



Public Priorities and Input

BCC Presentation

MAY 7, 2024

1. Purpose
2. Process
3. Key Issues
4. Next Steps

**Our Land.
Our Way of Life.**



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.

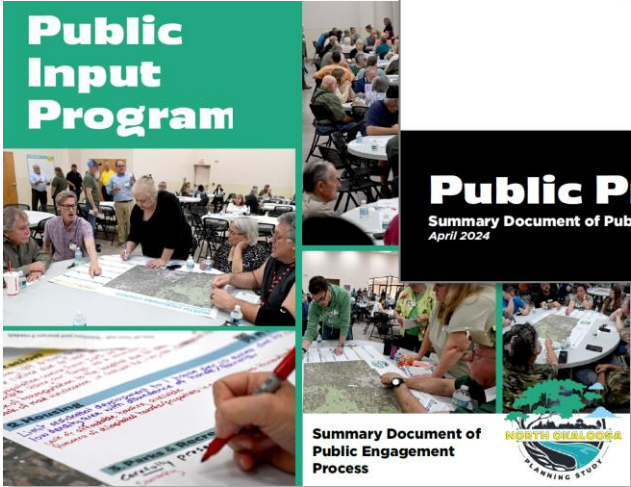
Public Meetings | Deliverables | Context

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

Process: Website + In-Person Workshops



Deliverable 1



Deliverable 2



2024



4 WAYS TO SHARE INPUT



**Comment on the
Map Below**



**Add to the Idea Wall
Below**



**Take the Survey
Below**



**Attend a Community
Town Hall**

As project progresses...



View Documents
Email Comments



**Attend a Community
Town Hall**

COMMENT PERIOD

As the process of developing the plan advances, the public will have an opportunity to view each deliverable and provide comment. Each deliverable will be posted on the project website and copies will be printed and accessible at the Growth Management Office. There will be a 2-week opening for comments after each item is shared.

The following items will be deliverables presented for community feedback and review:



- 1. Public Priorities Report of key issues identified by citizens**
Including Appendix with survey findings, summary of notes, and map scans from Town Hall Kick-off 1 & 2
- 2. Public Input Program Presentation to the BCC**
- 3. Baseline Condition Analysis, Infrastructure Analysis Report**
(roads, water and sewer lines, utility plants, schools, etc.)
- 4. Capital Improvements Planning Overview Table**
- 5. Development Constraints Report**
(areas in which development should be encouraged and discouraged due to constraints identified in the analysis)
- 6. Local Planning Analysis Report & Matrix**
(identify the specific areas in which Comprehensive Plan and LDC could be strengthened)
- 7. Draft of Final Report**



! Save the website URL so you can provide input throughout the process



2-week public comment period for each deliverable once shared on website

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

4,547
Site Visits

824
Contributions

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



ADDITIONAL COMMUNICATION



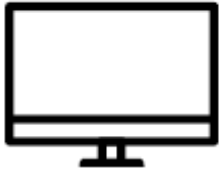
Additional Community Member Communication

The project team has received direct electronic mail and phone communication from county residents since the project's initiation. These communications have run the gamut from expressions of support or condemnation of the study to questions about various aspects of the process. Specific policy and regulatory solutions addressing growth challenges were also identified and information regarding prior North County studies that could be relevant to the project was provided (see appendix for documentation of this communication).



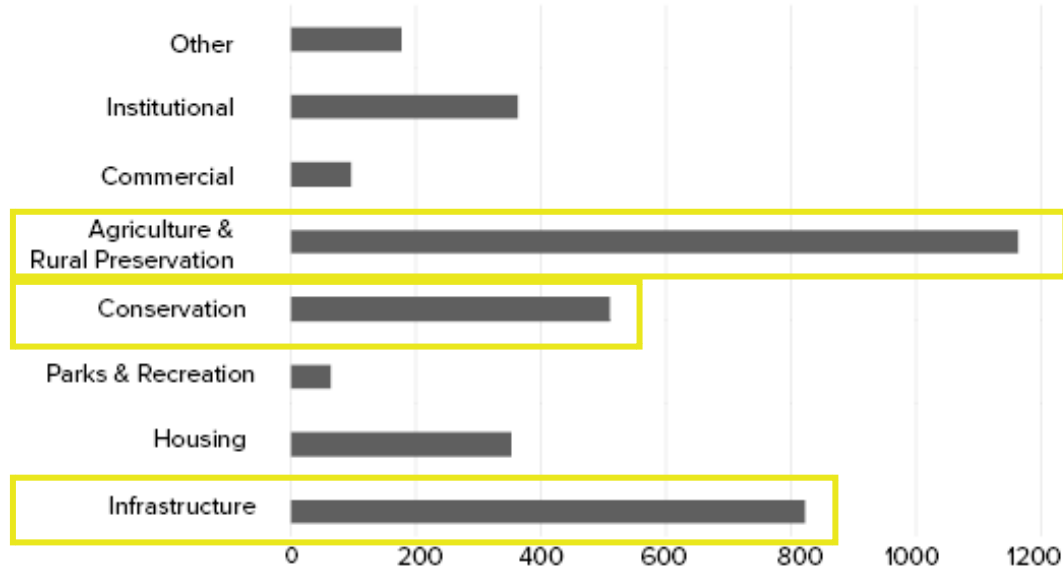
1. Project website
2. Documented results of the Town Hall meetings
3. Miscellaneous electronic and phone communication

