

PLANNING COMMISSION

AGENDA

MARCH 13, 2025

5:01 P.M.

**Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway
N, Shalimar, FL 32579.**

Commissioner Kimberlie Birr Griggs, District 1

Commissioner Jack Beery, District 2

Chairman Jeremy Stewart, District 3

Commissioner Todd Tarchalski, District 4

Vice-Chairman Commissioner John Collins, District 5 Okaloosa County School Board Rep., Bill Smith
Eglin Air Force Base Representative, Cheryl Sawyers

A. CALL TO ORDER

B. ROLL CALL

**C. APPROVAL OF MINUTES FOR DECEMBER 12, 2024 (NO JANUARY OR FEBRUARY
2025 MEETING)**

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: FLUM (563166-BCC-2025) – Rezoning (563167-BCC-2025). Consideration of a request to change a parcel of land submitted by John Tidwell of Tidwell Homes, on behalf of the Ruckel Properties, Inc., 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 **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) 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 **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

Agenda Item # 2: FLUM (563800-BCC-2025) – Rezoning (563801-BCC-2025). Consideration of a request changing the use of land submitted by Jeffrey McInnis, on behalf of the Air Force Enlisted Village, Inc., relating to property located at the northwest corner of Poquito Road and Sunset Lane, Shalimar. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Federal Reservation** to **Mixed Use (MU)**, and a request to extend the Urban Development Boundary Area. If the FLUM amendment is approved, request to rezone the property from **Federal Reservation** to **Mixed Use (MU)**, or a more restrictive zoning district. Property contains 79.99 acres, more or less. This is the **Transmittal Hearing for State Agency Review**.

L. OTHER BUSINESS

Selection of 2025 Chairman and Vice-Chairman.

The April 10, 2025 Planning Commission Meeting will be held at the Commissioner’s Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL 32579

M. ADJOURNMENT

PLANNING COMMISSION

MINUTES

DECEMBER 12, 2024

5:01 P.M.

The regular meeting of the Okaloosa County Planning Commission was held Thursday, December 12, 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, Kimberlie Birr Griggs, 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 Randy Woodruff, Deputy Director, Stuart Campbell, Planner III, and Martina Barrow, Planner I.

County Attorney Kerry Parsons was in attendance.

A. CALL TO ORDER

Chairman Jeremy Stewart called the meeting to order at 5:01 PM.

B. ROLL CALL

Martina Barrow conducted roll call.

C. APPROVAL OF MINUTES FOR NOVEMBER 14, 2024 MEETING.

Motion to approve minutes made by John Collins and second by Todd Tarchalski. --- 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

None.

G. ACCEPTANCE OF THE AGENDA

Motion to accept the agenda as written made by Kimberlie Birr Griggs and second by John Collins. --- 5 ayes. Motion Passes.

H. OATH TAKING

None

I. DISCLOSURES

None

J. OLD BUSINESS

None

K. NEW BUSINESS

None

a. Applications for Development Review

None

b. Public Hearings

AGENDA ITEM 1: 558750-BCC-2024 and 558748-BCC-2024 Consideration of a request changing the use of land as submitted by Step One Investments LLC, owner, relating to parcel 03-2S-24-0900-0004-0070 located at 702 Bayou View Drive, Fort Walton Beach, Florida. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation from **Suburban Residential (SR)** to **Commercial (C)**, or a more restrictive FLUM designation. If the FLUM amendment is approved, request to rezone the subject property from **Suburban Residential (SR)** district to **General Commercial (C-3)** district, or a more restrictive zoning district. The subject property contains 0.42 acres.

Randy Woodruff presented Agenda Item 1 to the board.

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 Suburban Residential (SR) to Commercial (C), or a more restrictive FLUM designation, made by Jack Beery and second by John Collins. -- 5 ayes. Motion Passes.

Motion to recommend approval of Agenda Item 1 as written to request to rezone the property from Suburban Residential (SR) district to General Commercial (C-3), or a more restrictive zoning district, made by Jack Berry, and second by John Collins. -- 5 ayes. Motion Passes.

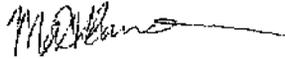
L. OTHER BUSINESS

The **January 9, 2025**, Planning Commission Meeting will be held at the Commissioner's Chambers, Okaloosa County Administrative Complex 1250 Eglin Parkway N, Shalimar, FL, 32579.

M. ADJOURNMENT

MINUTES AND ENCLOSURE

Chairman Stewart adjourned the meeting at approximately 5:08 p.m.



Prepared by: _____
Martina Barrow, Recording Secretary

Date 12/13/2024



AGENDA ITEM 1

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 563166-BCC-2025 and 563167-BCC-2025, request for Small Scale Plan Amendment and Rezoning; as presented by John Tidwell, Sr. of Tidwell Homes, agent, on behalf of Ruckel Properties, Inc.

DATE: March 13, 2025

BCC DISTRICT: (5) Commissioner Drew Palmer

PLANNING COMMISSION DISTRICT: (5) John Collins

PUBLIC HEARING: Consideration of a request to change a parcel of land submitted by John Tidwell of Tidwell Homes, on behalf of the Ruckel Properties, Inc., 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 **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) 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 **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning district. The subject property contains 25 acres, more or less.

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The subject property is 25 acres in size and comprised of one (1) vacant parcel. The property is legally described as 15-1S-22-0000-0001-001D and located on the northwest corner of Lancaster Drive and Highway 20, Niceville, Florida (see Exhibits 3 & 4).
- The subject property is bordered by Tower Acres, Plat Book 4, Page 60, a recorded single-family subdivision to the west; bordered by Mossy Oaks, Plat Book 13, Page

34, a recorded single-family subdivision to the north; Highway 20 and Fred Gannon State Park to the east, and Lancaster Drive and single-family homes to the south.

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	ZONING DESIGNATION
SUBJECT PROPERTY	Institutional (INST)	Institutional (INST)
NORTH	Medium Density Residential (MDR) and Mixed Use (MU)	Residential – 2 (R-2) and Mixed Use (MU)
SOUTH	Low Density Residential (LDR) Mixed Use (MU) Mixed Use 1 MU-1)	Residential – 1 (R-1) Mixed Use (MU) Mixed Use-1 MU-1)
EAST	Highway 20	Highway 20
WEST	Low Density Residential (LDR)	Residential-1 (R-1)

The applicant has submitted said Small Scale Plan Amendment in order to change the subject property for future development of single-family homes adjacent to the existing single-family homes along the north, west and south property boundaries, multi-family homes located between the single-family homes and commercial oriented development along Highway 20 (see **Exhibit 1 – Applicant Letter of Petition**).

The subject property is 25 acres and is currently located in one Future Land Use (FLU) Category: **Institutional (INST)**, and in one zoning district: **Institutional (INST)**. The **Institutional (INST)** future land use designation is to provide areas for civic, government, religious, or otherwise generally not-for-profit land uses. The **Institutional (INST)** zoning district provides areas for the location, maintenance, and preservation of public, semi-public and institutional lands and land uses.

The applicant is requesting to change the Comprehensive Plan Future Land Use Map (FLUM) from **Institutional (INST)** into two (2) Future Land Use Categories: **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation. The **Low Density Residential (LDR)** future land use category is to provide areas for the protection of residential neighborhoods and for future low-density residential development. The **Mixed Use (MU)** future land use category is to provide areas for a functional and compatible mix of land uses which may include a mix of residential housing types as well as a mix of residential and nonresidential uses, including Planned Unit Developments, commercial mixed use, residential mixed use, or other types of mixed use as described in the Comprehensive Plan.

If the FLUM amendment is approved, the applicant has submitted a companion request to rezone the property from **Institutional (INST)** into two (2) zoning districts: **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive zoning

district. The purpose of the **Residential-1 (R-1)** zoning district is to provide areas for single-family detached residential dwellings, customary accessory uses, and limited non-residential uses. The purpose of the **Mixed Use (MU)** zoning district is to provide areas for a variety of housing types as well as a functional mix of residential and non-residential land uses. To this end, while MU developments are encouraged to include a mix of both residential and non-residential uses, single use development is allowed when the area surrounding a proposed single use development within the MU zone is predominantly of the type proposed, and requiring another use would be out-of-character with the predominant surrounding use, and would result in internal incompatibility that cannot be remedied through buffers, setbacks, or other techniques in an economically efficient manner.

The subject property is located inside the Urban Development Boundary (UDB).

COMPREHENSIVE PLAN ANALYSIS:

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.3

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings. *The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Institutional (INST), to Low Density Residential (LDR) and Mixed Use (MU). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Institutional (INST), to Residential-1 (R-1) and Mixed Use (MU). The aforementioned mitigating techniques will be addressed during the Development Order review process.*

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 4.4

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities: *The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Institutional (INST), to Low Density Residential (LDR) and Mixed Use (MU). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Institutional (INST), to Residential-1 (R-1) and Mixed Use (MU). The applicant has submitted a proposed concept plan (see Exhibit 5 – Concept Plan). Any future development plans shall be required to undergo the county’s Development Order review process. The subject property is bordered by State Road 20 to the east, single-family residence to the north, south, and west. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, adjacent zoning*

districts and maximum intensities of the surrounding properties to the maximum extent possible.

Traffic Analysis

A Traffic Analysis was not submitted as part of this application. However, a traffic analysis will be required as part of the Development Order Application review and approval.

PUBLIC COMMENT/OPPOSITION: Staff received one (1) email of opposition from Mr. McClaren (see **Exhibit 6**). No other public comment or opposition has been received as of this writing for 563166-BCC-2025 and 563167-BCC-2025.

BACKGROUND:

On August 8, 2025, the Planning Commission considered a request from the School District of Okaloosa County to change the Future Land Use Category and Zoning District on this parcel from Institutional (INST) to Mixed Use (MU). The Planning Commission recommended that the Board of County Commissioners approve an ordinance changing the Future Land Use Map designation and approve an ordinance changing the zoning designation for the subject property.

On August 20, 2025, the Board of County Commissioners (BCC) conducted a public hearing to consider this request to change the Future Land Use Category and Zoning District. During the public hearing, two citizens addressed the Board expressing concern regarding the potential impacts the proposed changes could have on the surrounding area. Specific issues identified by the citizens include:

- Access. Lancaster Drive is the only access to Highway 20 for several subdivisions west of the subject property. The speakers expressed concern regarding potential issues that could arise should Lancaster Drive become blocked.
- Drainage and flooding. The speakers expressed concern that development of the property could exacerbate existing flooding problems in the area.
- Uncertainty of use.
- Light and Noise Pollution.
- Character of the area.
- Need for green space and parks

At the end of the public input and discussion, the Board directed staff to work with the School District to determine what, if anything, could be done to address these concerns.

County staff worked together with the School District to develop ideas for possible remedies to these concerns. The results of the discussions included the potential

establishment of a naturally-vegetated buffer in excess of what would be required by the Land Development Code (LDC) for any development other than detached single-family residential development and, if a residential subdivision is constructed, opportunity for locating it such that area residents would be able to utilize it.

It should be noted that the LDC already addresses some of the concerns expressed by the citizens. Specifically, Section 6.06.00 establishes the stormwater management standards that will be applied to future development of the property. Concerning stormwater, there is an identified Surtax Stormwater project for Lancaster Drive. During wet weather, there is nuisance standing water in ditches and driveways. The project would reestablish the ditch and flow to reduce the number of days residents have standing water in driveways.

Regarding road access, the parcel has sufficient frontage along Highway 20 to allow access directly to that major roadway. Further, the LDC provides standards for ingress and egress and also enables the installation of improvements as needed for operational safety.

After several continuations of the public hearing and with no action taken by the Board of County Commission, the applicant withdrew the request to change the Future Land Use category and Zoning District.

PUBLIC NOTICE: The proposed agenda item was properly advertised in the Northwest Florida Daily News on February 26, 2025; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

STAFF POSITION: Staff has no objections to the proposed FLUM Amendment; herein referenced as 563166-BCC-2025 and 563167-BCC-2025.

RECOMMENDATION: It is recommended that the Planning Commission consider the facts presented herein, as well as any facts that may be presented at the public hearing, and then make two (2) separate recommendations to the Board of County Commissioners, with the Future Land Use Map Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map (FLUM) designation for the subject property, legally described as 15-1S-22-0000-0001-001D from **Institutional (INST)** to **Low Density Residential (LDR)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property, legally described as 15-1S-22-0000-001D, from **Institutional (INST)** district, to **Residential-1 (R-1)** (7.69 acres) and **Mixed Use (MU)** (17.31 acres) districts or a more restrictive zoning district.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for April 15, 2025.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – FLUM/Zoning Map
- E – Proposed FLUM/Zoning Map
- F – 1 Mile FLUM/Zoning Map
- G – GIS Analysis
- H – Legal Advertisement
- I – Future Land Use Ordinance
- J – Rezoning Ordinance

EXHIBIT:

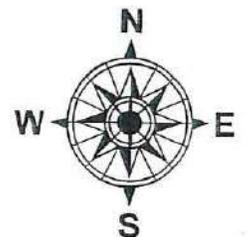
- 1-- Applicant Letter of Petition
- 2-- FLU & Rezoning Applications
- 3-- Boundary Survey
- 4-- Description Sketch
- 5-- Concept Plan
- 6—Email of Opposition

