

PLANNING COMMISSION

AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Elliot Kampert, Director

FROM: Planning & Development Review Staff

SUBJECT: 402894-BCC-2016 and 402895-BCC-2016, Request for plan amendment and rezoning, Johnson Tract developers, Inc.

DATE: August 11, 2016

BCC DISTRICT: (1) Commissioner Harris

PLANNING COMMISSION DISTRICT: (1) Robert Cadenhead

PUBLIC HEARING: Consideration of a request changing the use of land submitted by Johnson Tract Developers, Inc. relating to property located off Reinke Drive and Farmer Street, Crestview. The request is to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from **Low Density Residential (LDR)** to **Medium Density Residential (MDR)**. If the FLUM amendment is approved, request to rezone the property from **Residential - 1 (R-1)** district to **Residential - 2 (R-2)** district. Property contains 16.5 acres, more or less. *Transmittal hearing for state agency review.*

STAFF FINDINGS:

- The proposed FLUM amendment is classified as a Type – 1 plan amendment which involves properties 10 acres or more in size. Type – 1 amendments must be transmitted to the State for state agency review.
- The current LDR FLUM category permits single-family dwellings and related uses at an allowable density of up to four (4) units to the acre. This density would allow up to 66 single-family dwellings on the amendment site.
- The proposed MDR FLUM category permits single-family dwellings, townhouse, multi-family dwellings and related uses at an allowable density of up to sixteen (16) units to the acre. This density would allow up to 264 dwelling units on the amendment site.
- There are no other MDR designated properties in the vicinity, or in north Okaloosa County.
- Evaluation guidelines and criteria for Type – 1 amendments are specified in the Comprehensive Plan, Administration Element, Policy 1.15. Staff evaluation of these is attached as Exhibit 1. The proposed amendment was found to be consistent with the specified guidelines and criteria.
- Public water supply is available from Auburn Water System and sanitary sewer from Okaloosa County.

- Properties adjacent and proximate to the amendment site are shown on the FLUM as LDR to the east, south and north, and City of Crestview to the west.
- Property lying within the City of Crestview is designated for commercial use.
- Parcels in the vicinity are a mix of subdivided residential lots and metes-and-bounds residential lots.
- 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.*

- As shown in Attachment E the requested change could appear to be “spot” zoning. However, immediately across Wetherington Place is commercially-zoned property within the City of Crestview, then city municipal buildings.
- The MDR category is the next residential category below LDR. The subject property is located within the Urban Development Boundary and is proximate to the municipal boundary.
- Unless evidence is presented to the contrary, the requested MDR category appears to represent a reasonable transition in keeping with Policies 4.4 and 10.13.

STAFF POSITION: 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 September 6, 2016 at 6:30 PM in the City of Crestview Commission Meeting Room.

ATTACHMENTS:

- A – Location Map
- B – Aerial Photo
- C – Existing Land Use Map
- D – Future Land Use/Zoning Map
- E – Proposed Future Land Use/Zoning Map
- F – 1 Mile FLUM/Zoning Map

TJ/tj

GIS ANALYSIS RESULTS

Date: 7/13/2016

Project: 04-3N-23-0000-0030-0000

Permit: 402894-BCC-2016 & 402895-BCC-2016

Property Address: LOCATED OFF REINKE DR AND FARMER ST, CRESTVIEW, FL

Zoning: R-1

FLU: LDR

Proposed Zoning: R-2

Proposed FLU: MDR

Fire District: NORTH OKALOOSA **Commissioner District:** 1 **Census Tract:** 20400

