

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 405340-BCC-2016 and 405341-BCC-2016, Request for plan amendment and rezoning, JRW Investments, LLC

DATE: December 8, 2016

BCC DISTRICT: (3) Commissioner Boyles

PLANNING COMMISSION DISTRICT: (3) Jeremy Stewart

PUBLIC HEARING: Consideration of a request changing the use of land submitted by JP Engineering as agent for JRW Investments, LLC relating to property located at 106 Pamela Ann Drive, Fort Walton Beach. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Low Density Residential (LDR)** to **Mixed Use (MU)**. If the FLUM amendment is approved, request to rezone the property from **Residential – 1 (R-1)** district to **Mixed Use (MU)** district. Property contains .40 acres, more or less. *This item was continued from the November meeting.*

STAFF FINDINGS:

- As stated in the application, the properties involved are parcels 25-1S-24-0020-0006-0030 and 25-1S-24-0020-0006-0040 aka Lots 3, 4, 5 and 6, Block 6, Alexander Heights Subdivision recorded in July, 1959 and the north 33 feet of a portion of Anders Street between Block 5 and 6 east of Pamela Ann Drive that was vacated June, 1982 (BCC Res. No. 6F-108).
- Notwithstanding the information provided in the application, the data and analysis report clarified that the applicant’s initial request was to change Lot 3 and the north 46 feet of Lot 4.
- The applicant had not requested a “lot split” that would officially separate out the 46 feet making Lot 4 into two lots, or add the 46 feet to Lot 3. The applicant was informed by planning staff on November 14 that the zoning district lines must follow property lines and a new property line would be necessary to accommodate the 46 feet of Lot 4.
- The applicant formally amended the application to only include Lot 3 on November 15.
- The applicant is requesting the change “To provide additional office space along the State Road 189 corridor, centrally located between Eglin AFB and Hurlburt Field and nearby courthouse location.” However, this is not binding upon the applicant or assigns.
- The applicant owns the office building immediately north of the subject property. Across Pamela Ann Drive fronting SR 189 is a vacant commercial property already zoned MU

owned by Watts Investments, Ltd., and adjacent to that is another office building owned by Watts Management, Inc. (Exhibit 2).

- The purpose of the MU FLUM 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.
- Location/Designation criteria for the Mixed Use category expressed in the Comprehensive Plan, Future Land Use Element, Policy 10.1 is as follows.
The MU category may be allowed either inside or outside the urban development boundary. The MU category may be applied to areas of existing mixed use development or as a means of encouraging compact, sustainable development patterns on an area-wide or parcel-specific basis for purposes of creating new mixed use areas, redevelopment, land assembly or related purposes. The percentage distribution among the mix of uses shall be no less than 50% any type of a predominate allowable use as specified herein in combination with one or more allowable uses which may be applied on a parcel-specific or area-wide basis, or the percentage distribution of uses may be applied based upon the following objective measurements: size of the property involved; use and character of the surrounding area; the extent of changed conditions and circumstances in the area; availability of utilities and services to support the uses allowed, and; the extent to which the mixed use designation would encourage a compact, sustainable pattern of development.
- The MU designation in the vicinity of the amendment was done to accommodate the existing mix of land uses in the area at the time the FLUM was created. These uses were primarily commercial interspersed with some residential (see Attachments B and C).
- Any new MU designation should be in keeping with the location/designation criteria specified above which calls for no less than 50% of allowable uses to include both residential and commercial uses.
- The purpose of the 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. The MU 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 MU zoning district allows all R-1, R-2, and R-3 permitted uses; all C-2 permitted uses; and, all C-3 uses 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.
- The .40 acre size of the property would physically limit the types of C-2 uses that could be developed on the property.
- The Comprehensive Plan, Future Land Use Element sets forth policies regarding FLUM changes and rezonings as follow.

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 zoning districts result in an appropriate transition of uses, densities, and intensities (also see Policy 10.13).*

Policy 10.13 *It is the intent of the County that the application of zoning districts for the implementation of the land use categories in this comprehensive plan provide for transition from more intense development to less intense development. Transition means that there is a gradual decrease in the allowable densities and intensities from*

one district to the next, with the most intense districts near municipal boundaries or areas of intense urban development. The consideration of the degree to which zoning districts accomplish transition between land uses shall be a part of the review process for land use plan amendments and changes to zoning.

- It is staff opinion that the additional MU would be compatible with and provide transition as required by the above-stated policies.
- The subject property is adjacent to and across from existing MU on the FLUM and zoning map. The requested change would not extend the MU any further into the neighborhood than already exists across Pamela Ann Drive, and does not represent an intrusion of commercial use into a residential area.
- The County Land Development Code includes requirements for vegetated buffer zones between land uses of differing intensity, including between commercial and residential uses, that are specifically intended to help ensure compatibility and which would be applicable to any development of the subject property.

PUBLIC COMMENT/OPPOSITION: Opposition letters attached.

STAFF POSITION: Based on the amended application which limits the proposed change to Lot 3, staff has no objection to the requested FLUM amendment and rezoning.

RECOMMENDATION: 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 a recommendation to the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS: Scheduled for January 17, 2017 at 6:30 PM in the Okaloosa County Administration Building, Shalimar.

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 – Data and Analysis Report

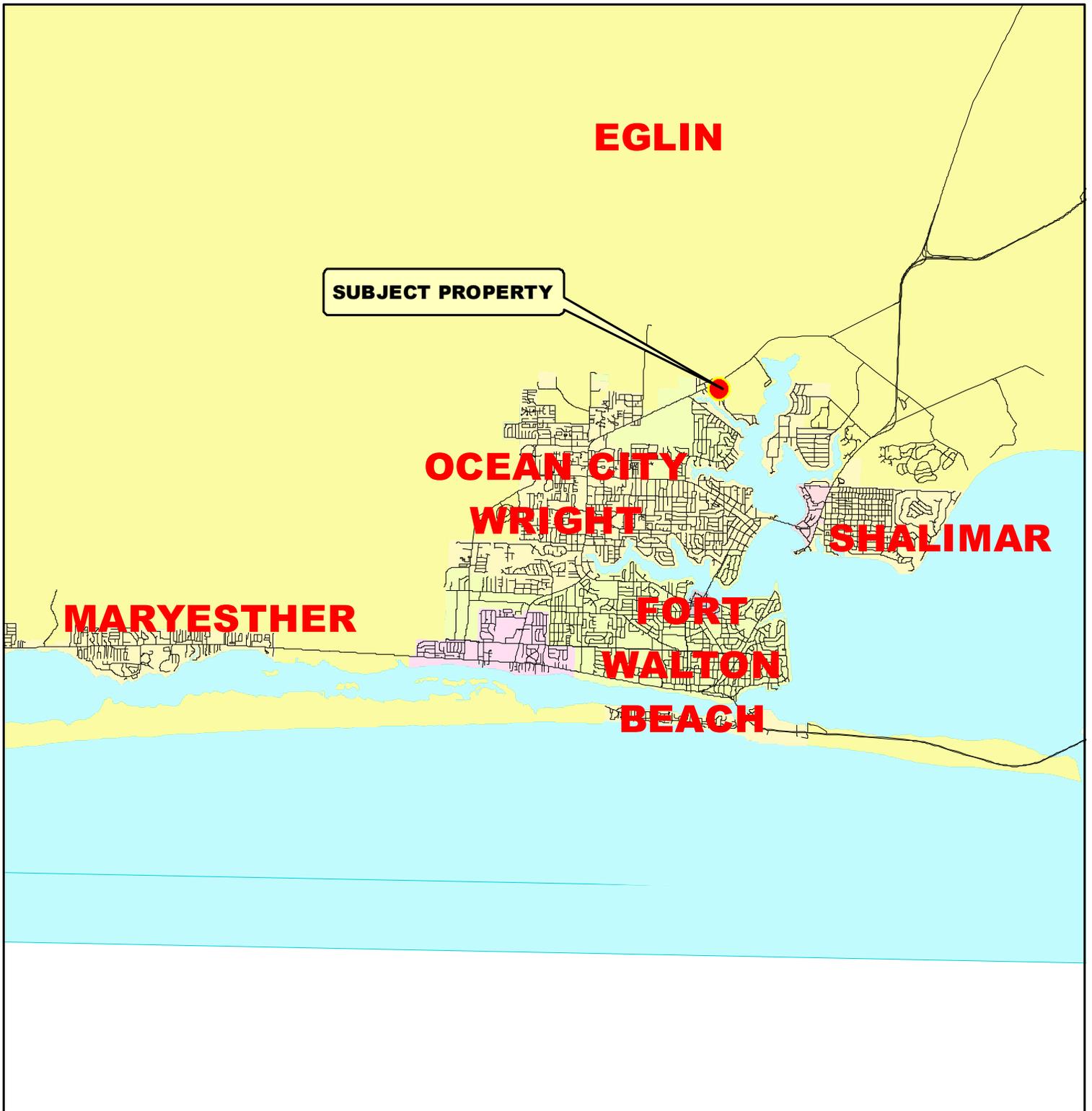
EXHIBIT:

- 1 – Property Appraiser Map
- 2 – Property Appraiser Map
- 3 – C-2 Zoning District
- 4 – Opposition letters/petition