ATTACHMENT - A
15-1S-22-0000-0001-001D



Legend

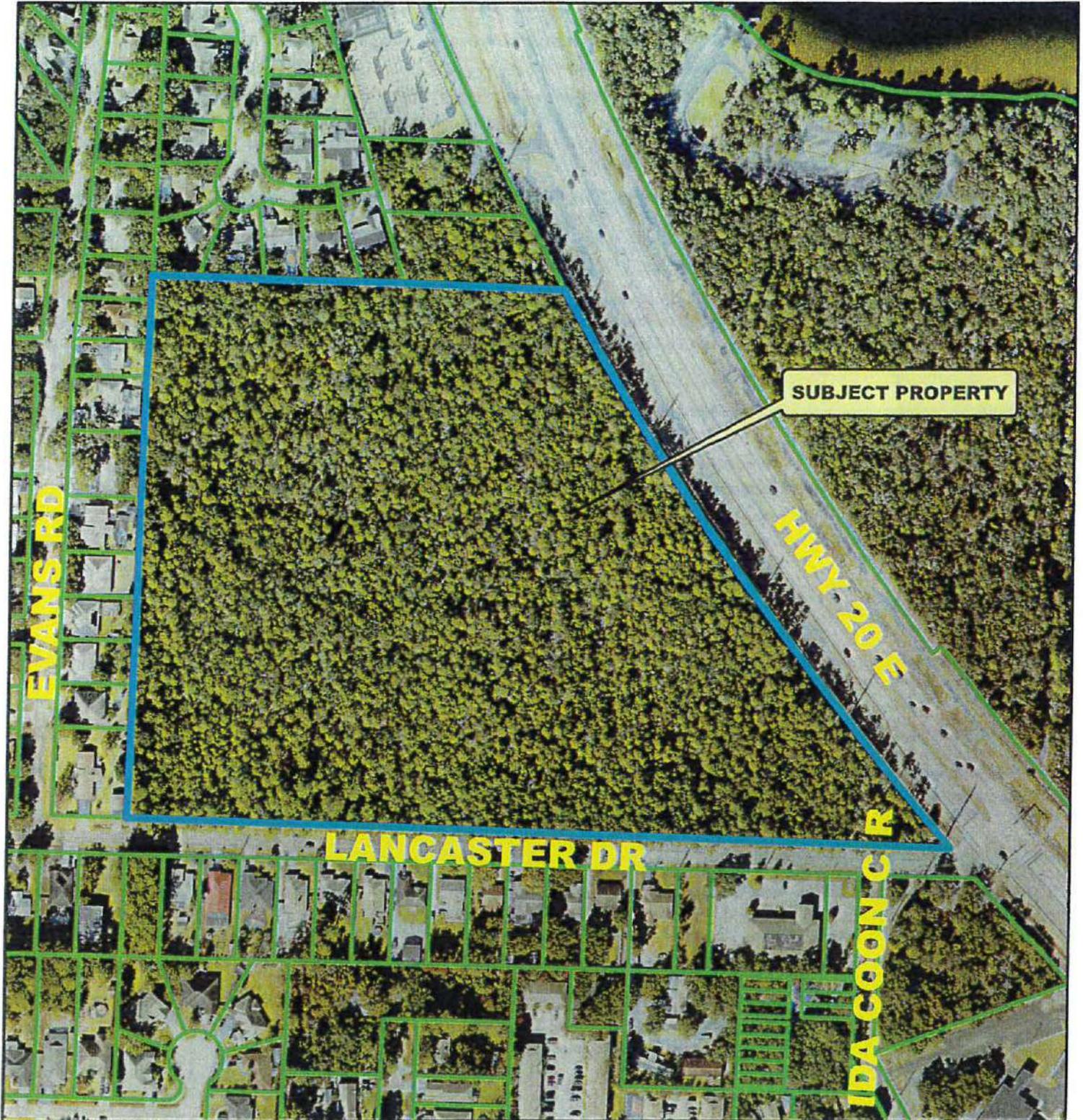
— Roads



Location Map

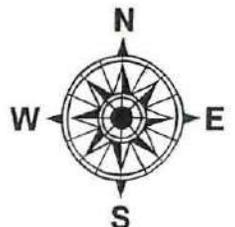
ATTACHMENT - B

15-1S-22-0000-0001-001D



Legend

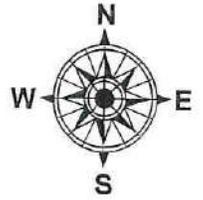
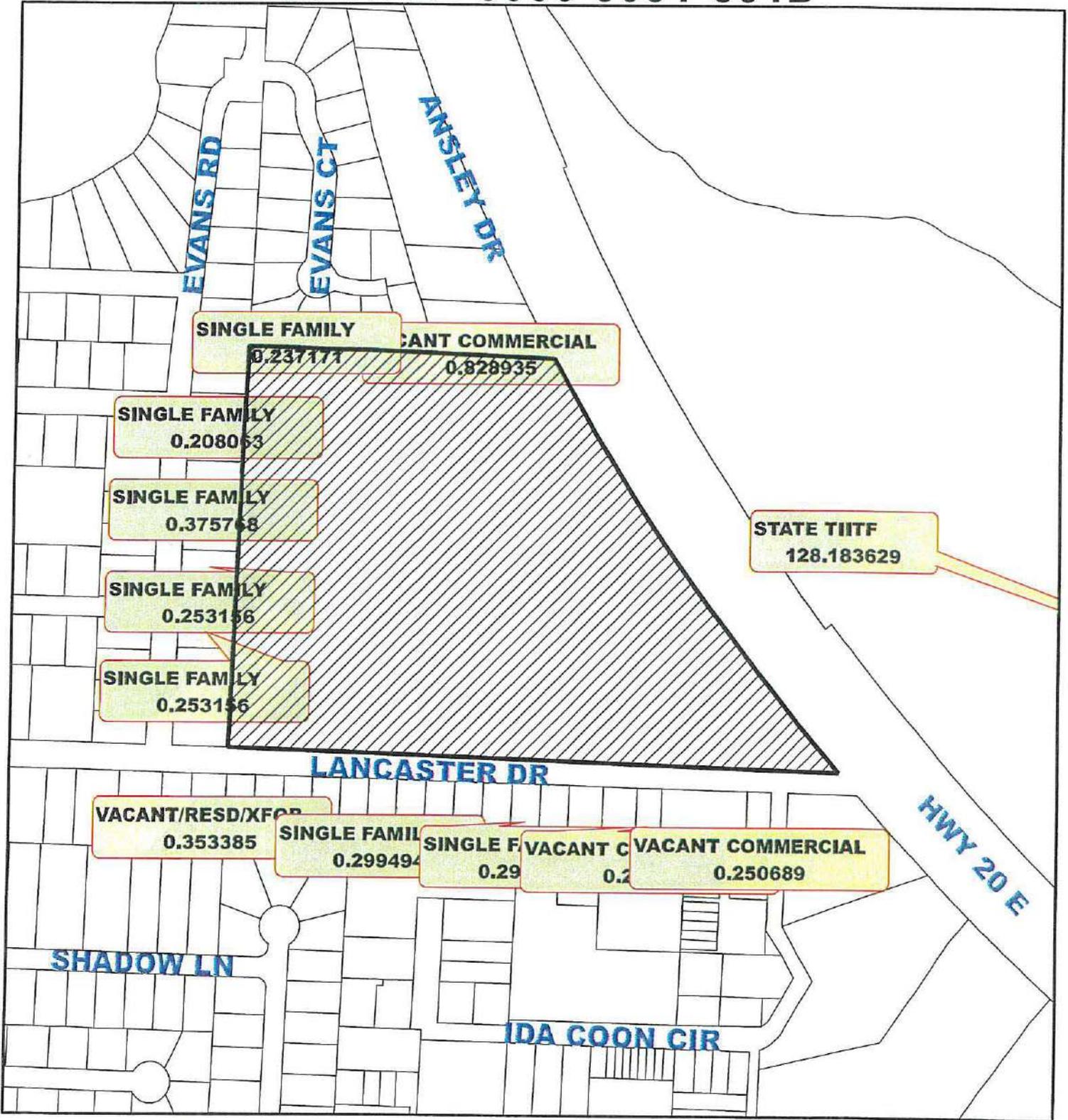
 Parcel Lines



Aerial Photo

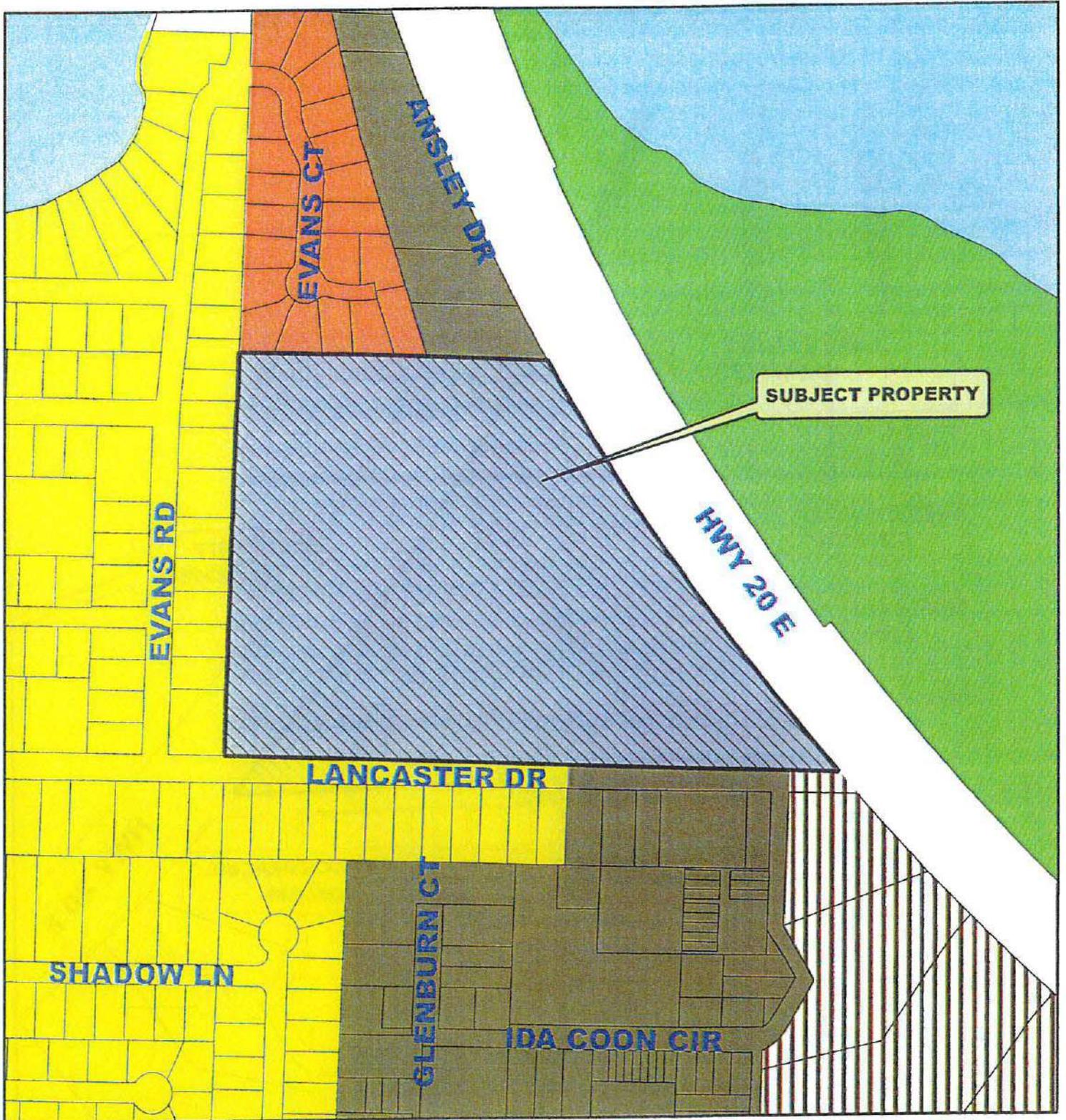
ATTACHMENT - C

15-1S-22-0000-0001-001D



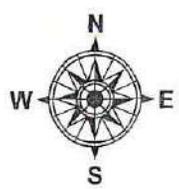
Existing Land Use Map

ATTACHMENT - D
15-1S-22-0000-0001-001D



FLUM Legend

 LDR	 REC
 MDR	 INST
 MU	
 MU-1	

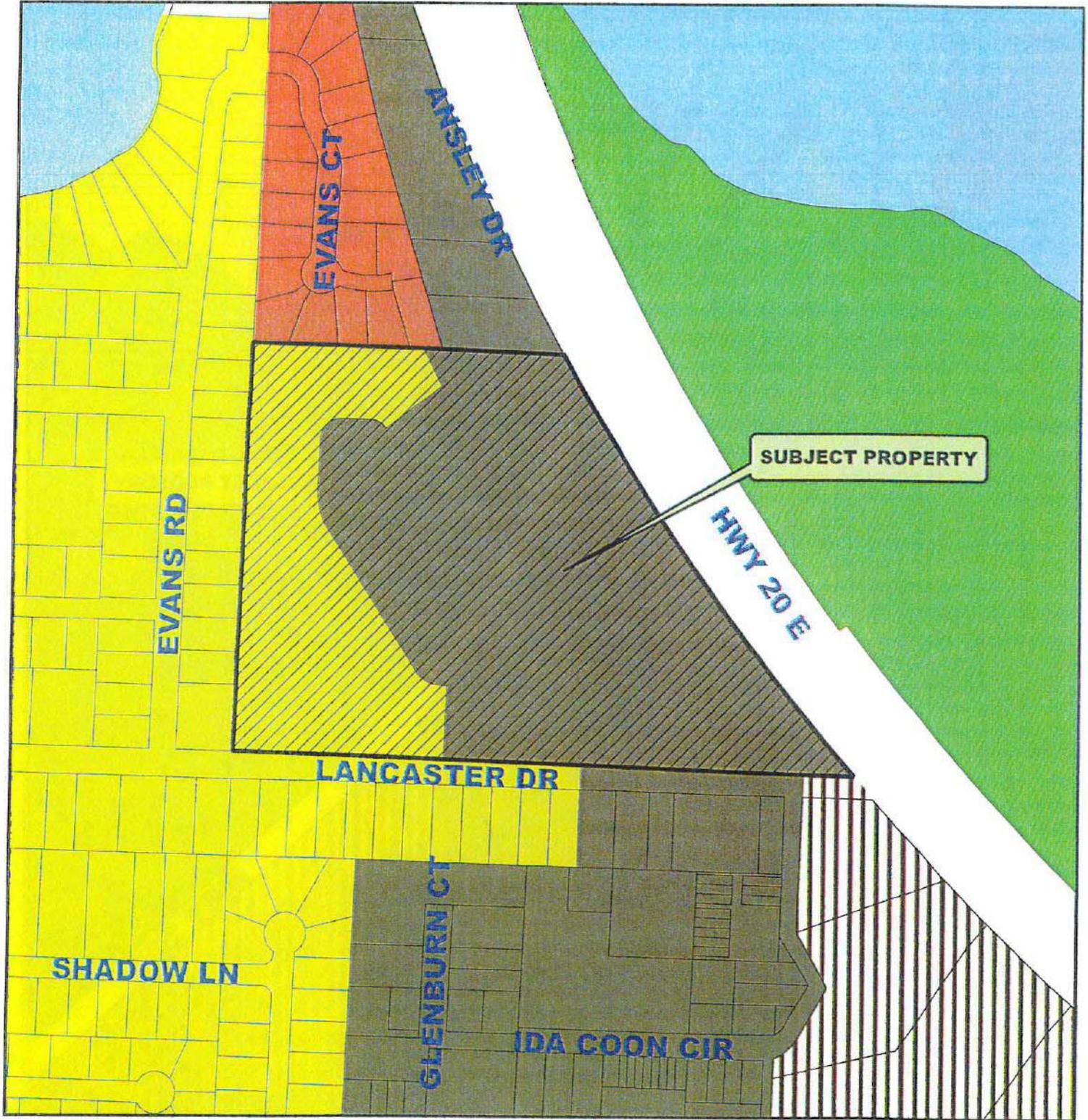


ZONE Legend

 R-1	 REC
 R-2	 MU-1
 MU	 INST

FLUM & Zoning Map

15-1S-22-0000-0001-001D



FLUM Legend

- LDR
- MDR
- MU
- MU-1
- REC

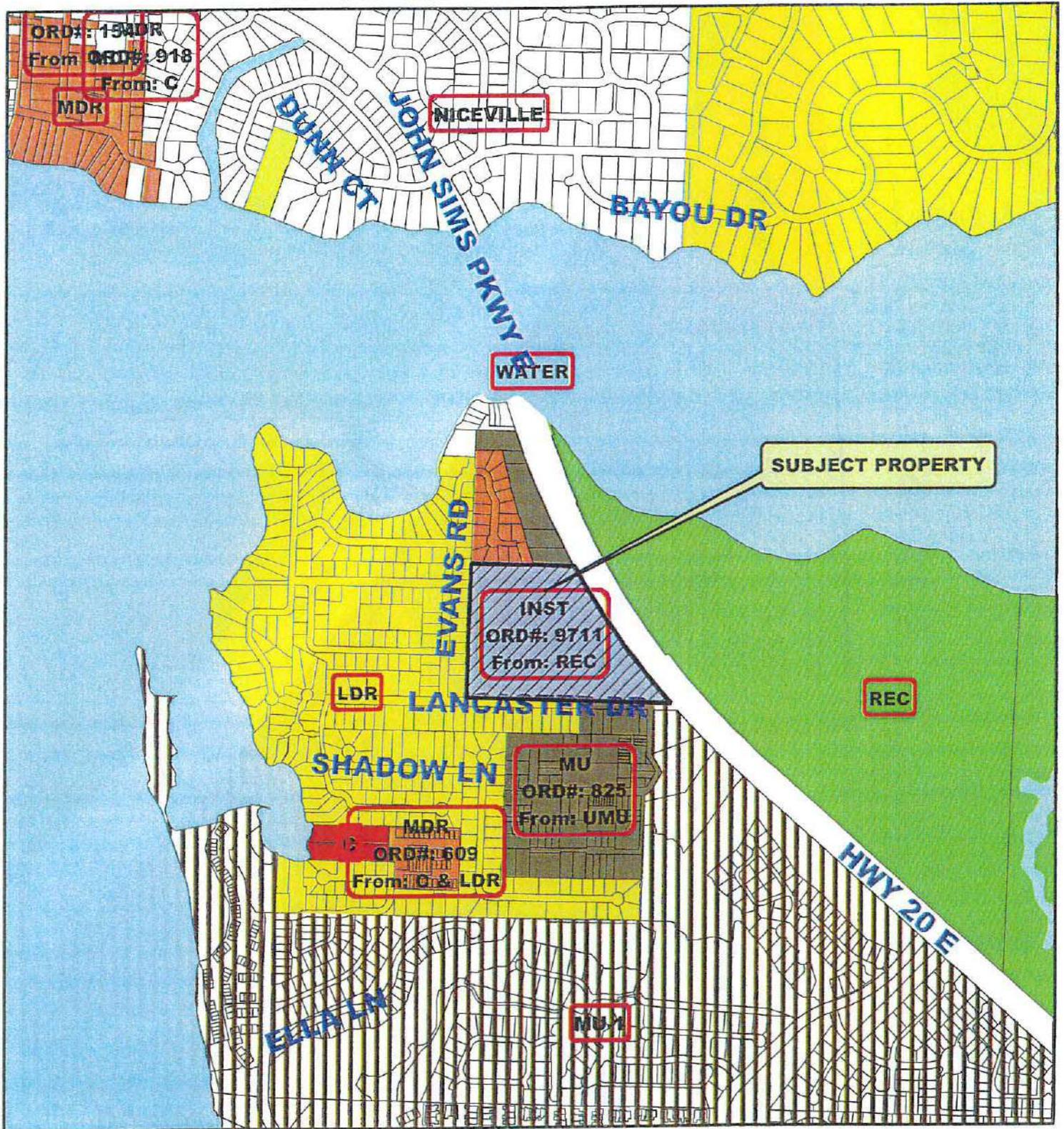
ZONE Legend

- R-1
- R-2
- MU
- MU-1
- REC

Proposed FLUM & Zoning Map

ATTACHMENT - F

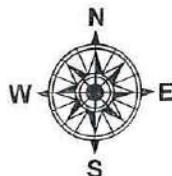
15-1S-22-0000-0001-001D



FLUM Legend

- | | |
|--|--|
| LDR | INST |
| MDR | REC |
| MU | C |

MU-1



ZONE Legend

- | | | |
|--|---|---|
| R-1 | MU-1 | REC |
| R-2 | INST | |
| MU | C-3 | |

1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

ATTACHMENT G

Date: 1/30/2025

Project: 15-1S-22-0000-0001-001D

Permit: 563166-BCC-2025 & 563167-BCC-2025 - Tidwell Homes

Property Address: LOCATED ON HWY 20 E NICEVILLE FL 32578

Zoning: INST

Proposed Zoning: MU & R-1

FLU: INST

Proposed FLU: MU & LDR

Fire District: NORTH BAY **Commissioner District:** 5 **Census Tract:** 021002

Soil Type: 6 – Dorovan – nearly level, very poorly drained soils that are organic – usually in freshwater swamps or drainage ways.