Soil Type: 23 – Troup Sand – 0 to 5% slopes, well drained

Wind Zone: LESS THAN 140

Flood Zone: X 500 Year Flood Plain **Map Number:** 12091CO 170H

Storm Surge Area: NO

Urban Development Area: YES

Water Efficient Area: NO

Wells: None

Environmental Data: None

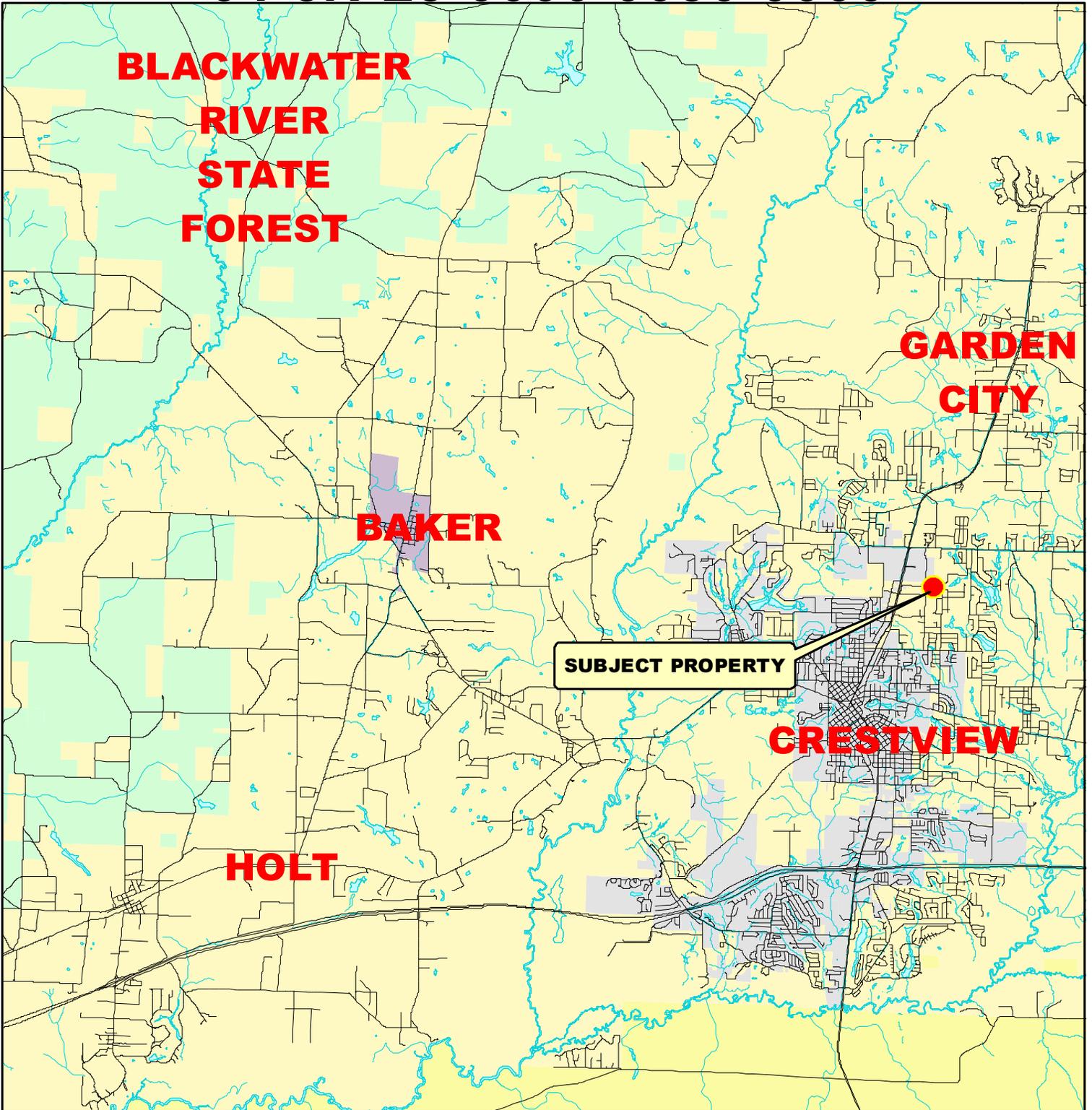
Historical Data: None

Wetlands: Uplands

Water and Sewer: AWS

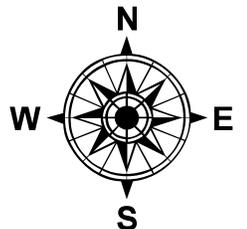
Within 3 mile of an Airport: YES

ATTACHMENT - A
04-3N-23-0000-0030-0000



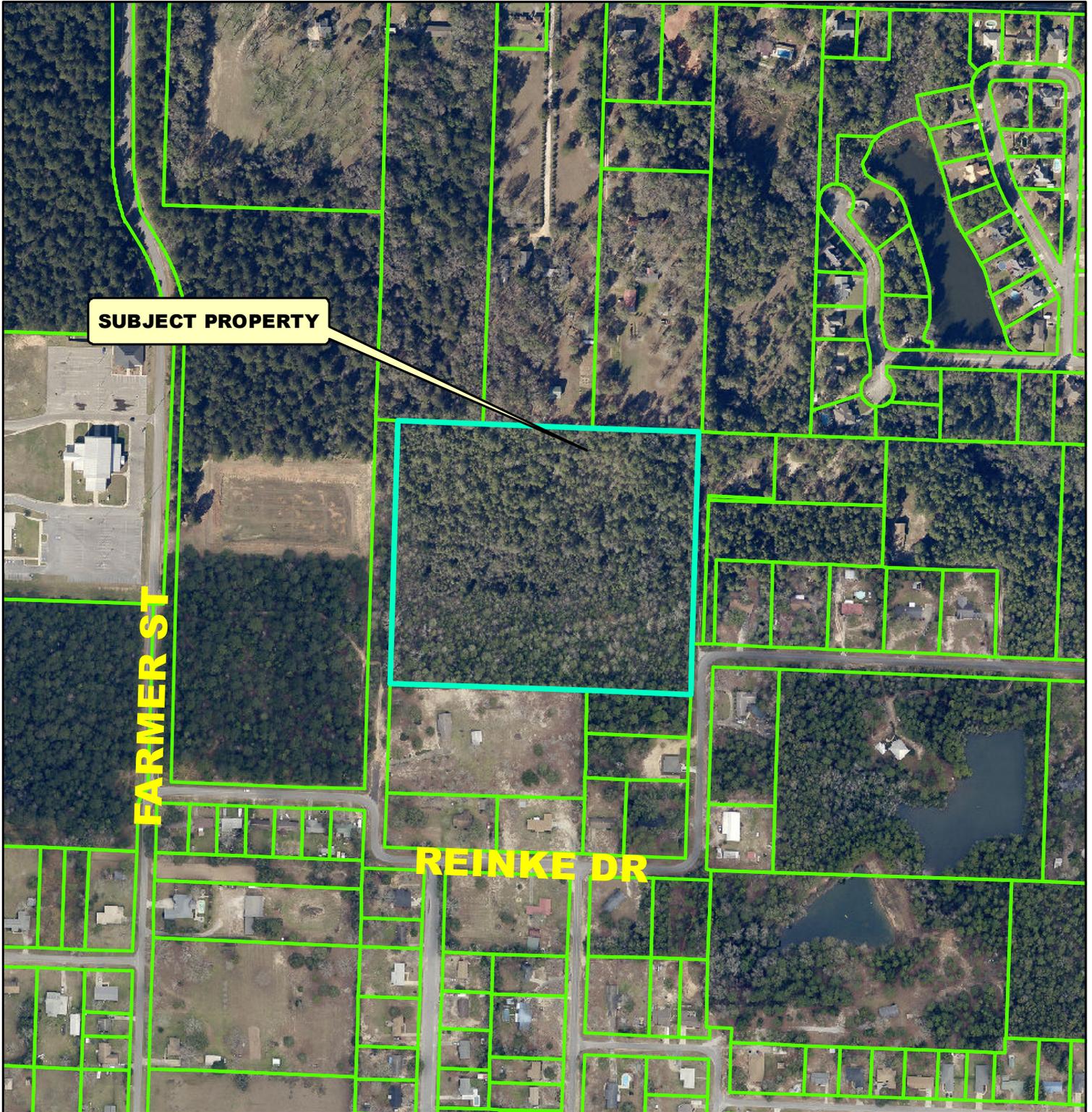
Legend

— Roads



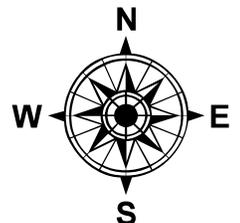
Location Map

ATTACHMENT - B
04-3N-23-0000-0030-0000



Legend

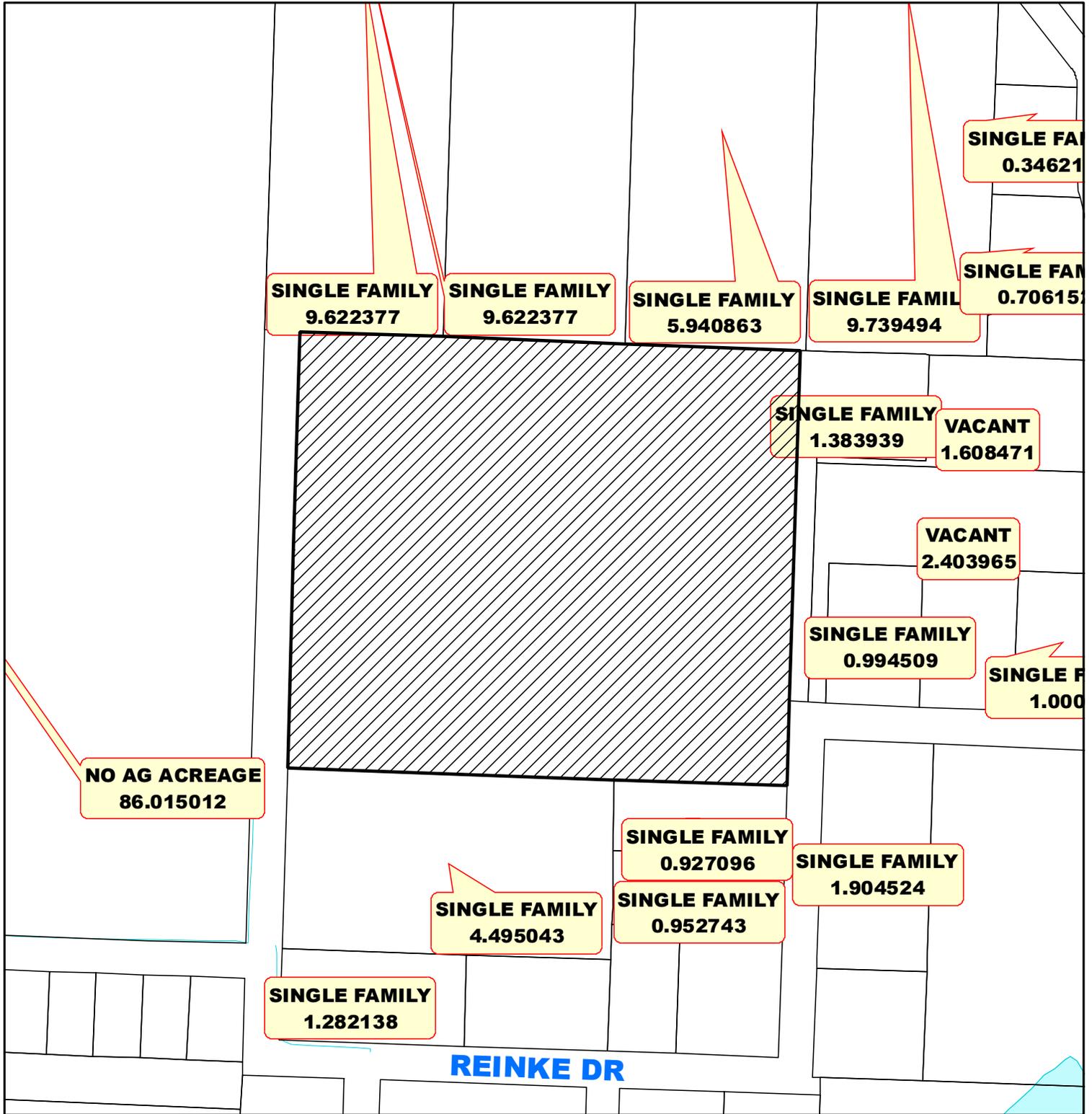
 Parcel Lines



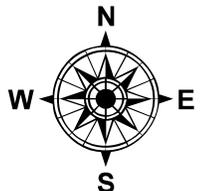
Aerial Photo

ATTACHMENT - C

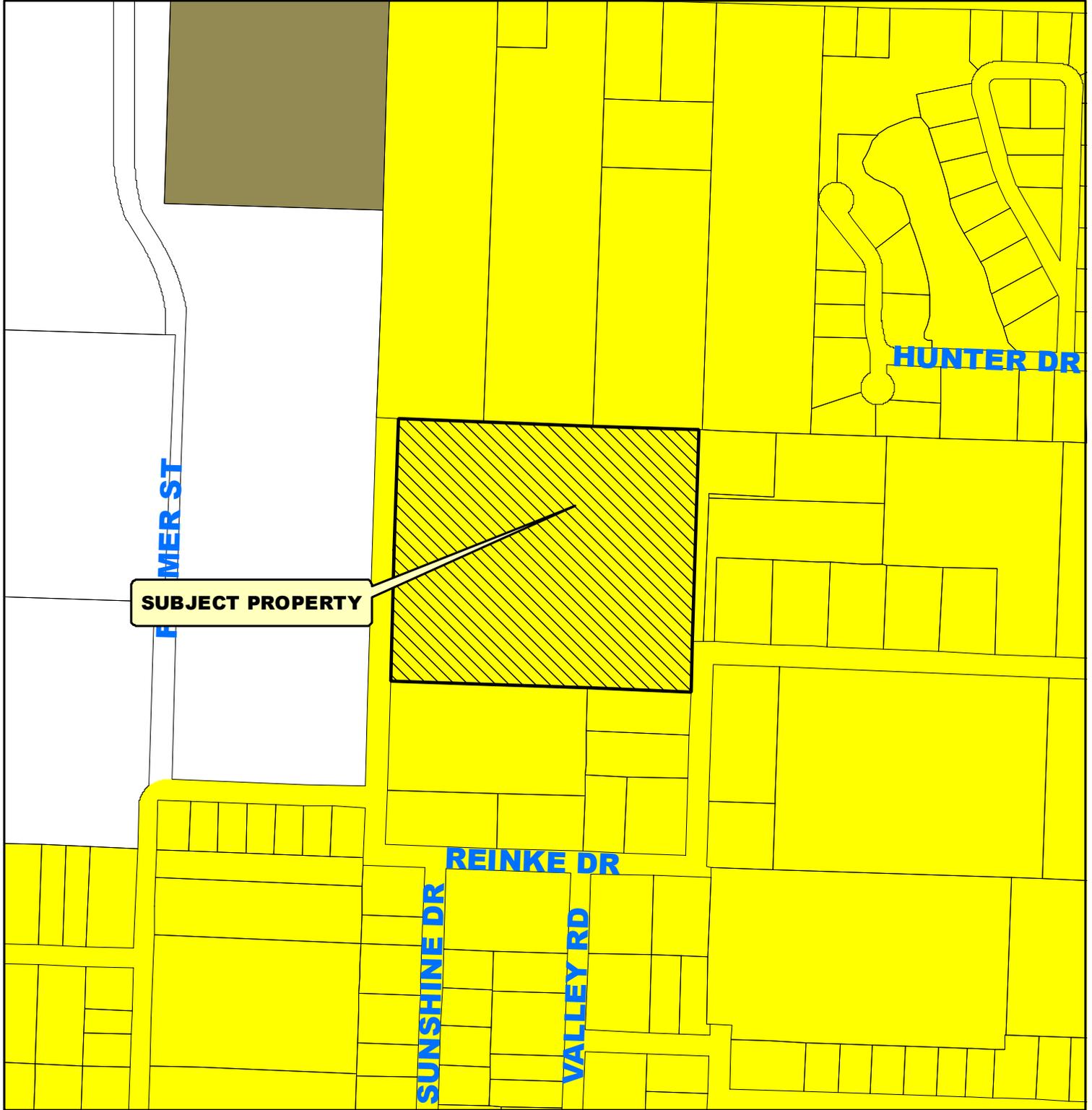
04-3N-23-0000-0030-0000



Existing Land Use Map

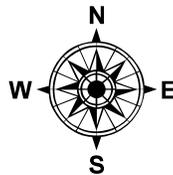


ATTACHMENT - D
04-3N-23-0000-0030-0000



FLUM Legend

 LDR



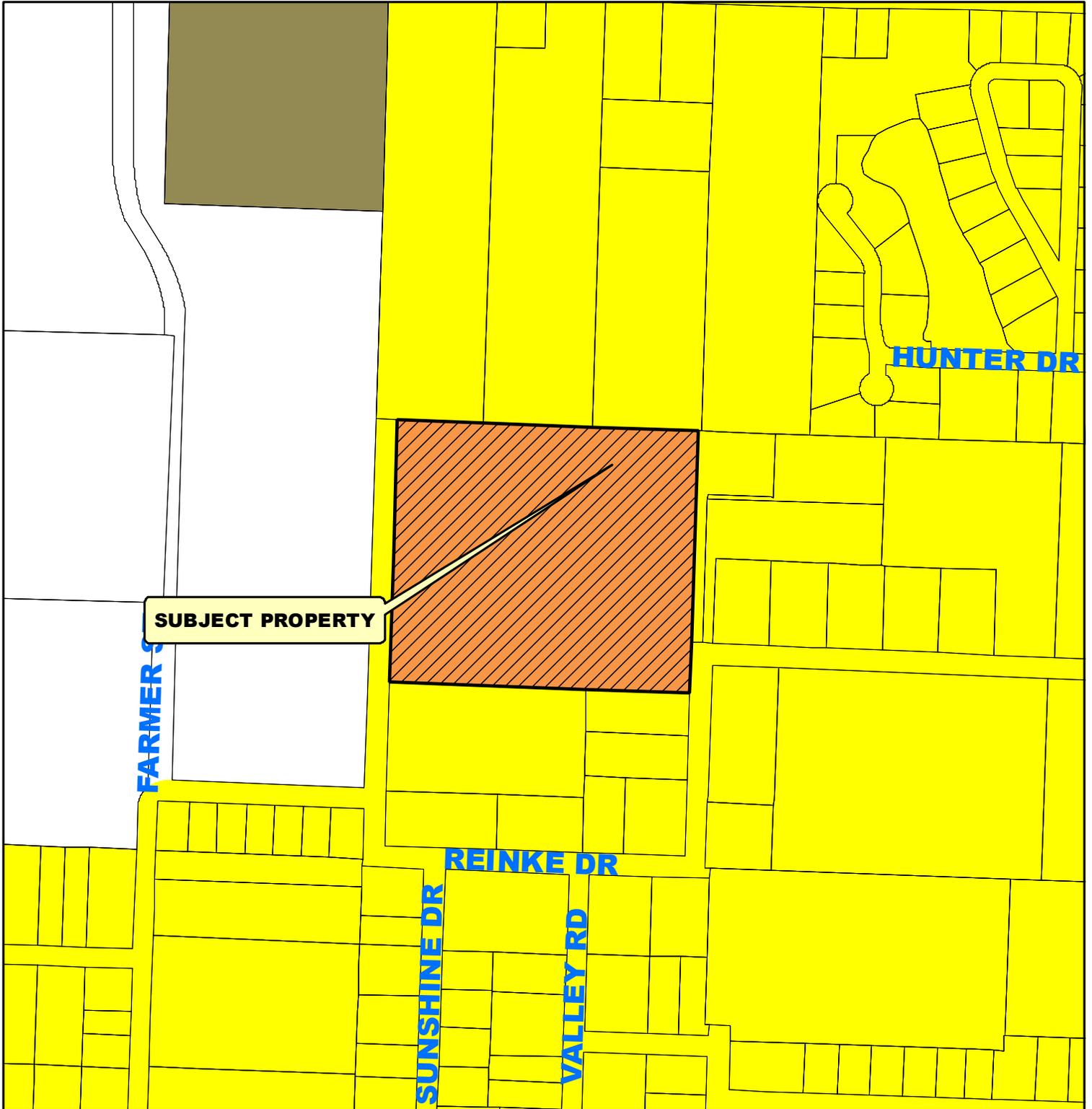
ZONE Legend

 R-1

FLUM & Zoning Map

ATTACHMENT - E

04-3N-23-0000-0030-0000

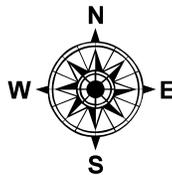


FLUM Legend

 MDR

ZONE Legend

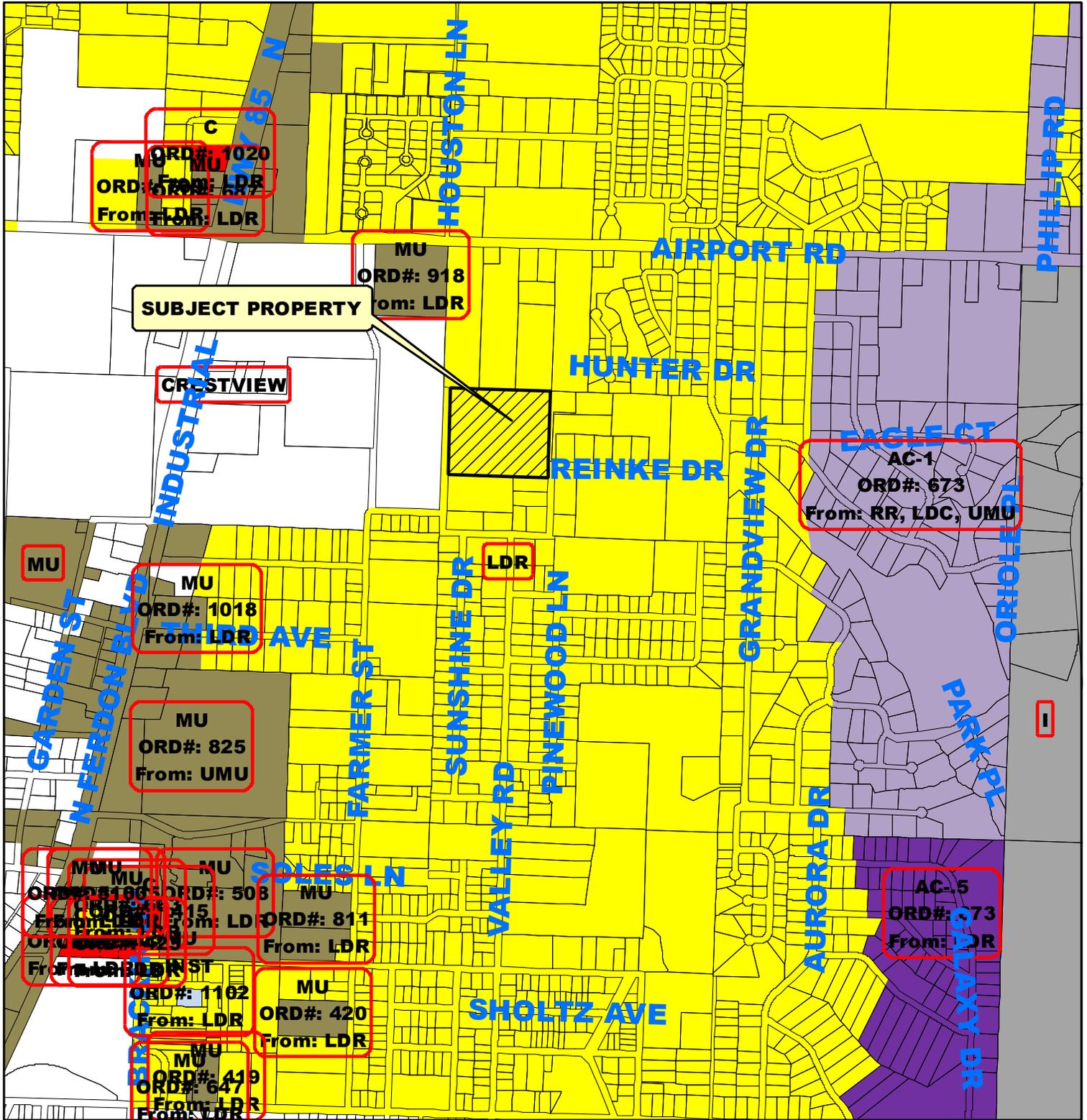
 R-2



Proposed FLUM & Zoning Map

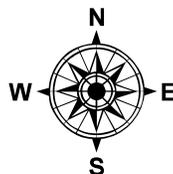
ATTACHMENT - F

04-3N-23-0000-0030-0000



FLUM Legend

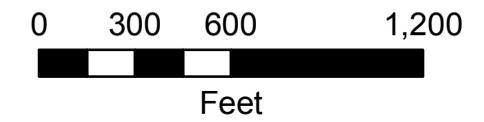
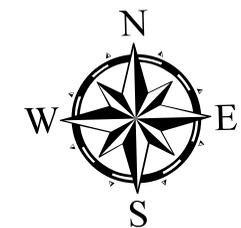
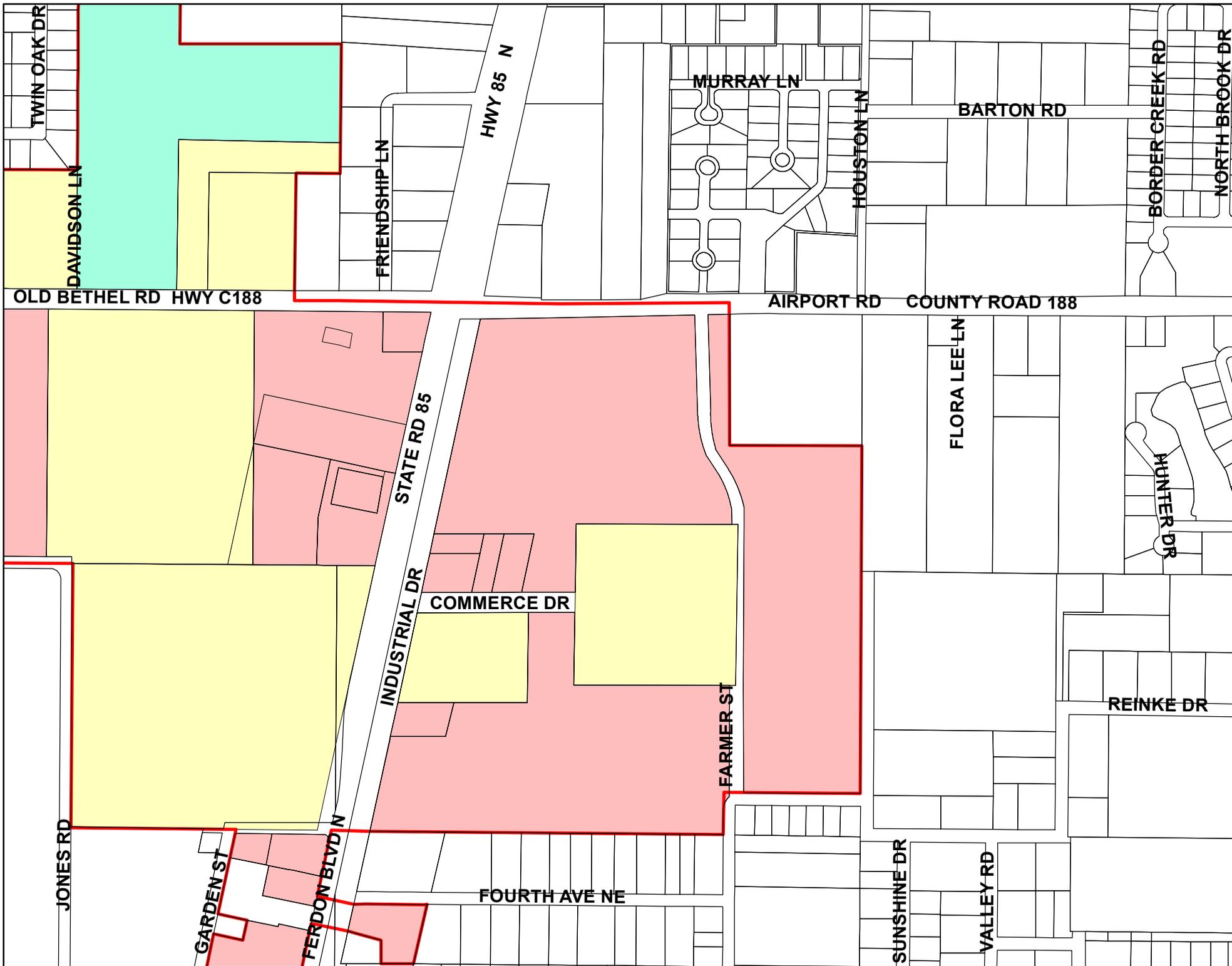
	LDR		AC-5
	MU		AC-1
	I		



ZONE Legend

	R-1		AC-5
	MU		AC-1
	I-1		

1 Mile FLUM & Zoning Map

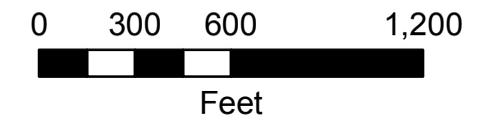
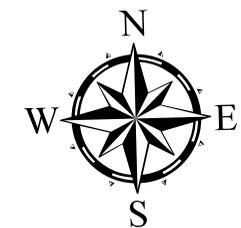
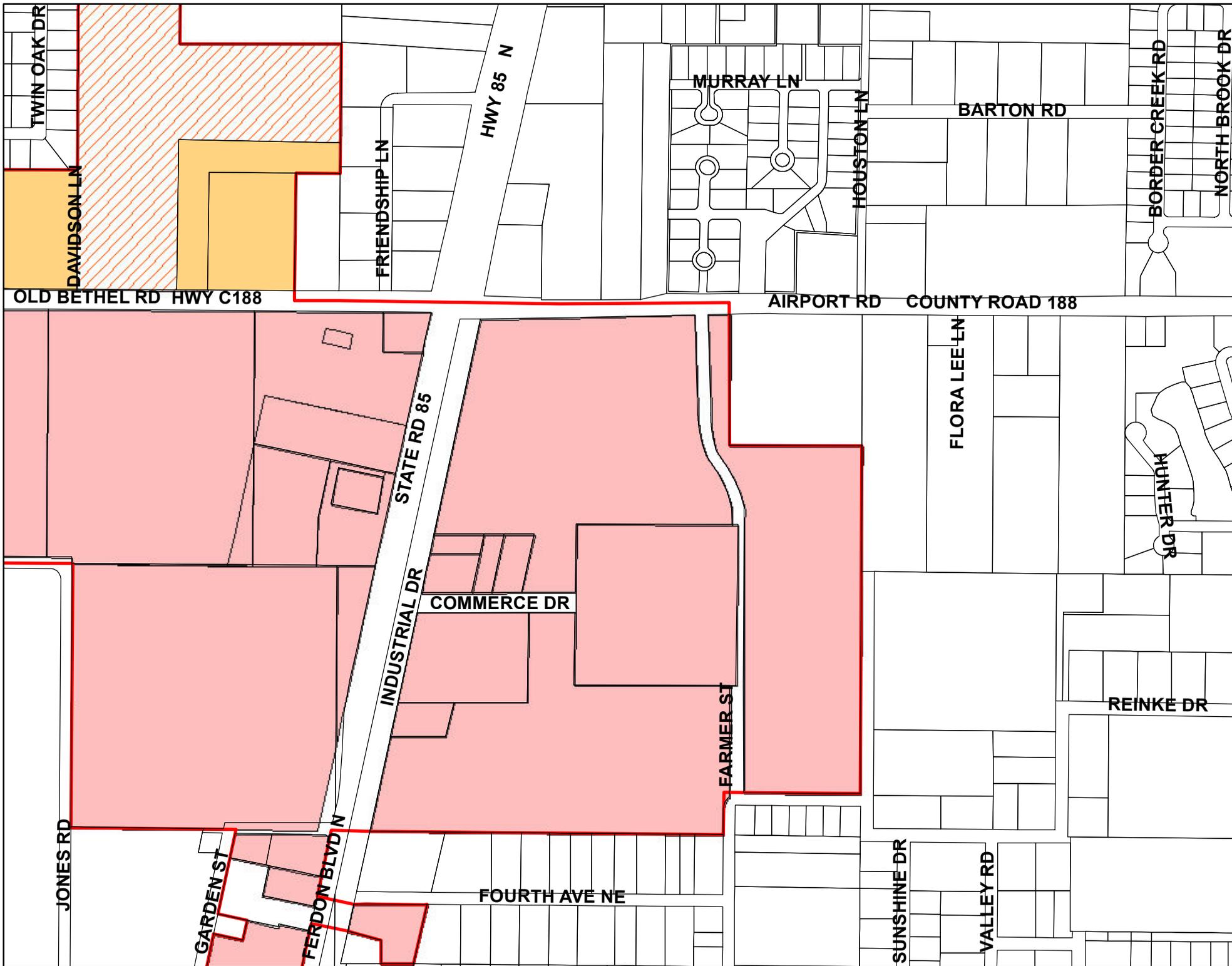


Legend

- City Limits
- City Future Land Use**
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Downtown Mixed Use
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Medium Density Limited Residential (MDLR)
- Low Density Residential (LDR)
- Public Lands (PL)
- Conservation (CON)

July 18, 2016
 FLUM Excerpt for
 Section 4 and 5, Twp 3
 North, Range 23 West
 Okaloosa County, Florida





Legend

- City Limits
- Zoning**
- Single Family Dwelling District (R-1)
- Single Family Dwelling District (R-1A)
- Single or Multi-Family Dwelling District (R-2)
- Multi-Family Dwelling District (R-3)
- Planned Unit Development (PUD)
- Commercial District (C-1)
- Downtown Commercial District (C-2)
- Industrial District (M-1)
- Public Land District (P)
- Architectural District (A)
- Conservation District (E)
- City Zoning not Assigned

July 18, 2016
 FLUM Excerpt for
 Section 4 and 5, Twp 3
 North, Range 23 West
 Okaloosa County, Florida



EXHIBIT 1

1.15 Amendment guidelines and criteria: The Board of County Commissioners shall exercise its legislative authority when deciding whether or not to approve or not approve plan amendments. 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 plan amendment. These shall only apply to Type-1 plan amendments.

1. All procedural requirements prescribed herein must be met.

Analysis: All procedural requirements including public notice have been 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.

Analysis: The MDR FLUM designation and R-2 zoning must be located within the Urban Development Boundary. The subject property is within the UDB. Unless evidence is presented to the contrary, the proposed change is consistent with transition and compatibility policies of the Plan.