TJ/tj

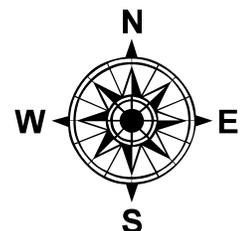
ATTACHMENT - A

25-1S-24-0020-0006-0030/0040



Legend

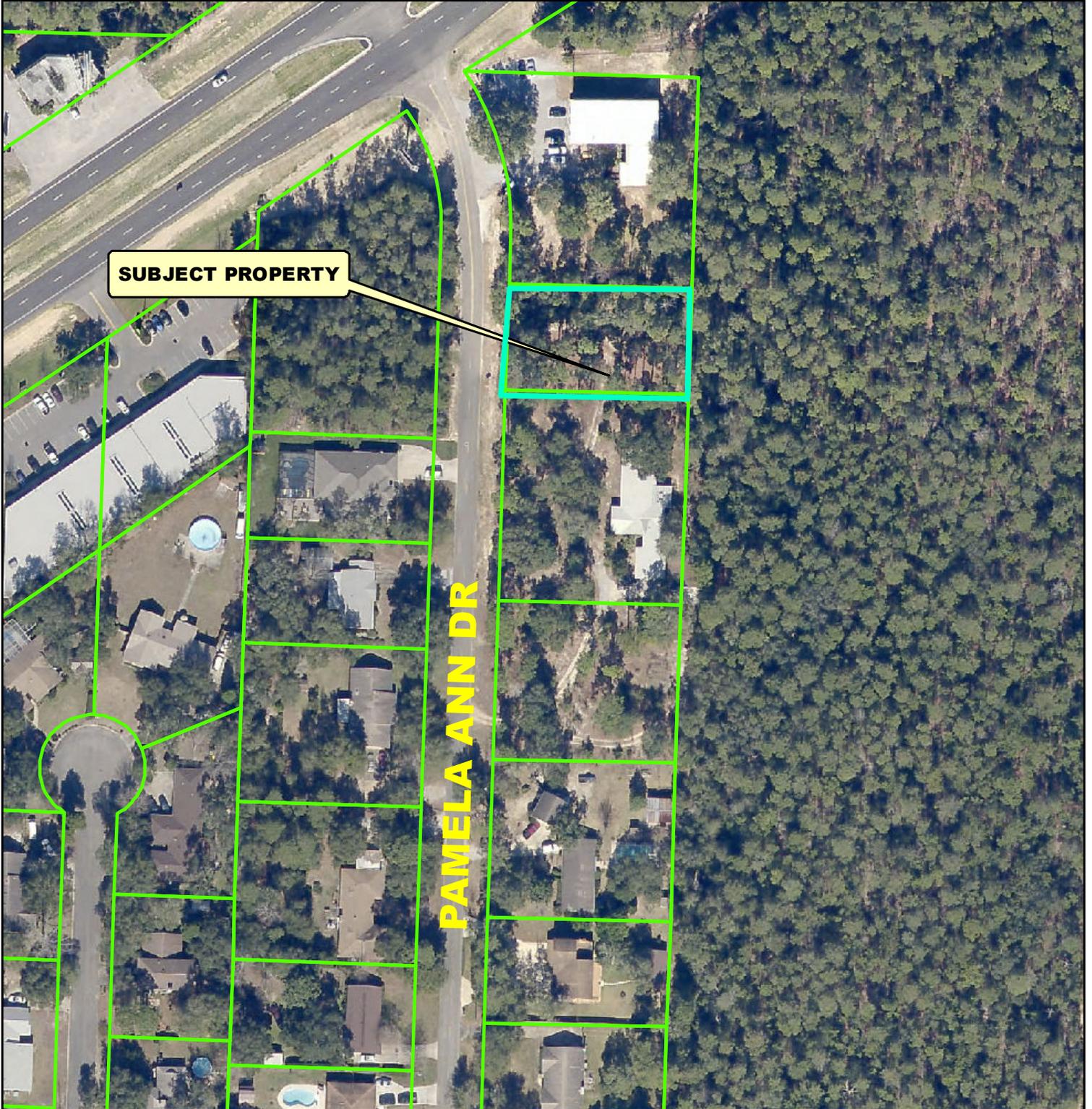
— Roads



Location Map

ATTACHMENT - B

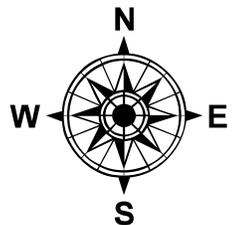
25-1S-24-0020-0006-0030



Legend

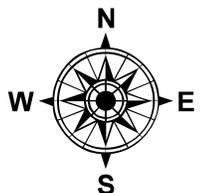
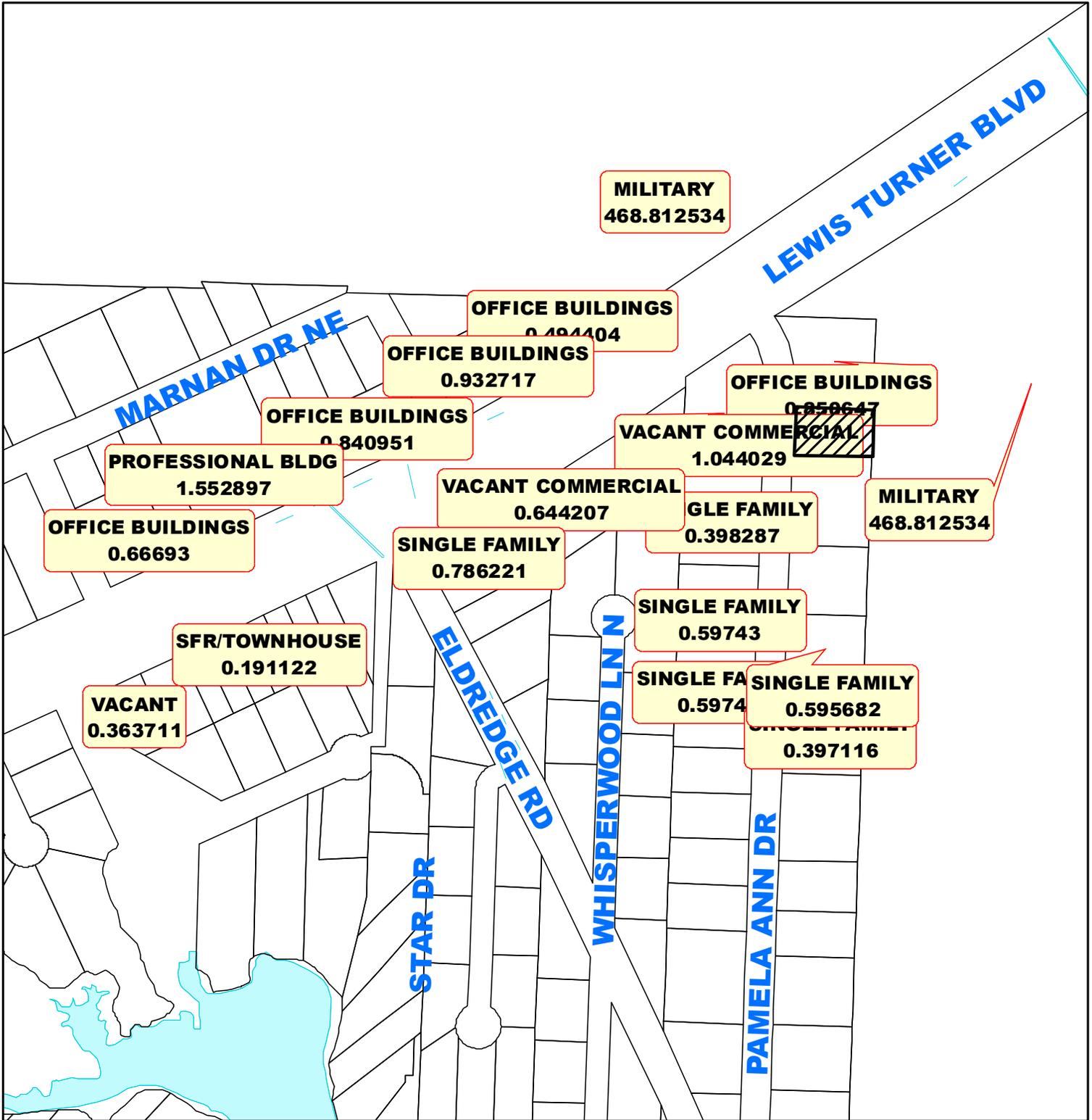
 Parcel Lines

