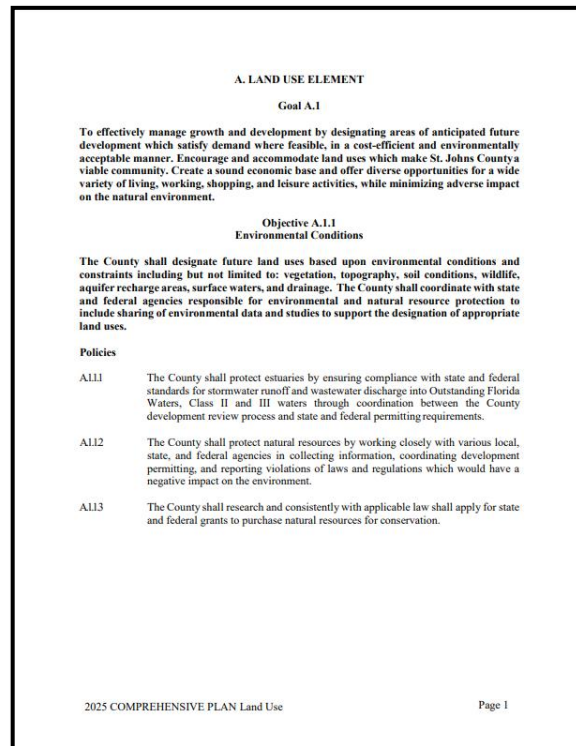
Introduce Bert J Harris | Opportunities & Constraints

FL Planning 101



What is a comprehensive plan?

A document designed to guide the future actions of a jurisdiction. It presents a vision for a community's future with long range goals, objectives, and policies



The comprehensive plan also serves to:

- Help residents identify their vision for the community's future
- Coordinate local decision making
- Provide guidance to landowners and developers



Why Change?

- Allows for the community to update its vision for future growth
- Empowers the jurisdiction to plan, rather than react, to new development
- Provides an opportunity for the community to re-evaluate its current decision-making practices
- Allows for a reevaluation of service standards for public facilities and services
- Empowers the community to identify and address existing and projected opportunities
- Required by Florida Statutes



What is the intent?

- Implement goals, objectives, and policies of the comprehensive plan
- Consistency
- Promote public health, safety, and welfare of citizens
- Provide responsibilities/procedures for code administration
- Provide law requirements regarding zoning, development orders and permits, and development regulations
- Provide certainty in the land development and growth management process

Intent: Protects property owners against governmental actions which “**inordinately burden**” their property. Defined as an action by a State, regional or local government entity which directly restricts or limits the use of private property so that the property owner is permanently unable to continue or attain one of the protected existing (vested) or future uses.

Required Property Owner Claim: Property owners must present a formal written claim to the government agency in question within one year of the government decision affecting their property. The property owner supports their claim with an appraisal that shows lost fair market value “**reasonable, investment-backed expectation**” in the property because of the government’s action.

Government Entity Response: The governmental entity may offer to change permit requirements, swap or buy land, rearrange development on the site, grant a variance or special exception or take other steps. Alternatively, the entity can choose to stand by its earlier decision. The property owner can accept the government entity’s offer and jointly implement it or can reject it and bring an action in court.



Bert J. Harris, Jr. was a Citrus Grower from Lake Placid, Florida. He served as a member of the Florida House of Representatives from 1982-1996.

THE BERT J. HARRIS, JR., PRIVATE RIGHTS PROPERTY PROTECTION ACT, 1995, F.S. 70.001

APPLICATIONS FOR NORTH OKALOOSA



Understand vested rights and respect Property Rights



Be mindful of “inordinate burdens” and “reasonable, investment-backed expectation”



Tools to manage the form and function of future development may include:

- Clustering provisions
- Urban Service Areas
- Urban Growth Boundaries
- Zoning
- Land Development Regulations
- Transfer of Development Rights (TDR) programs



Communicate clearly and consistently with property owners



Consult with legal counsel when necessary

CHANGING COMMUNITY CHARACTER

WHY?