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	

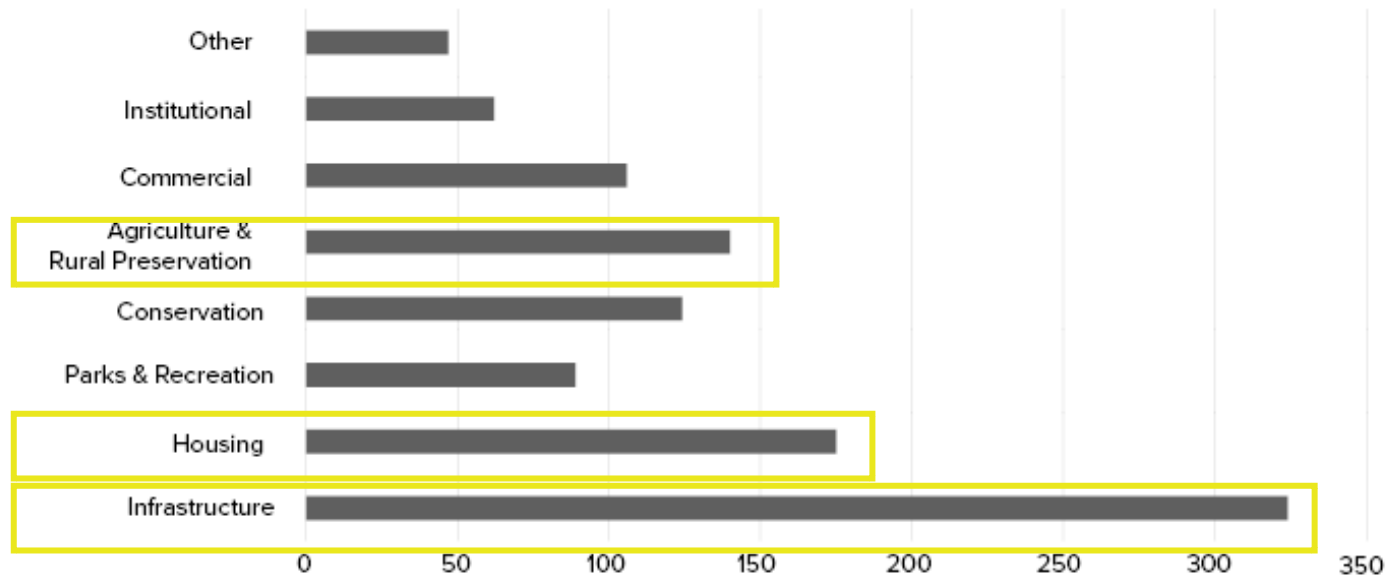


WEBSITE
as of April 15, 2024

3,547 Online Comments by Category



1,067 Kick-Off Town Hall Responses by Category



**KICK OFF
TOWN HALLS**

MAIN CATEGORIES OF CONCERN

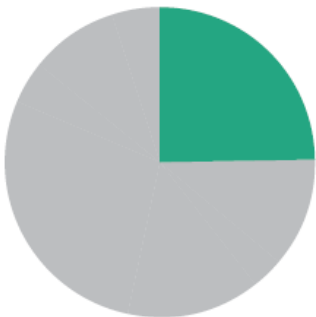
Agricultural & Rural Preservation



28%
% OF TOTAL COMMENTS



24.9%
% OF TOTAL COMMENTS



Infrastructure



Transportation



Utilities

14%

% OF TOTAL COMMENTS



Conservation



KEY ISSUES



1

Strong desire to preserve the rural and agricultural character of North Okaloosa County

2

Concern with inadequate infrastructure associated with existing development patterns and future growth in the community

3

Alarm regarding a lack of transparency and inadequate coordination in managing growth

Focus

Next Steps

What do we need to move forward?