3. The potential to create a threat to the general health, safety, and welfare of the public, or otherwise adversely affect the public interest.

Analysis: Compliance with the Plan and applicable provisions of the Land Development Code will minimize threat to the public health, welfare, and safety.

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.

Analysis: Unless evidence is presented to the contrary, the proposed change is consistent with transition and compatibility policies of the Plan. The MDR FLUM designation is a reasonable transition from the LDR designation and compatibility buffers will be required as part of the development review process.

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 changed to justify or give rise to a need for the amendment.

Analysis: Not applicable.

6. The amendment will not promote or result in urban sprawl as that term is defined in ss163.3177(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.

Analysis: The subject property is located within the Urban Development Boundary.

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.

Analysis: The applicant has provided data and analysis to demonstrate availability of public services. Access and traffic are potential issues that will be addressed as part of the development review process.

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

Analysis: No significant environmental resources have been identified either by the applicant or from staff GIS analysis.

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.

Analysis: Development of the project will require additional road and sewer infrastructure that must be provided by the applicant.

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

Analysis: All required improvements must be provided at the time and expense of the applicant. Development of the project should increase the property tax base at little expense to the County.

**JOHNSON TRACT DEVELOPERS, INC
COMPREHENSIVE PLAN AMENDMENT
DATA AND ANALYSIS REPORT**

Prepared under the supervision of:

**Jernigan & Sons, Inc
PO BOX 5865
Destin, FL 32540
(850) 865-1000**

Contributing consultants are as follows:

**Bonita Player, P.E
Engineering & Planning Resources, Inc
1720 W Fairfield Drive Suite 511
Pensacola, FL 32501
(850) 471-9579**

**Jeff Brown, P.G.
Trinity Analysis and Development Corp.
1002 N. Eglin Parkway
Shalimar, FL 32579
(850) 613-6800**

JOHNSON TRACT DEVELOPERS, INC COMPREHENSIVE PLAN AMENDMENT DATA AND ANALYSIS REPORT

Introduction

This Report contains the data and accompanying analyses supporting a Type-1 plan amendment to the Comprehensive Plan of Okaloosa County. It is organized into two Sections: Section One contains data and analyses regarding Land Use and Impacts on Infrastructure. Section Two contains maps, aerial photos and supporting documentation.

Overview

It shall be the responsibility of the applicant to provide all required information including data and analysis to support the plan amendment application. Future land use map amendments must include:

- a) an analysis of the availability of facilities and services;
- b) an analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site, and;
- c) analysis of why additional land in the FLUM category is needed.

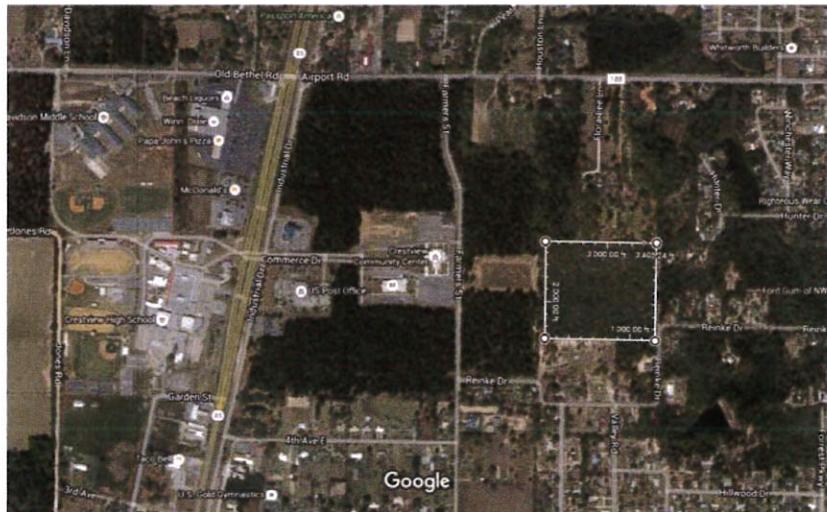
The Subject Property

The property subject to this amendment contains 16.5 acres more or less. It is located in unincorporated north Okaloosa County, and identified by property number 04-3N-23-0000-0030-0000.