Aerial Photo



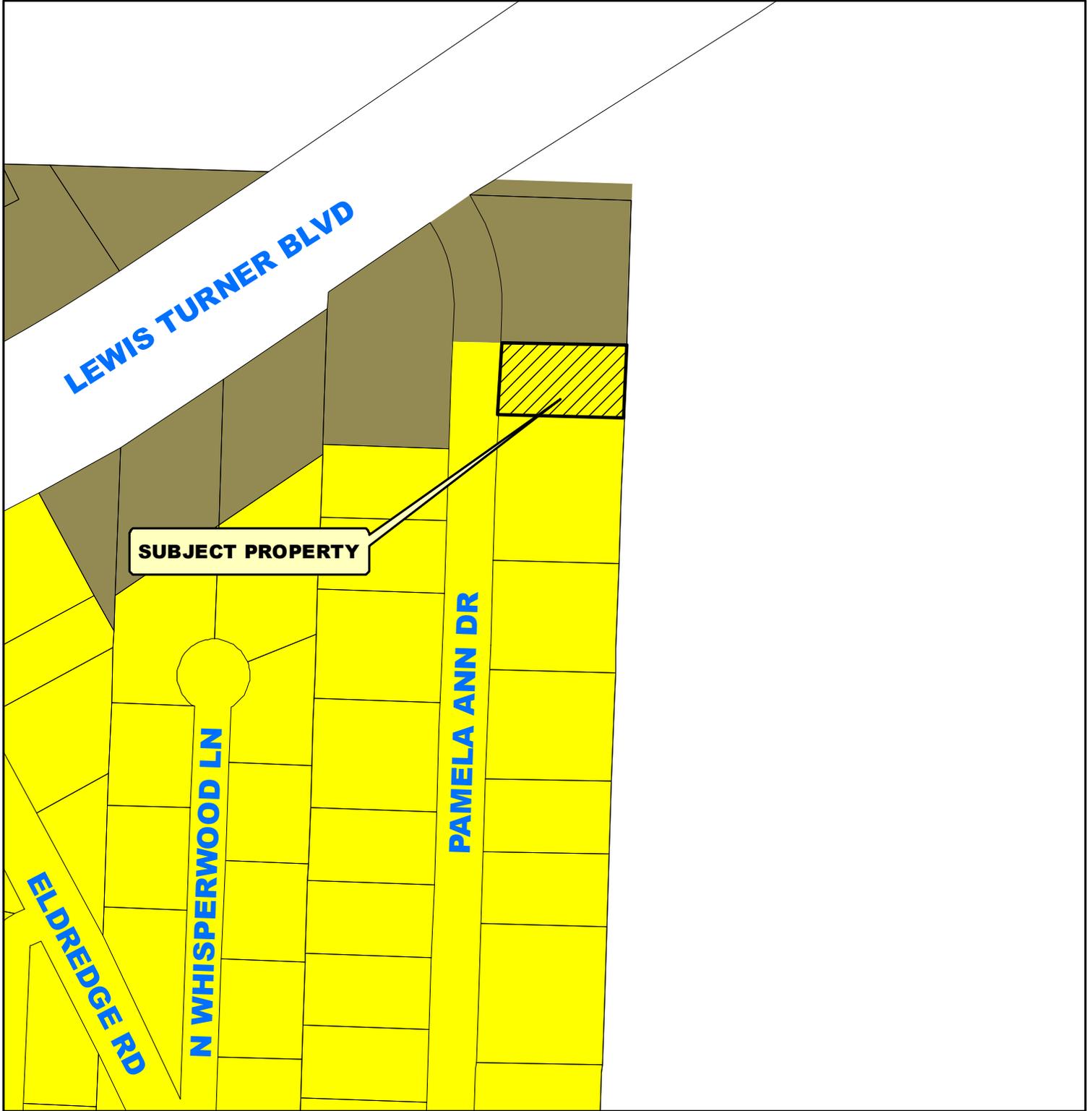
ATTACHMENT - C

25-1S-24-0020-0006-0030



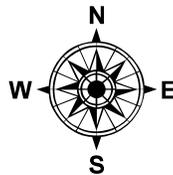
Existing Land Use Map

ATTACHMENT - D
25-1S-24-0020-0006-0030



FLUM Legend

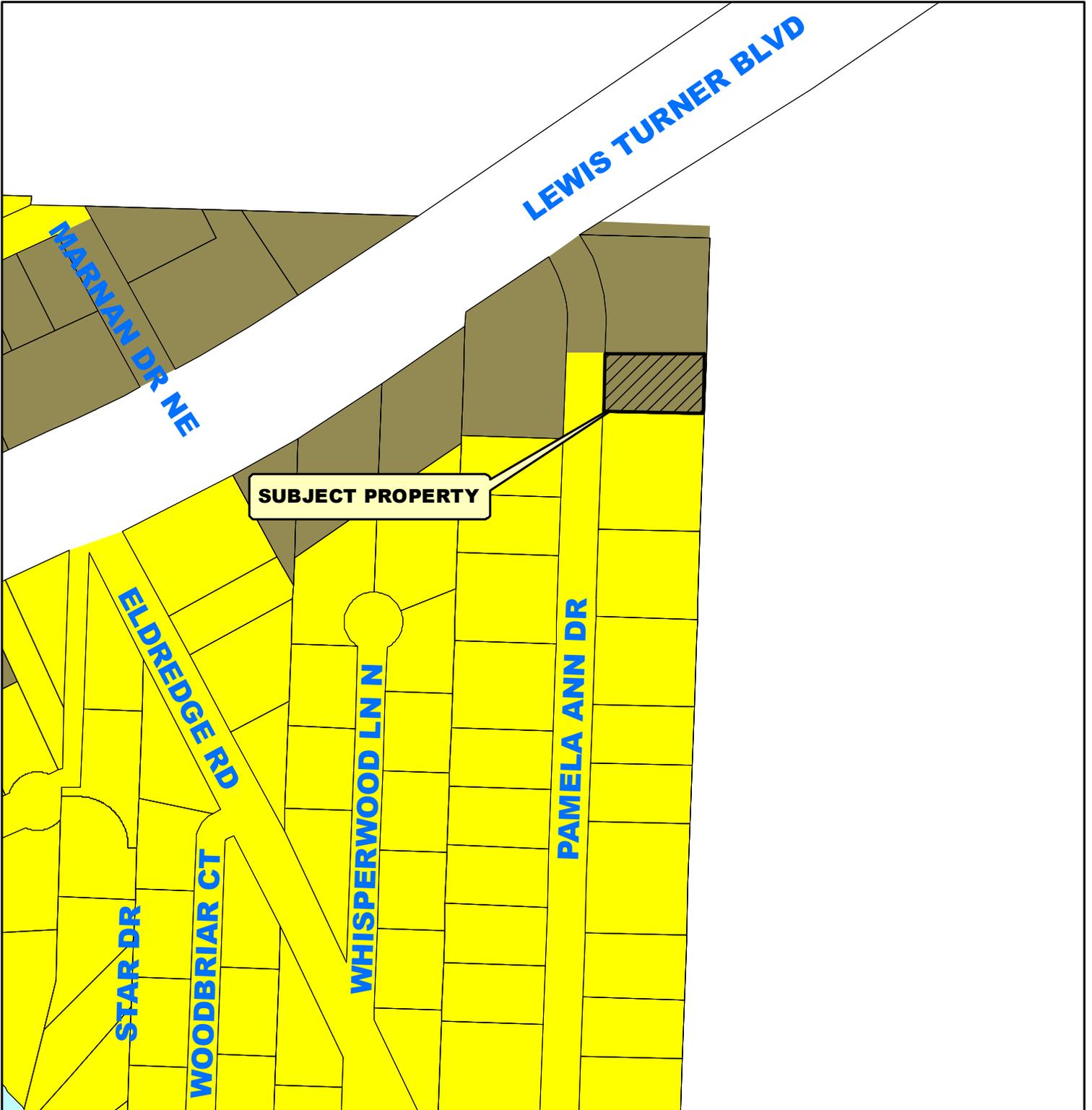
-  LDR
-  MU



ZONE Legend

-  R-1
-  MU

FLUM & Zoning Map

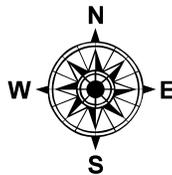


FLUM Legend

- MU
- LDR

ZONE Legend

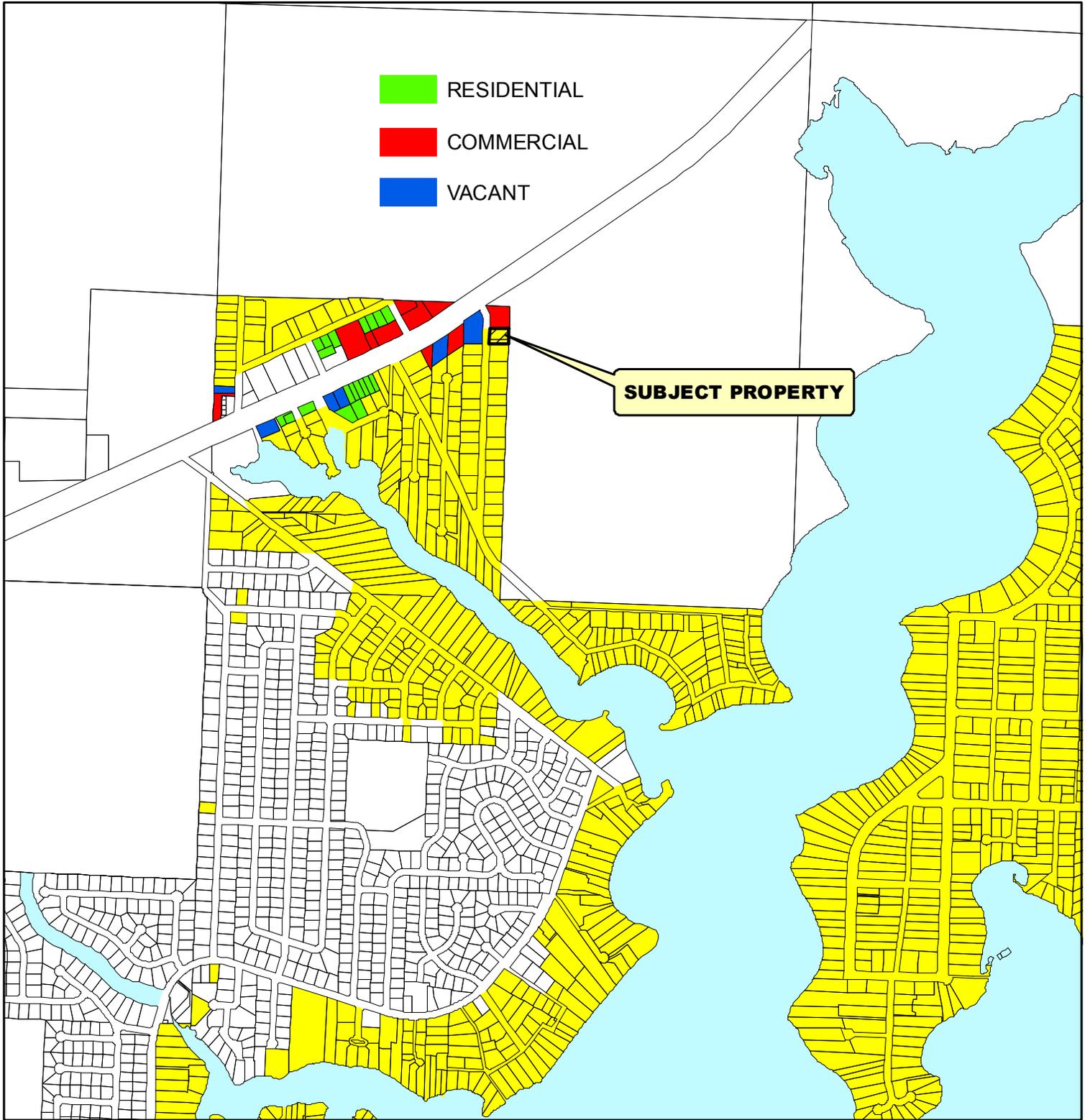
- MU
- R-1



Proposed FLUM & Zoning Map

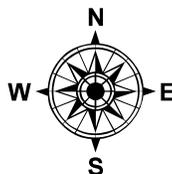
ATTACHMENT - F

25-1S-24-0020-0006-0030/0040



FLUM Legend

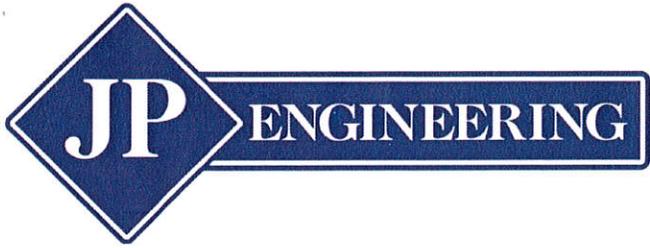
 LDR



ZONE Legend

 R-1

1 Mile FLUM & Zoning Map



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DATA AND ANALYSIS
FOR
Small Scale FLUM Amendment
OKALOOSA COUNTY

Parcel ID # 25-1S-24-0020-0006-0030
25-1S-24-0020-0006-0040

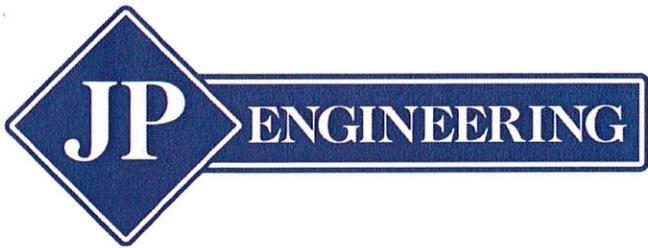
September 7, 2016

Prepared For:

JRW Investments, LLC
308 W. James Lee Blvd.
Crestview, FL 32536
Contact: James R. Watts

Prepared By:

JP Engineering, LLC
79 Scenic Gulf Drive
Miramar Beach, FL 32550
Engineer: Matthew R. Parker



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Introduction

This analysis pertains to a small-scale amendment request to the Okaloosa County Comprehensive Plan to change the future land use (FLU) category of a 0.58 acre portion of a property from Low Density Residential (LDR) to Mixed Use (MU). It is the intent of this analysis to analyze this request for consistency with the goals and objectives of the Okaloosa County Comprehensive Plan.

Reasoning for Amendment

This request is made due to the additional office space demand along the State Road 189 (Lewis Turner Boulevard) corridor. The proposed land use change would allow for an additional office site close to the newly relocated Okaloosa County courthouse annex location and is centrally located between Eglin Air Force Base and Hurlburt Field.

Site Description

The subject property is Lot 3 and a portion of Lot 4, Block 6, Alexander Heights Subdivision, located on the east side of Pamela Ann Drive, approximately 150’ south of Lewis Turner Boulevard. The property is bounded on the east side by Eglin Air Force reservation. The requested change to Mixed Use is approximately 0.58 acres (25,380sf).

Future Land Use Map / Zoning / Existing Land Uses

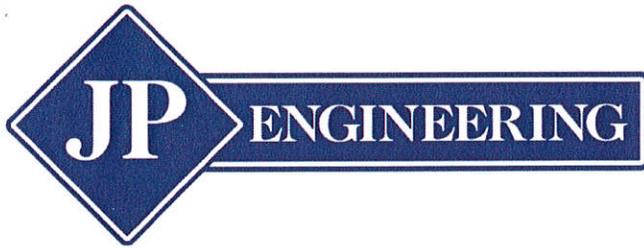
A review of the surrounding area is shown in the table below. Commercial development is a predominant land use of the commercial corridor along Lewis Turner Boulevard. Eglin Air Force Base property is to the east and residential uses to the south.

*	FLU	Zoning	Type of Use	Specific Use
North	MU	MU	Commercial	Office Building
South	LDR	R1	Residential	Vacant
East	-	-	Eglin AFB	Eglin Reservation
West	MU	MU	Commercial	Vacant
Subject Parcel	LDR	R1	Residential	Vacant, Single Family

*Multiple parcels by compass direction are labeled north to south.

Impacts on Infrastructure and Site Characteristics

These analyses are presented for information only and serve to conform the amendment request to the rules and regulations governing Plan amendments. The impact was based on the highest allowable floor area of the use of the property that could be 19,035 square feet of floor area of non-residential Mixed use on the 0.58. Actual build out intensity will be based on the total amount of allowable area based on restrictions due to site constraints related to site access, topography, landscaping, utility and drainage system design.



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Although other uses may be permitted, it is the intent of this analysis to focus on the increased demand for general office space and provide a realistic report of the anticipated use of the property, being general office space.