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 0477J

Storm Surge Area: NO

Urban Development Area: YES **Water Efficient Area:** NO

Wells: None

Environmental Data: None

Historical Data: NO

Wetlands: Uplands

Water and Sewer: OCWS **Within 3 mile of an Airport:** NO

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, March 13, 2025** the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO LOW DENSITY RESIDENTIAL (LDR) AND MIXED USE (MU) SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO RESIDENTIAL-1 (R-1) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting will be held at **5:01 PM** or soon thereafter in the Okaloosa County Administrative complex, located at 1250 North Eglin Pkwy., Shalimar, FL

The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 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.

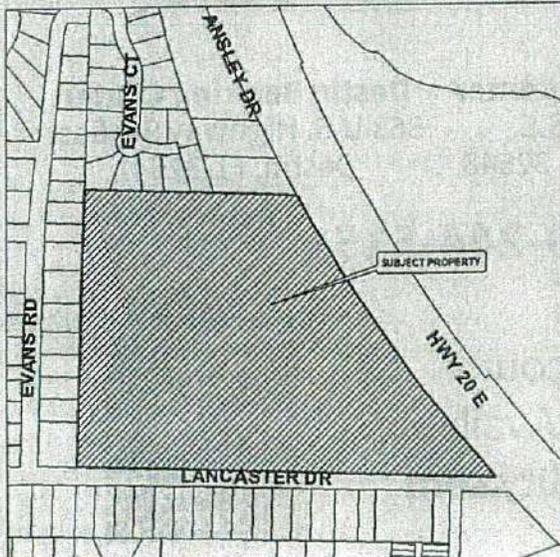
If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is 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 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

Attachment

A

15-1S-22-0000-0001-001D



AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO LOW DENSITY RESIDENTIAL (LDR) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

~~WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction; and~~

WHEREAS, Chapter 163 provides processes through which a local government's comprehensive plan and future land use map may be amended from time to time; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 90-01 that establishes the Okaloosa County Comprehensive Plan including its various elements and Future Land Use Map; and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563167-BCC-2025 Future Land Use changing the Future Land Use Map designation of a parcel of real property owned Ruckel Properties, Inc. property Id number 15-1S-22-0000-0001-001D, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of a portion parcel of real property as shown in Attachment A attached hereto from Institutional (INST) to Low Density Residential (LDR) and Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ___ day of _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA**

Paul Mixon,
Chairman

ATTEST:

Brad E. Embry
Clerk of Circuit Court

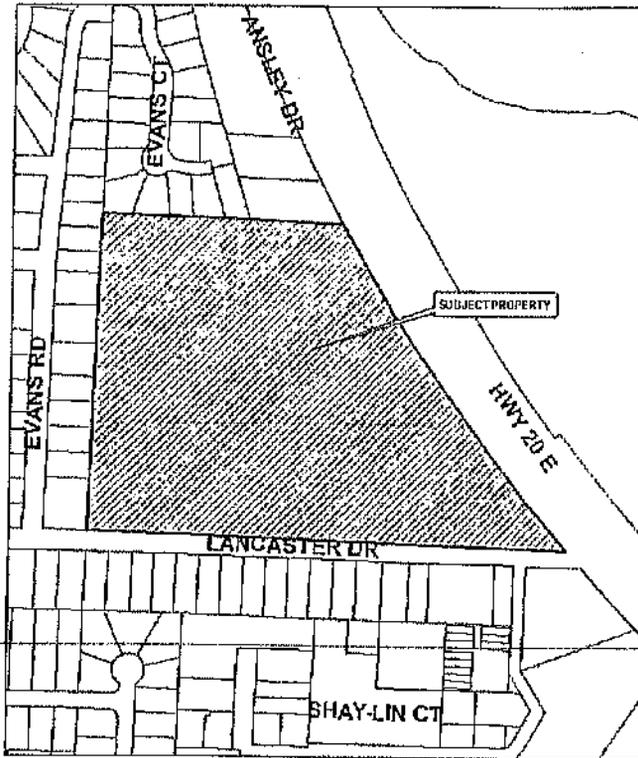
APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment

A

15-1S-22-0000-0001-001D



ORDINANCE 25 - ____

Attachment J

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 15-1S-22-0000-0001-001D FROM INSTITUTIONAL (INST) TO RESIDENTIAL-1 (R-1) AND MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance; and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction and requiring the adoption of land development regulations to regulate growth and development; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 91-01 that establishes the Okaloosa County Land Development Code as required by Chapter 163 of the Florida Statutes to implement the Comprehensive Plan; and

WHEREAS, Chapter 2 of the Okaloosa County Land Development Code establishes the various zoning districts and includes maps depicting locations of the various zoning districts throughout the County; and

WHEREAS, Chapter 125 of the Florida Statutes establishes the authority and procedure by which a County may amend the zoning applied to properties; and

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 15-1S-22-0000-0001-001D as provided herein.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563166-BCC-2025 rezoning changing the zoning designation of a certain portion of parcel of real property owned by Ruckel Properties, Inc., property Id number 15-1S-22-0000-0001-001D, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcels of real property as shown in Attachment A attached hereto from Institutional (INST) to Residential-1 (R-1) and Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ____ day of _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA**

Paul Mixon,
Chairman

ATTEST:

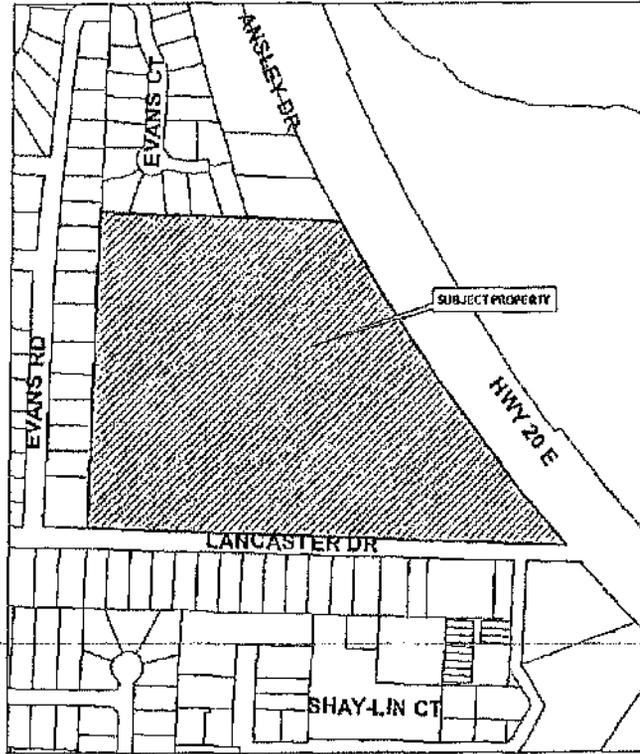
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment
A

15-15-22-0000-0001-001D





January 7, 2025

To Whom It May Concern:

Tidwell Homes is requesting a zoning change for the property located on the corner of Lancaster and Highway 20 from **Institutional**, which can currently only be used for industry, hospitals, landfills and government, to **R1** and **Mixed use**. This change would zone the property adjacent to the existing residential homes as all residential. The mixed-use would be along the Highway 20 side of the property. These zoning changes align with the existing zoning in the surrounding area.

Tidwell Homes is a local, small business that is dedicated to building quality homes and maintaining the high standards of our area. This project will include new homes across multiple price ranges, catering to clients from entry level to move-up level homes. All development done will be within the existing Okaloosa County guidelines and will be designed with community in mind.

Sincerely,

Johnathan Tidwell
Owner, Tidwell Homes

High quality homes at the right price.



p: 850.279.6686
f: 850.362.1032



P.O. Box 1343
Niceville, FL 32588



Visit us online @
TidwellHomes.com

563167. Bll. 2025

**OKALOOSA COUNTY DEPARTMENT OF
GROWTH MANAGEMENT APPLICATION FOR
FUTURE LAND USE MAP TYPE - 1
AMENDMENT
(MORE THAN 10 ACRES)**

March, 2014

A. Applicant Information1. Name: John Tidwell2. Address: 795 Cedar Av. S.
Niceville Fl. 325783. Telephone: 850-279-6686 FAX: _____4. Applicant is: Property owner No Owners authorized agent* Tidwell Homes
* Verification of authorized agent must be attached5. Owner's name, address and telephone, if different than applicant:
Ruckel Properties 1003 John Sims Pkwe. E.
Niceville Fl. 32578**B. Property Information**6. Location: Corner of Hwy.20 and Landcaster Dr. Niceville Fl.7. Property ID Number: 15 1s 22 0000 0001 001d8. Current use of property: Vacant9. Proposed use of property: Residential with some commerical along Hwy.2010. Size of property: 25 acres (sq. ft. or acres)11. Names/Number of adjacent roads: North _____
East Evans ct. South Evans Rd. West Landcaster Dr.**C. Future Land Use/Zoning Information**12. Existing Future Land Use Map designation: Instituional

13. Existing zoning district: Planning area 32578 map 4

D. Requested Action

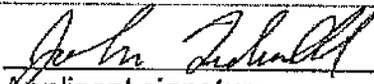
14. Reason for the requested amendment: To allow continued growth in the community with the addition of housing and businesses along hwy. 20

15. Requested amendment:
FROM Institutional (FLUM designation)
TO R-1 and Mixed Use (FLUM designation)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Tidwell
Applicant printed or typed name


Applicant signature

1-7-25
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

563166 BCC 2025

**OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING**

A. Applicant Information

1. Name: John Tidwell

2. Address: 795 Cedar av. south

Niceville Fl. 32578

3. Telephone: 850-279-6686 FAX: _____

4. Applicant is: Property owner No Owners authorized agent* Tidwell Homes
** Verification of authorized agent must be attached*

5. Owner's name, address and telephone, if different than applicant:

Ruckel Properties 1003 John Sims Pkwy E.

Niceville FL 32578

B. Property Information

6. Location: Corner of Hwy.20 and Landcaster dr. Niceville Fl.

7. Property ID Number: 15 - 1S - 22 - 0000 - 0001 - 001D

8. Current use of property: Vacant

9. Proposed use of property: Residential with some commercial along hwy 20

10. Size of property: 25 acres (sq. ft. or acres)

11. Names/Number of adjacent roads: North Hwy 20
East Evans ct. South Evans rd. West Landcaster dr.

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Institutional

13. Existing zoning district: Planning area 32578 map 4

D. Requested Action

14. Reason for the requested rezoning: _____

To allow continued growth in the community with the addition of housing and
businesses along hwy 20

15. Requested rezoning:

FROM Institutional (zoning district)

TO R-1 and Mixed Use (zoning district)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

John Tidwell

Applicant printed or typed name


Applicant signature

1-7-25
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



R-1
M-1X
PLOT 7 THE

THIS DRAWING IS THE PROPERTY OF JENKINS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION

NO.	DATE	DESCRIPTION	BY

JENKINS ENGINEERING, INC.
 73 EGLBY PARKWAY NE, SUITE 203
 FORT WALTON BEACH, FLORIDA 32548
 PHONE 850.837.2418
 FAX 850.837.2458
 JECIVIL.COM

SHEET NUMBER
003

Randall Woodruff

From: MCCLAREN, MITCHELL T CIV USAF AFMC 45 TS/TGAC <mitchell.mcclaren.2@us.af.mil>
Sent: Thursday, February 13, 2025 3:41 PM
To: Elliot Kampert
Cc: Randall Woodruff; MCCLAREN, MITCHELL T CIV USAF AFMC 45 TS/TGAC
Subject: RE: Development of former School board land at Hwy 20 and Lancaster Rd (Parcel 15-15-22-000-0001-001D)

Mr. Kampert,

Thank you for letting me know about the meeting reschedule. I will be there. Thank you for reading my email as I feel strongly that the appropriate infrastructure upgrades need to take place before moving forward.

Regards,

Mitch McClaren
GS-13, JMPS MAF CC Team Lead/SADUS Lead, 45 TS
C 850 797 6051

From: Elliot Kampert <ekampert@myokaloosa.com>
Sent: Thursday, February 13, 2025 3:23 PM
To: MCCLAREN, MITCHELL T CIV USAF AFMC 45 TS/TGAC <mitchell.mcclaren.2@us.af.mil>
Cc: Randall Woodruff <rwoodruff@myokaloosa.com>
Subject: [Non-DoD Source] RE: Development of former School board land at Hwy 20 and Lancaster Rd (Parcel 15-15-22-000-0001-001D)

Good afternoon Mr. McClaren,

Thank you for sharing your thoughts in your email, below. It is with regret that I must inform you that the Planning Commission meeting scheduled for this evening regarding the above-referenced matter must be cancelled due to lack of a quorum. Please accept my apologies for any inconvenience.

This matter is being re-scheduled to the Planning Commission meeting of March 13, 2025 which will be held beginning at 5:01 PM in the Commission meeting room of the County Administrative Building in Shalimar located at 1250 N Eglin Parkway. This meeting will also be re-advertised in the Northwest Florida Daily News.

Again, please accept my sincerest apologies for any inconvenience, and please let me know if you have any questions.

Sincerely,

Elliot L. Kampert, AICP; Director
Okaloosa County Growth Management Department
812 E James Lee Blvd
Crestview, FL 32539

Please note: Due to Florida's very broad public records laws, most written communications to or from County employees regarding County business are public records, available to the public and media upon request. Therefore, this written e-mail communication, including your e-mail address, may be subject to public disclosure.

From: MCCLAREN, MITCHELL T CIV USAF AFMC 45 TS/TGAC <mitchell.mcclaren.2@us.af.mil>
Sent: Thursday, February 13, 2025 8:38 AM
To: Drew Palmer <dpalmer@myokaloosa.com>
Cc: MCCLAREN, MITCHELL T CIV USAF AFMC 45 TS/TGAC <mitchell.mcclaren.2@us.af.mil>; Trey Goodwin <tgoodwin@myokaloosa.com>; Nathan Boyles <nboyles@myokaloosa.com>; Sherri Cox <scox@myokaloosa.com>; Carolyn Ketchel <cketchel@myokaloosa.com>; Paul Mixon <pmixon@myokaloosa.com>; Mel Ponder <mponder@myokaloosa.com>; Elliot Kampert <ekampert@myokaloosa.com>
Subject: Development of former School board land at Hwy 20 and Lancaster Rd (Parcel 15-15-22-000-0001-001D)

Worthy Commissioner Palmer and other commissioners ,

Good morning. The proposed development of the former School Board property on Hwy 20 and Lancaster road (Parcel 15-15-22-000-0001-001D) is irresponsible and should not be approved until (1) an additional 100 feet of right turn lane on Lancaster Road as you enter HWY 20 is constructed, (2) a sidewalk on Lancaster Road so that the neighborhood connects to the existing side walk on HWY 20 is constructed, and (3) Lancaster Road is widened for safety.

Point 1

The new development has a connector road to Lancaster which will cause already backed up traffic to get worse because currently the right turn lane onto Hwy 20 which is not useable if two cars are sitting at the light.

There is a Fire hydrant is on the right side (south) Lancaster Road and has bollards which prevent cars from getting in the right lane to turn right lane. The very short right lane backs up traffic now. Additional traffic from the proposed development will make this problem even worse unless the fire hydrant and electrical equipment is moved so that a 100 ft turn lane can be installed.