Future Land Use category imposed on the Subject Property is "Low Density Residential" (LDR)

Zoning category imposed on the Subject Property is "Residential-1" (R-1)

It is contiguous to the east boundary of the City of Crestview and resides at the following coordinates (the "Subject Property")



30.790028, -86.548919

Cut & paste these coordinates in the Google Maps or Google Earth search bar to fly directly to the site

Applicant & Analysis

Johnson Tract Developers, Inc. is proposing to amend the Future Land Use Map classification of the Subject Property from "Low Density Residential" (LDR) to "Medium Density Residential" (MDR).

An application to re-zone the property to "Residential 2" (R-2), subject to the adoption of the Amendment, has also been filed in Okaloosa County..

"Medium Density Residential" (MDR) was deemed appropriate for this site for the following reasons:

- ~ It lies within the existing Urban Development Area Boundary; and
- ~ It's location in the development corridor along north Highway 85 provides a transitional buffer between a mixture of Mixed Use and City Commercial development along Highway 85 west of the Subject Property, and various low density residential and development occurring in the neighborhoods east of the Subject Property; and
- ~ Expansion of the Bob Sikes Airport and new industry moving into the Industrial Park 1.5 miles east of the Subject Property, plus growth due to the arrival of the Army 7th Special Forces 10 miles south of the Subject Property, have created a shortage of land of sufficient densities and intensities to meet the development criteria required to service the formation demand for affordable housing & amenities in north Okaloosa County; and
- ~ Facilities and services are planned and or available concurrent with any proposed development of the Subject Property to meet concurrency for the traffic, sewage, potable water, waste, recreational, and drainage needs of the theoretical maximum development of the Subject Property under the (MDR) category; and
- ~ Development of the Subject Property does not impact environmentally sensitive lands or compromise any natural resources or historical sites of significance; and
- ~ An analysis of the soils and topography show the site is suited to physically support the development of the buildings and improvements that may occur upon adoption of the amendment contemplated.

Applicant:

Johnson Tract Developers, Inc
PO BOX 5865
Destin, FL 32540
(850) 424-3989

Consulting:

Jernigan & Sons, Inc.
PO BOX 5865
Destin, FL 32540
(850) - 865-1000
Attn: Jack Jernigan

**JOHNSON TRACT DEVELOPERS, INC
COMPREHENSIVE PLAN AMENDMENT
DATA AND ANALYSIS REPORT**

SECTION 1

LAND USE

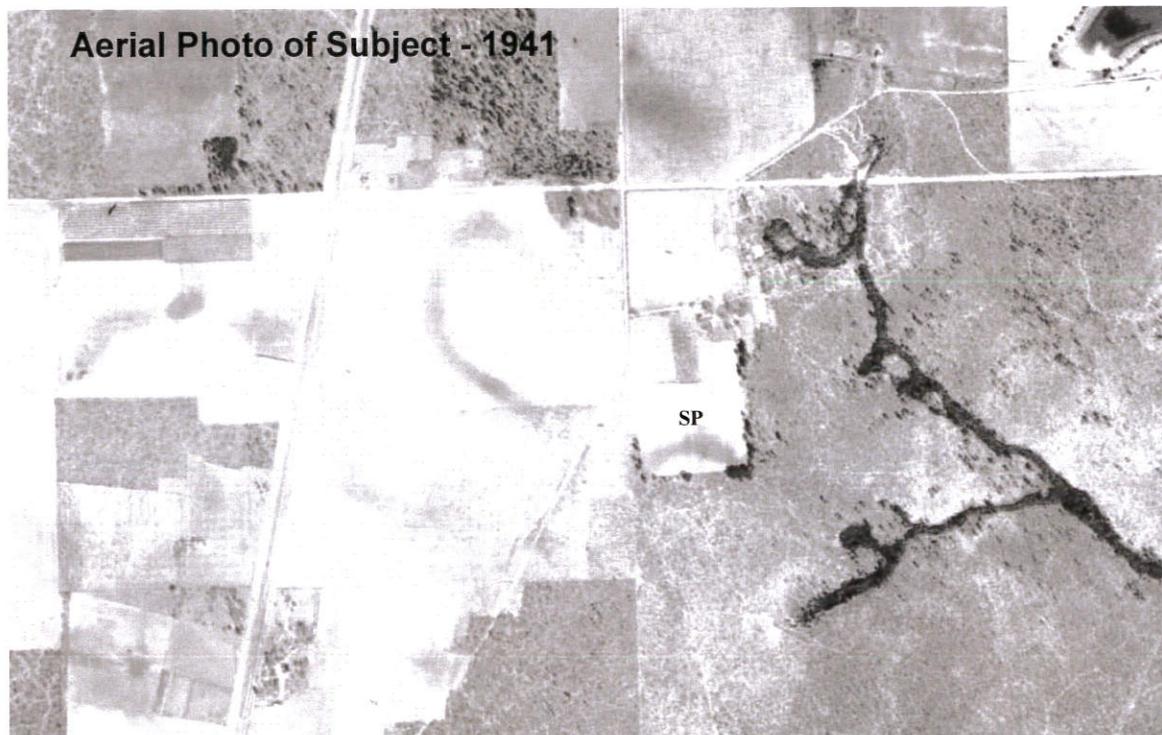
IMPACTS TO INFRASTRUCTURE

Land Use

Existing Land Use (Pre-Amendment Conditions)

The Subject Property is located approximately 2,000 feet southeast of the intersection of Highway 85 N and Airport Road (CR 188) between Farmer Street and Reinke Drive. It resides in a rapidly developing mixed use corridor running along Highway 85N.

Prior to the 1960's, the Subject Property was used as pasture and farmland. Over fifty (50) years ago, agriculture operations ceased and the acreage was idled; allowing a native canopy to cover the property.



As can be determined from a review of the adopted Future Land Use Map the pre-amendment designation of the Subject Property is "Low Density Residential" (LDR). (see "Future Land Use Map No. 4" in Section 2)

According to Okaloosa County zoning maps, the current zoning for the Subject Property is Residential 1 (R-1). (see "Zoning Map" in Section 2)

Maximum density is currently 4 du/ac or 66 units.

Abutting Property

The lands abutting the Subject Property on the west boundary include a 66' wide County Easement and the East boundary line of the City of Crestview.

The abutting lands on the west boundary of the Subject Property are "City" and are zoned Commercial.

The lands abutting the Subject Property on the south, east & north sides are a mix of single family residential, in both platted subdivisions and metes & bounds.

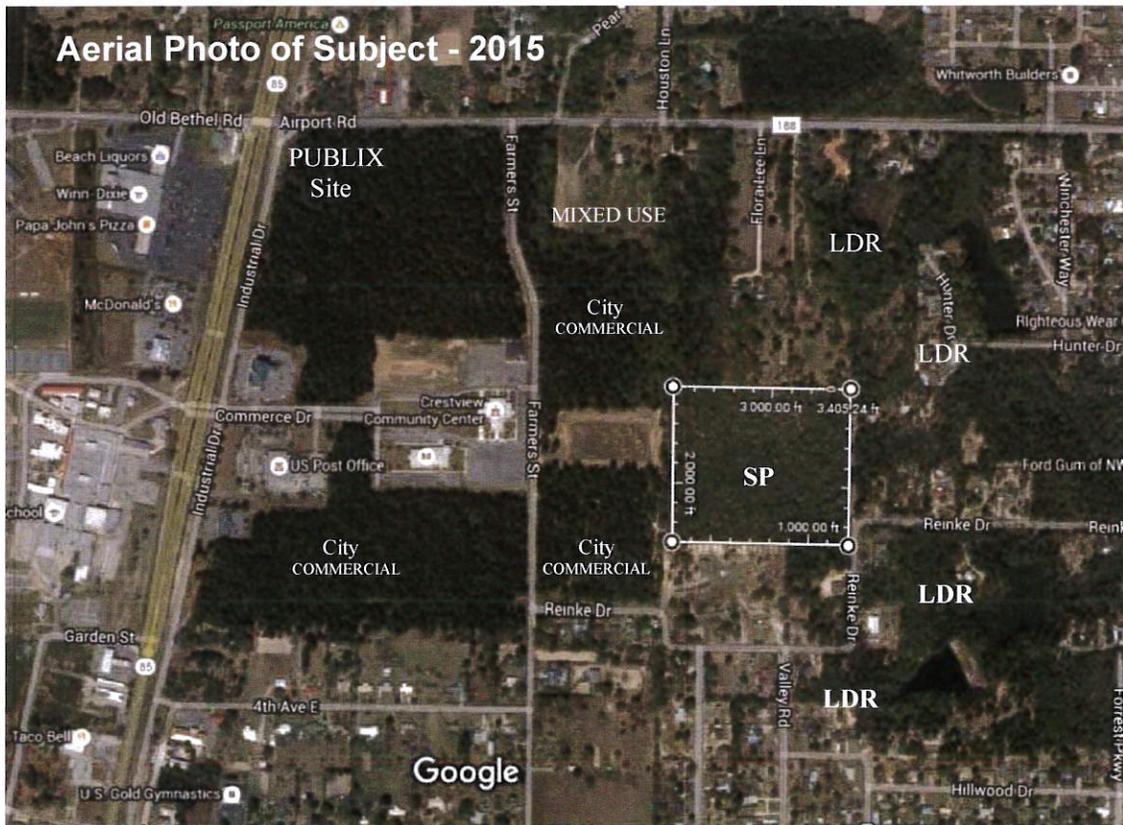
The lands abutting the Subject Property on the south, east & north sides are "Low Density Residential" (LDR) and zoned R-1. (See "Zoning Map" in Section 2)

Adjacent Property

Lands adjacent to the Subject Property on the northwest are "Mixed-Use" and "City".

Lands adjacent to the Subject Property on the west and southwest are "City".

Lands adjacent to the Subject Property to the south, east and north are "Low Density Residential" (LDR).



Neighborhood Profile

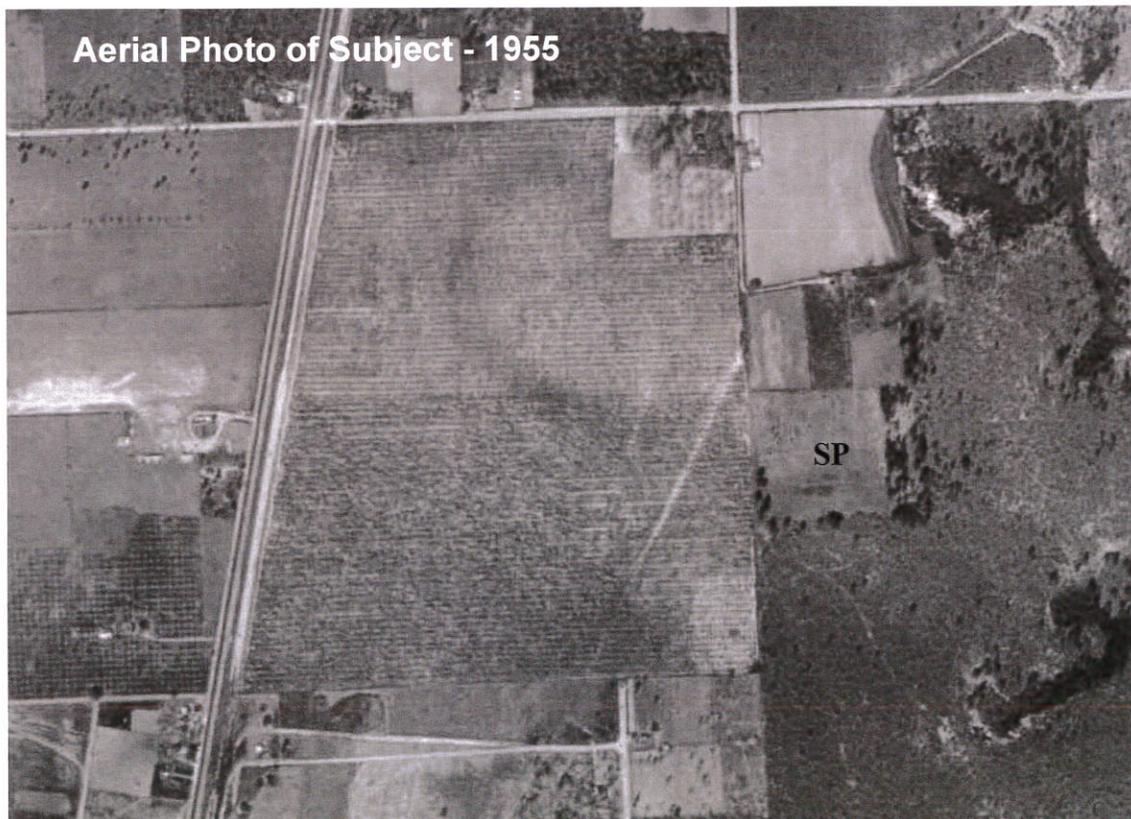
The Subject Property resides contiguous to the City of Crestview's northeast city limits boundary in the unincorporated north part of Okaloosa County, Florida; within a short walking distance to Crestview High School, Davidson Middle School, the Crestview Community Center, the Library, the regional Post Office, the Crestview Chamber, plus banks, retail shopping centers, restaurants and recreational areas.

The Subject Property separates the Neighborhood commercial district on the west side, from the various traditional single family platted subdivisions on the south side, and from the single family metes & bounds acreage on the east and northeast side.

Neighborhood Impacts

A "Medium Density Residential" (MDR) classification for the Subject Property would provide transitional density and intensities between the Commercial district and the traditional Residential districts of the surrounding neighborhood. .