Potable Water

The parcel is located within the service area of Okaloosa County Water and Sewer department. An estimate of potential demand from this property would be to multiply the maximum square footage allowed by the estimated flow for office buildings (19,035sf x 0.09gpd). This would result in a demand of 17,013 gpd. At this demand, the water system would still have sufficient capacity. This actual demand would be calculated according to the specific use developed on the property and is anticipated to be considerably lower.

Sanitary Sewer

The parcel is located within the service area of Okaloosa County Water and Sewer department. An estimate of potential demand from this property would be to multiply the maximum square footage allowed by the estimated flow for office buildings (19,035sf x 0.09gpd). This would result in a demand of 17,013 gpd. At this demand, the sewer system would still have sufficient capacity. This actual demand would be calculated according to the specific use developed on the property and is anticipated to be considerably lower.

Solid Waste

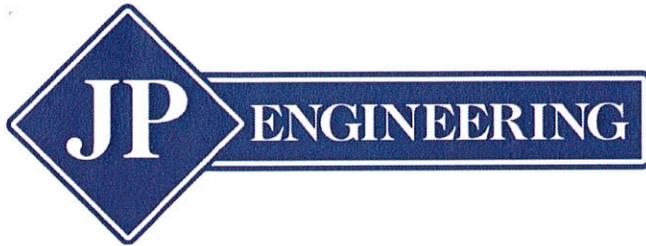
The proposed amendment will not degrade the adopted capacity and the level of service supported by the Solid Waste Sub Element in the adopted Comprehensive Plan. The adopted LOS for Okaloosa County is 6 pounds per day per capita. The North County Transfer Facility in Baker has enough available capacity to support the maximum use on this property when the land use is successfully changed. An estimate for daily solid waste of 97 pounds per day was considered. Okaloosa County Solid Waste operates a system that is designed to upgrade capacity if demand increases.

Stormwater Management

The new development will be required to store and treat all post development runoff, which exceeds predevelopment runoff as stated in the Stormwater Management Sub-Element of the Comprehensive Plan. Any stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification.

Recreation and Open Space

The proposed amendment will meet the goals and objectives of the open space portions of the comprehensive plan by meeting the minimum open space requirements for Mixed Use future land use on the subject parcel and preserving existing vegetation where practical.



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Traffic

An initial traffic impact analysis shows the approval of the land use amendment will not significantly impact adjacent roadways. The only regionally significant roadway in the area of the subject property is State Road 189. This roadway currently has an established level of service D (36,700 daily trips and 3,580 peak hour trips). The most current available trip count for this segment of roadway at Site Station 0250 from FDOT is computed at 28,267 daily trips and 3,140 peak hour trips (2015 AADT Report FDOT).

The initial impact analysis shows the project could create 373 daily trips ($\text{Ln}(T)=0.76 \text{Ln}(X) + 3.68$ or $\text{Ln}(T)=0.76 \text{Ln}(19.035) + 3.68$ or 373) and 100 P.M. Peak Hour trips ($T=1.12(X) + 78.45$ or $T=1.12(19.035) + 78.45$ or 100). This analysis is based upon the ITE Traffic Generation Manual, 9th Edition Code 710, General Office Building, using gross floor area for the independent variable for weekday trips and P.M. Peak Hour trips. The fitted curve equations were used to generate trip numbers.

The current future land use designation, Residential 1, could allow a maximum of 2 single-family units. Using ITE land use Code 210, Single-Family Detached Housing, the current land use category could generate 29 daily two-way trips and 4 P.M. Peak hour trips. This land use change could create an increase in trips onto the adjacent roadways. The increase in daily trips over the current land use of Residential 1 could be about 956% and the P.M. Peak hour increase could be approximately 250%. Even with this increase of trips, the roadway segment would not exceed the adopted level of service.

Schools

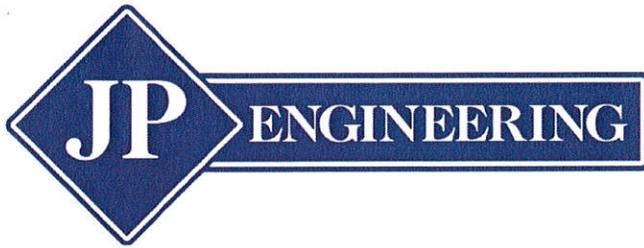
This amendment request will reduce the residential land use acreage in the area. The current land use of Residential-1 would allow up to 4 units per acres, or 2 single-family dwellings. The Mixed Use land use category would allow up to 10 dwelling units per acres, or 5 single-family dwellings. However, a non-residential use is intended for the property and therefore will not be a new generator of increased demand on the school system.

Topography

The site ranges from about 50 feet in elevation 48 feet in elevation. The site slopes gently in elevation from northwest to southeast, which is consistent with the drainage pattern for the surrounding area. This site is well suited for commercial development.

Soils

According to the USDA Soil Survey Maps of Okaloosa County, 100% of the soils for the subjected area are Lakeland sand (0-5 % slopes). This is a well-drained sand that should be well suited for stormwater attenuation for the commercial development that would be proposed.



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Wetlands/ Natural Resources/ Historical or Archaeological Resources

There appear to be no environmentally sensitive lands on the site. There appear to be no historical or archaeological resources on the site as well. No indicators for such features have been found from all known available sources.

Flood Zone

The entirety of the subject property is located in Zone X, Map & Panel # 12091C0455H December 6, 2002. This site is well suited for commercial development since it is located in a preferred flood zone.

Consistency with Okaloosa County Comprehensive Plan

CHAPTER 2.1 FUTURE LAND USE

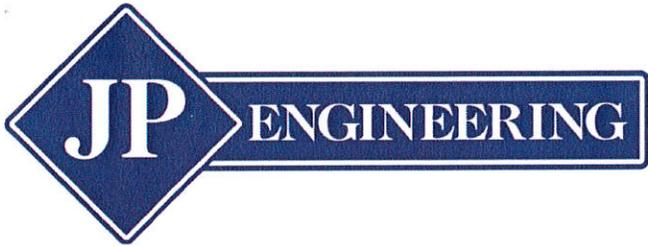
Objective 2, Policy 2.8 Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriately based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside water and sewer service areas. The boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Map area boundaries shall not be changed as a result of annexation or a land use map amendment, but shall only be changed through a specific boundary change approved by the BCC, unless such alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality, or some other water and sewer service provider, which governs such boundary change.

Policy 2.9 Consideration of Type-1 future land use map amendments shall include a determination that an adequate water supply is available to accommodate the level of development enabled by the proposed amendment.

Response: The location of this amendment is within Okaloosa County Water & Sewer department's service area. No change to existing boundaries is required or planned. The proposed change can be served by the Okaloosa County Water and Sewer system.

Objective 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 (also see Policy 10.13).

Response: The area of this amendment contains parcels along Lewis Turner Boulevard that are currently designated as Mixed Use with residential land use districts located behind those. This is an



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acceptable and commonly used manner to transition commercial uses along the road frontage to residential uses further away. The property to the north is currently designated as Mixed Use, as well as the property to the west, separated by Pamela Ann Drive. The southern boundary of the proposed land use change would not extend any further south than does the parcel to the west, currently designated as Mixed Use. Adequate space is available on the property to provide a substantial buffer along the southern boundary.

Objective 6, Policy 6.2 Environmentally sensitive lands, as defined in Conservation Policy 3.5, shall be protected through the process of development, redevelopment, land use plan amendments, and changes in zoning. Protection shall be provided by such techniques as limitations on density and intensity, clustering of allowable development on nonsensitive portions of a site, requirements for buffers to mitigate or eliminate impacts to environmentally sensitive areas, and site design techniques that are consistent with the environmentally sensitive areas. Determination of degree of protection required and the imposition of requirements to accomplish protection shall be part of the application and review process and may result in conditions on development approvals.

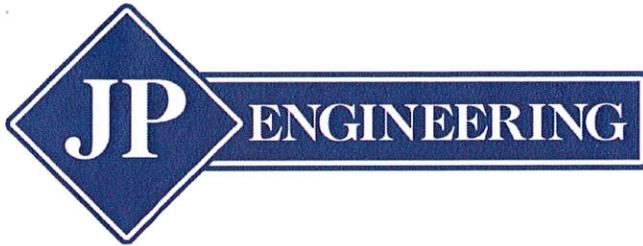
Policy 6.3 The protection of environmentally sensitive lands, as defined in Conservation Policy 3.5, shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- a. limitations on development density and intensity;
- b. limitations on building placement, such as required clustering on the non-sensitive portions of the site;
- c. limitations on building coverage or impervious surface coverage;
- d. setbacks and landscaped buffers sufficient to provide protection to the resource; and
- e. evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl that fails to protect natural resources.

Response: No indicators for environmentally sensitive land are present within the boundaries of this amendment parcel. Current Land Development Code policies require adequate buffers for commercial uses which will contribute to open space and the protection of any off-site environmentally sensitive areas. This amendment does not result in urban sprawl because the site is located within the urban development boundary.

Objective 7 Proposed development, redevelopment, changes in zoning, and land use plan amendments shall be consistent with and coordinated with the Okaloosa County Local Mitigation Strategy and the Northwest Florida Hurricane Evacuation Re-Study. Also see Coastal Management Objectives 2.5 and 2.6 and associated policies.

Policy 7.1 The County shall implement the Guiding Principles adopted in the *Okaloosa County Local Mitigation Strategy*, in part through the protection of environmentally sensitive lands and through land use policies that support sustainable communities.



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Policy 7.2 The County shall implement the provisions of the *Northwest Florida Hurricane Evacuation Re-Study* through appropriate land use and transportation planning activities and through development mitigation measures.

Response: This land use amendment will not impact any critical facilities and it will not add residential densities in a Category One Hurricane Evacuation Zone. No environmentally sensitive lands are impacted by this land use amendment.

Objective 8 Proposed development, redevelopment, changes in zoning, and land use plan amendments shall be consistent with and coordinated with the Northwest Florida Resource Management Plan and the Rocky Bayou Aquatic Preserve Management Plan.

Policy 8.1 The County shall implement the provisions of the Northwest Florida Resource Management Plan. Also see Conservation Policies 2.9 and 5.2.

Policy 8.2 The County shall implement the provisions of the Rocky Bayou Aquatic Preserve Management Plan. Also see Conservation Policies 4.2 and 5.2.

Response: This land use amendment will not adversely affect any natural resources and it is not within the watershed of Rocky Bayou. Development of the site will meet the drainage requirements of the Okaloosa County Land Development Code to not negatively impact the watershed of Choctawhatchee Bay and its tributaries.

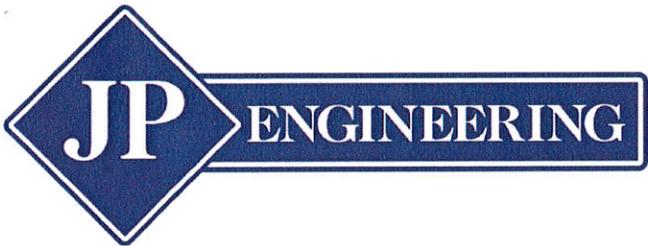
Objective 9, Policy 9.4 Land use plan amendments will not alter the boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area map, unless such alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality or some other water and sewer service provider, which governs such boundary change.