Point 2

Landcaster road does not have a sidewalk leading out of the neighborhood which makes pedestrian walking very dangerous. The people of this neighborhood and also of the people of the proposed development deserve to have a safe way to exit the neighborhood via sidewalk to connect to existing infrastructure sidewalks on Hwy 20.

The road as it stands is unsafe for pedestrian foot traffic. I personally have had some near misses that were very dangerous. Let's not have someone get seriously hurt or killed, let's spend the resources now and not make the same mistakes of other roads that connect to Highway 20.

Point 3

Landcaster Road has about a dozen brick mailboxes which are inches from the road on Lancaster which currently has quite a bit of traffic on it. The narrow road presents a hazard to drivers so the road needs to be widened and probably have shoulders and markings on it.

Commissioners, the roads lead into HWY 20 were developed in community with a lot less people and now we have an opportunity to fix Landcaster before the same mistakes are made. Let me give you some examples:

1. Palm Blvd heading north on Hwy 20 no right turn lane, traffic is backed up. I frequently have to wait two lights at this light. A right turn lane would have fixed this problem.

2. Redwood heading north on Hwy 20 , the right turn lane is too short leading to traffic back up. Again, I frequently have to wait two lights. A much longer right turn lane would have fixed this problem.
3. Let us not forget how much time and extra money it took to put in a sidewalk on Redwood because the needed sidewalk wasn't constructed earlier. We need to get a sidewalk now on Lancaster and give the residents the safety they need to connect with the larger system
4. Even south bound on Rocky Bayou intersecting with HWY 20 which was professional designed as I understand has a right turn problem. The traffic circle by Publix was a great idea, but we also forgot to get a right turn lane so that traffic doesn't get backed up. I see this light get back up quite bit as well.

Commissioners, we have an opportunity to get this development right. The residents who currently live off Lancaster Road and the possible future residents of the proposed development deserve good traffic flow and the ability to turn right and not to wait two lights worth of time to get out their neighborhood.

The residents of this neighborhood deserve a sidewalk to safely walk out of their neighborhood.

The residents of this neighborhood deserve a wider safer road with shoulders and markings.

I request an email response to this email about what the commission can do to develop this land in a responsible manner. I have spoken at the planning board commission twice in the past and it appears that none of the public comments were acted on in any way. Thank you.

Mitchell McClaren
850-797-6051

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

AGENDA ITEM 2

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, AICP, Director

FROM: Randy Woodruff, AICP, Deputy Director

SUBJECT: 563800-BCC-2025 and 563801-BCC-2025, Request for Large Scale Plan Amendment, Rezoning, and a request to extend the Urban Development Boundary Area; as presented by Jeffrey McInnis, on behalf of Air Force Enlisted Village, Inc.

DATE: March 13, 2025

BCC DISTRICT: (2) Commissioner Ketchel

PLANNING COMMISSION DISTRICT: (2) Jack Beery

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Jeffrey McInnis, on behalf of the Air Force Enlisted Village, Inc., relating to property located at the northwest corner of Poquito Road and Sunset Lane, Shalimar. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Federal Reservation** to **Mixed Use (MU)**, and a request to extend the Urban Development Boundary Area. If the FLUM amendment is approved, request to rezone the property from **Federal Reservation** to **Mixed Use (MU)**, or a more restrictive zoning district. Property contains 79.99 acres, more or less. This is the **Transmittal Hearing for State Agency Review**.

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 1 Plan Amendment which involves properties 50 acres or more in size. Type – 1 amendments must be transmitted to the State Planning Agency for review. **Exhibit 1 – Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application**).
- Evaluation guidelines and criteria for Type – 1 amendments are specified in the Comprehensive Plan, Administration Element, Policy 1.15. (**Exhibit 3 – Comprehensive Plan Analysis**). The proposed amendment was found to be generally consistent with the specified guidelines and criteria.
- The subject property is 79.99 acres in size, as defined within **Attachment K. Legal Description**. The subject property is legally described as Parcel 30-1S-23-0000-0040-

0010 and located at the northwest corner of Poquito Road and Sunset Lane, Shalimar, Florida.

- The subject property owner is Air Force Enlisted Village Inc. (AFEV) is a nonprofit organization whose core mission is to provide a safe, secure home for surviving spouses of retired enlisted U.S. Airmen.
- The purpose of the requested action, as expressed by the applicant, is to develop a campus called Victory Village, a military retirement community that fits the unique needs of aging wounded warriors and their caregivers, the surviving spouses of retired enlisted service members and retired enlisted couples. The campus will have residential cottages/duplexes and apartments providing both independent living and facilities for assisted living, mixed-use space to accommodate an exercise gym, pool, recreational amenities, medical/therapy offices, restaurant, church and a community center. (**Exhibit 2 – Applicant Letter of Petition**).
- The property is located within the Federal Reservation, a land use designation for lands owned and managed by the federal government. The County has no jurisdiction in these areas.
- The AFEV is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Federal Reservation** to **Mixed Use (MU)**.
- Location/Designation criteria for the proposed Mixed-Use category is expressed in the Comprehensive Plan, Future Land Use Element, Policy 10.1 (**Exhibit 3 – Applicant’s Comprehensive Plan Analysis**).
- The Comprehensive Plan, Future Land Use Element sets forth required compatibility and transition considerations for FLUM changes in Policies 4.4 and 10.13. It is staff’s opinion that the proposed plan amendment meets the required criteria in Policy 9.1 of the Comprehensive Plan (**Exhibit 3 – Applicant’s Comprehensive Plan Analysis**).
- The AFEV is proposing to expand the Urban Development Boundary Area (UDBA). It is staff’s opinion that the UDBA expansion is consistent with the required demonstration criteria established in Comprehensive Plan, Future Land Use Element, Policy 9.3 (**Exhibit 4 – Applicant’s Justification Report – Urban Development Boundary Expansion**).
- If the FLUM amendment is approved, the AFEV is requesting to rezone the property from **Federal Reservation** to **Mixed Use (MU)**.
- The **Mixed Use (MU)** zoning district is intended to implement and put into regulatory effect the provisions of the Mixed-Use Future Land Use category established in the Comprehensive Plan.
- The **Mixed Use (MU)** zoning district allows all R-1, R-2, and R-3 permitted uses as well as all C-2 permitted uses. All C-3 uses may be allowed when the property involved fronts upon an arterial or collector roadway and there is no access to the commercial part of the property through a residential area or residential-zoned area (all C-2 and C-3 bulk regulations shall apply). Sunset Lane is considered a Collector Road, which links the local street system with arterial roadways. In addition, AFEV provides current and future traffic with direct access to both Lewis Turner Boulevard (Hwy 189) and Eglin Parkway (Hwy 85). Based upon this information, staff is of the

opinion that the proposed rezoning and associated uses are consistent with the **Mixed Use (MU)** zoning district.

- If approved, the **Mixed Use (MU)** zoning district allowed a maximum of 25 du/acre and would permit up to 1,999 dwelling units on the subject property.

PLAN AMENDMENT GUIDELINES AND CRITERIA

The Okaloosa County Comprehensive Plan is predicated upon and intended to promote governmental interests including, but not limited to the following.

- Promote an orderly and logical pattern of land use and development
- Promote the preservation and conservation of valuable natural resources
- Fulfill the requirements of state law mandated by Chapter 163 Part II, Florida Statutes

The Okaloosa County Board of County Commissioners (BCC) shall exercise its legislative authority when deciding whether or not to approve or not approve this plan amendment. However, the following guidelines and criteria shall be considered when making such decision and may form the basis for approving or not approving any particular Type-1 plan amendment.

1. All procedural requirements prescribed herein must be met.
2. The requested plan amendment must be consistent with the objectives and policies of this Plan, particularly the designation and location criteria specified in the Future Land Use Element.
3. The potential to create a threat to the general health, safety, and welfare of the public, or otherwise adversely affect the public interest.
4. The extent to which any development enabled by the amendment will promote an orderly and logical pattern of development relative to the area involved, and can co-exist in relative proximity to other adjacent or nearby land uses in a stable fashion over time such that no other use or condition is unduly negatively impacted directly or indirectly by another use or condition, or will otherwise interfere with the quiet use and enjoyment of properties enjoyed by other property owners in the vicinity of the amendment area.
5. The amendment is intended to correct an oversight or mistake in the Plan or on the FLUM, or conditions and circumstances in the vicinity of the amendment area have changed to justify or give rise to a need for the amendment.
6. The amendment will not promote or result in urban sprawl as that term is defined in 163.3177(6),(a),9, Fla. Stat. A finding by the State Land Planning Agency that an amendment will result in urban sprawl shall constitute a rebuttable presumption that the amendment will promote or result in urban sprawl.

7. Facilities and services including roads, water, sewer, recreation, drainage, and public safety are adequate to support the level of development enabled by the amendment, or that mitigation in the form of improvements or compensation can be provided to offset negative impact.

8. The amendment will not result in damage to or destruction of valuable natural resources as described in the Conservation Element of this Plan.

9. The amendment will not conflict, interfere with, or contradict infrastructure plans of the county, or other government agency, or public utility; or otherwise create a physical liability for the county, government agency, or public utility.

10. The amendment will generally result in a net public benefit as opposed to a public liability.

COMPREHENSIVE PLAN ANALYSIS

The following is a detailed Comprehensive Plan analysis of the plan amendment guidelines and criteria to be considered by the Okaloosa County Board of County Commissioners whether or not to approve or not approve the proposed plan amendment.

Type of Request

The proposed FLUM amendment is classified as a Type – 1 Plan Amendment which involves properties 50 acres or more in size. Type – 1 amendments must be transmitted to the State Planning Agency for review. The subject property is a 79.99-acre parcel located northwest of the intersection of Sunset Lane and Poquito Road in Shalimar near Eglin Air Force Base.

Map Amendment

The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Federal Reservation** to **Mixed Use (MU)**, and a request to extend the Urban Development Boundary Area. If the FLUM amendment is approved, request to rezone the property from **Federal Reservation** to **Mixed Use (MU)**, or a more restrictive zoning district. Property contains 79.99 acres, more or less, and identified as parcel number 30-1S-23-0000-0040-0010.

Surrounding Land Use Conditions

The parcel along the westernmost boundary of the subject parcel is identified as “Light Density Residential” (LDR) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map, the parcel is identified as “Residential” (R-1). The dominant development of the adjacent parcel is characterized as a commercial mineral processing facility.

The parcel along the northern boundary is identified as "Intuition" (INST) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map. The University of Florida has developed this parcel for their Research and Engineering Facility (R.E.E.F.) The R.E.E.F. has a red brick exterior, with glass entry ways and windows, green tin roofing and sidewalks leading to an associated parking area. The campus is heavily landscaped.

The parcels along the southwestern boundary are identified as "Mixed Use" (MU) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map. These areas consist of the existing Air Force Enlisted Village Community and an Engineering Firm (Poly Engineering, Inc.). The Air Force Enlisted Village Community currently consists of multiple living communities known as villages, with supporting amenities and facilities.

The remaining parcels along the eastern boundary are identified as Eglin Air Force Base property. These areas are undeveloped, heavily wooded and at this time cannot be developed for anything other than military uses. Unless these parcels are separated from the remainder of the base it is anticipated that these areas will remain largely undeveloped.

Consistency Analysis & Justification

When a proposed change in zoning and future land use is submitted, the amendments shall be consistent with and coordinate with the Okaloosa County Local Mitigation Strategy. Considering the compatibility of adjacent zoning districts and future land uses, making sure that the development blends with the current densities, intensities and consistency. Allowing the development to maintain the predominant housing type and development pattern to appropriately transition into the surrounding districts.

The "Mixed Use" (MU) future land use category is intended "To provide areas for a variety of housing types as well as a functional mix of residential and non-residential uses." MU allows for areas to provide a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods and community. MU provides an opportunity for a development to seamlessly mix a variety of residential housing types, nonresidential uses, mixed commercial uses, mixed residential uses and other types of mixed uses, without taking away from the surrounding neighborhoods and community.

MU zoning and future land use is commonly found adjacent to R-1 zoning & LDR future land use throughout Okaloosa County and is already found within the area of the subject parcel. The existing AFEV campus site is designated MU and is adjacent to properties designated LDR/R-1 and INST. Since MU allows for a mix of residential and commercial development, it is compatible with the surrounding residential, commercial, and institutional zonings, land uses and maximum densities. Following the pattern of the existing development, the future development of the subject parcel will provide multiple neighborhoods, a chapel, a community center, a pool, health and wellness services, retail

services, and more. The only adjacent parcel with R-1 zoning & LDR future land use is currently utilized as a commercial mineral processing facility and will likely remain a commercial property. The alternative for the adjacent parcel would be a single-family residential development. Both possibilities are compatible with the proposed MU zoning and future land use.

Infill is the process of developing on vacant or under-utilized parcels of land within urban areas. By acquiring vacant property from the federal government that had no designation on the County's Future Land Use Map or Zoning District Map, the proposed rezoning and future land use amendment encourages infill through higher density and intensity land use designations and mixed use designations by adding property to the County's urban area that is desirable for infill development.

The vision for the development of the subject parcel will be similar to the existing AFEV development. It is envisioned that the development will have multiple residential neighborhoods, a chapel, a community center, retail services, etc. The residential neighborhoods, following the example of the existing and approved developments that are part of the existing AFEV campus, would consist of apartments and single-family residential areas. Providing both single-family and multi-family residences together with non-residential commercial and institutional components, AFEV will be able to provide a transition from more intense development to less intense development.

Utilities Infrastructure

Potable water and sanitary sewer are available from Okaloosa County Water & Sewer via water main and sanitary sewer system extensions to the subject property. Solid Waste services are also available from Okaloosa County.

Roadway Infrastructure

The subject property is serviced by two existing public roads. One is Sunset Lane while the other is Poquito Road. Sunset Lane and Poquito Road are considered Collector roads, which link local street systems with arterial roadways. These such roads collect traffic, serve as local through-facilities, and serve to access abutting land uses.

Sunset Lane & Poquito Road would allow for the continued growth of the Air Force Enlisted Community on the subject parcel under the "Mixed Use" (MU) designation without hindering the surrounding communities. It also provides current and future traffic direct access to both Lewis Turner Blvd. and Elgin Blvd, which are considered Arterial.

Analysis of Existing AFEV Site

The Air Force Enlisted Village Community currently consists of 6 different living communities known as villages. Also, within the Community there is an existing Assisted Living and Memory Support Facility, a restaurant, a community center with swimming pool and fitness center, a church, an office space and other outdoor facilities. Every

dwelling within the villages is constructed using common construction materials of lumber, glass, brick, stone, and siding, while maintaining the same soft color tones of the surrounding neighborhoods. All the building structures within the facility are between 1 and 3 stories, which is within the average structure heights of the surrounding neighborhoods and the height requirements of the "MU" zoning district. The current design and structure of the AFEV has been designed to be under the allowed density and intensity of MU, which allows the development to synchronize with existing community layouts and densities of the surrounding districts.

The current design of the AFEV lends itself to the specifications of the "Mixed Use" land use category. The development has been able to mix multi-family residential dwellings with nonresidential uses, such as the Community Center, restaurant, community pool, Assisted Living and Memory Support Facility, a Church and office space into one community creating a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods. Any future AFEV development on the subject parcel will align with the character of the existing AFEV community.

Urban Development Boundary

The subject parcel was originally part of Eglin Air Force Base. The Urban Boundary Map includes the surrounding neighborhoods to the West and South. In addition to classifying the subject parcel as "Mixed Use" (MU), the Urban Development Boundary Map will need to be expanded to include the subject parcel.

The existing AFEV campus is nearing capacity and needs additional land with the correct Zoning, FLU, and Urban Development Boundary Map designations to allow for expansion of this unique community. AFEV has a full waitlist for potential residents that includes any current proposed development, such as the approved Village 7 project. Most of the surrounding lands within the existing urban development area are already developed as residential or commercial properties and are not feasible for development. The existing AFEV campus serves only the surviving spouses of retired enlisted U.S. Airmen. This additional land of the subject property would allow AFEV to serve the surviving spouses of retired members of all branches of the military.

The applicant has provided a detailed justification report for the requested Urban Development Boundary expansion (**Exhibit 4 – Applicant Justification Report for Urban Development Boundary Expansion**). A summary of the justification report is provided in the following section of this staff report.

Conclusion

Changing the FLU of the subject parcel to "Mixed Use" (MU) on the Okaloosa County Future Land Use Map and the Zoning District to "Mixed Use" (MU) on the Okaloosa County Zoning Map appears to be compatible with the character and development of the surrounding area.