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:

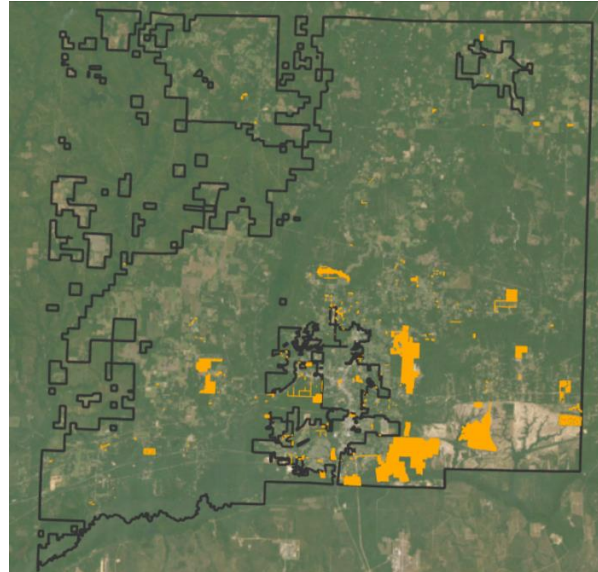
Study Boundary; Existing Land Use; Planned Development Districts with approved development program; Joint Planning Area & Interlocal Service Boundary Agreement Area; Current Development Projects; Publicly Owned Lands; Significant Habitats; Wellhead Protection Zones; Historic and Cultural Resources; Publicly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

PUBLIC FACILITIES AND SERVICES

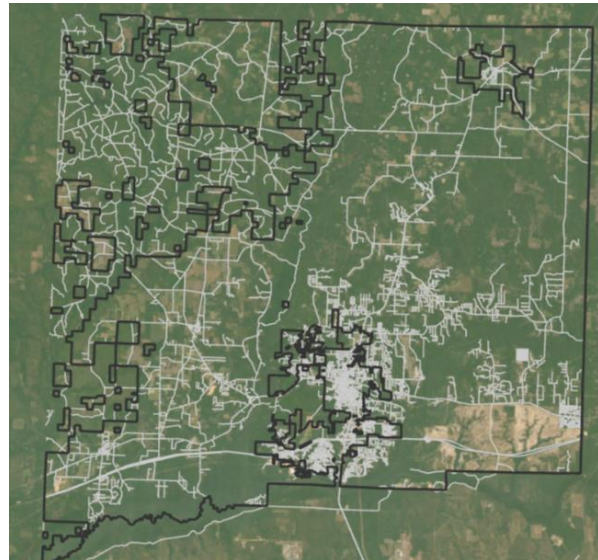
- ☐ Medical/Health Facilities (Hospital, Urgent Care)
- ☐ Schools (Elementary, Middle, High, College/University, Technical)
- ☐ Library
- ☒ Existing and Planned Recreational Facilities (Sports Facility, Cultural/Arts Facility, Museum, etc.)
- ☒ Park (neighborhood, community, regional)
- ☐ Fire Districts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

ENVIRONMENTAL

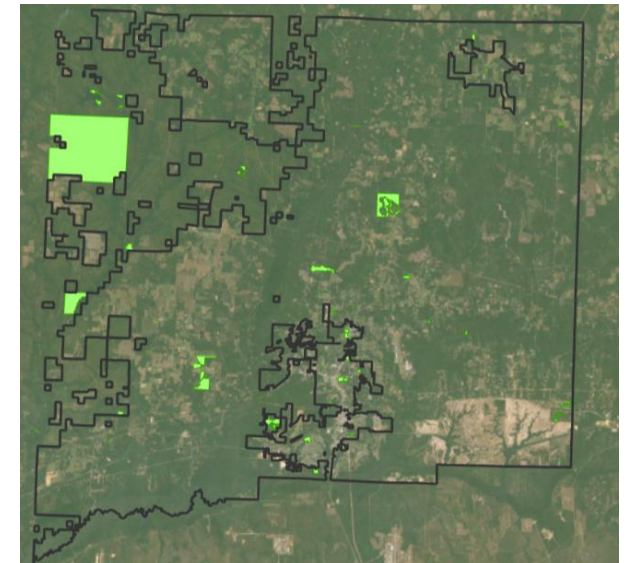
- ☒ FEMA Flood Zones
- ☒ Wildlife Corridor
- ☐ Brownfield Sites
- ☐ Coastal (Coastal Construction Setback Line, Mean High Water Line, etc.)
- ☒ Land Use Land Cover
- ☒ Conservation Easements
- ☒ Wetlands
- ☐ Five Foot Contours (Elevation)



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

How issues will be addressed...

Assess
Infrastructure

Conduct
Growth
Modeling
Scenarios

Identify
Development
Constraints

Review Best
Practices and
Case Studies of
Comparable
Communities

Develop
recommendations
for modification of
Comprehensive
Plan and Land
Development
Code

Document in the final Plan with actionable solutions

Keep Engaging



- ***Share Progress***
- ***Share Project Deliverables***
- ***Promote Events***
- ***Contact Information***

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

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

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

What do we need from the BCC?

Staff recommends that the Board approve the North Okaloosa Planning Study Public Input program inclusive of the Public Priorities Report and direct that the project continue moving forward as provided in the project schedule.