Policy 9.6 The County shall encourage infill through the use of higher density and higher intensity land use designations and mixed-use designations in area desirable for infill development, and through the use of density bonuses or targeted redevelopment programs. The approval of infill projects shall not result in incompatible land use or incompatible development, pursuant to Policies 4.1 through 4.5.

Response: The proposed amendment will not alter the water and sewer service areas. This site is located in an area that is seeing an increased demand for office development due to the relocation of the Okaloosa County courthouse annex. Insufficient lands are available in this area for new office development to support the newly relocated court functions of Okaloosa County.

Objective 10, Policy 10.8 It is the intent of Okaloosa County to ensure that adequate open space is provided through the following:

- a. active or passive recreation sites;



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- b. landscaped buffers;
- c. protected natural resource lands;
- d. protected environmentally sensitive lands;
- e. areas devoted to drainage and stormwater retention;
- f. rural residential, rural mixed use, and agricultural development outside the urban development area boundary;
- g. landscaping requirements within the urban development area boundary; and
- h. minimum open space requirements for large-scale developments, master-planned developments, and DRI projects.

Response: This amendment is in keeping with the Objective of this Policy. When a project is planned for this property, it will be required to meet all open space, landscaping, resource protection, and drainage requirements as established in the Okaloosa County Land Development Code and Comprehensive Plan.

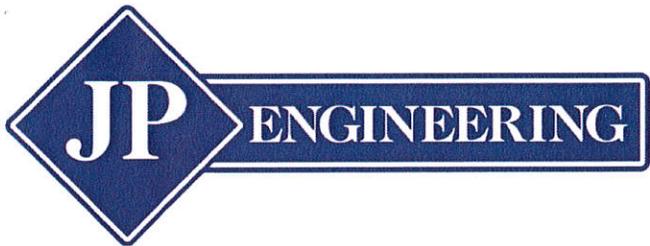
Objective 10, Policy 10.13 It is the intent of the County that the application of zoning districts for the implementation of the land use categories in this comprehensive plan provide for transition from more intense development to less intense development. Transition means that there is a gradual decrease in the allowable densities and intensities from one district to the next, with the most intense districts near municipal boundaries or areas of established intense urban development. The consideration of the degree to which the zoning districts accomplish transition between land uses shall be part of the review process for land use plan amendments and changes to zoning.

Response: This amendment site is located adjacent to an existing mixed use development to the north and west and provides for the transition from the more intense development from the north along Lewis Turner Blvd to a less intense development to the south along Pamela Ann Drive and will continue to provide transition in intensity.

Objective 13 To facilitate cooperation with Eglin Air Force Base so as to encourage compatible land uses and help prevent encroachment from incompatible urban development in those areas where there is potential for such development, but where such development has not yet substantially occurred.

Policy 13.1 There is hereby established the “Eglin AFB North Encroachment Protection Zone” (ENEPZ) as a special overlay zone on the Future Land Use Map (FLUM). The area included in the ENEPZ shall be all lands and waters situated between Interstate 10 (I-10) south to the northern boundary of Eglin AFB.

Policy 13.2 Within the ENEPZ there shall be no land use amendments to the FLUM which change the future land use categories to any other than those shown on the FLUM as adopted by Ordinance No. 00-03 on May 23, 2000 unless and until said amendments have been reviewed by Eglin AFB officials or representatives, and a recommendation on encroachment impact has been provided by such officials to the County.



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Phone 850.460.7279

Policy 13.3 During the process of reviewing requests for amendments to the FLUM for properties located within the ENEPZ the Planning Commission and Board of County Commissioners shall give great weight to any recommendations provided by Eglin AFB officials, and may further use said recommendations as the basis for findings relating to the approval or denial of said requests for plan amendments.

Response: Okaloosa County has established a process that has included an Air Force representative from Eglin AFB in the review and recommendation process for plan amendments, rezoning and development project review. This amendment site is not within the boundary of the ENEPZ. This site is adjacent to Eglin AFB lands, but the proposed change in land use is consistent with the already established pattern of development in this area. Any comments or recommendations made by Eglin AFB will be included in the deliberations by the Planning Commission and Board of County Commissioners.

Conclusion

This amendment is consistent with the Goals and Objectives of the adopted Comprehensive Plan. A change in land use designation will not adversely impact any infrastructure system or adopted level of service. No protected environmental resources will be adversely impacted.

This site is located adjacent to an existing Mixed Use area to the north and west. The southern boundary of the proposed change will terminate at the same southern location as the mixed use property to the west. All of these factors make this site suitable to Mixed Use land use and development.

When Okaloosa County relocated the courthouse annex from Shalimar to this portion of Fort Walton Beach, a new demand was created for office space to help support the court functions of Okaloosa County residents. This area along Lewis Turner Boulevard has limited lands available for new commercial development. Since this site is in close proximity to the new courthouse it is therefore a suitable site for new office development.



LEGEND

SUBJECT PARCEL ———

SITE DATE TABLE

SITE AREA..... 0.58 ACRES
(25,380 S.F.)

NOTES

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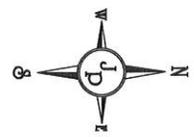
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DRAWN:	JTI	1
CHECKED:	MWP	2
APPROVED:	MWP	3
SCALE:	1" = 50'	
FILE NO.:	2016-012	

WATTS-PAMELA
ANN DR

AERIAL VIEW



JP Engineering
Civil Engineering/Land Planning
P.O. Box 6335 • Nevada, FL 32578-0335 • (850) 678-1385
Certificate of Authorization No. 22014
Florida's Premier FIRM 62817



LEGEND

SUBJECT PARCEL ———

DESCRIPTION

ALL OF LOT 3, BLOCK 6 AND THE NORTH 46 FEET OF LOT 4, BLOCK 6 IN ALEXANDER HEIGHTS SUBDIVISION, ACCORDING TO PLAT BOOK 3, PAGE 6 OF THE OKALOOSA COUNTY OFFICIAL RECORDS.

SITE DATE TABLE

SITE AREA..... 0.58 ACRES
(25,380 S.F.)

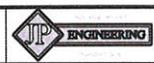
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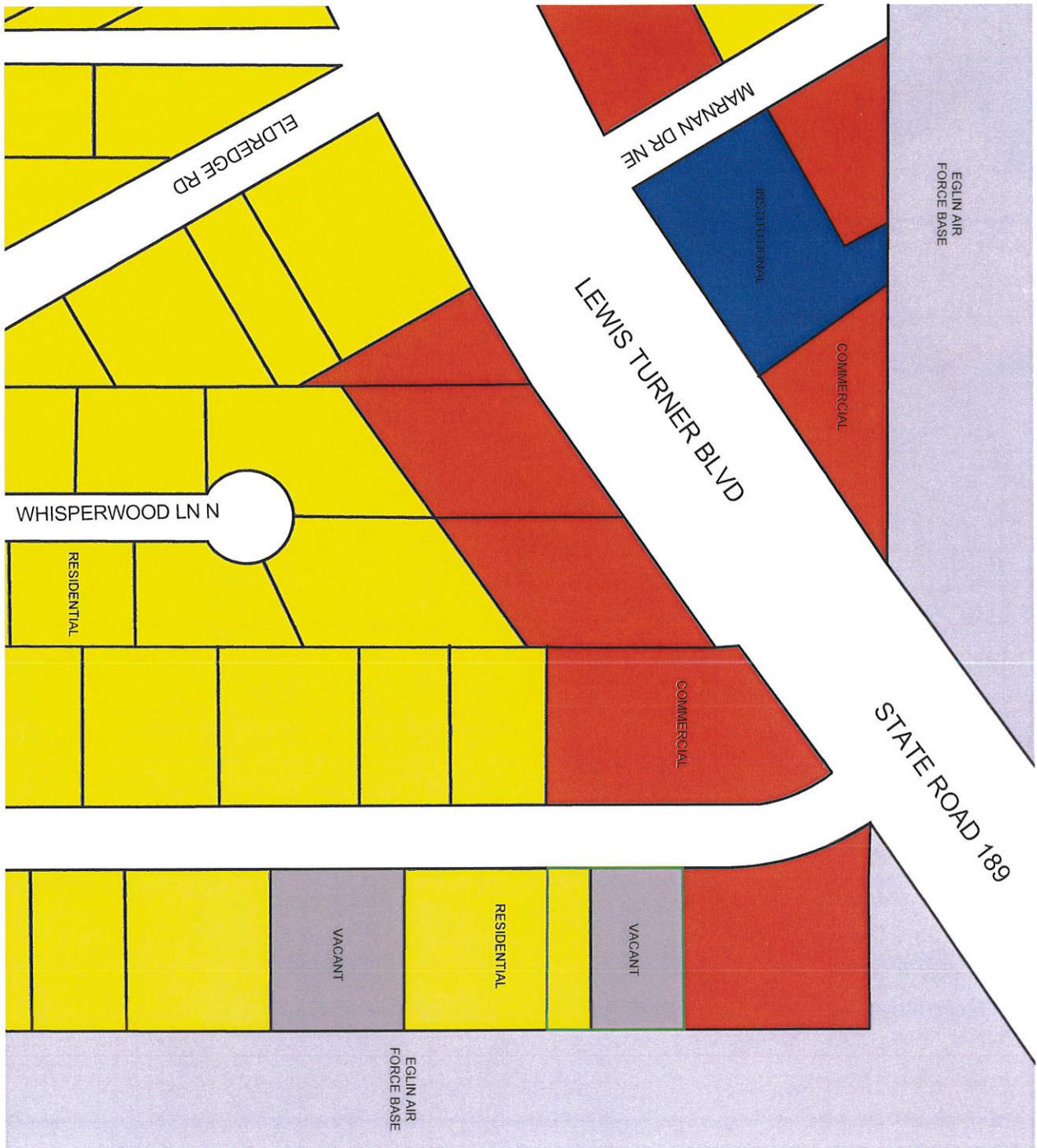
DATE: 09/14/2016	REVISIONS:
SCALE: 1" = 30'	1
FILE NO.: 2016-012	2
	3

WATTS-PAMELA ANN DR

BOUNDARY



JP Engineering
Civil Engineering/Land Planning
P.O. Box 1319 • Tallahassee, FL 32304-3199 • (904) 876-1353
Certificate of Authorization No. 25014
Matthew A. Porter P.E. 62817