The existing development has been able to mix multi-family residential dwellings with nonresidential uses into one community creating functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods. The existing Air Force Enlisted Village Community is currently meeting the specifications of the "Mixed Use" land use category and the future development of the subject parcel will as well.

The proposed change in zoning and land use will not negatively affect the surrounding communities, nor will it disrupt the harmony of the surrounding communities; it will however, allow the Air Force Enlisted Village Community to continue to grow and blend in with the mix of surrounding communities.

JUSTIFICATION REPORT FOR THE URBAN DEVELOPMENT BOUNDARY EXPANSION (Summary)

According to Policy 9.3 of Okaloosa County's Comprehensive Plan, Future Land Use Element; Consideration of expansion of the urban development area boundary shall require demonstration of the following:

- a. additional land is required at urban densities and intensities to meet the needs of development within Okaloosa County;**

The existing AFEV campus is nearing capacity and needs additional land with the correct Zoning, FLU, and Urban Boundary Map designations to allow for expansion of this unique community. The urban densities and intensities are needed to continue with the character of the existing AFEV community.

- b. lands within the existing urban development area are not capable or suitable for urban development, with the resulting need for additional land to meet the existing need for urban development;**

The surrounding lands within the existing urban development area are already developed as residential, commercial, or mixed-use properties and are not suitable for this urban development. Additional land within this area is needed to expand the development of the AFEV community.

- c. population growth projections have changed with a resulting need for additional land at urban densities or intensities;**

AFEV has a full waitlist for potential residents, including any current proposed developments such as the approved Village 7 project, hence the need for additional property for urban development.

- d. changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;**

The existing AFEV campus currently serves only the surviving spouses of retired enlisted U.S. Airmen and is almost at capacity. The additional land of the subject property would allow AFEV to expand their services to the surviving spouses of retired members of all branches of the military.

e. facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban development area;

Potable water and sanitary sewer are available from Okaloosa County Water & Sewer via future water main and sanitary sewer system extensions to the subject property which would be completed by the developer concurrent with any proposed development. Solid Waste services are also available from Okaloosa County.

The subject property is serviced by two existing public roads. One is Sunset Lane while the other is Poquito Road. Sunset Lane and Poquito Road are considered Collector roads, which link local street systems with arterial roadways. These such roads collect traffic, serve as local through-facilities, and serve to access abutting land uses.

Sunset Lane & Poquito Road would allow for the continued growth of the Air Force Enlisted Community on the subject parcel without hindering the surrounding communities. These roads also provide current and future direct traffic access to both Lewis Turner Blvd. and Elgin Blvd, which are considered Arterial.

f. expansion of the urban development area does not result in a negative impact on environmentally sensitive lands or natural resources;

The expansion of the Urban Development area as proposed would not result in a negative impact on environmentally sensitive lands or natural resources. No environmentally sensitive lands have been identified on the subject property at this time.

Justification Report - Conclusion

The subject parcel is the only parcel of land in this area lying outside of the Eglin Air Force Base boundary that is not located within the existing Urban Development Area Boundary. As outlined above, expanding the Urban Development Area Boundary appears compatible with the requirements of Policy 9.3, Okaloosa County Comprehensive Plan, Future Land Use Element.

The existing development has been able to mix multi-family residential dwellings with nonresidential uses into one community creating a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods.

The proposed expansion will not negatively affect the surrounding communities, nor will it disrupt the harmony of the surrounding communities; it will however, allow the AFEV Community to continue to grow and blend in with the mix of surrounding communities.

PUBLIC COMMENT/OPPOSITION: Staff has not received any correspondence regarding the FLUM, Rezoning and Urban Development Boundary expansion. No opposition was received to date for 563800-BCC-2025 and 563801-BCC-2025,

STAFF POSITION: Staff has no objection to the requested FLUM amendment, extension of the Urban Development Boundary Area, and rezoning.

RECOMMENDATIONS: 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 three (3) separate recommendations to the Board of County Commissioners, with the Future Land Use Amendment being first as follows:

First Motion: Recommend approval of an ordinance changing the Future Land Use Map designation for the subject property from **Federal Reservation** to **Mixed Use (MU)**, or a more restrictive FLUM designation.

Second Motion: Recommend approval of an ordinance changing the zoning designation for the subject property from **Federal Reservation** to **Mixed Use (MU)**, or a more restrictive zoning district.

Third Motion: Recommend approval for a request to extend the Urban Development Boundary Area for the subject property.

BOARD OF COUNTY COMMISSIONERS: Transmittal hearing is scheduled for April 15, 2025.

ATTACHMENTS:

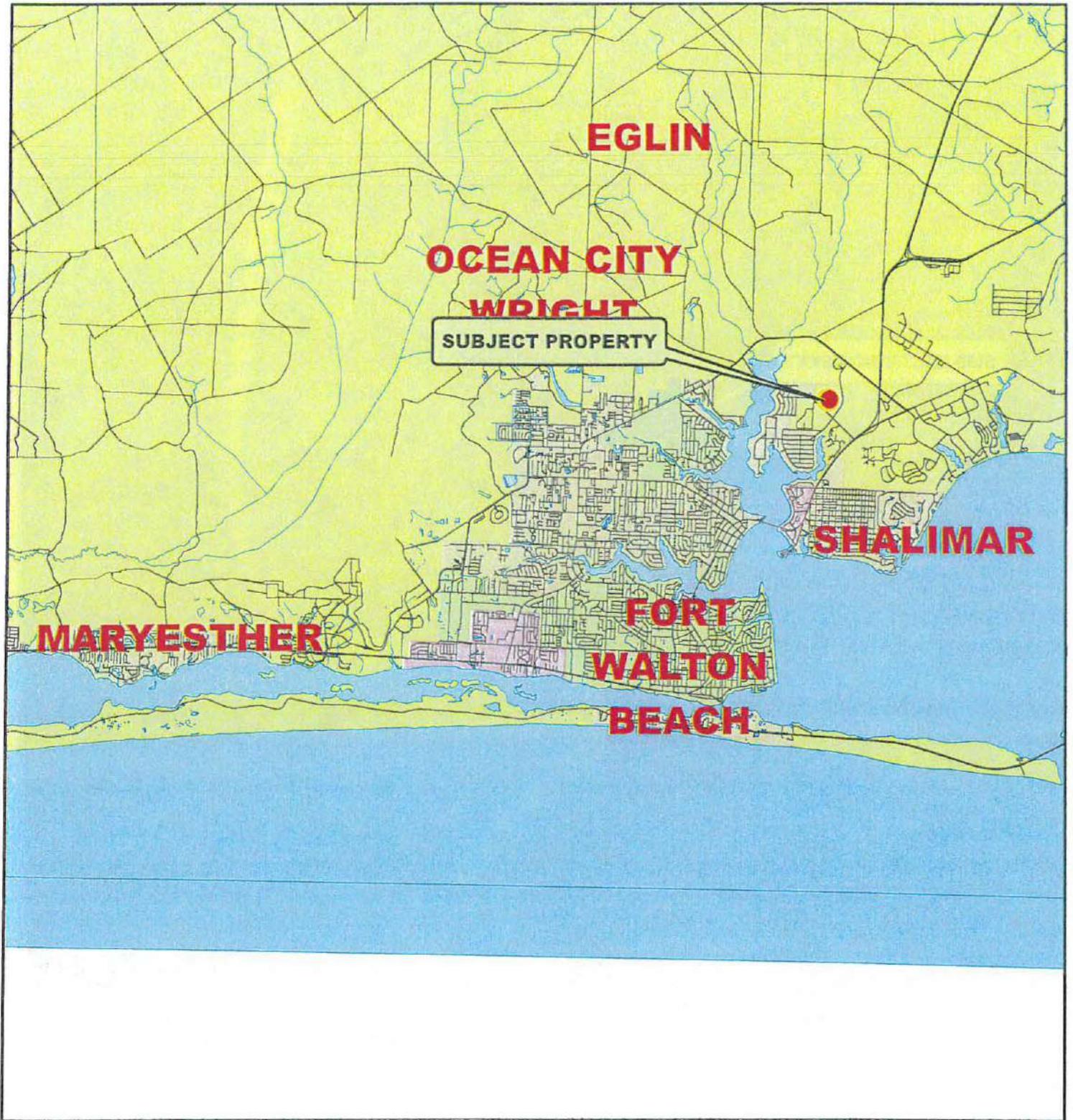
- A - Location Map
- B - Aerial Map
- C - Existing Land Use Map
- D - FLUM/Zoning Map
- E - Proposed FLUM/Zoning Map
- F - 1 Mile FLUM/Zoning Map
- G - GIS Analysis Results
- H - Legal Advertisement
- I - FLU Ordinance
- J - Zoning Ordinance
- K - Legal Description

EXHIBIT:

- 1 - Okaloosa County Comprehensive Plan Large Scale Future Land Use Map Amendment Application
- 2 - Applicant's Letter of Petition
- 3 - Applicant's Comprehensive Plan Analysis
- 4 - Applicant's Justification Report for Urban Development Boundary Expansion.