Intensities created through development of the Subject Property should be minimized due to it's proximity to schools, banking, shopping, public services and recreational facilities. Anticipated walking and bicycling paths would provide residents with access to an array of amenities, while multiple entry & exit points to the surrounding roadways provide planners ample options to control the flow of traffic for minimal disruption to surrounding neighbors.



Compatibility (Pre Amendment)

The application to amend the Comprehensive Plan to change the Future Land Use of the Subject Property from "Low Density Residential" (LDR) to a "Medium Density Residential" (MDR) category was deemed appropriate for the following reasons:

~ The Subject Property lies within the existing Urban Development Area Boundary; and

~ It joins in a development corridor along Highway 85N that exhibits an existing & proposed development pattern reflecting a variety of residential densities, housing types and non-residential uses; and

~ Facilities and services are planned and or available concurrent with any proposed development of the Subject Property to meet the traffic, sewage, potable water, waste, recreational, and drainage needs of any theoretical maximum development of the Subject Property under the (MDR) category; and

~ Development of the Subject Property does not impact any environmentally sensitive lands or compromise any natural resources; and

~ An analysis of the soils and topography show the site is suited to physically support the development of the buildings and improvements that may occur upon adoption of the FLUM amendment contemplated.

Compatibility (Post Amendment)

The application to amend the Comprehensive Plan to change the Future Land Use Category imposed on the Subject Property from "Low Density Residential" to a "Medium Density Residential" (MDR) category was deemed necessary for the following reasons:

~ Expansion of the Bob Sikes Airport and new industry moving into the surrounding Industrial Park 1.5 miles east of the Subject Property, plus growth due to the arrival of the Army 7th Special Forces 10 miles south of the Subject Property, have created a shortage of land of sufficient densities and intensities to meet the development criteria required to service the demand for affordable housing & amenity options in the north part of Okaloosa County; and

~ The Subject Property provides a transitional density between commercial densities and intensities and traditional single family densities and intensities. It provides a buffer for the Neighborhoods' commercial district on the west side from both the various traditional low density single family subdivisions on the south side, and the single family metes & bounds acreage on the east and north side.

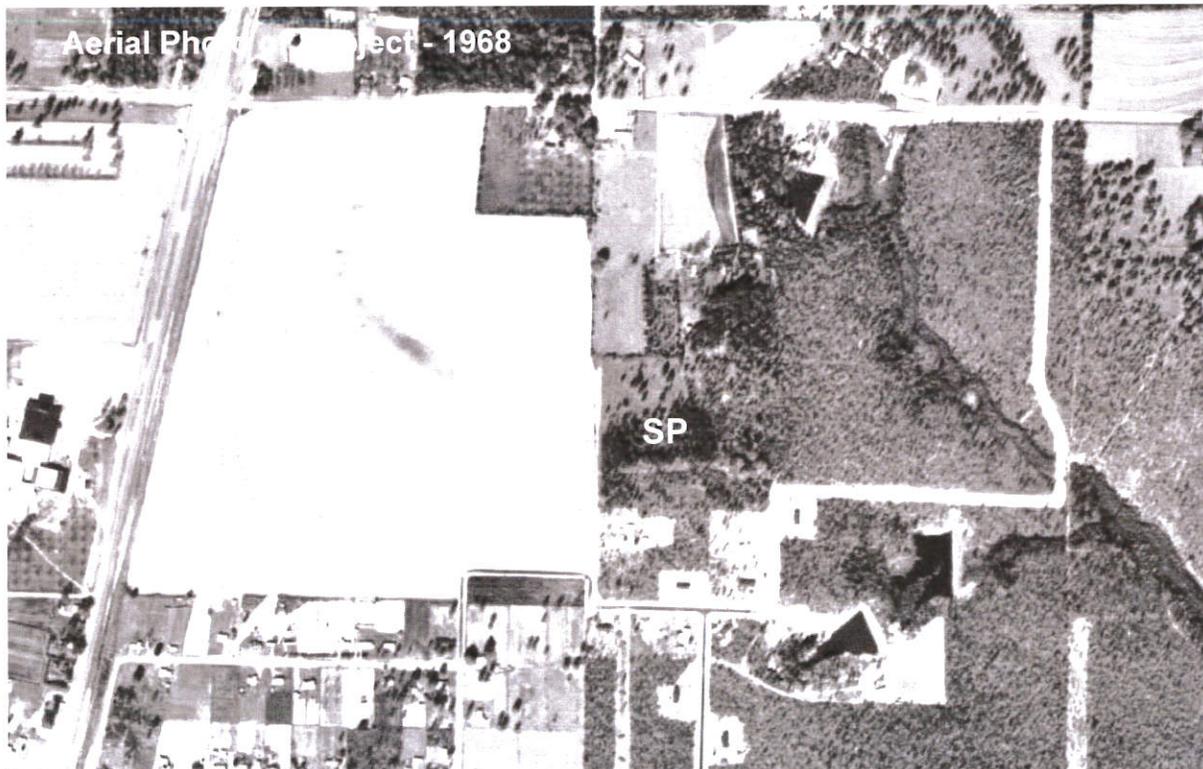
Impacts to Infrastructure

Overview

Okaloosa County has adopted a Concurrency Management System in the Okaloosa County Land Development Code (LDC), Ordinance No. 91-1, in compliance with Rule 9J-5.0055, Florida Administrative Code, to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

Development, redevelopment, land use plan amendments, and changes to the zoning of a site shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services.

Prior to the issuance of a development permit or building permit, the system shall ensure that the adopted level of service (LOS) standards in the Comprehensive Plan for roadways, potable water, sanitary sewer, solid waste, drainage and recreation will be maintained.



Attributes & Impacts

- ~ The Subject Property is 16.5 acres more or less.
- ~ The Subject Property resides in the Urban Development Area of unincorporated north Okaloosa County.
- ~ 2.58 People Per Household (PPH) shall be used to provide concurrency analysis for the Subject Property per Okaloosa County Growth Management.
- ~ The Subject Property is located in Auburn Water System Inc. potable water service area.
- ~ 3.5 People Pre Household (PPH) shall be used to estimate maximum demand per day for potable water per the State Standard used by Auburn Water.
- ~ Maximum residential density in a "Medium Density Residential" (MDR) use category is 16 units per acre.
- ~ A concurrent application to change the zoning to "Residential 2" (R-2) subject to the adoption of a "Medium Density Residential" (MDR) land use category, is pending with Okaloosa County.
- ~ Pre Amendment maximum theoretical density allowed for the Subject Property is 66 residential units.
- ~ Post Amendment maximum theoretical density of the Subject Property will be 264 residential units; an increase of 198 units.

Maximum Capacity

Lands classified as Medium Density Residential are implemented through zoning districts. The zoning application proposes, subject to adoption of the (MDR) FLUM application, a "Residential 2" (R-2) zoning classification for the Subject Property. The maximum density allowable under both the Medium Density Residential (MDR) Future Land Use category and under the proposed "Residential 2" (R-2) zoning category is 16 du/ac (dwelling units per acre)

Maximum Capacity then is determined as follows:

$$16 \text{ du/ac (x) } 16.5 \text{ acres} = \underline{264 \text{ du}}$$

For purposes of this report, One Dwelling Unit (du) = One Household (h), and as such the terms dwelling units and households are interchangeable.

Stated Level of Service Standards (LOS)

The minimum LOS standards for Potable Water, Sewage, Solid Waste, Traffic and Recreation were determined by using the minimum standards which are required by the Okaloosa County 2020 Comprehensive Plan and are outlined in the Okaloosa County Land Development Code.

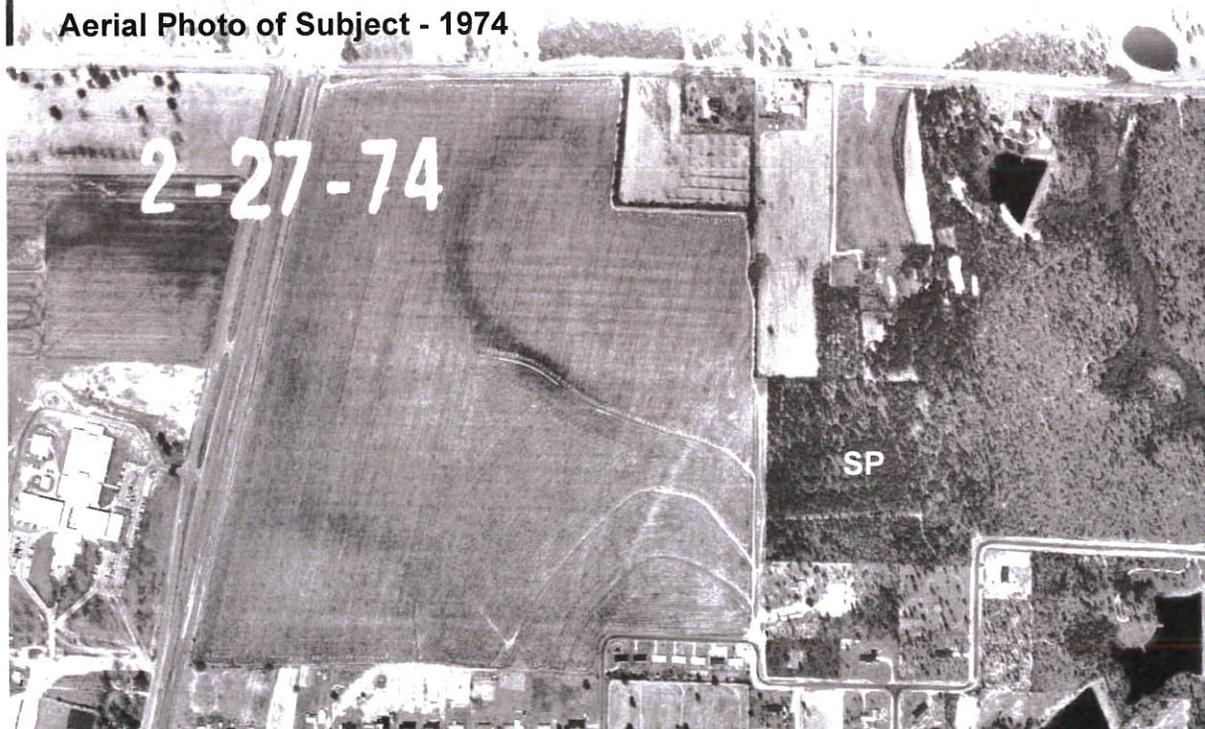
Okaloosa County Standards Persons Per Household (pph):

The persons per household (pph) of 2.58 used in the following demand calculations corresponds to the number quoted by the Okaloosa County Growth Management department as the most recent estimate of the average number of persons per household in north Okaloosa County.

Auburn Water Standards Person Per Household (pph):

The Subject Property resides in the Auburn Water System, Inc. service area. The persons per household (pph) of 3.5 used in the following demand calculations for maximum potable water demand and sewage demand corresponds to the number quoted by Richard Laux with Auburn Water Systems using what he described as the State Standard.

Aerial Photo of Subject - 1974

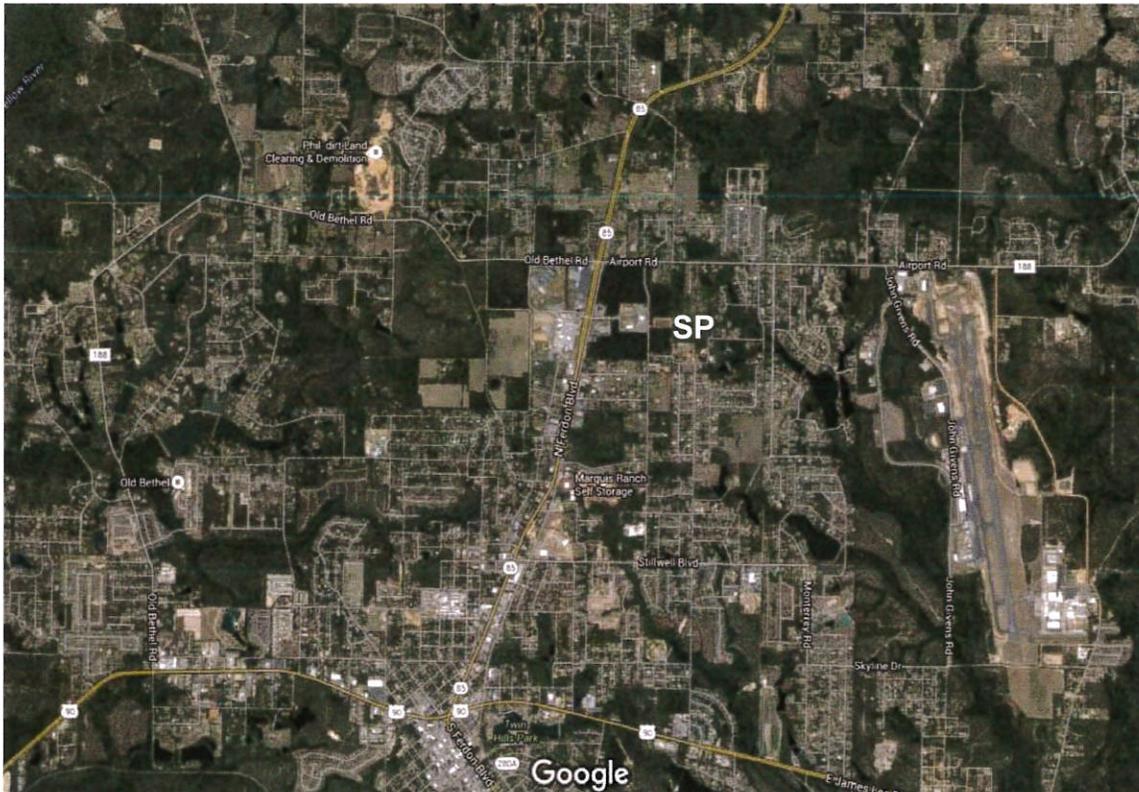


Impacts to Infrastructure Roadways

Overview

Objective 1.2 Establish operation and maintenance responsibility, functional classifications, and level of service standards for roads and highways within the County.