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - EGLIN AFB
 - INSTITUTIONAL
 - VACANT
 - SUBJECT PARCEL

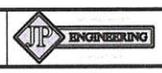
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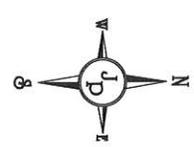
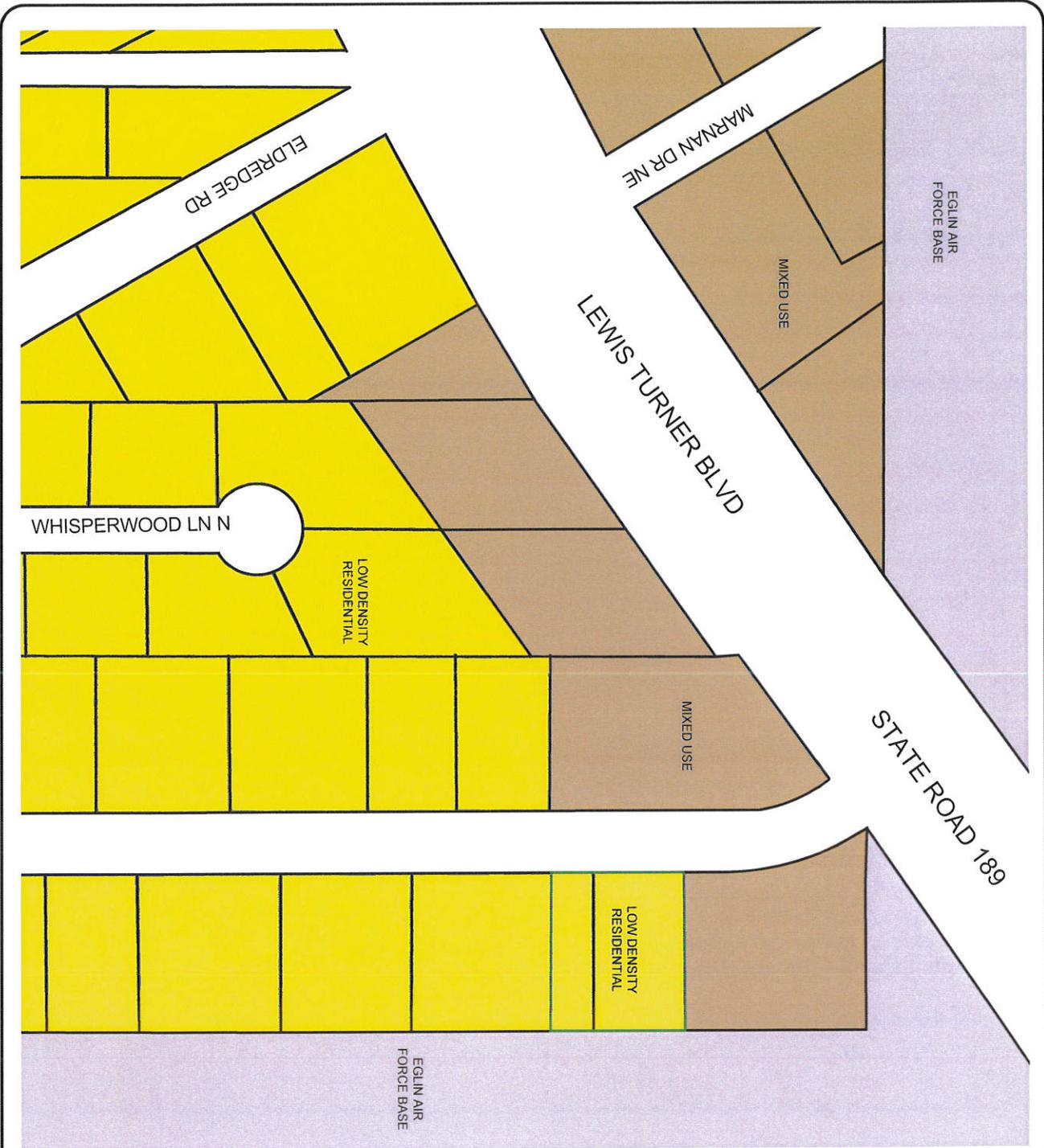
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	FILE NO.: 2016-012	3

**WATTS-PAMELA
ANN DR**

EXISTING USE



JP Engineering
Civil Engineering/Land Planning
P.O. Box 2028 - Marietta, GA 30066-0208 - (404) 876-1788
Certificate of Authorization No. 25014
Matthew R. Parker 758 62617



- LEGEND**
- LOW DENSITY RESIDENTIAL
 - MIXED USE
 - EGLIN AFB
 - SUBJECT PARCEL

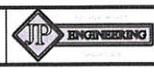
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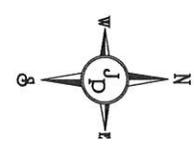
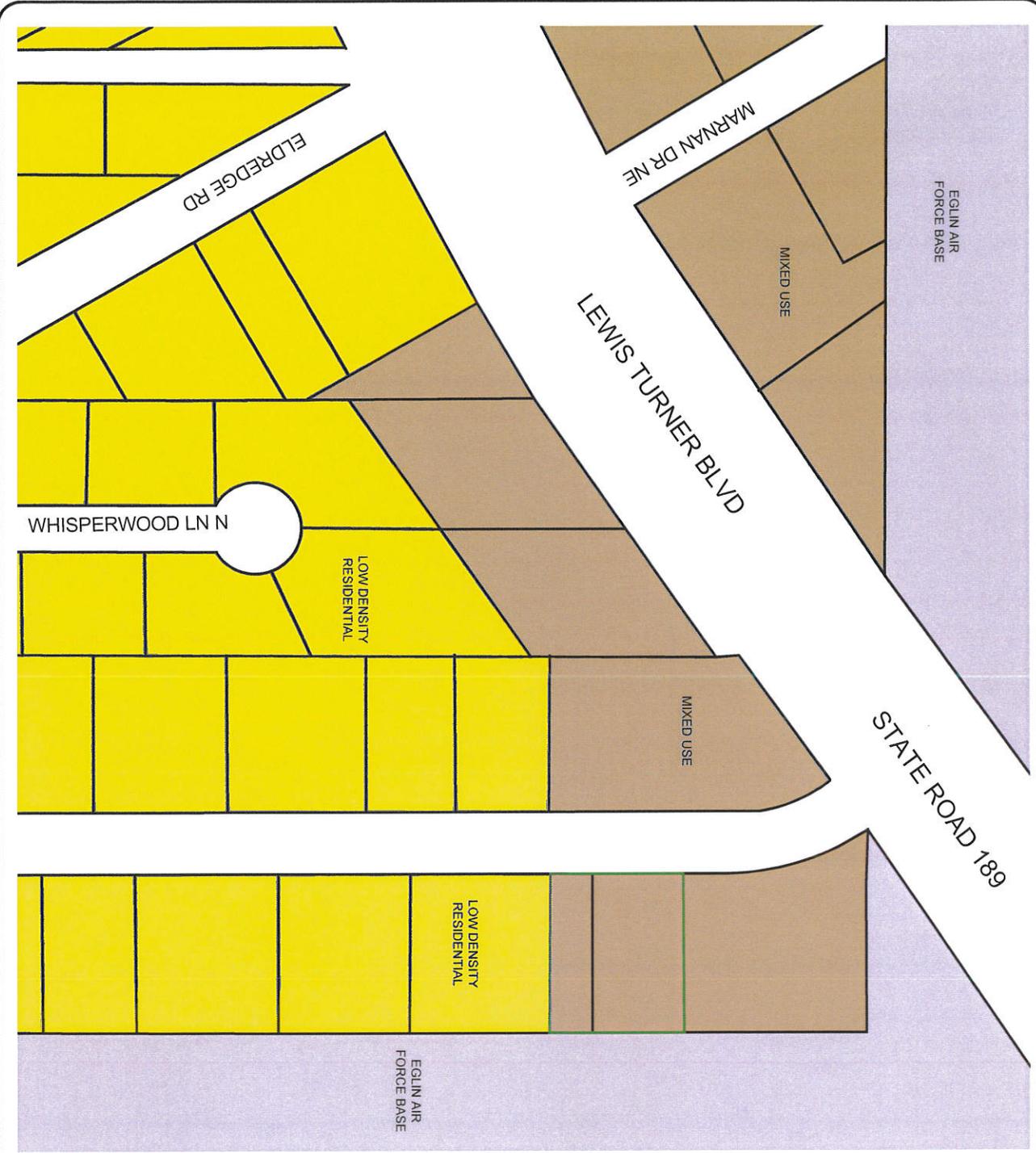
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APPROVED: MJP	3
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FILE NO.: 2016-012	

WATTS-PAMELA
ANN DR

EXISTING FLUM



JP Engineering
Civil Engineering/Land Planning
P.O. Box 6336 • Naples, FL 33964-6336 • (813) 674-1388
Certificate of Authorization No. 27014
Matthew B. Porter PSM 68012



- LEGEND**
- LOW DENSITY RESIDENTIAL
 - MIXED USE
 - EGLIN AFB
 - SUBJECT PARCEL

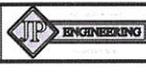
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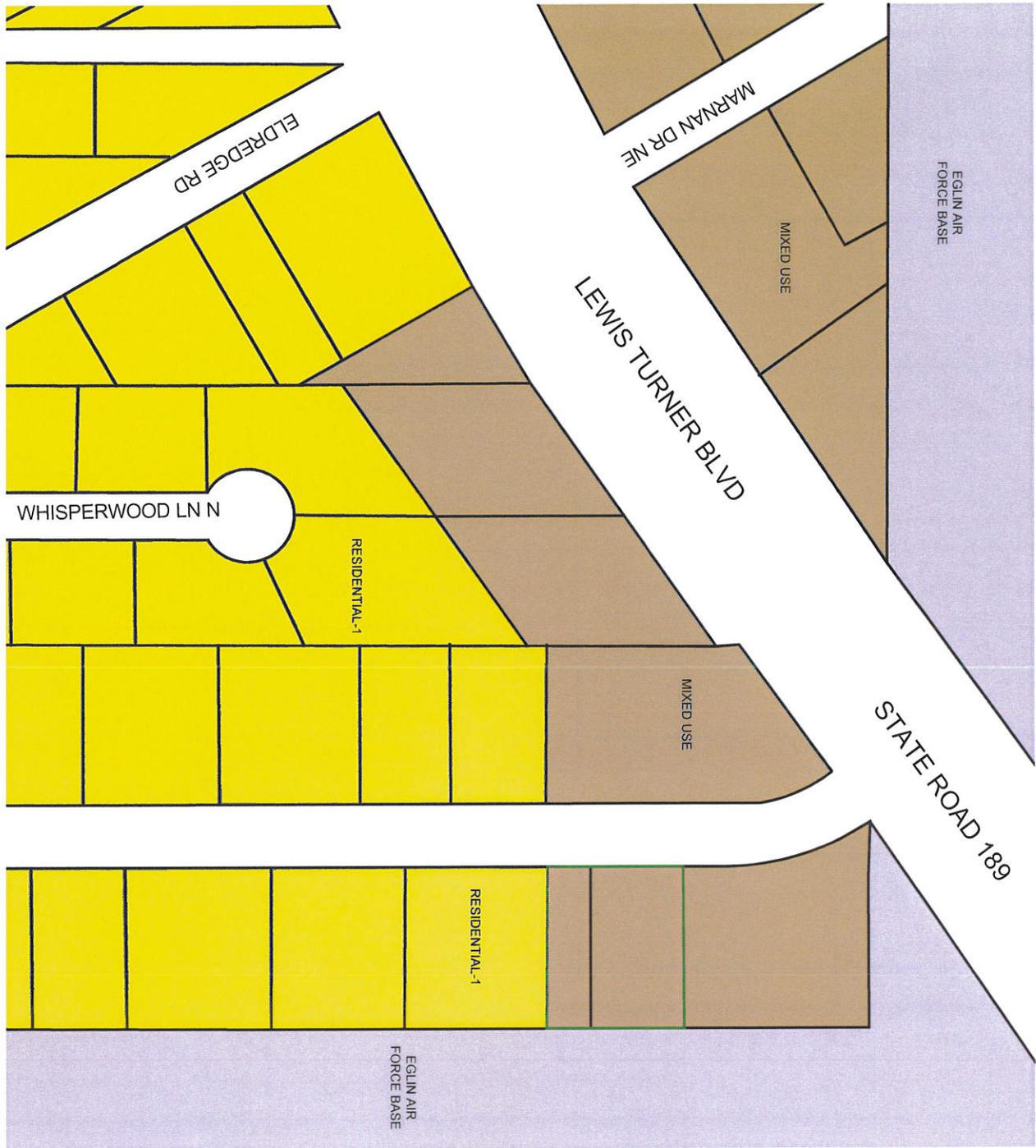
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SCALE:	1" = 50'	1
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FILE NO.:	2016-012	