ATTACHMENT - A

30-1S-23-0000-0040-0010



Legend

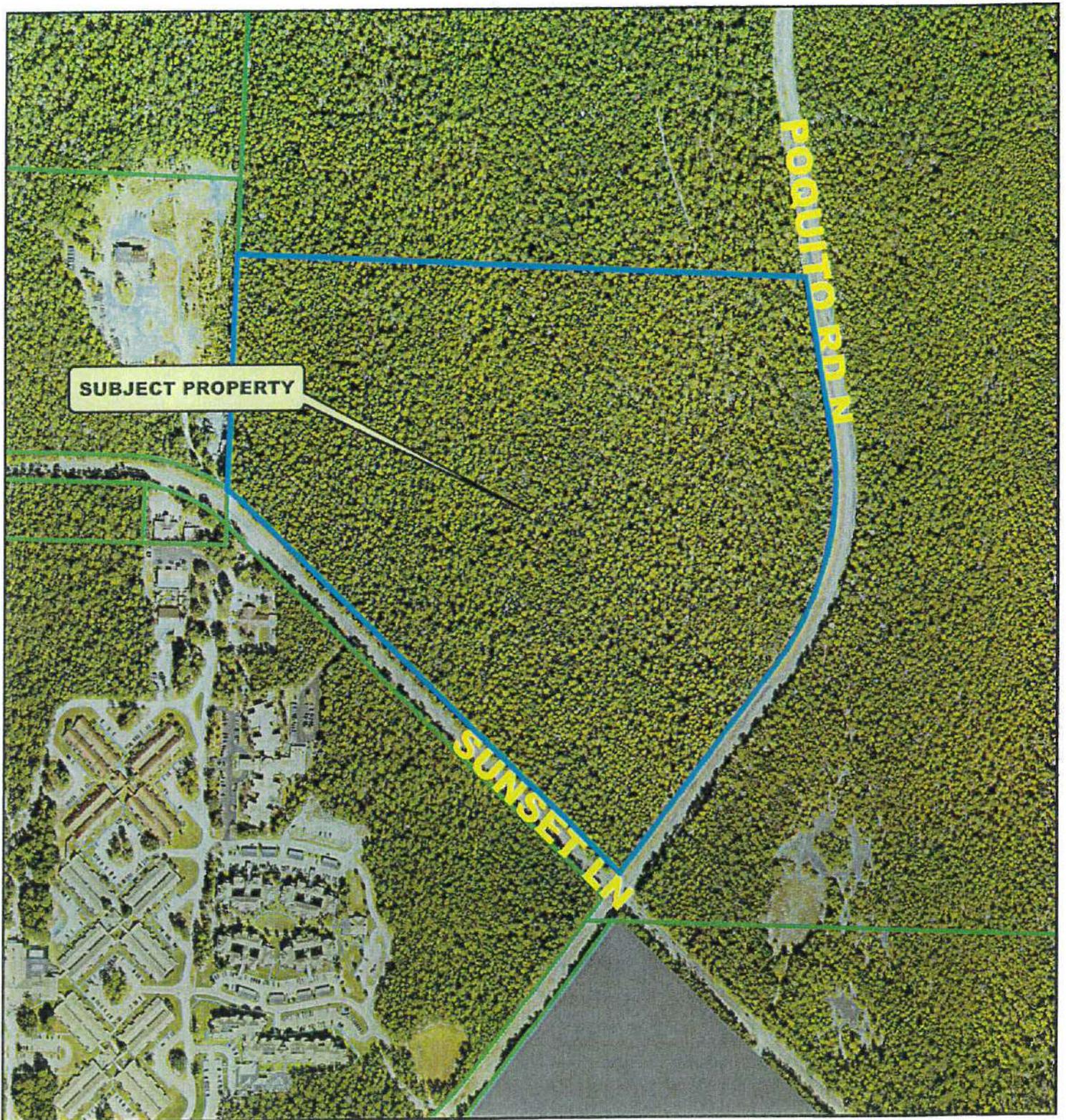
— Roads



Location Map

ATTACHMENT - B

30-1S-23-0000-0040-0010



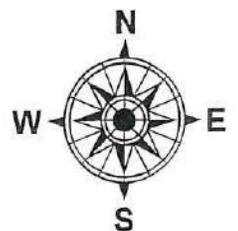
SUBJECT PROPERTY

POQUITO RD N

SUNSET LN

Legend

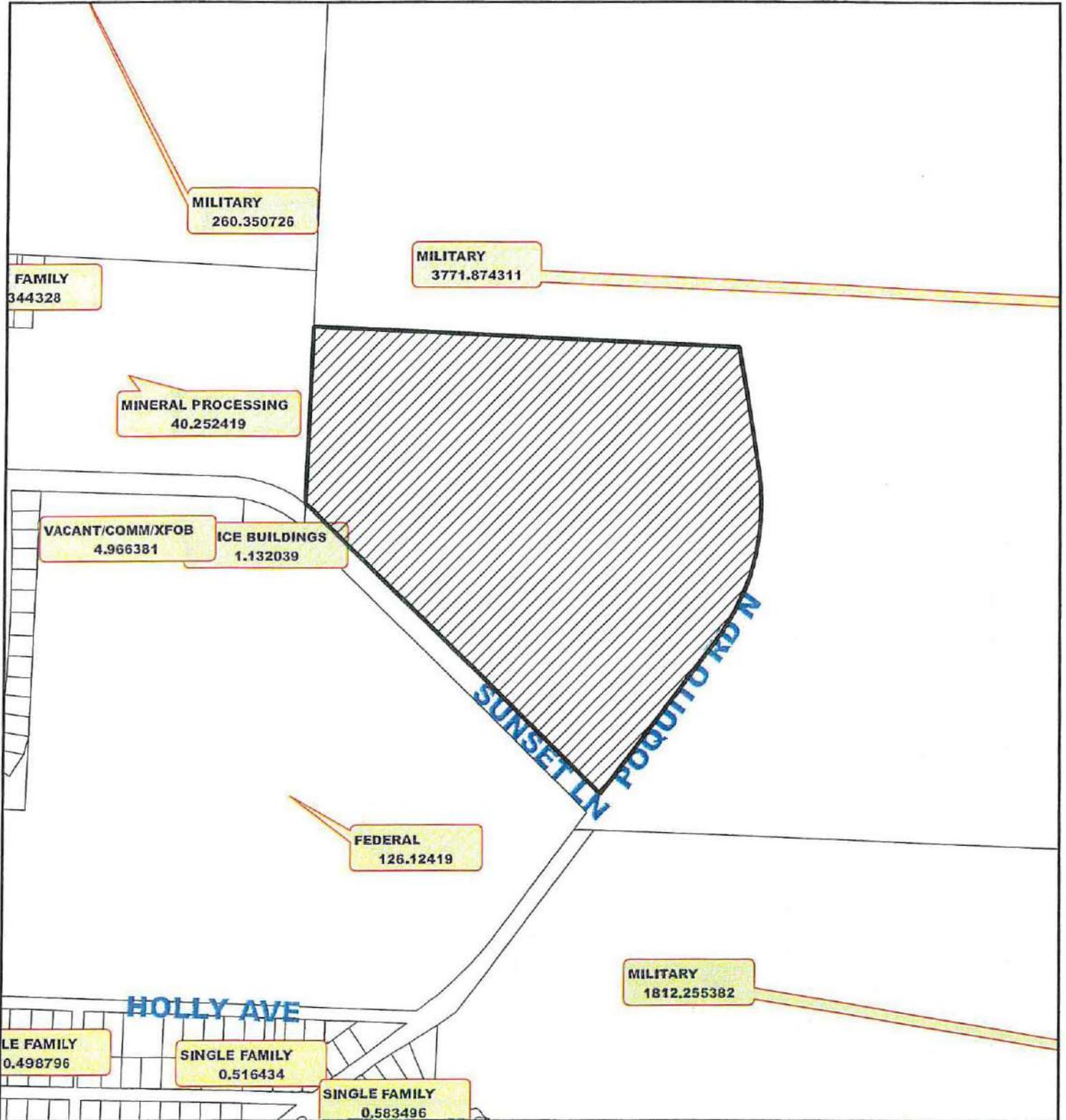
 Parcel Lines



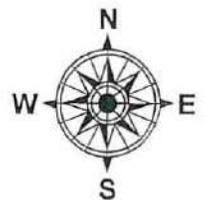
Aerial Photo

ATTACHMENT - C

30-1S-23-0000-0040-0010

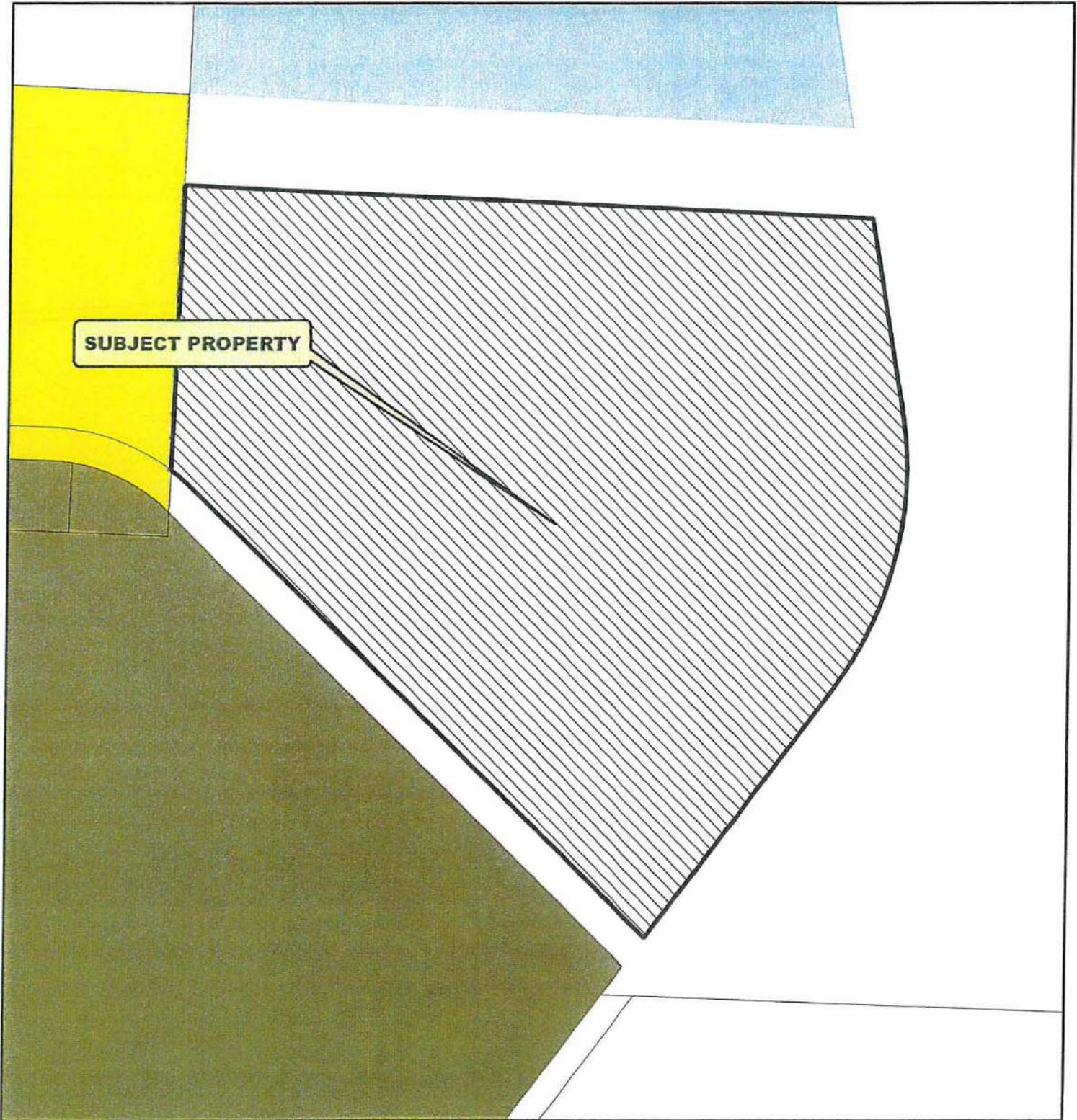


Existing Land Use Map



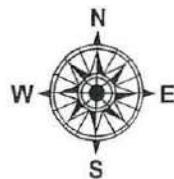
ATTACHMENT - D

30-1S-23-0000-0040-0010



FLUM Legend

- EGLIN
- INST
- MU
- LDR

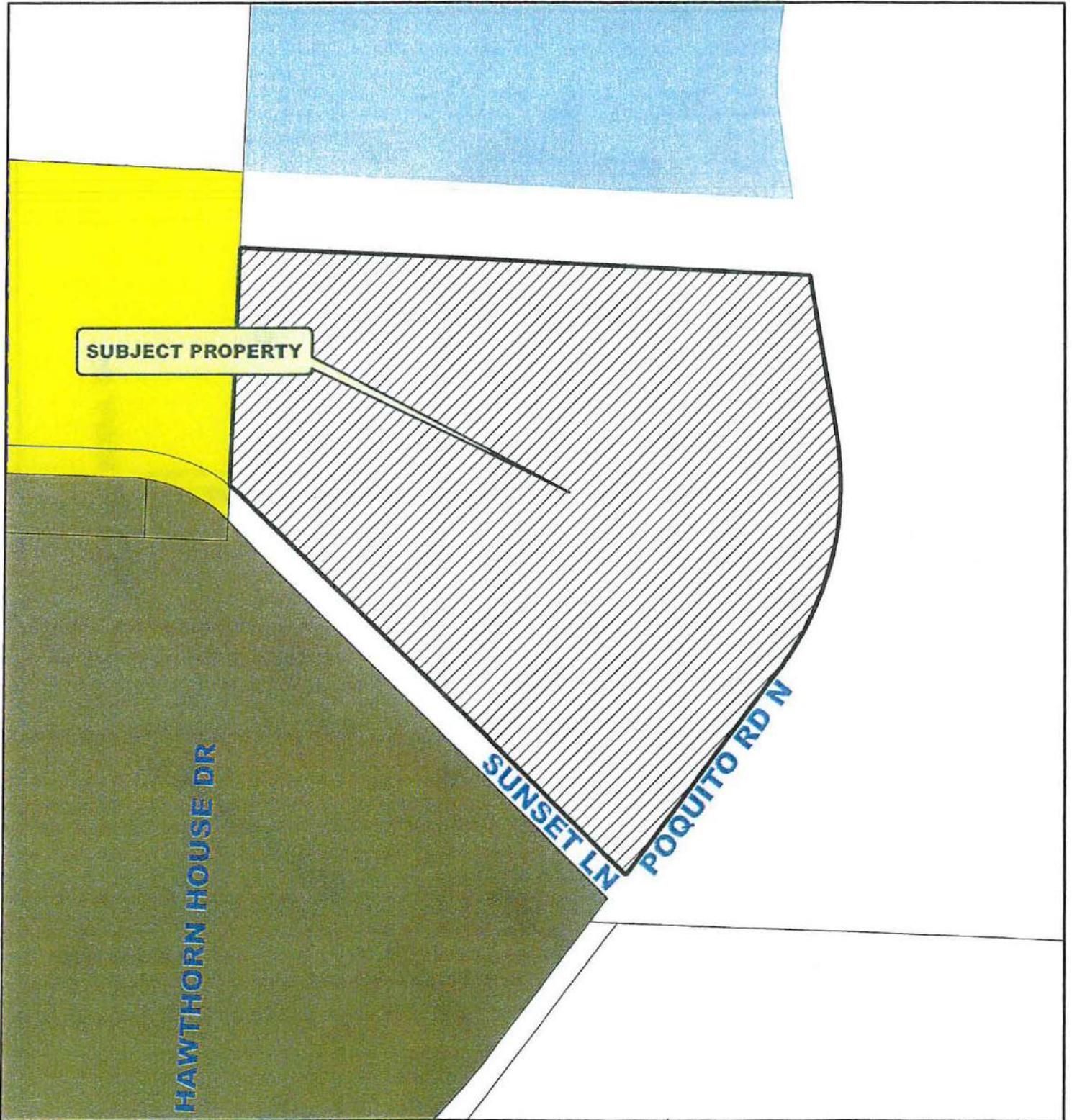


ZONE Legend

- EGLIN
- INST
- MU
- R-1

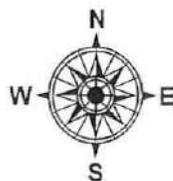
FLUM & Zoning Map

ATTACHMENT - E
30-1S-23-0000-0040-0010



FLUM Legend

- EGLIN
- LDR
- MU
- INST

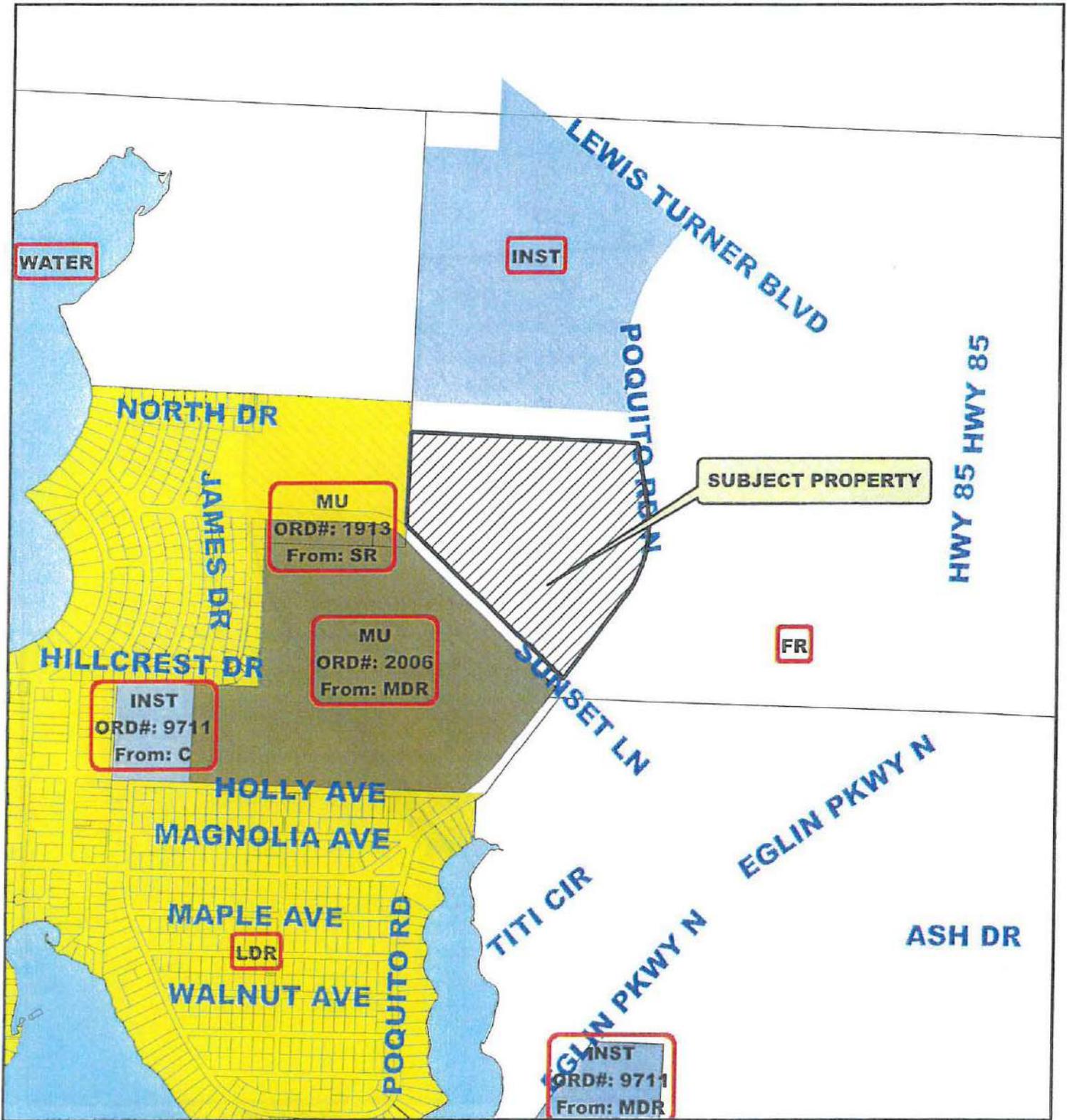


ZONE Legend

- EGLIN
- R-1
- MU
- INST

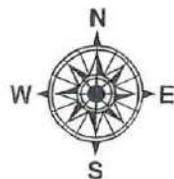
Proposed FLUM & Zoning Map

ATTACHMENT - F
30-1S-23-0000-0040-0010



FLUM Legend

- EGLIN
- MU
- INST
- LDR



ZONE Legend

- EGLIN
- MU
- INST
- R-1

1 Mile FLUM & Zoning Map

GIS ANALYSIS RESULTS

ATTACHMENT G

Date: 2/17/2025

Project: PIN 30-1S-23-0000-0040-0010

Permit: 563800-BCC-2025 & 563801-BCC-2025 - AIR FORCE ENLISTED VILLAGE INC

Property Address: LOCATED NORTH OF THE INTERSECTION OS SUNSET LN & POQUITO RD N
SHALIMAR FL 32579

Zoning: NONE

Proposed Zoning: MU

FLU: FR

Proposed FLU: MU

Fire District: OCEAN CITY-WRIGHT **Commissioner District:** 2 **Census Tract:** 20800

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 **Map Number:** 12091CO 454 & 455J

Storm Surge Area: NO

Urban Development Area: NO

Water Efficient Area: YES

Wells: None

Environmental Data: NO

Historical Data: None

Wetlands: Uplands

Water and Sewer: OCWS

Within 3 mile of an Airport: NO

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, March 13, 2025** the Okaloosa County Planning Commission will consider and authorize transmittal to the state land planning agency (Florida Commerce Bureau of Comprehensive Planning):

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 30-1S-23-0000-0040-0010 FROM FEDERAL RESERVATION TO MIXED USE (MU); AMENDING THE URBAN DEVELOPMENT BOUNDARY TO INCLUDE SAID PARCEL; SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING DESIGNATION OF PARCEL 30-1S-23-0000-0040-0010 FROM FEDERAL RESERVATION TO MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The meeting will be held at 5:01 PM or soon thereafter in the Okaloosa County Administrative building, located at 1250 North Eglin Pkwy., Shalimar, FL

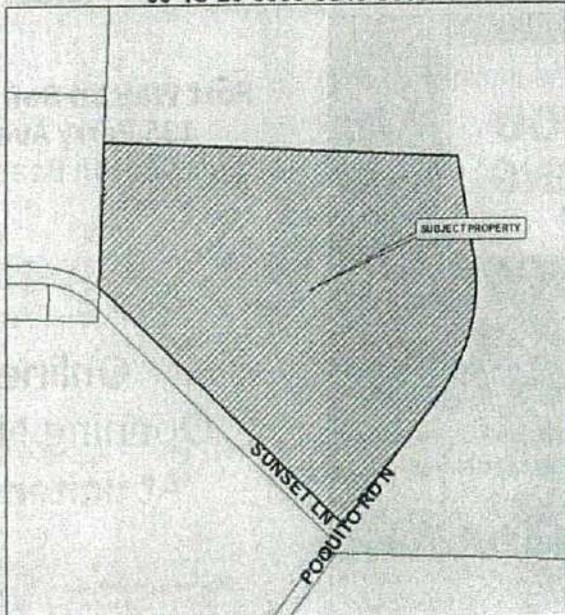
The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579 Those offices can be contacted by telephone 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 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

Attachment
A

30-1S-23-0000-0040-0010



ORDINANCE 25 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 30-1S-23-0000-0040-0010 FROM FEDERAL RESERVATION TO MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance: and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction; and

WHEREAS, Chapter 163 provides processes through which a local government's comprehensive plan and future land use map may be amended from time to time; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 90-01 that establishes the Okaloosa County Comprehensive Plan including its various elements and Future Land Use Map: and

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563800-BCC-2025 Future Land Use changing the Future Land Use Map designation of real property owned by Air Force Enlisted Village, Inc., Property Id Number 30-1S-23-0000-0040-0010, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Federal Reservation to Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ___ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon
Chairman

ATTEST:

Brad E. Embry
Clerk of Circuit Court

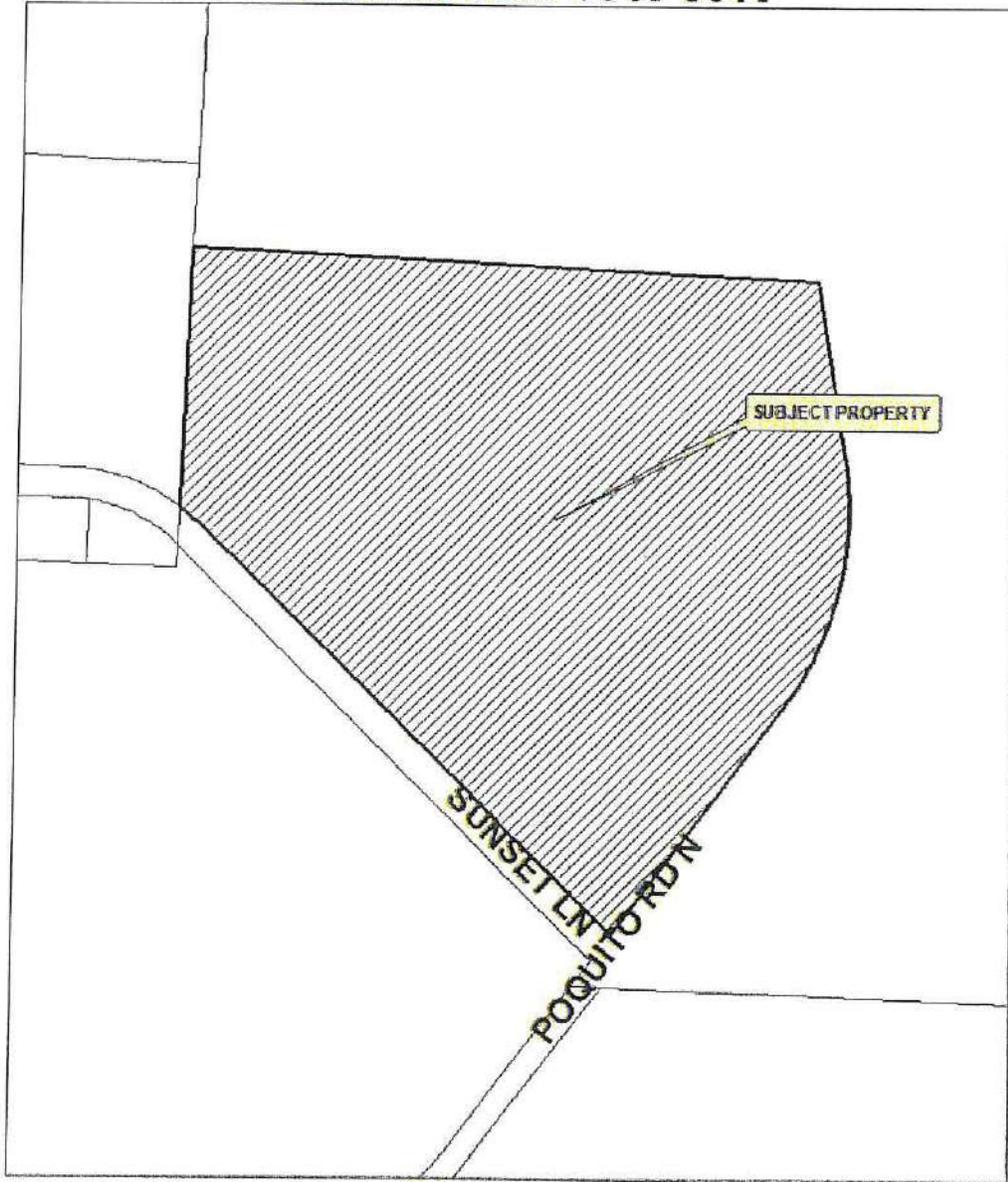
APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment

A

30-1S-23-0000-0040-0010



ORDINANCE 25 - ____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING FOR PARCEL 30-1S—23-0000-0040-0010 FROM FEDERAL RESERVATION TO MIXED USE (MU); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Okaloosa County is a political subdivision of the State of Florida to which Chapter 125 of the Florida Statutes grants broad authority and provides for the adoption of ordinances to provide for self-governance: and

WHEREAS, Chapter 163 of the Florida Statutes requires that all local governments adopt and maintain comprehensive plans to manage growth within their jurisdictions, consisting of several elements as well as a map depicting the future uses of land throughout the jurisdiction and requiring the adoption of land development regulations to regulate growth and development; and

WHEREAS, Okaloosa County adopted, and has from time to time amended, Ordinance 91-01 that establishes the Okaloosa County Land Development Code as required by Chapter 163 of the Florida Statutes to implement the Comprehensive Plan; and

WHEREAS, Chapter 2 of the Okaloosa County Land Development Code establishes the various zoning districts and includes maps depicting locations of the various zoning districts throughout the County; and

WHEREAS, Chapter 125 of the Florida Statutes establishes the authority and procedure by which a County may amend the zoning applied to properties; and

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 30-1S-23-0000-0040-0010 as provided herein.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OKALOOSA COUNTY, FLORIDA:

Section 1. This ordinance shall be referred to as the 563801-BCC-2025 Rezoning changing the Zoning designation of real property owned by Air Force Enlisted Village, Inc., Property Id Number

30-1S-23-0000=0040-0010, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Federal Reservation to Mixed Use (MU).

Section 3. This ordinance does hereby repeal any ordinances, or portions thereof, in conflict herewith.

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

Section 5. The effective date of the Future Land Use Map amendment authorized by this Ordinance shall be as provided in section 163.3187, Florida Statutes.

PASSED AND DULY ADOPTED in this ___ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
OF OKALOOSA COUNTY, FLORIDA

Paul Mixon
Chairman

ATTEST:

Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

Lynn M. Hoshihara
County Attorney

Attachment

A

30-1S-23-0000-0040-0010



563800.BCC.2025

**OKALOOSA COUNTY DEPARTMENT OF
GROWTH MANAGEMENT APPLICATION FOR
FUTURE LAND USE MAP TYPE - 1
AMENDMENT
(MORE THAN 10 ACRES)**

March, 2014

A. Applicant Information

1. Name: Air Force Enlisted Village, Inc. ("AFEV")
2. Address: 92 Sunset Lane, Shalimar, Florida 32579
Applicant's Agent: C. Jeffrey McInnis, Esq.
3. Telephone: (850) 362-7220 Email: jmcinnis@asglegal.com
4. Applicant is: Property owner Yes Owners authorized agent* _____
* Verification of authorized agent must be attached
5. Owner's name, address and telephone, if different than applicant:
AFEV Office (850) 305-3225; address same as above

B. Property Information

6. Location: XX Sunset Lane, Shalimar, Florida 32579
7. Property ID Number: 30-1S-23-0000-0040-0010
8. Current use of property: Vacant Land
9. Proposed use of property: Nonprofit residential community for retired military enlisted personnel with assisted living facility, non-skilled nursing facility, medical/therapy offices, administrative offices, home healthcare ancillary services such as restaurant, church, community center, pool, exercise gym, recreational amenities for residents' wellness and aging successfully and other services and facilities as permitted.
10. Size of property: 79.99 acres
11. Names/Number of adjacent roads: North N/A
East Poquito Road South Sunset Lane West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Eglin AFB

13. Existing zoning district: Eglin AFB

D. Requested Action

14. Reason for the requested amendment: Refer to Letter of Petition from AFEV which accompanies this Application and is attached hereto as Exhibit 1

15. Requested amendment:

FROM Eglin AFB

(FLUM designation)

TO Mixed Use (MU)

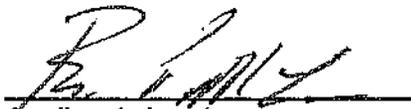
(FLUM designation)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

Air Force Enlisted Village, Inc.

Applicant printed or typed name


Applicant signature

Date

1/27/2025

Brooke McLean, President and CEO

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

563801-BCC-2025

OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING

A. Applicant Information

1. Name: Air Force Enlisted Village, Inc. ("AFEV")

2. Address: 92 Sunset Lane, Shalimar, Florida 32579

Applicant's Agent: C. Jeffrey McInnis, Esq.

3. Telephone: (850) 362-7220 Email: jmcinnis@asglegal.com

4. Applicant is: Property owner Yes Owners authorized agent*
* Verification of authorized agent must be attached

5. Owner's name, address and telephone, if different than applicant:
AFEV Office (850) 305-3225, ("AFEV")

B. Property Information

6. Location: XX Sunset Lane, Shalimar, Florida 32579

7. Property ID Number: 30-1S-23-0000-0040-0010

8. Current use of property: Vacant land

9. Proposed use of property: Non-profit residential community for retired military enlisted personnel with assisted living facility and non-skilled nursing facility, medical/therapy offices, administrative offices, home healthcare and ancillary services such as restaurant, church, community center, pool, exercise gym, recreational amenities for residents' wellness and again successfully and other services and facilities as permitted

10. Size of property: 79.99 acres

11. Names/Number of adjacent roads: North N/A
East Poquito Road South Sunset Lane West N/A

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: Eglin AFB

13. Existing zoning district: Eglin AFB

D. Requested Action

14. Reason for the requested rezoning: Refer to Letter of Petition from AFEV which accompanies this Application and is attached as Exhibit I

15. Requested rezoning:

FROM Eglin AFB (zoning district)

TO Mixed Use (MU) (zoning district)

E. Certification

I do hereby certify and affirm that the information represented in this application is true and correct to the best of my knowledge. I also give my permission for county staff to enter upon the property involved at any reasonable time for purposes of site inspections and the posting of any required notices.

Air Force Enlisted Village, Inc.
Applicant printed or typed name


Applicant signature

1/27/2025
Date

Brooke McLean, President and CEO
Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____



EXHIBIT 2

January 27, 2025

Okaloosa County Department of Growth Management
1250 N Eglin Parkway, Suite 301
Shalimar, Florida 32579

Attn: Elliot Kampert, Director

Re: Air Force Enlisted Village, Inc., applications for rezoning and FLU amendment

Dear Mr. Kampert:

This letter is to Petition the Okaloosa County Board of County Commissioners for both a Future Land Use Map amendment and for rezoning of a parcel of land in Shalimar, Florida purchased by the Air Force Enlisted Village, Inc., ("AFEV") in June 2024 containing approximately 79.99 acres with Parcel Identification No. 30-1S-23-0000-0040-0010. The subject property is not currently zoned or assigned a Future Land Use designation because it has been federal property shown on County zoning maps as Eglin AFB. The attached applications seek to obtain a Mixed-Use zone and Future Land Use designation of Mixed-Use as well. Additionally, we request that the County's Urban Development Area Boundary ("UDaB") Map be amended to include the AFEV parcel within the UDaB boundary. This new land acquisition, which is the subject of these applications, will be developed as an expansion of the current AFEV campus and designated as "Victory Village." It will be a blended residential community comprised of Wounded Warriors and their caregivers, the surviving spouses of retired enlisted Soldiers, Sailors, Marines, Airmen, Coast Guardsmen, retired enlisted couples and age-qualified Gold Star spouses. A major effort for Victory Village is taking care of the Nation's aging wounded service members and their caregivers.

The Air Force Enlisted Village was created 50 years ago with the mission to provide a home to Enlisted Widows. In the past 50 years our mission has grown, and we now have more than 500 residents and 115 employees in our organization. Our organization contributes nearly 31 million dollars in sales and 19.4 million dollars in gross domestic product to Okaloosa County each year. It helps support 284 jobs and provides residential accommodations for 525 members of the regional population. The focus of the Air Enlisted Village operations and community is to meet the needs of this segment of our society. Our existing residential campus is dedicated to serving the needs of retired military enlisted personnel by providing quality, safe and affordable residences in an environment conducive to quality of life considerations with safe and easily accessible related services and common facilities such as a Chapel, on-site café, common areas for gatherings, social and recreational opportunities, a Wellness Center with an indoor pool and a general store/gift shop.





Victory Village represents a unique opportunity to build a military retirement community that fits the unique needs of aging Wounded Warriors and their caregivers, the surviving spouses of retired enlisted service members and retired enlisted couples.

Victory Village will be a community unlike any other in the Nation. Capitalizing on the successful operation of Air Force Enlisted Village, this new community will be created to serve eligible warriors and loved ones from all branches of the military. The burdens of maintaining a home can be too much. Loneliness and the realities of growing older can set in and leave a person feeling isolated. To be part of a wonderful community of like-minded people in a safe, secure environment with friends and where everyone is treated with dignity and respect is like a dream come true. Victory Village will be that community. The campus will be comprised of residential cottages/duplexes and apartments providing both independent living and facilities for assisted living plus mixed-use space to accommodate an exercise gym, pool, recreational amenities for residents wellness and aging successfully, medical/therapy offices, a restaurant, a church and community center, and retail operations. This will be an environmentally friendly community with wellness and technology as foundational elements. Victory Village will provide an opportunity for residents to live in a safe, secure, and affordable community. Access to local military installations (Eglin AFB and Hurlburt Field) and a local Veteran's Administration out-patient clinic will provide access to essential services and military benefits. Community support will include transportation, security, therapy and fitness and wellness. Home and Community based services will be available via affiliations and/or memoranda of understanding as preferred providers.

A Mixed-Use zoning and Future Land Use designation will allow maximum flexibility in providing varying residential dwelling types and the goods and services to support and improve the safety, health, and lifestyle of the future residents of Victory Village. In addition, we may also impact Okaloosa County residents by having recreational, leisure and service/retail opportunities open to the public.

With such a significant demographic makeup of veterans and seniors in Okaloosa County, our ability to continue our current support operations and expand services will benefit the population of our community.

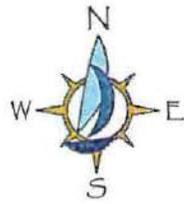
We are being assisted in this application process by C. Jeffrey McInnis and his law firm and invite you to contact his office at (850) 362-7220 if you need any clarifications or other supporting documentation for our applications.

Very respectfully,

Brooke McLean
President and CEO

CJM





SEAS
Seaside Engineering And Surveying, LLC

Compatibility Analysis



February 11, 2025

Prepared for:

Air Force Enlisted Village
92 Sunset Lane
Shalimar, FL 32579
Phone: (850) 651-3766

Prepared by:

Seaside Engineering & Surveying, LLC
6575 Highway 189 North
Baker, Florida 32531
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INTRODUCTION

Air Force Enlisted Village (AFEV) is a nonprofit organization whose core mission is to provide a safe, secure home for surviving spouses of retired enlisted U.S. Airmen. The subject property is a 80-acre parcel located in the northwest quadrant at the intersection of Sunset Lane and Poquito Road in Shalimar near Eglin Air Force Base. The property will be utilized to expand the existing AFEV independent living community located across Sunset Lane. The existing development offers apartments, assisted living and memory support residence, a restaurant, a church and Community Center with a pool and exercise gym.

The subject property currently has no Future Land Use (FLU) Category or Zoning District. The AFEV is proposing to change the FLU of the parcel to "Mixed Use" (MU) and the zoning district to MU.

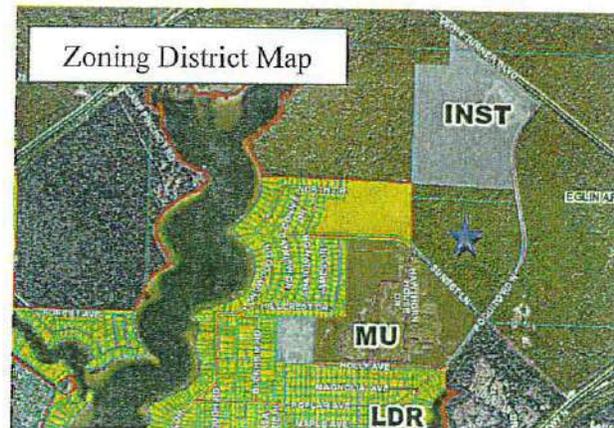
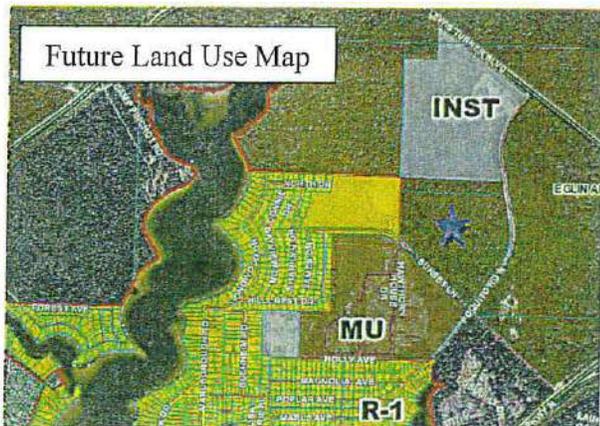
BACKGROUND CONDITIONS

Location of Proposed Development

AFEV is located at the intersection of Sunset Lane and Poquito Road in Shalimar. The subject property is identified as parcel number 30-1S-23-0000-0040-0010, in Section 30, Township 1 South, Range 23 West, Okaloosa County, Florida.