1. For general planning purposes roadway LOS may be evaluated using average annual daily traffic (AADT) traffic counts.
2. For purposes of concurrency determinations and issuing development orders the LOS shall be determined using P.M. peak hour traffic counts.



Note: The following Traffic Element Report has determined the segment of Highway 85 from College Avenue in Niceville, FL to I-10 in Crestview, FL is currently exceeding its adopted LOS standard of C. Development of the Subject Property does impact that segment.

Pursuant to the Land Development Code Chapter 4, Section 4.02.01, any inadequacies in roadway concurrency standards for any project associated with the Subject Property may be mitigated; and shall require mitigation prior to development authorization.

PROJECT INTRODUCTION

The purpose of this report is to document the potential transportation impacts created by the requested zoning change and Future Land Use Map (FLUM) Amendment to the Okaloosa County Comprehensive Plan. This change is being requested for a parcel located in Crestview, Florida, in the area of 5720 Reinke Drive. See Figure 1 for additional details.

The amendment is to redesignate approximately 16.5 acres from a Low Density Resident (LDR) FLUM/Residential 1 (R-1) Zoning to a Medium Density Residential (MDR) and Residential 2 (R-2) Zoning. This analysis will focus on the conversion of the maximum allowable low density residential scenario to the maximum medium density residential scenario of 16.5 acres. All data and analysis will be presented to satisfy all requirements of the Okaloosa County Land Development Code.

PROJECT DETAILS

The proposed project includes the parcel 04-3N-23-0000-0030-0000 and total parcel acreage is 16.5 acres. The development under review involves 16.5 Acres with a low density residential land use and existing zoning of R-1. The entire 16.5 acres are under consideration. See Figure 2.

SCENARIO DESCRIPTION

The methodology used in the preparation of this traffic report was developed in accordance with standard planning and engineering practices. EPR prepared the necessary traffic analysis to support the change in land use based on the maximum allowable development programs under current and proposed land use and zoning. The following summarizes the development threshold for the existing and proposed land use and zoning:

Scenario 1 – Maximum density under Existing Land Use and Zoning

- a. Existing Future Land Use Code is Low Density Residential and existing zoning is R-1
- b. Permitted Uses - The following uses are permitted as of right in an R-1 district. All other uses are permitted by special exception or prohibited.
 1. *Residential. Single-family detached homes, townhomes as part of PUD, category A or B mobile/manufactured homes, mobile home subdivisions, customary accessory uses and structures, home occupations, home office of convenience, family day care home.*
 2. *Non-Residential. Utilities customary to residential areas (such as power lines, water mains, sewer mains, lift stations, water supply wells, and other similar facilities necessary for the collection, transmission or distribution of utility service), parks and playgrounds, community facilities (i.e. community centers, golf course, tennis courts, swimming pools, etc.), public transit stops and shelters.*
 3. *Community residential homes with 6 or fewer residents licensed by the State and located as prescribed by Chapter 419, Fla. Stat.*
 4. *Public or private schools and houses of worship, subject to compatibility analysis.*
 5. *Customary accessory uses and structures incidental to residential uses (see 2.21.00)*

(Excerpt from Okaloosa County Land Development Code Chapter 2 Section 2.03.00.)



Figure 1
Project Location

Not to Scale



Project Border



Figure 2

Parcel Map

Not to Scale

According to section 2.03.00 in chapter 2 of the Okaloosa County Comprehensive Plan, the density of permitted lots would be 4 dwelling units per acre. The maximum allowable dwelling units for the existing future land use and zoning is 66 dwelling units. The highest traffic generator for SFR/R-1 would be single family residential.

Scenario 2 - Maximum density possible under proposed future land use and zoning

- a. Proposed Future Land Use is Medium Density Residential with a proposed zoning of Residential R-2.
- b. Permitted Uses - The following uses are permitted as of right in an R-2 district. All other uses are permitted by special exception or prohibited.

1. Residential. Single-family detached and attached dwellings; category A and B mobile/manufactured homes; duplex, triplex, quadraplex dwellings; townhomes; multi-family; customary accessory uses; home occupation; home office of convenience; family day care homes.
2. Non-Residential. Utilities customary to residential areas (such as power lines, water mains, sewer mains, lift stations, water supply wells, and other similar facilities necessary for the collection, transmission or distribution of utility service) parks; playgrounds; and recreation facilities; community facilities (i.e. neighborhood civic center, golf course, tennis courts, etc.), public transit stops and shelters.
3. Community residential homes with 6 or fewer residents licensed by the State and located as prescribed by Chapter 419, Fla. Stat.
4. Public and private schools and houses of worship subject to compatibility analysis.
5. Customary accessory uses and structures incidental to residential uses (see 2.21.00).

(Excerpt from Okaloosa County Land Development Code Chapter 2 Section 2.04.04 R-2.)

According to section 2.04.04 in chapter 2 of the Okaloosa County Comprehensive Plan, the highest allowable density of permitted lots would be 16 dwelling units per acre. The maximum allowable dwelling units for the existing future land use and zoning is 264 dwelling units. The highest traffic generator for MDR/R-2 would be multi-family residential.

TRIP GENERATION SUMMARY

A trip generation summary was prepared by EPR for each Scenario to determine the trip adjustments between the existing approved land use designation and the proposed. Using the 9th Edition of *Trip Generation* by ITE, the roadway impact of adjacent street traffic (daily and peak hour) was calculated as follows:

Scenario 1

ITE Code 210: Single-Family Detached Housing

Fitted Curve Equation

$\ln(T) = 0.90 \ln(X) + 0.51 = \text{Peak Hour driveway trips}$

63% entering/37% exiting – Peak Hour

Scenario 2

ITE Code 220: Apartment

.62 trips/dwelling unit = PM Peak Hr.

65% entering/35% exiting

The Weekday and PM Peak hour trips for each scenario are summarized in Table 1.

Table 1 – Trip Generation Summary

Scenario	Scenario Description	Land Use	Dwelling Units	ITE Code	PM PK Hr. Trips Total	PM PK Hr. Trips Entering	PM PK Hr. Trips Exiting
1	Maximum density using existing Land Use & zoning	LDR/R-1	66 DU	210	77	49	24
2	Maximum density using proposed Land Use & existing zoning	MDR/R-2	264 DU	222	163	105	57

RADIUS OF INFLUENCE/PROJECT TRIP DISTRIBUTION

According to Okaloosa County, the radius of influence for a project over from 500 to 1500 new trips is determined using the following criteria.

Impact of Land Use on Roads: From points of ingress/egress to roadways serving the development distribute the PM peak hour trips expected to be generated by the proposed development (per paragraph C.) along the roadway network until the project traffic is less than five (5) percent of the trips generated by the project.

Using the criteria provided above and the trip calculations for the maximum allowable density, the impacted roadway segments were determined and listed in Table 3. The distribution of new trips (for baseline conditions) was calculated using the West Florida Regional Planning Council and Okaloosa County data. See Appendix for PM Peak Hour and Daily trip distribution analysis.

Table 2 – Impacted Roadway Segments
(To Determine No. of New Trips > than 5% of Project Volume)

Roadway	Segment	5% of total trips generated by development	%New Total Project Trips	New Project Trips (Dir) Entering	New Project Trips (Dir) Exiting	New Project Trips	New Trips >5% of Total Trips Generated by development
CR 393	US 90 to SR 85	13	1.0%	1	1	2	No
CR 2	SR 189 to SR 4	13	1.0%	1	1	2	No
CR 188 (Airport Rd/Garden City Rd)	SR 85 to SR 85	13	14%	15	8	23	Yes
John King Rd.	SR 85 to End	13	1.0%	1	1	2	No
CR 188 (Old Bethel Rd.)	US 90 to SR 85	13	2%	2	1	3	No
CR 4 (Antioch Rd)	PJ Adams Pkwy to US 90	13	1.0%	1	1	2	No
PJ Adams	SR 85 to Antioch Rd	13	1.0%	1	1	2	No
		13					
SR 123	SR 85 to SR 85	13	20%	21	11	33	Yes
SR 85	College Boulevard to Antioch Rd	13	46%	48	26	75	Yes
SR 85	Antioch Road to I10	13	56%	59	32	91	Yes
SR 10 (US 90)	MPS Boundary to Antioch Road	13	1%	1	1	2	No
SR 10 (US 90)	Antioch Road to Fairchild Rd	13	1%	1	1	2	Yes
SR 10 (US 90)	Fairchild Rd. to Walton County Line	13	5.0%	5	3	8	No
SR 8 (I-10)	Santa Rosa County Line to Hulburt Field	13	1%	1	1	2	No

According to the results of Table 2, five of the roadway segments fit Okaloosa County criteria for impacted segments. The segments' new trip volumes are greater than the 5% generated by development.

DETERMINATION OF CURRENT AND FUTURE ESTIMATED TRAFFIC IMPACTS

Table 3 summarizes the daily project trips for each roadway segment. This information provides the baseline condition for each of the potentially impacted roadway segments for Scenario 2. Scenario 2 is the maximum density for proposed future land use and zoning. According to data entered in table 3, the impacted roadway network has sufficient capacity for Scenario 2 except for segments SR 85.

Table 3 abbreviated – Segment Impact Analysis

(Due to page width limitations columns 3 -7 were omitted from Table 3 abbreviated below but have been provided in the appendix as part of the complete Table 3)

roadway	Segment	Count Station / Count Date	Dir PM Peak Hour	Axle Factor	Seas. Factor	Dir PM Peak Hour Factored Volume	Project Trips (3)	Committed Trips (4)	Total Trips (5)	Dir PM PK Hour Service Vol (6)	% Serv Vol Used	Avail. Trips
CR 188 (Airport Rd/Garden City Rd)	SR 85 to SR 85	570289	316	0.99	0.92	288	15	0	303	800 *	37.85%	497
SR 123	SR 85 to SR 85 <i>**New Construction Change Classification and No. of Lanes</i>	570312	1233	1.00	0.93	1147	21	0	1168	1820	64.16%	652
SR 85	College Boulevard to Antioch Rd	570088	2553	0.98	0.93	2327	48	0	2375	1710	138.88%	(665)
SR 85	Antioch Road to 110	571607	2138	0.98	0.92	1928	59	0	1987	1710	116.18%	(277)
SR 10 (US 90)	Fairchild Road to Antioch Road	Average of Sites See appendix	731	0.96	0.92	646	5	0	651	1710	38.05%	1059

(1) Columns 1-7 were obtained from the Okaloosa County Comprehensive Plan. (Columns 3 -7 were omitted from Table 3 abbreviated but have been provide in Table 3 located in the appendix)

(2) Columns 8-12 were obtained from the FDOT Traffic CD

(3) Project trips obtained from table 3.2

(4) Committed trips obtained from Okaloosa County Dated June 2010

(5) Total Trips equals the sum of project trips, committed trips and PM Peak Hour Factored Volume

(6) PM Peak Hour Service Volume Obtained from Okaloosa Walton TPO Congestion Management Process Plan or FDOT LOS Table were indicated.

(7) Segment status Yes – sufficient trips No-insufficient available trips

* According the Ok-Walton Congestion Management Process Plan the section of Airport Road that this report is concerned with is within the Transitioning Area. The LOS standard volume was obtained from the Ok-Wal Congestion Management Plan. See appendix.

** The LOS standard volume was adjusted to reflect the SR 123 upcoming and recent construction.

ASSESSMENT OF TRAFFIC IMPACTS

EPR conducted an analysis to evaluate the daily traffic volumes for the study Roadway segments. The project traffic combined with the 2015 background traffic volumes were compared against the roadway capacities to determine the traffic impacts of a proposed FLUM amendment.

Table 3 summarized the current capacity conditions for all proposed impacted segments

CONCLUSIONS & RECOMMENDATIONS

Based on the aforementioned documentation and technical analysis, it has been demonstrated that none of the impacted roadway segments will exhibit adverse traffic conditions in the current year except for SR 85 from College Blvd to I10

However, as documented in Table 3 and, the SR 85 segment, from the College Blvd to I10, will exceed the adopted level of service through the planning period without the inclusion of proposed project's future land used amendment or rezoning.

Impacts to Infrastructure Potable Water

Overview

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 Subject Property is located within the potable water service area of the Auburn Water System, Inc.

Auburn Water has a permitted capacity in place to pump 6.2 million gallons per day (6.2 mgd). Consumptive use permits currently allow Auburn Water to pump an average of 3.2 million gallons per day (3.2 mgd), and over 6 million gallons on a peak day. Current storage capacity is 2.2 million gallons (2.2 mgd).

With over 6 million gallons per day in permitted pumping capacity in place, Auburn Water has ample room to increase their consumptive permits as usage from growth demands. Auburn Water has both Potable and Fire lines available in multiple locations around the Subject Property.

LOS

Gallons Per Capita Per Day: The level of service standard for all public and private potable water systems serving unincorporated Okaloosa County shall be a minimum of 100 gallons per capita per day peak demand. An LOS standard of 100 gallons per capita per day (100 gpc/d) for Auburn Water System Inc. was adopted for this report and used in the above calculation based on the standards outlined in Chapter 4 section 4.02.02 3 a. i. of the Okaloosa County Land Development Code.

Persons Per Household: The Subject Property resides in the Auburn Water service area. The 3.5 persons per household (3.5 pph) used in the following demand calculations for maximum potable water demand responds to the number quoted by Auburn Water using the State Standard.

Projected Demand

Projected demand at maximum development is computed as follows:

Gallons per Capita per Day (gpc/d) x Total Dwelling Units (du) x Persons Per Household (pph) = Demand

100 gpc/d x 264 du x 3.5 pph = 92,400 gallons per day (0.0924 mgd)

Data

The current pumping capacity of the Auburn Water System is 6.2 (mgd). Average demand on the system as of 07/01/16 is 1.65 (mgd). Consumptive use permits currently allow Auburn to pump 3.2 million gallons per day on average and over 6 million gallons per day maximum.