**North Okaloosa is experiencing rapid conversion
from rural to suburban development.**



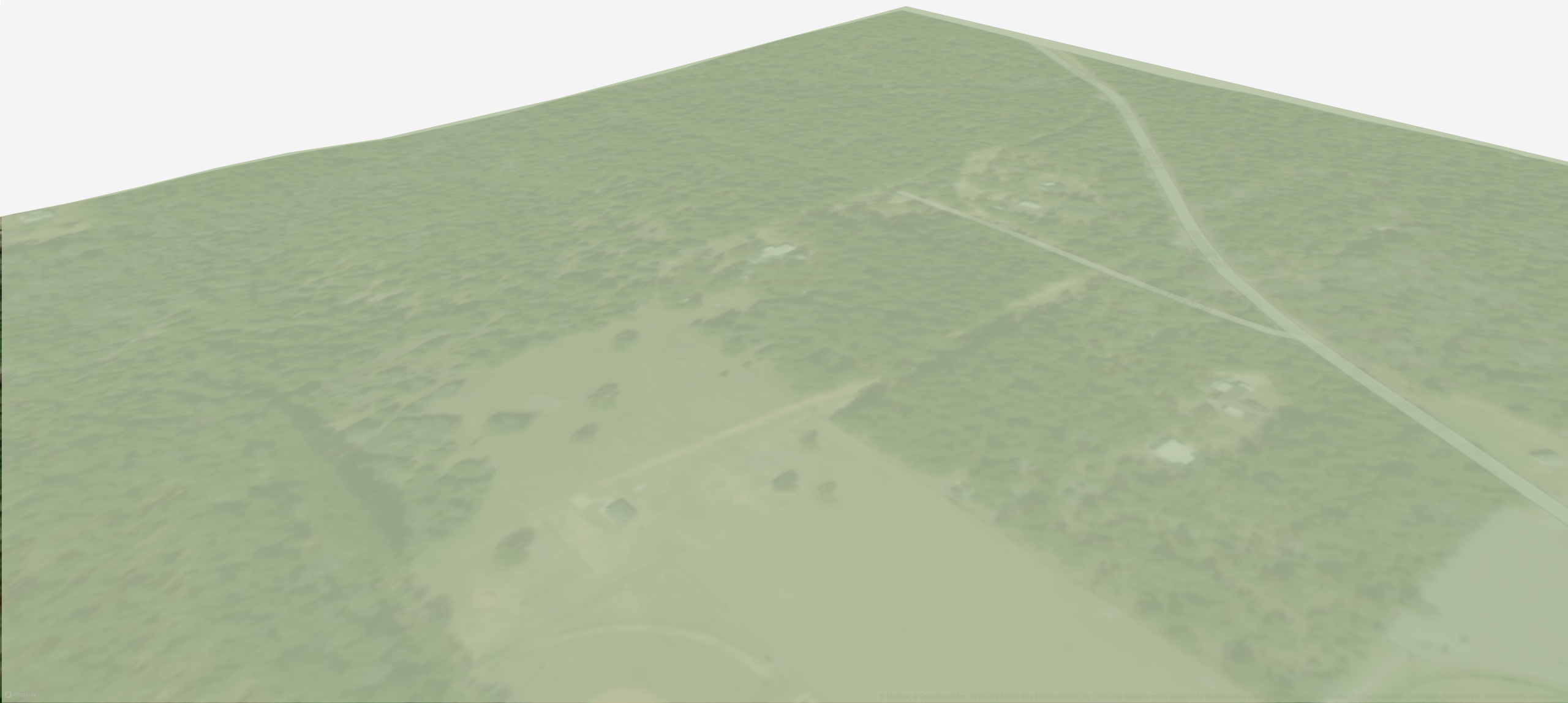
Purpose

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 may be 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. 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.

LAND USE | RURAL RESIDENTIAL



LAND USE | RURAL RESIDENTIAL





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.