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ANN DR

PROPOSED FLUM



JP Engineering
Civil Engineering/Land Planning
P.O. Box 12345 • Orlando, FL 32819-0345 • (407) 258-1355
Certificate of Authorization No. 27014
Professional Engineer Registration No. 68817



- LEGEND**
- RESIDENTIAL-1
 - MIXED USE
 - EGLIN AFB
 - SUBJECT PARCEL

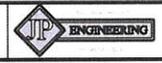
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WATTS-PAMELA
ANN DR

PROPOSED
ZONING



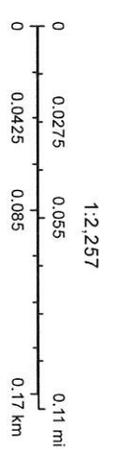
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Civil Engineering/Land Planning
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7

Urban Development Boundary



September 8, 2016



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Reports

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PARCEL INFORMATION TABLE	
Selected Parcel	25-1S-24-0020-0006-0030 <small>(Click for Complete Card)</small>
DOR Property Usage	VACANT (000000)
Calculated Acreage (GIS)	0.99
<small>Calculated GIS acreage is computer generated. It is for informational purposes only and does not replace deed or survey information.</small>	
Property Use	VACANT
Land Use	000100
OWNERSHIP INFORMATION	
Name	BRW INVESTMENTS LLC
Mailing Address	308 W JAMES LEE BLVD CRESTVIEW, FL 32536
Situs/Physical Address	106 PAMELA ANN DR
VALUES	
Land Value	149,940
Aq Land Value	0
Building Value	0
Misc Value	0
<small>Total Value</small>	
Parcel List	
Legend	
Measure	

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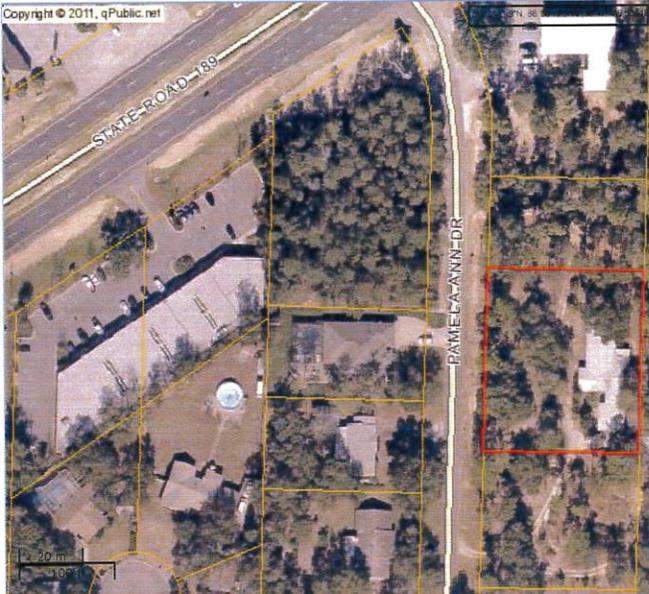
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PARCEL INFORMATION TABLE	
Selected Parcel	25-1S-24-0020-0006-0040 <small>(Click for Complete Card)</small>
DOR Property Usage	SINGLE FAMILY (000100)
Calculated Acreage (GIS)	0.79
<small>Calculated GIS acreage is computer generated. It is for informational purposes only and does not replace deed or survey information.</small>	
Property Use	SINGLE FAM
Land Use	000100
OWNERSHIP INFORMATION	
Name	IRW INVESTMENTS LLC
Mailing Address	308 W JAMES LEE BLVD CRESTVIEW, FL 32536
Situs/Physical Address	106 PAMELA ANN DR FT WALTON BEACH
VALUES	
Land Value	107,100
Ag Land Value	0
Building Value	136,884
Misc Value	1,000
Parcel List	
Legend	
Measure	

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2

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PARCEL INFORMATION TABLE	
Selected Parcel	25-1S-24-0020-0006-0010 <small>(Click for Complete Card)</small>
DOR Property Usage	OFFICE BUILDINGS (001700)
Calculated Acreage (GIS)	0.85
<small>Calculated GIS acreage is computer generated. It is for informational purposes only and does not replace deed or survey information.</small>	
Property Use	OFFICE BUI
Land Use	001700
OWNERSHIP INFORMATION	
Name	WATTS RONNIE
Mailing Address	808 W JAMES LEE BLVD CRESTVIEW, FL 32536
Situs/Physical Address	100 PAMELA ANN DR FT WALTON BEACH
VALUES	
Land Value	157,862
Ag Land Value	0
Building Value	131,541
Misc Value	6,559
Parcel List	
Legend	
Measure	

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PARCEL INFORMATION TABLE	
Selected Parcel	25-1S-24-0020-0001-0010 (Click for Complete Card)
DOR Property Usage	VACANT COMMERCIAL (001000)
Calculated Acreage (GIS)	1.05
Calculated GIS acreage is computer generated. It is for informational purposes only and does not replace deed or survey information.	
Property Use	VACANT COM
Land Use	001000
OWNERSHIP INFORMATION	
Name	WATTS INVESTMENTS LTD
Mailing Address	PO BOX 942
Situs/Physical Address	
VALUES	
Land Value	418,406
Aq Land Value	0
Building Value	0
Misc Value	0
Parcel List	
Legend	
Measure	

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- Aerials (2013)





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PARCEL INFORMATION TABLE	
Selected Parcel	25-1S-24-0000-0002-0000 (Click for Complete Card)
DOR Property Usage	OFFICE BUILDINGS (001700)
Calculated Acreage (GIS)	0.64
Calculated GIS acreage is computer generated. It is for informational purposes only and does not replace deed or survey information.	
Property Use	OFFICE BUI
Land Use	001700
OWNERSHIP INFORMATION	
Name	WATTS MANAGEMENT INC
Mailing Address	906 SKIPPER AVE FT WALTON BEACH, FL 32547
Situs/Physical Address	2113 LEWIS TURNER BLVD FT WALTON BEACH
VALUES	
Land Value	221,968
Ag Land Value	0
Building Value	1,701,114
Parcel List	
Legend	
Measure	

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LAND DEVELOPMENT CODE

EXHIBIT
3

Chapter 2
Zoning Regulations

2.09.00 NEIGHBORHOOD COMMERCIAL DISTRICT (C-2)

2.09.01 Purpose: The purpose of the Neighborhood Commercial (C-2) district is to provide areas for relatively low intensity, neighborhood-serving business enterprise intended to serve the sales and service needs of adjacent or nearby residential areas.

2.09.02 Intent: The C-2 district is intended to implement and put into regulatory effect the provisions of the "[Commercial](#)" future land use map category by designating suitable locations for small-scale commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature, and to facilitate the development of small retail and service establishments in close proximity to residential land uses in order to encourage pedestrian activity and otherwise reduce the number and length of automobile trips, as well as providing increased convenience to all users.

2.09.03 Location/Designation Criteria: Lands to be designated as, or rezoned to, Neighborhood Commercial districts should be located outside residential subdivisions unless planned as part of the residential subdivision and should be located primarily on arterial or collector roadways. This district may be located either inside or outside the Urban Development Area Boundary.

2.09.04 Permitted Uses: The following uses are allowed as of right in the C-2 district. All other uses are permitted by special exception or prohibited.

1. Retail sales/service shopping centers not to exceed 30,000 square feet in gross floor area.
2. Food service establishments.
3. Convenience stores.
4. Gasoline service stations.
5. Drug stores/pharmacies.
6. Laundromats.
7. Dry cleaners (pick-up and delivery only).
8. Day care/child care centers.
9. Florist/flower shops.
10. Novelty/variety store.
11. Auto parts stores.
12. Package stores without consumption on premises.
13. Indoor and outdoor recreation.
14. Professional and medical offices.
15. Bed and breakfast inns.



LAND DEVELOPMENT CODE

Chapter 2 Zoning Regulations

16. Off-site signs (billboards)
17. Communications towers.
18. Residential uses with a residential density of 10 dwelling units or less, and provided that adjacent commercial uses shall not be required to install compatibility buffers or mitigation against the residential use.
19. Utilities such as power lines and electric power substations, water mains, sewer mains, pump stations, water supply wells, and other similar facilities necessary for the collection, transmission, or distribution of utility services.
20. Car wash.

2.09.05 Special Exceptions: The following uses *may* be allowed by the granting of a special exception by the Board of Adjustment.

1. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.
2. Other uses similar to the permitted uses appropriate for the comfort and convenience of adjacent or nearby residential areas. These shall be determined on a case-by-case basis in consideration of the following criteria: hours of operation; traffic; noise; lighting; odor, and; the potential for creating public nuisance.

2.09.06 Bulk Regulations: Maximum impervious surface coverage shall be no greater than 75% and a floor area ratio (FAR) of 0.75. Maximum building height shall be no greater than 45 feet. Minimum 10 foot front setback. Residential building setbacks shall be applied based on the type of building i.e. single-family: [R-1](#) setbacks; duplex: [R-2](#) setbacks, etc. See Section [2.19.00](#) for possible additional requirements.

Mike Ruzowski

From: Alex Hensley <fishingmang@gmail.com>
Sent: Tuesday, November 08, 2016 12:05 PM
To: Terry Jernigan
Subject: Rezoning Letter - Pamela Ann Dr.

November 8, 2016

To Whom It May Concern:

My name is Alexander Hensley and I am writing this letter on behalf of myself and my wife Jessica in opposition to the rezoning request on Pamela Ann Drive in Fort Walton Beach. We are unable to attend the meeting, so I am sending this letter instead. I grew up at a 112 Pamela Ann which is directly adjacent to the property being affected and my parents still reside there. We have a continued vested interest in the neighborhood as we will be moving into my grandmother's house at 111 Pamela Ann by January 1st 2017 to serve as caretakers with the intention of keeping both properties in the family. My reasons for contesting this proposal are the impacts on the wholesome neighborhood feel that we cherish and the probability that the zoning will greatly increase the traffic in the area.

If the lots in question are allowed to change from residential to mixed-use and office buildings are built, the whole feel of the neighborhood will be altered. There are many families on this street that have children who play, ride bikes, and walk their pets, especially on this northern half of Pamela Ann; Increased non-residential traffic would prove dangerous for these families. Also, if businesses are built in the neighborhood it will undoubtedly have a negative impact on property values and will deter future families from moving here in the future.

I respectfully ask that the neighborhood and family impacts be carefully considered during these proceedings.

Regards,

Alexander Hensley
111 Pamela Ann Drive
Fort Walton Beach, FL
850-586-1456
fishingmang@gmail.com

November 7, 2016

Okaloosa County
Department of Growth Management
Okaloosa Council Members
Planning Commission
Board of County Commissioners

JP Engineering, LLC
P.O. Box 5335
Niceville, FL. 32578

RE: RE-ZONING OF 25-1S-24-0020-0006-0030 and 25-1S-24-0020-0006-0040
(106 Pamela Ann Drive, Ft. Walton Bch, FL.)

Dear Mr. Matthew R. Parker, P.E. (Agent to Owner),

We (The Residents of Alexander Heights S/D, and Mooneys Road S/D) are writing in connection to the re-zoning of the above parcels/address from LOW DENSITY RESIDENTIAL TO MIXED USE.