Future Land Use Category

The subject property was previously a portion of Eglin AFB and has no FLU category on the Okaloosa County Future Land Use Map. On the Okaloosa County Zoning Map, the subject parcel has no Zoning District. The property is currently vacant and wooded.



Surrounding Land Use Conditions

The parcel along the westernmost boundary of the subject parcel is identified as "Light Density Residential" (LDR) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map, the parcel is identified as "Residential" (R-1). The dominant development of the adjacent parcel is characterized as a commercial mineral processing facility.

The parcel along the northern boundary is identified as "Institutional" (INST) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map. The University of Florida has developed this parcel for their Research and Engineering Facility (R.E.E.F.) The R.E.E.F. has a red brick exterior, with glass entry ways and windows, green tin roofing and sidewalks leading to an associated parking area. The campus is heavily landscaped.

The parcels along the southwestern boundary are identified as "Mixed Use" (MU) on the Okaloosa County Future Land Use Map and on the Okaloosa County Zoning Map. These areas consist of the existing Air Force Enlisted Village Community and an Engineering Firm (Poly Engineering, Inc.). The Air Force Enlisted Village Community currently consists of multiple living communities known as villages, with supporting amenities and facilities.

The remaining parcels along the eastern boundary are identified as Eglin Air Force Base property. These areas are undeveloped, heavily wooded and at this time cannot be developed for anything other than military uses. Unless these parcels are separated from the remainder of the base it is anticipated that these areas will remain largely undeveloped.

REZONING & FLU AMENDMENT CONDITIONS

When a proposed change in zoning and future land use is submitted, the amendments shall be consistent with and coordinate with the Okaloosa County Local Mitigation Strategy. Considering the compatibility of adjacent zoning districts and future land uses, making sure that the development blends with the current densities, intensities and consistency. Allowing the development to maintain the predominant housing type and development pattern to appropriately transition into the surrounding districts.

The "Mixed Use" (MU) future land use category is intended "To provide areas for a variety of housing types as well as a functional mix of residential and non-residential uses." MU allows for areas to provide a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods and community. MU provides an opportunity for a development to seamlessly mix a variety of residential housing types, nonresidential uses, mixed commercial uses, mixed residential uses and other types of mixed uses, without taking away from the surrounding neighborhoods and community.

MU zoning and future land use is commonly found adjacent to R-1 zoning & LDR future land use throughout Okaloosa County and is already found within the area of the subject parcel. The existing AFEV campus site is designated MU and is adjacent to properties designated LDR/R-1 and INST. Since MU allows for a mix of residential and commercial development, it is compatible with the surrounding residential, commercial, and institutional zonings, land uses and maximum densities. Following the pattern of the existing development, the future development of the subject parcel will provide multiple neighborhoods, a chapel, a community center, a pool, health and wellness services, retail services, and more. The only

adjacent parcel with R-1 zoning & LDR future land use is currently utilized as a commercial mineral processing facility and will likely remain a commercial property. The alternative for the adjacent parcel would be a single-family residential development. Both possibilities are compatible with the proposed MU zoning and future land use.

Infill is the process of developing on vacant or under-utilized parcels of land within urban areas. By acquiring vacant property from the federal government that had no designation on the County's Future Land Use Map or Zoning District Map, the proposed rezoning and future land use amendment encourages infill through higher density and intensity land use designations and mixed use designations by adding property to the County's urban area that is desirable for infill development.

The vision for the development of the subject parcel will be similar to the existing AFEV development. It is envisioned that the development will have multiple residential neighborhoods, a chapel, a community center, retail services, etc. The residential neighborhoods, following the example of the existing and approved developments that are part of the existing AFEV campus, would consist of apartments and single-family residential areas. Providing both single-family and multi-family residences together with non-residential commercial and institutional components, AFEV will be able to provide a transition from more intense development to less intense development.

UTILITIES INFRASTRUCTURE

Potable water and sanitary sewer are available from Okaloosa County Water & Sewer via water main and sanitary sewer system extensions to the subject property. Solid Waste services are also available from Okaloosa County.

ROADWAY INFRASTRUCTURE

The subject property is serviced by two existing public roads. One is Sunset Lane while the other is Poquito Road. Sunset Lane and Poquito Road are considered Collector roads, which link local street systems with arterial roadways. These such roads collect traffic, serve as local through-facilities, and serve to access abutting land uses.

Sunset Lane & Poquito Road would allow for the continued growth of the Air Force Enlisted Community on the subject parcel under the "Mixed Use" (MU) designation without hindering the surrounding communities. It also provides current and future traffic direct access to both Lewis Turner Blvd. and Elgin Blvd, which are considered Arterial.

ANALYSIS OF EXISTING AFEV SITE

The Air Force Enlisted Village Community currently consists of 6 different living communities known as villages. Also within the Community there is an existing Assisted Living and Memory Support Facility, a restaurant, a community center with swimming pool and fitness center, a church, an office space and other outdoor facilities. Every dwelling within the villages is constructed using common construction materials of lumber, glass, brick, stone, and siding, while maintaining the same soft color tones of the surrounding neighborhoods. All the building

structures within the facility are between 1 and 3 stories, which is within the average structure heights of the surrounding neighborhoods and the height requirements of the "MU" zoning district. The current design and structure of the AFEV has been designed to be under the allowed density and intensity of MU, which allows the development to synchronize with existing community layouts and densities of the surrounding districts.

The current design of the AFEV lends itself to the specifications of the "Mixed Use" land use category. The development has been able to mix multi-family residential dwellings with nonresidential uses, such as the Community Center, restaurant, community pool, Assisted Living and Memory Support Facility, a Church and office space into one community creating a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods. Any future AFEV development on the subject parcel will align with the character of the existing AFEV community.

Urban Boundary Map

The subject parcel was originally part of Eglin Air Force Base. The parcel has since been separated and has no FLU category on the Okaloosa County Future Land Use Map and no Zoning District on the Okaloosa County Zoning Map. The Urban Boundary Map includes the surrounding neighborhoods to the West and South.

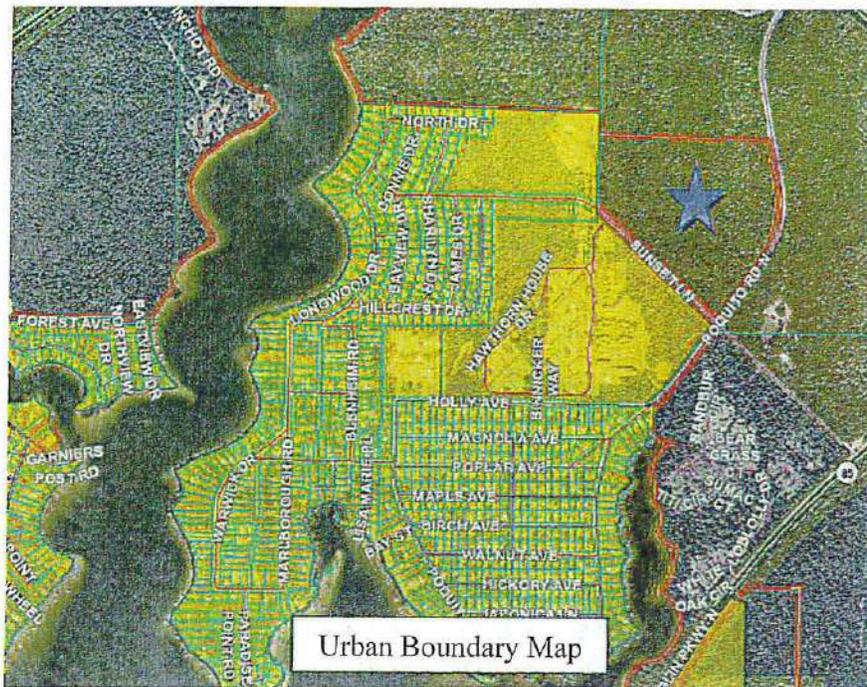
In addition to classifying the subject parcel as "Mixed Use" (MU), the Urban Boundary Map will need to be updated to include the subject parcel.

The existing AFEV campus is nearing capacity and needs additional land with the correct Zoning, FLU, and Urban Boundary Map designations to allow for expansion of this unique community. AFEV has a full waitlist for potential residents that includes any current proposed development, such as the approved Village 7 project. Most of the surrounding lands within the existing urban development area are already developed as residential or commercial properties and are not feasible for development. The existing AFEV campus serves only the surviving spouses of retired enlisted U.S. Airmen. This additional land of the subject property would allow AFEV to serve the surviving spouses of retired members of all branches of the military.

The AFEV is calling the future development on the subject parcel Victory Village. Below is a brief description of AFEV's vision for this property:

Victory Village will be a 501(c)(3) nonprofit, 55+ senior living residential community with resources and services tailored to meet the financial, physical, mental, spiritual, and social needs of its residents. It will be a blended residential community comprised of wounded warriors and their caregivers, the surviving spouses of retired enlisted Soldiers, Sailors, Marines, Airmen, and Guardians, Coast Guardsman, retired enlisted couples, and age-qualified Gold Star spouses. A major effort for Victory Village is taking care of the Nation's aging wounded service members and their caregivers. Victory Village will bridge the gap between medical and wellness needs. Victory Village will be a tailor-made senior living community for its residents that includes multiple neighborhoods, a chapel, a community center, a pool, health and wellness services, retail services, and more.

The expansion of the Urban Development area should not have a negative impact on environmentally sensitive lands or natural resources. No environmentally sensitive lands have been identified on the property at this time.

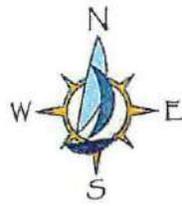


Conclusion

Changing the FLU of the subject parcel to "Mixed Use" (MU) on the Okaloosa County Future Land Use Map and the Zoning District to "Mixed Use" (MU) on the Okaloosa County Zoning Map appears to be compatible with the character and development of the surrounding area.

The existing development has been able to mix multi-family residential dwellings with nonresidential uses into one community creating functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods. The existing Air Force Enlisted Village Community is currently meeting the specifications of the "Mixed Use" land use category and the future development of the subject parcel will as well.

The proposed change in zoning and land use will not negatively affect the surrounding communities, nor will it disrupt the harmony of the surrounding communities; it will however, allow the Air Force Enlisted Village Community to continue to grow and blend in with the mix of surrounding communities.



SEAS

Seaside Engineering And Surveying, LLC

Justification Report for Urban Development Boundary Expansion



February 18, 2025

Prepared for:

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INTRODUCTION

Air Force Enlisted Village (AFEV) is a nonprofit organization whose core mission is to provide a safe, secure home for surviving spouses of retired enlisted U.S. Airmen. The subject property is a 80-acre parcel located in the northwest quadrant at the intersection of Sunset Lane and Poquito Road in Shalimar near Eglin Air Force Base. The property will be utilized to expand the existing AFEV independent living community located across Sunset Lane. The existing development offers apartments, assisted living and memory support residence, a restaurant, a church and Community Center with a pool and exercise gym.

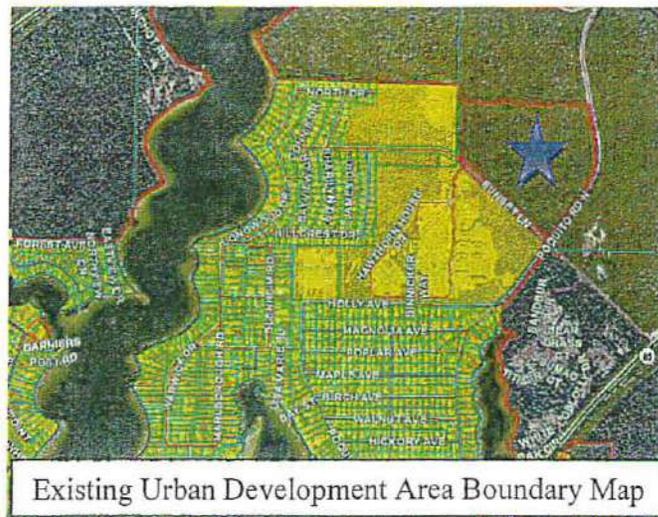
The AFEV is calling the future development on the subject parcel **Victory Village**. Below is a brief description of AFEV's vision for this property:

Victory Village will be a 501(c)(3) nonprofit, 55+ senior living residential community with resources and services tailored to meet the financial, physical, mental, spiritual, and social needs of its residents. It will be a blended residential community comprised of wounded warriors and their caregivers, the surviving spouses of retired enlisted Soldiers, Sailors, Marines, Airmen, and Guardians, Coast Guardsman, retired enlisted couples, and age-qualified Gold Star spouses. A major effort for Victory Village is taking care of the Nation's aging wounded service members and their caregivers. Victory Village will bridge the gap between medical and wellness needs. Victory Village will be a tailor-made senior living community for its residents that includes multiple neighborhoods, a chapel, a community center, a pool, health and wellness services, retail services, and more.

Urban Boundary Map

The subject parcel was previously part of Eglin Air Force Base. The parcel has since been separated and purchased by AFEV. The subject parcel currently has no FLU category on the Okaloosa County Future Land Use Map and no Zoning District on the Okaloosa County Zoning Map. The Urban Boundary Map currently includes the surrounding properties lying outside of the Eglin Air Force Base boundary.

The Urban Boundary Map will need to be updated to include the subject parcel.



According to Policy 9.3 of Okaloosa County's Comprehensive Plan, Future Land Use Element: Consideration of expansion of the urban development area boundary shall require demonstration of the following:

a. additional land is required at urban densities and intensities to meet the needs of development within Okaloosa County;

The existing AFEV campus is nearing capacity and needs additional land with the correct Zoning, FLU, and Urban Boundary Map designations to allow for expansion of this unique community. The urban densities and intensities are needed to continue with the character of the existing AFEV community.

b. lands within the existing urban development area are not capable or suitable for urban development, with the resulting need for additional land to meet the existing need for urban development;

The surrounding lands within the existing urban development area are already developed as residential, commercial, or mixed-use properties and are not suitable for this urban development. Additional land within this area is needed to expand the development of the AFEV community.

c. population growth projections have changed with a resulting need for additional land at urban densities or intensities;

AFEV has a full waitlist for potential residents, including any current proposed developments such as the approved Village 7 project, hence the need for additional property for urban development.

d. changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;

The existing AFEV campus currently serves only the surviving spouses of retired enlisted U.S. Airmen and is almost at capacity. The additional land of the subject property would allow AFEV to expand their services to the surviving spouses of retired members of all branches of the military.

e. facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban development area;

Potable water and sanitary sewer are available from Okaloosa County Water & Sewer via future water main and sanitary sewer system extensions to the subject property which would be completed by the developer concurrent with any proposed development. Solid Waste services are also available from Okaloosa County.

The subject property is serviced by two existing public roads. One is Sunset Lane while the other is Poquito Road. Sunset Lane and Poquito Road are considered Collector roads, which

link local street systems with arterial roadways. These such roads collect traffic, serve as local through-facilities, and serve to access abutting land uses.

Sunset Lane & Poquito Road would allow for the continued growth of the Air Force Enlisted Community on the subject parcel without hindering the surrounding communities. These roads also provide current and future direct traffic access to both Lewis Turner Blvd. and Elgin Blvd, which are considered Arterial.

f. expansion of the urban development area does not result in a negative impact on environmentally sensitive lands or natural resources;

The expansion of the Urban Development area as proposed would not result in a negative impact on environmentally sensitive lands or natural resources. No environmentally sensitive lands have been identified on the subject property at this time.

Conclusion

The subject parcel is the only parcel of land in this area lying outside of the Eglin Air Force Base boundary that is not located within the existing Urban Development Area Boundary. As outlined above, expanding the Urban Development Area Boundary appears compatible with the requirements of Policy 9.3, Okaloosa County Comprehensive Plan, Future Land Use Element.

The existing development has been able to mix multi-family residential dwellings with nonresidential uses into one community creating a functional and compatible mix of land uses that merge with the character of the adjacent and surrounding neighborhoods.

The proposed expansion will not negatively affect the surrounding communities, nor will it disrupt the harmony of the surrounding communities; it will however, allow the AFEV Community to continue to grow and blend in with the mix of surrounding communities.