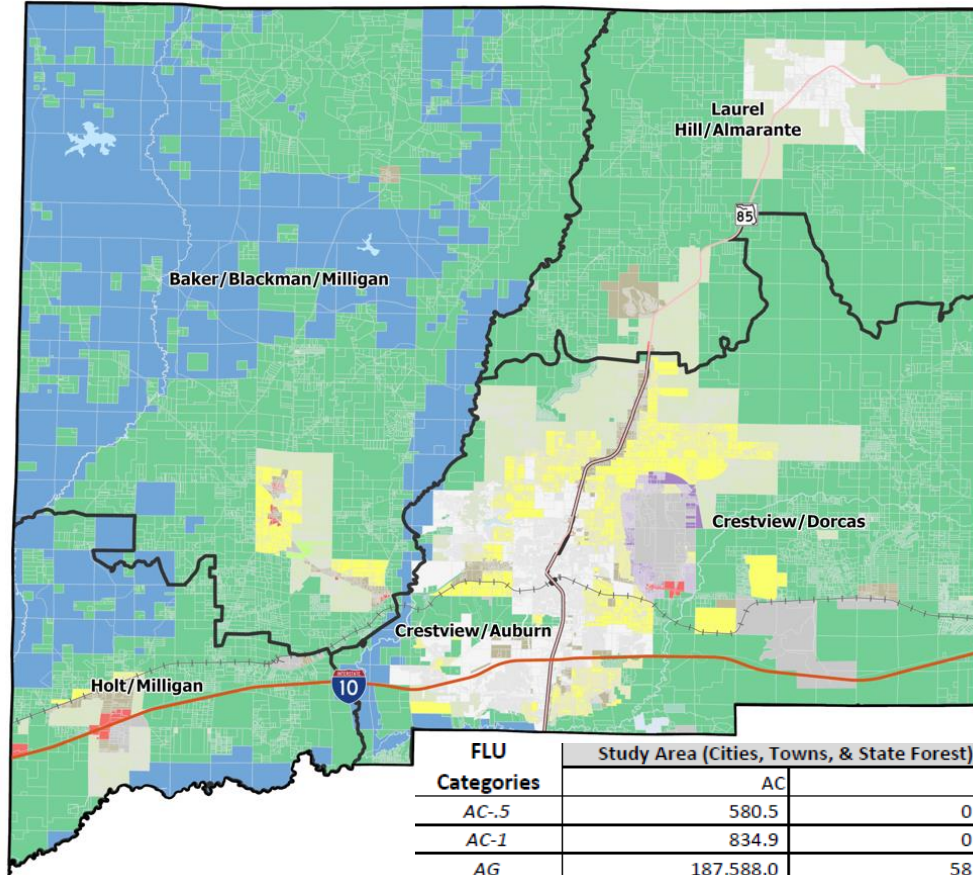
Allowable Density: No more than one (1) dwelling unit per ten (10) acres. One (1) dwelling unit per one (1) acre may be allowed when the following conditions are met.

- 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. Future Land Use 2.1.19
- d. Development shall not be permitted in conservation areas or floodways.

The provisions of a – e above shall not be applicable to lands classified as “prime farmland” by the U.S. Department of Agriculture. In these areas density shall be 1 du per 10 acres.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.10 and impervious surface coverage no greater than 55%.

FUTURE LAND USE



Future Land Use

- Agricultural
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Suburban Residential
- Mixed Use
- Commercial
- Industrial
- Airport Compatibility .5 Acre
- Airport Compatibility 1 Acre
- Institutional
- Recreational
- Conservation
- Federal Reservation
- Incorporated
- Water