The following table illustrates the theoretical maximum impact the amendment could have on the current Auburn Water System:

EXISTING CAPACITY	6.2 mgd
CAPACITY UNDER EXPANSION	<u>0.0 mgd</u>
TOTAL PUMPING CAPACITY	6.2 mgd
PEAK DAILY DEMAND PER CAPITA	100 gallons
EXISTING DEMAND	1.65 mgd
EXISTING PEAK DEMAND - (Peak registered over trailing 12 months)	3.2 mgd
TOTAL PUMPING CAPACITY USED	51.6%
264 UNITS PEAK DEMAND	0.0924 mgd
TOTAL PUMPING CAPACITY USED	1.5%
EXISTING PEAK DEMAND + 264 UNITS PEAK DEMAND	3.29 mgd
TOTAL PUMPING CAPACITY USED	53.1%

NOTE: Presumption of Adequate Capacity: For purposes of concurrency determinations and development authorizations there shall be a presumption of adequate capacity until 80% of permitted capacity for any given service area is met.

Analysis

With over 6 million gallons per day in permitted pumping capacity in place, Auburn Water has more than adequate capacity to meet concurrency and accommodate any impact from demand generated by an additional 264 dwelling units; the theoretical maximum development of the subject site.

Potable water & fire line infrastructure is currently installed and operating at or near the east and south boundary of the Subject Property.

The application to amend the FLUM for the Subject Property to (MDR) meets potable water concurrency requirements and the adopted LOS standards.

Impacts to Infrastructure Sanitary Sewer

Overview

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 County will provide extensions and increases in sewer capacities as scheduled in the five-year Schedule of Capital Improvements and will review projects on an annual basis.

For purposes of concurrency determinations and development authorizations there shall be a presumption of adequate capacity until 80% of permitted treatment capacity for any given service area is met.

The Subject Property falls within the sanitary sewer area of Okaloosa County. All effluent generated at maximum development of the Subject Property will be pumped to their collection box located at 3062 Airport Road, and treated at the Bob Sikes Water Reclamation Facility on Fairchild Road.

LOS

Gallons Per Capita Per Day: The level of service standards for sanitary sewer facilities shall provide the capacity to collect and treat a minimum of 100 gallons per capita per day (225 gpd peak demand) for all County operated systems. An LOS standard of 100 gallons per capita per day (gpc/d) for this report is used in the following demand calculations based on the standards outlined in Chapter 4 section 4.02.02 2 c. of the Okaloosa County Land Development Code.

Persons Per Household: The Subject Property resides in Auburn Water System, Inc service area. 3.5 persons per household (pph) is therefore being used to conform with their standards, rather than 2.58 pph as adopted by Okaloosa County.

Projected Demand

Projected demand at maximum development is computed as follows:

Gallons per Capita per Day (gpc/d) x Total Dwelling Units (du) x Persons Per Household (pph) = Demand

$$100 \text{ gpc/d} \times 264 \text{ du} \times 3.5 \text{ pph} = 92,400 \text{ gpd} \quad (0.0924 \text{ mgd})$$

Data

Bob Sikes Water Reclamation Facility
5485 Fairchild Rd Crestview, FL 32539



30.778603, -86.515251

The Bob Sikes Water Reclamation Facility (WRF) is a membrane bio reactor plant and utilizes specialized tanks to pre-treat effluent and manage any peak flows that might occur prior to entering the membrane filtering tanks for treatment. According to Darren Alford plant manager, peak demand is not an applicable consideration for this analysis.

A recent expansion project expanded the permitted treatment capacity of the existing Bob Sikes facility from 0.3 million gallons per day (.3 mgd) to 1.0 million gallons per day (1.0 mgd), however current limitations on the number of membranes installed in the available tank trains limits the current treatment flow to 391,000 gallons per day. The plant is capable and permitted for further expansion as growth in the area demands.

FY 2016/2017 Water Project Funding Request includes \$1,500,000 for a Bob Sikes WRF Absorption Bed Effluent Disposal Expansion. Upon construction of the disposal field, and as growth dictates, the existing tank trains can accept additional membranes until treatment capacity is expanded to 1,000,000 gallons per day (1.0mgd).

The following table illustrates the theoretical maximum impact that development of the Subject Property at a maximum capacity of 264 units could have on Bob Sikes Water Reclamation Facility; the facility providing treatment services for the Subject Property.

Bob Sikes Water Reclamation Facility - Capacity

EXISTING CAPACITY	0.391 mgd
CAPACITY PERMITTED FOR EXPANSION	<u>0.409 mgd</u>
PERMITTED CAPACITY	1.0 mgd
AVERAGE DAILY DEMAND PER CAPITA	100 gallons
PEAK DAILY DEMAND PER CAPITA (if applicable)	225 gallons

Bob Sikes Water Reclamation Facility - Existing Demand

EXISTING DEMAND (Average Usage for April 2016)	0.115 mgd
ANTICIPATED DEMAND	<u>0.150 mgd</u>
TOTAL DEMAND	0.265 mgd
PERMITTED CAPACITY USED	26.50 %

Bob Sikes Water Reclamation Facility - Project Demand

264 UNITS DEMAND	0.0924 mgd
PERMITTED TREATMENT CAPACITY USED	9.24 %
264 UNITS PEAK DEMAND (if applicable)	0.2079 mgd
PERMITTED CAPACITY USED	20.79%

Bob Sikes Water Reclamation Facility - Average Demand

EXISTING DEMAND + 264 UNITS DEMAND	0.3574 mgd
EXISTING CAPACITY USED	91.40%
PERMITTED CAPACITY USED	35.74%

Bob Sikes Water Reclamation Facility - Peak Demand (if applicable)

EXISTING DEMAND + 264 UNITS PEAK DEMAND	0.4729 mgd
EXISTING CAPACITY USED	120.95%
PERMITTED CAPACITY USED	47.29%

Note: "Presumption of Adequate Capacity: For purposes of concurrency determinations there shall be a presumption of adequate capacity until 80% of permitted treatment capacity for any given service area is met."

Analysis

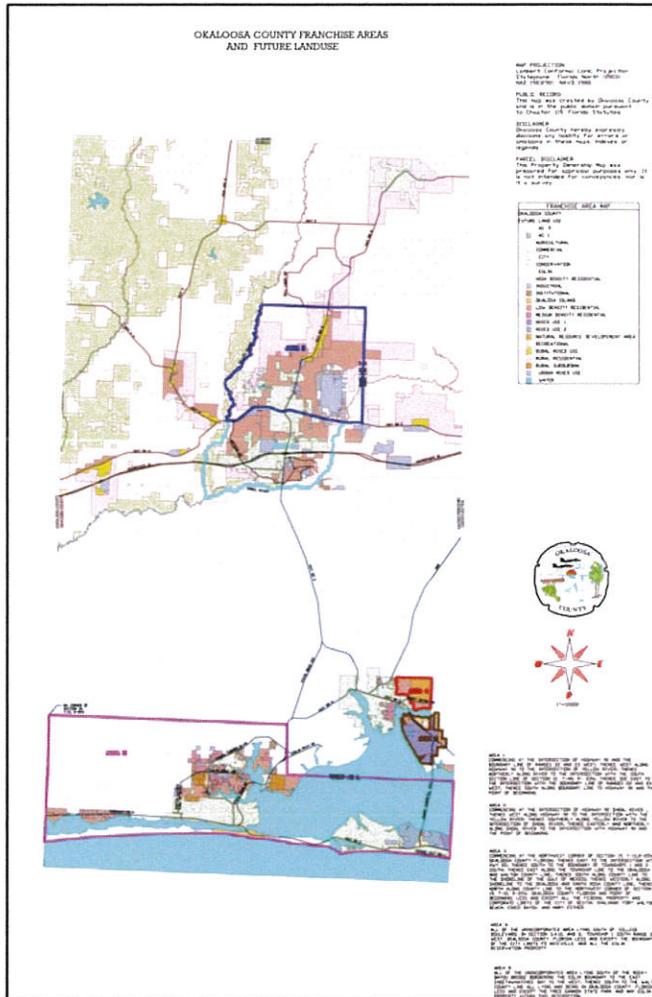
The Bob Sikes WRF has adequate treatment capacity permitted at the Fairchild Road plant to meet concurrency and accommodate the maximum demand generated by 264 units, however it must expand its treatment capacity in accordance with existing permits. To expand to one (1) million gallons daily as permitted at the Bob Sikes facility requires, among other things, the expansion of the drain field and introduction of membranes into the existing tank trains.

The Subject Property falls within the sanitary sewer area of Okaloosa County and meets the stated criteria for the Presumption of Adequate Capacity. The application to amend the FLUM for the Subject Property to (MDR) meets sewage concurrency requirements and the adopted LOS standards. (See Letter of Sewer Availability in Section 2)

Impacts to Infrastructure Solid Waste

Overview

Okaloosa County is responsible for the collection and disposal of curbside debris for all of the unincorporated areas of the County.



The Subject Property falls within Area #1 (blue) as shown here on the Okaloosa County Franchise Area map.

"Objective 1 - There are no solid waste facility deficiencies at this time, and none are foreseen throughout the planning time frame; however, it is the County's objective to ensure no future deficiencies through cost accountability, reduction of waste stream, continued well monitoring in landfill facilities, and closure of public or private solid waste transfer/disposal facilities if deemed necessary."

Policy 2.4 The County will provide facilities as scheduled in the Capital Improvements Element.

Policy 2.5 The LOS standard for solid waste collection and disposal shall be six (6) pounds per capita per day.

Policy 2.6 The County will monitor growth to ensure that the solid waste level of service standard is maintained concurrent with development.

LOS

Section 2.5 Policy 2.5 of the Okaloosa County Comprehensive Plan 2009 and Chapter 4, Section 4, a. i. of the Okaloosa County Land Development Code:

~ The LOS standard for solid waste collection and disposal shall be six (6) pounds per capita per day.

Projected Demand

Solid waste demand is determined by multiplying the LOS standard of 6 lbs per capita per day (cpd) by 2.58 persons per household (pph), then multiplying the result by the maximum capacity of 264 dwelling units as follows:

$$6 \text{ lbs/cpd} \times 2.58 \text{ pph} \times 264 \text{ ERUs} = 2.04 \text{ tons per day}$$

Data

According to Jim Reece, Okaloosa County public statements, there are no solid waste facility deficiencies at this time, and none are foreseen throughout the planning time frame.

Jack,

Based on a projected maximum number of units of 264, Okaloosa County has solid waste capacity to support an estimated 3,260.4 lbs per day (264 units x 5 lbs per day x 2.47 persons per unit).

Jim

Jim Reece, CHMM
Okaloosa County Recycling Office
[\(850\) 609-6168](tel:8506096168)
jreece@co.okaloosa.fl.us

Analysis

According to Jim Reece, the existing Solid Waste system for Okaloosa County can meet concurrency and accommodate the projected demand anticipated from the addition of 264 units to the system; the theoretical maximum development of the Subject Property.

While Jim used 5 lbs per day and 2.47 pph to determine demand, he indicated in subsequent conversations that no matter what set of calculations are used, Okaloosa County has the capacity to handle the demand anticipated from the addition of 264 units to the system.

The application to amend the FLUM for the Subject Property to (MDR) meets Solid Waste concurrency requirements and the adopted LOS standards.

Impacts to Infrastructure Storm Water Management

Overview

The development approval process is the mechanism provided by the Okaloosa County 2020 Comprehensive Plan to ensure that the appropriate storm water management system for new development or re-development is consistent with the adopted drainage level of service.

The LDC shall contain design standards that prohibit the channeling of stormwater runoff directly into water-bodies, address erosion and sedimentation control, require the use of retention and detention ponds for treatment, require that runoff from parking lots be treated, and other similar standards that address the quality and quantity of stormwater runoff.

LOS

Policy 2.3 The LOS standards for stormwater management for any potential development of the Subject Property shall be:

b. The first one (1) inch of runoff from the property shall be retained on the site of the development and post development runoff shall not exceed the pre-development runoff rate for a twenty-five (25)-year storm event, up to and including an event with a twenty-four (24)-hour duration; and

c. A "pop off" shall be provided for stormwater runoff beyond the above requirements. The developers must provide a pop off to an outfall with adequate capacity to handle additional stormwater runoff and must document that the pop off to the outfall has been authorized by the owner of the outfall system. If no pop off is available the stormwater storage facility shall be designed with a minimum capacity to retain a storm event of one hundred (100)-year frequency up to and including a twenty-four (24)-hour duration for post development.

Note: The LDC shall include design and performance standards that meet or exceed Section 17-25.025, F.A.C. and Section 17-3.051, F.A.C.

Analysis

Pursuant to Storm water Management Policies 2.1 and 2.3 of the adopted comprehensive plan, the storm water management level of service standards for the Subject Property and any project associated with the Subject Property will be determined upon submission of a specific and detailed development plan.

Data

According to Recreation and Open Space Policy 3.1 in the adopted Comprehensive Plan, the County's LOS for Parks is 0.6 acres per 1,000 population. By applying the LOS standard to the estimated resident population of 191,898, the required supply of parks, recreation facilities and open spaces needed in Okaloosa County to maintain the adopted level of service for recreation park facilities is 115.14 acres.

According to a representative of the Okaloosa County Parks Department, there are currently 450 acres of Community Park lands currently developed and in use in Okaloosa County.

TOTAL CAPACITY	450 ac
LOS STANDARD	0.6 ac/k
EXISTING DEMAND	115.14 ac
TOTAL CAPACITY USED	25.59%
264 UNITS DEMAND	.41 ac
TOTAL CAPACITY USED	0.09%
EXISTING DEMAND + 264 UNITS - TOTAL CAPACITY USED	25.68%

Analysis

There are 2.34 acres of Parks per 1,000 population currently in Okaloosa County. This is significantly more capacity than the 0.6 acres of parks per 1000 population level of service standard required to meet the objectives of the Comprehensive Plan.

The application to amend the FLUM for the Subject Property to (MDR) meets the Parks & Recreation concurrency requirements and the adopted LOS standards.

It is important to note that Okaloosa County enjoys numerous State and Federal parks, open space and recreational facilities within the County that were not included in this analysis.