We (The Residents of Alexander Heights S/D, and Mooneys Road S/D) wish to STRONGLY OBJECT to the re-zoning. There is NO CIRCUMSTANCE JUSTIFYING the Re-zoning. There is a Mixed Use area (small business) at the "north" corner of Lewis Turner Blvd., and Pamela Ann Drive that was there before it became a Residential Neighborhood. There is some on-going development at the "west" corner of Lewis Turner Blvd., and Pamela Ann Drive, (which is yet to be determined, and is adjacent to the small north corner business), There are no other businesses in or adjacent to our neighborhood. The re-zoning plans are not transparent as to what exactly "all" the land will be used for. The proposed re-zoning ordinance is **confusing**, if not **deceptive**. The "Zoning Change Request Letter" states that the change is for **0.58** acres, yet the total acreage is for **1.78**. which is stated in the "Notice Of Public Hearings" in the NWF Daily News.

Re-zoning would ruin the character of the neighborhood's, while commercial development would overwhelm it. Additionally, it would increase traffic significantly at an already very busy four lane intersection.

If this rezoning is approved, the residential neighborhood's will witness a dramatic increase in traffic in an already congested area, which will lead to more accidents, injuries, and fatalities.

There are several "**commercial**" properties (land and offices) for sale or rent surrounding the Okaloosa County Courthouse Annex. Using the Courthouse as the reason to make our Neighborhood Mixed Use is (in our opinion) being **DECEPTIVE**.

The Residents of Alexander Heights S/D, and Mooneys Road S/D.
Pamela Ann Drive and Eldredge Road.

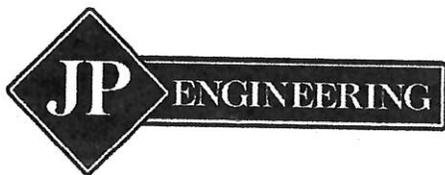
Please see signed signatures.

RECEIVED
NOV 07 2016 @ 11:45 AM
BY: *Marissa L. Martinez*
Marissa L. Martinez

122 Pamela Ann Dr Westwood	301 Eldredge Rd. Vickie C Jones
114 PAMELA ANN DR. John D. V. Thompson	136 Pamela Ann Dr Paul B. [unclear]
114 PAMELA ANN DR [unclear]	135 Eldredge Rd. Fk Ft Fort Walton Beach, FL 32547
Dennis J. JONES Nemo Spar 301 Eldredge Rd, 32547	122 Pamela Ann Dr Westa Eastwood
107 Pamela Ann Dr. FWB, FL 32547	Marybeth Blanchard
112 Pamela Ann Dr FWB, FL 32547	James W. Hargett
112 Pamela Ann Dr. FWB FL, 32547	Karen M. Hensley
119 Pamela Ann Dr. FWB, FL 32547	Jill [unclear]
124 PAMELA ANN DR. FT WALTON BECH, FL 32547	Roger D. Thornton
124 Pamela Ann Dr FORT WALTON BEACH, FL 32547	Mary Jane Thurst
127 Pamela Ann Dr FWB FL 32547	Katherine [unclear]
129 Pamela Ann Dr FWB FL 32547	Joseph W. [unclear]
129 PAMELA ANN DR FWB FL 32547	Mary D. [unclear]
129 Pamela Ann Dr FWB FL 32547	Pamela Ludwig
132 Pamela Ann Drive FWB, FL 32547	Sarah Canales
136 Pamela Ann Drive FWB, FL 32547	Tamara M. Stevenson

131 Pamela Ann Dr. David Kober	945 FOREST AV. Raymond K. Carter, Jr. & Dawn Carter
137 Eldredge Rd Aimee Johnson	110 NORTHVIEW DR Boyd Cappola
139 ELDREDGE RD Herald Goodson	409 Eastview Dr Capt. J. Hanks
Ellen C. Solesne 139 Eldredge Rd	409 Eastview Dr. Pamela K. Barnett
138 Eldredge Rd Patricia Bryant	417 Eastview DR Mary Jo Edwards
138 ELDREDGE ROAD Patricia Bryant	233 ELDREDGE RD Aimee H. Buckley
151 Eldredge Rd. Jody McClain	Mary W. W. W. 220 ELDREDGE RD
147 Eldredge Rd. * Amy Semanov	244 Eldredge Rd David + Debbie Meier
Olehi Berlongan 157 Eldredge	234 Eldredge Rd Paul J. J. J.
157 Eldredge 919 FOREST AVE Marta	227 Eldredge Rd FwB Diana Amund
925 Forest Ave Randy Kiehl	221 Eldredge Rd Vernon W. Hegg
121 Pamela Ann Dr Amy Kancer	214 ELDREDGE RD J. John Paul
1210 Pamela Ann Dr 1/2 W	215 ELDREDGE Rd. C. C.
203 ELDREDGE RD A. P. W. W.	212 Eldredge Rd Edward L. Luchak
931 Forest Ave P	213 Eldredge Rd. Hilma James
	207 Eldredge Rd Ry B.

201 Eldredge Rd Vicki Kovach	313 Eldredge Rd Jeff Duggs
205 ELDRIDGE ROAD Donald C. R	329 Eldredge Road Barbara F. Smith
171 Eldredge Rd Myra	105 Eldredge Rd Kyrby Smith
208 Widge Rd. Susan Palmer	160 Eldredge Rd Mickie Senales
425 EASTVIEW Drive Peter Huggins	107 Eldredge Rd Anny
237 Eldredge Rd Kappy Smith	1 another road 104 104 N. Veni
120 ELDRIDGE RD Jim D. G	311 Eldredge Rd. Suzanne Chapman
230 Eldredge Rd Alan Kuhlman 169 Eldredge Rd	311 Eldredge Road Sara Smith
295 Eldredge Rd R.W. Williams	307 Eldredge Road Sara R. Vaughan
108 Eldredge Road Allye Giffon	937 Forest Ave Scott Powell
900 Whipperwood Rd S John Williams	117 Pamela Ann Dr. Rachel Brewington
208 Eldredge Rd. Thomas Blizard	117 PAMELA ANN DR. Will A. Bigh
311 Eldredge Road Terry Lynn	
323 Eldredge Rd Deborah R. Vaughan	
423 Eastview Dr Andy E. Walker	



P.O. Box 5335 ♦ Niceville, FL 32578-5335
Phone 850.460.7279 ♦ parker@jpengfl.com

Date: October 19, 2016

Re: JRW Investments, LLC is proposing an amendment to the Okaloosa County Future Land Use Map and an amendment to the Okaloosa County Zoning Map for Parcel Numbers:

25-1S-24-0020-0006-0030 and 25-1S-24-0020-0006-0040

Dear Property Owner:

JRW Investments, LLC has filed an application with the Okaloosa County Department of Growth Management to change the use of land as described in this notice. As an owner of property within a 300-foot radius of the property involved you are hereby notified as follows.

REQUESTED ACTION: The applicant is requesting a future land use map amendment and rezoning for property located at 106 Pamela Ann Drive, Fort Walton Beach. The requested future land use designation change is from Low Density Residential to Mixed Use. The requested zoning district change is from Residential-1 to Mixed Use.

PUBLIC HEARINGS: Public hearings to consider the requested action will be held as follows. All interested persons are invited to attend and to present verbal or written statements.

PLANNING COMMISSION: The Planning Commission (PC) will hold a public hearing on 11/10/16 at 5:01 PM at the City of Niceville Board Room, 208 North Partin Drive, Niceville.

BOARD OF COUNTY COMMISSIONERS: The Board of County Commissioners (BCC) will hold a public hearing on 12/20/16 at 6:30 PM at the Okaloosa County Administration Building, 1st floor, BCC Chambers, 1250 N. Eglin Parkway, Shalimar.

CONTACT INFORMATION: Further information regarding this notice can be obtained from:

JP Engineering, LLC
P.O. Box 5335, Niceville
(850) 460-7279

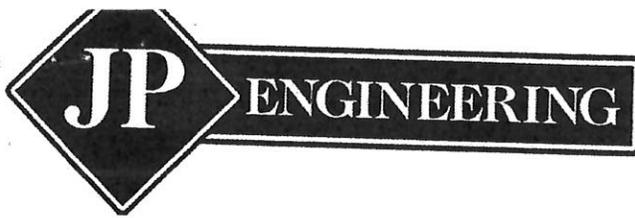
Department of Growth Management
1804 Lewis Turner Blvd, Ft. Walton Bch.
(850) 651-7180 OR
402 Brookmeade Dr, Crestview
(850) 689-5080

Please be advised accordingly.

A handwritten signature in black ink, appearing to read 'Matthew R. Parker'.

Matthew R. Parker, P.E.
JP Engineering, LLC
(Agent to the Owner)

Enclosures



P.O. Box 5335 ♦ Niceville, FL 32578-5335
Phone 850.460.7279

September 13, 2016

Okaloosa County
Department of Growth Management
Attn: Terry Jernigan
812 E. James Lee Blvd
Crestview, FL 32539

Re: Zoning Change Request Letter

Dear Terry:

I am the authorized agent for JRW Investments, LLC for the purpose of a zoning change for 0.58 acres identified by parcel numbers 25-1S-24-0020-0006-0030 and 25-1S-24-0020-0006-0040. The property address is 106 Pamela Ann Drive, Ft. Walton Beach, FL. The requested amendment is to change this property from Residential-1 to Mixed Use.

This site is located adjacent to an existing Mixed Use area to the north and west. The southern boundary of the proposed change will terminate at the same southern location as the mixed use property to the west. All of these factors make this site suitable to Mixed Use land use and development.

When Okaloosa County relocated the courthouse annex from Shalimar to this portion of Fort Walton Beach, a new demand was created for office space to help support the court functions of Okaloosa County residents. This area along Lewis Turner Boulevard has limited lands available for new commercial development. Since this site is in close proximity to the new courthouse it is therefore a suitable site for new office development.

Sincerely,

A handwritten signature in cursive script that reads 'Tracy Jernigan'.

Tracy Jernigan
Authorized Agent

NOTICE OF PUBLIC HEARINGS

Notice is hereby given of public hearings to be held to consider the adoption of an ordinance entitled as follows.

An ordinance amending the Okaloosa County Comprehensive Plan, Ordinance No. 90-1, as amended; amending the Future Land Use Map as depicted in the attached map; providing for severability; providing an effective date; and an ordinance amending Ordinance No. 91-01, as amended rezoning certain parcels of property in Okaloosa County as depicted in the attached map; providing for severability; providing an effective date.

The ordinance is for property shown and described in the map in this advertisement. A public hearing has been scheduled as follows.

Consideration of a request changing the use of land submitted by JP Engineering as agent for JRW Investments, LLC relating to property located at 106 Pamela Ann Drive, Fort Walton Beach. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Low Density Residential (LDR) to Mixed Use (MU). If the FLUM amendment is approved, request to rezone the property from Residential - 1 (R-1) district to Mixed Use (MU) district. Property contains 1.78 acres, more or less.

Planning Commission: 5:01 PM, or as soon thereafter, on November 10, 2016 in the Commission Meeting Room, Niceville City Hall, 208 North Partin Drive, Niceville.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD REGARDING THE ORDINANCE.

The proposed ordinance may be inspected by the public at the Department of Growth Management offices in the Okaloosa County Administration complex 3rd floor, Shalimar (850) 651-7180 or in Growth Management offices located at 402 Brookemeade Dr, Crestview, (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 offices described above and must be made at least 48 hours in advance of the hearings in order to provide the requested service.



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