FLU Categories	Study Area (Cities, Towns, & State Forest)		Baker/Blackman/Milligan		Holt/Milligan		Laurel Hill/Almarante		Crestview/Auburn		Crestview/Dorcas	
	AC	%	AC	%	AC	%	AC	%	AC	%	AC	%
AC-.5	580.5	0.2%									580.5	0.8%
AC-1	834.9	0.3%									834.9	1.2%
AG	187,588.0	58.4%	67,505.3	52.3%	19,519.3	58.9%	46,015.3	79.9%	6,960.1	24.4%	47,454.0	65.6%
C	665.6	0.2%	105.3	0.1%	371.9	1.1%	23.9	0.0%	10.2	0.0%	154.3	0.2%
CON	67,634.4	21.1%	55,325.9	42.8%	9,594.7	29.0%	6.4	0.0%	2,659.6	9.3%		
FR	113.1	0.0%			1.6	0.0%					109.5	0.2%
I	5,581.6	1.7%	41.5	0.0%	473.7	1.4%			23.8	0.1%	5,042.6	7.0%
INCORP	14,570.5	4.5%	49.9	0.0%			2,526.9	4.4%	8,772.4	30.8%	3,221.3	4.5%
INST	230.4	0.1%	33.1	0.0%	3.0	0.0%					194.3	0.3%
LDR	14,313.7	4.5%	1,799.8	1.4%	272.0	0.8%			3,671.8	12.9%	8,570.1	11.8%
MDR	6.7	0.0%							6.7	0.0%		
MU	4,658.9	1.5%	646.3	0.5%	703.0	2.1%	1,012	1.8%	978.9	3.4%	1,318.7	1.8%
REC	166.2	0.1%	156.7	0.1%			9.4	0.0%				
RR	22,440.8	7.0%	2,750.6	2.1%	1,963.7	5.9%	7,958.8	13.8%	5,165.4	18.1%	4,602.1	6.4%
SR	2.1	0.0%									2.1	0.0%
WATER	1,651.5	0.5%	761.9	0.6%	224.9	0.7%	70.9	0.1%	223.5	0.8%	249.1	0.3%
	321,038.9	100.0%	129,176.3	100.0%	33,127.8	100.0%	57,623.6	100.0%	28,472.4	100.0%	72,333.5	100.0%

NEXT STEPS



NORTH
OKALOOSA COUNTY, FL

GIS ANALYSES

GIS DATA Request Form



Project Title: North Okaloosa Planning Study

Project Manager: Erik Bredfeldt

Date: April 8, 2024

PLANNING

- ☐ Parcels
- ☒ Jurisdictional Boundary
- ☒ Future Land Use
- ☒ Zoning
- ☒ Overlays
- ☒ Community Redevelopment Areas
- ☐ Enterprise Zones
- ☒ Active Petitions
- ☐ Aerial Imagery
- ☒ Affordable Housing
- ☐ Capital Improvement Projects

TRANSPORTATION

- ☒ Existing and Planned Roadway Facilities (including existing LOS, maintenance responsibility, number of lanes, & other similar data, if available)
- ☒ Existing and Planned Bus Stops
- ☒ Existing and Planned Bus Routes
- ☐ Bus Facilities (transfer hub, shelter, bench, etc.)
- ☐ Bike lanes
- ☒ Existing and Planned Sidewalks
- ☒ Existing and Planned Recreational Trails

OTHER REQUESTED DATA:

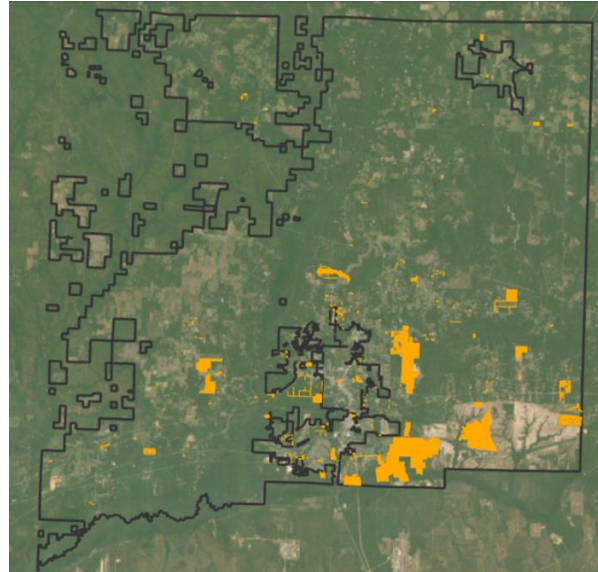
Study Boundary; Existing Land Use; Planned Development Districts with approved development program; Joint Planning Area & Interlocal Service Boundary Agreement Area; Current Development Projects; Publicly Owned Lands; Significant Habitats; Wellhead Protection Zones; Historic and Cultural Resources; Publicly Owned Lands; Utility/Urban Service Areas

PUBLIC FACILITIES AND SERVICES

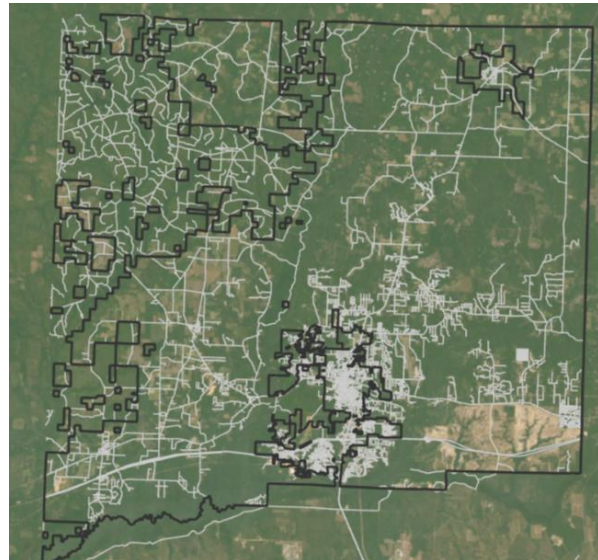
- ☐ Medical/Health Facilities (Hospital, Urgent Care)
- ☐ Schools (Elementary, Middle, High, College/University, Technical)
- ☐ Library
- ☒ Existing and Planned Recreational Facilities (Sports Facility, Cultural/Arts Facility, Museum, etc.)
- ☒ Park (neighborhood, community, regional)
- ☐ Fire Districts
- ☐ Fire Stations
- ☐ Police Districts
- ☐ Police Stations
- ☐ Administrative Governmental Services
- ☐ Storm Evacuation Zones
- ☐ Storm Evacuation Routes
- ☒ Utilities (Water Treatment & Wastewater Treatment Plants)

ENVIRONMENTAL

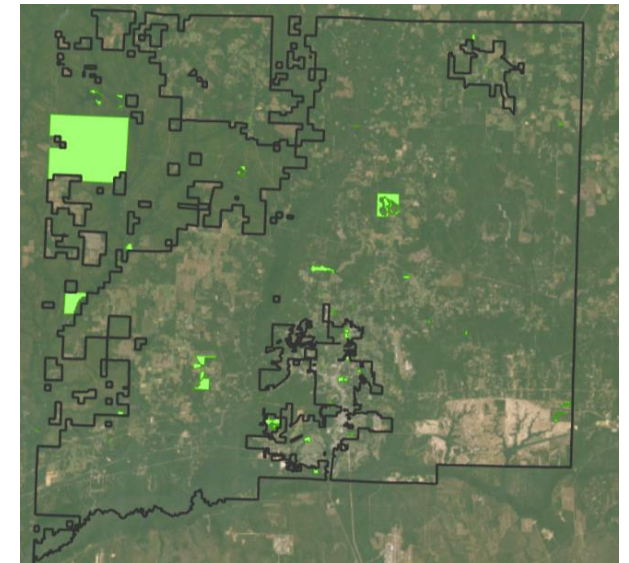
- ☒ FEMA Flood Zones
- ☒ Wildlife Corridor
- ☐ Brownfield Sites
- ☐ Coastal (Coastal Construction Setback Line, Mean High Water Line, etc.)
- ☒ Land Use Land Cover
- ☒ Conservation Easements
- ☒ Wetlands
- ☐ Five Foot Contours (Elevation)



County-Owned Properties



Roads



Parks



Documented key data from:

- Okaloosa County
- Crestview Utilities
- Milligan Water
- Auburn Water
- Holt Water
- Baker Water
- Heritage Plantation Plant (Sewer only)

Remaining Coordination with:

- Laurel Hill Water
- North Florida Community Water Systems (Blackman Service Area)

GIS Analyses

3 Public
Workshops

Additional
Stakeholder
Meetings

Mapping
Exercises

Policy Review of
Comprehensive
Plan and Land
Development
Code

Workshop Week May 6-10

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



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



THANK YOU