Impacts to Infrastructure Soils & Topography

Overview

Objective 1 *The County shall coordinate the location of future land uses with topographic conditions, soil types and environmental constraints.*

Policy 1.1 The maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types to physically support buildings and improvements, that could occur upon adoption of the amendment contemplated.

Policy 1.2 The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns, and further shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns, and soil conditions.

Policy 1.3 Flood plains and floodways in the County shall be identified and development shall be limited, consistent with FEMA requirements.

Data

According to the Soil Survey of Okaloosa County, Florida by the United States Department of Agriculture – Natural Resources Conservation Service, 1995, the Subject Property is comprised of Troup sand. (See Figure 5 NRCS Soils in Section 2)

The Subject Property is at 260' above sea level and holds this elevation through the west 2/3rds of the site. Beginning at the east 1/3rd of the site, the elevation begins to slop from 260' until reaching 250' at the east boundary; a rate of approximately 1 foot for every 30 feet or 3 percent. The lowest point on the Subject Property is in the south east corner of the site at Reinke Drive. (See Figure 3 LIDAR Elevation Dataset in Section 2)

Analysis

Troup sands are upland xeric sandy soils and should provide suitable soil for development of the site as allowed if the application to amend the FLUM for the Subject Property to (MDR) is adopted.

Impacts to Infrastructure Wetlands/ Natural Resource

Overview

Environmentally sensitive lands which are defined by having one of more of the following characteristics; floodplains, functioning wetlands, habitat for rare threatened or endangered species or species of special concern, are protected through the process of land use amendments. Such amendments must demonstrate that densities and intensities can be achieved without impacting environmentally sensitive areas.

In addition, new subdivisions that create urban densities and intensities of development are restricted within 100-year floodplains.

Data

The property is within the X flood zone (areas determined to be outside the 500 year floodplain) on the FEMA flood map. FEMA labels the site as an area of minimal flood hazard.

A field review of the habitat and data review of published habitat resources was conducted for the subject property. No National Wetland Inventory wetlands were identified on the site. (See Figure 4 National Wetlands Inventory in Section 2)

The site was mapped using Florida Land Use, Cover and Forms Classification System (Dept of Transportation Jan 1999). There is one main habitat type on the property; Xeric Oak (421) and Mixed Hardwood- Conifer (434) habitats.

No state or federal threatened or endangered species of special concern were found on the property during field reviews and there are no published records for these species on this site. We see no reason why the proposed land use amendment will have any significant adverse impacts to these species. (See Figure 6 - Critical Habitat in Section 2)

Analysis

The application to amend the FLUM for the Subject Property to (MDR) will not impact any environmentally sensitive wetlands, or any state or federally threatened or endangered species of special concern. The Subject Property resides within flood zone X and poses minimal flooding hazard.

Impacts to Infrastructure Historical & Archeological Resources

Overview

Objective 5 *Historic and archaeological resources/districts of Okaloosa County, where designated, shall be protected through identification, classification, and regulation of development.*

~ **Policy 5.1** The County shall coordinate with the Florida Department of State, Division of Historical Resources, and municipalities within the county to map and ensure identification, designation, protection, and conservation of, at minimum, historic and/or archaeological resources listed on the Florida Master Site File

~ **Policy 5.2** The County shall require the cessation of land disturbing activities any time artifacts with potential historical or archaeological significance are revealed and shall require that the property owner notify the discovery of the artifacts to the Department of State, Division of Historical Resources.

Analysis

There are no known historic or archaeological resources on or near the subject. Prior to 1965 the site was used for pasture and crops. Approximately 50 years ago agricultural practices stopped and the pasture was left idle; allowing local vegetation to cover the property.

Because no artifacts were reported found on the site during the farming years, there is no reason to believe that any significant artifact or resource will be "discovered". However, if such is discovered, Comprehensive Plan FLU Objective 5, and the policies there under, will govern.

Impacts to Infrastructure Compatibility & Suitability

Overview

It is the intent of the Okaloosa Comprehensive Plan to ensure that land uses are consistent with the character of the neighborhood and surrounding community.

The Subject Property lies in an existing high intensity development corridor. It is sandwiched between a residential area and a commercial area. It provides a natural transition zone between older residential neighborhoods and the commercial development occurring on the Subject Property's west boundary.

There is no medium density residential land with sufficient densities and intensities in north Okaloosa County to meet the development criteria needed to service the demand for housing & amenities that are affordable, and designed for the needs of individuals and small families.

Intensities created through development of the Subject Property should be minimized due to its proximity to schools, banking, shopping, public services and recreational facilities. Anticipated walking and bicycling paths would provide residents with access to an array of amenities, while multiple entry & exit points to the surrounding roadways provide planners ample options to control the flow of traffic for minimal disruption to surrounding neighbors.

Analysis

The application to amend the FLUM for the Subject Property to (MDR) is compatible and in character with the surrounding neighborhood and existing development patterns in the area. It also provides densities and intensities that will encourage future development that is needed in the Community.

JOHNSON TRACT DEVELOPERS, INC
COMPREHENSIVE PLAN AMENDMENT
DATA AND ANALYSIS REPORT

SUMMARY

Amending the FLUM to entitle the Subject Property with a "Medium Density Residential" (MDR) land use is consistent with or furthers many provisions of the adopted Comprehensive Plan, including, but not limited to:

~ Future Land Use (FLU) Objective 1 and the policies there under, because the topography and soils have proven to be suitable for development and use of the subject;

~ FLU Objective 2 and policies there under, because facilities and services needed to serve the property are available or planned to be available with sufficient capacity to maintain the levels of service concurrent with the theoretical maximum development of the subject site;

~ FLU Objective 4 and the policies there under, because the proposed amendment is compatible with the character of the neighborhood and areas surrounding the subject. Adoption of the amendment and the resulting change of use will maintain and complement the fundamental development pattern of the area;

~ FLU Objective 5 and the policies there under, because no areas or items of historical significance will be exposed or disturbed;

~ FLU Objective 9 and the policies there under, because the Subject Property falls in the Urban Development Boundary Area and provides the mix of residential uses sought after inside the Urban Development Boundary.

The amendment is not in conflict with any policy, regulation, ordinance or other regulatory device of Okaloosa County, including its Land Development Code or Comprehensive Plan.

Adoption of the amendment will help fill a shortage of land of sufficient densities and intensities needed in north Okaloosa County to service the formation demand for housing & amenities that are affordable, and designed to meet the needs of individuals and small families.

The amendment is consistent with policies and objectives of Okaloosa County and the State of Florida.

Amending the FLUM to entitle the Subject Property "Medium Density Residential" (MDR) is in the best interests of the County and its citizens.

**JOHNSON TRACT DEVELOPERS, INC
COMPREHENSIVE PLAN AMENDMENT
DATA AND ANALYSIS REPORT**

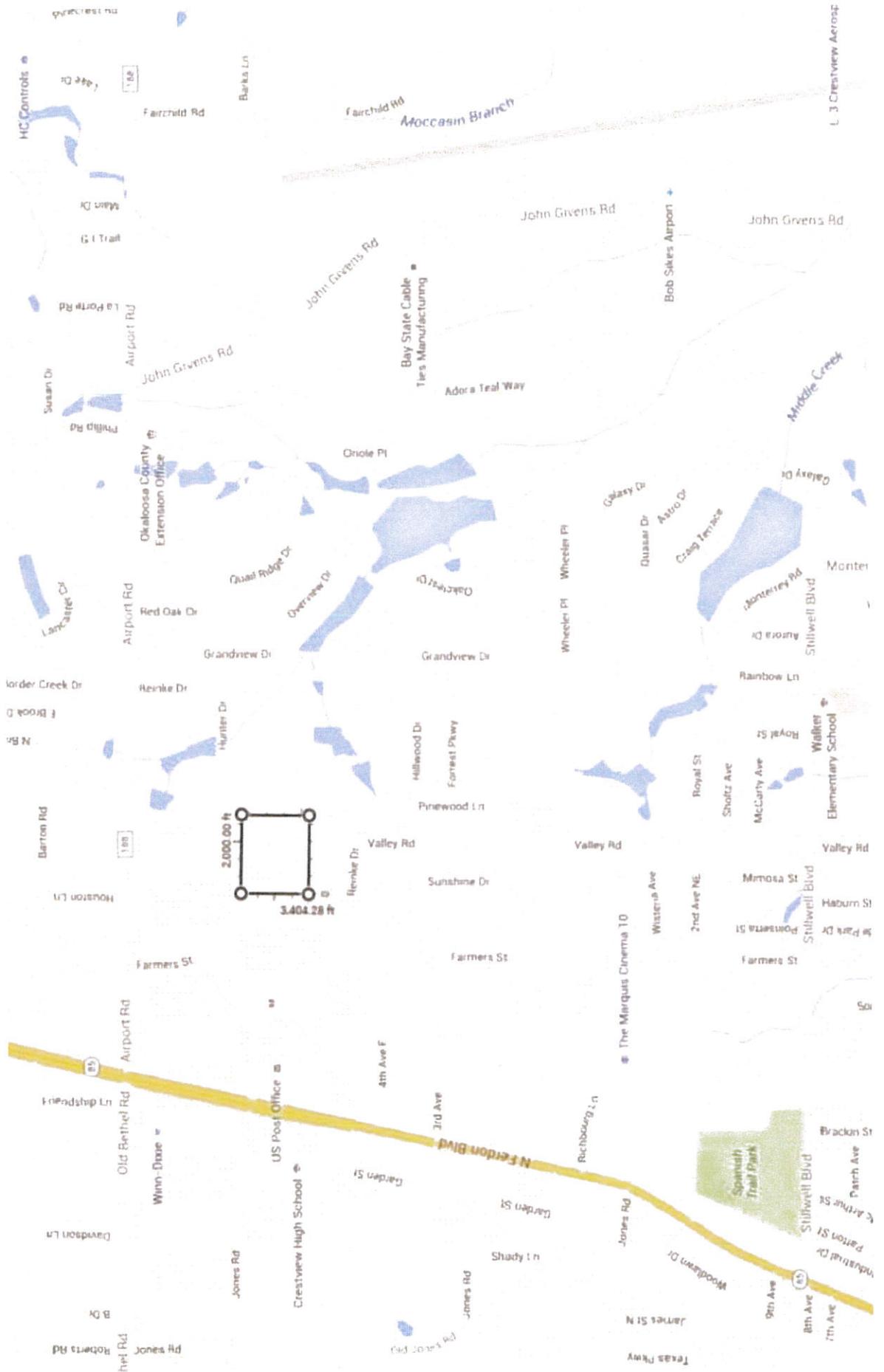
SECTION 2

Maps

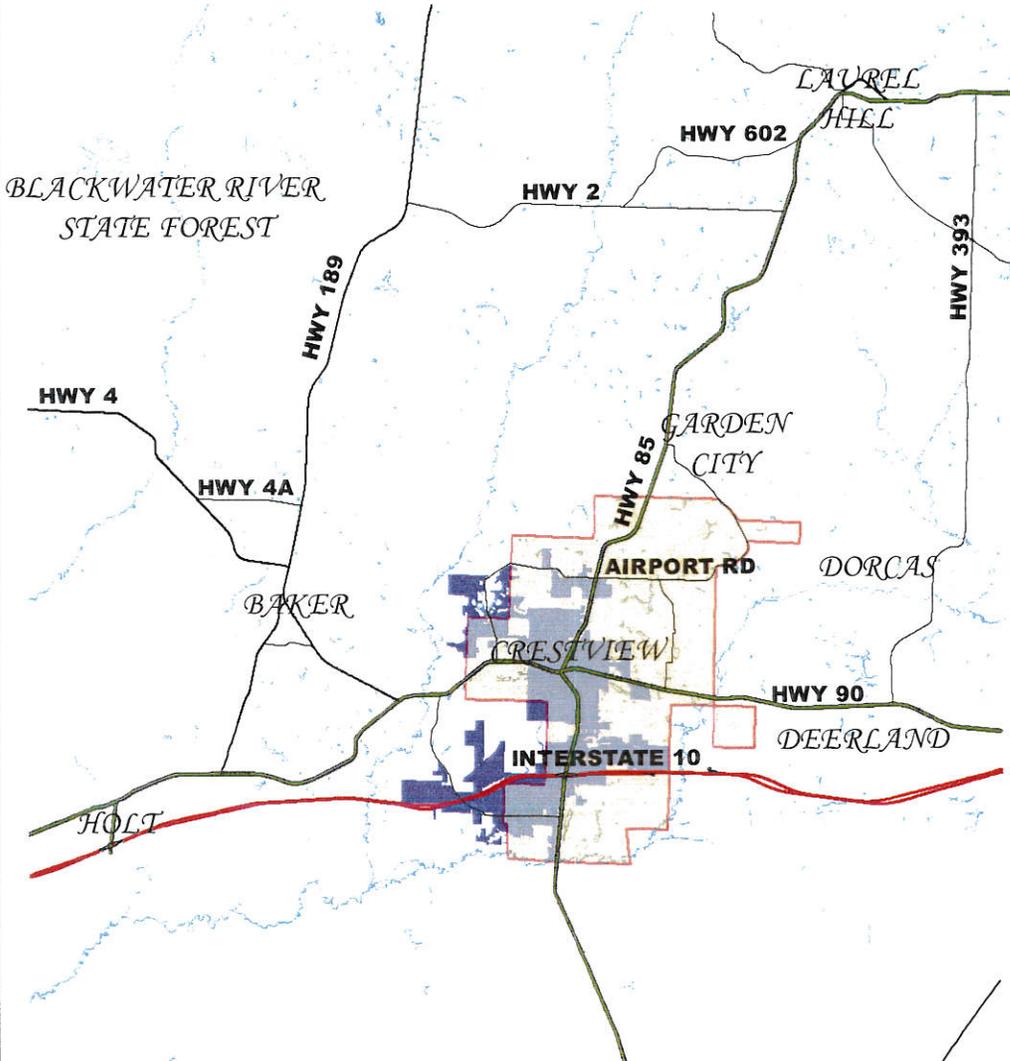
Aerial Photos

Supporting Documentation

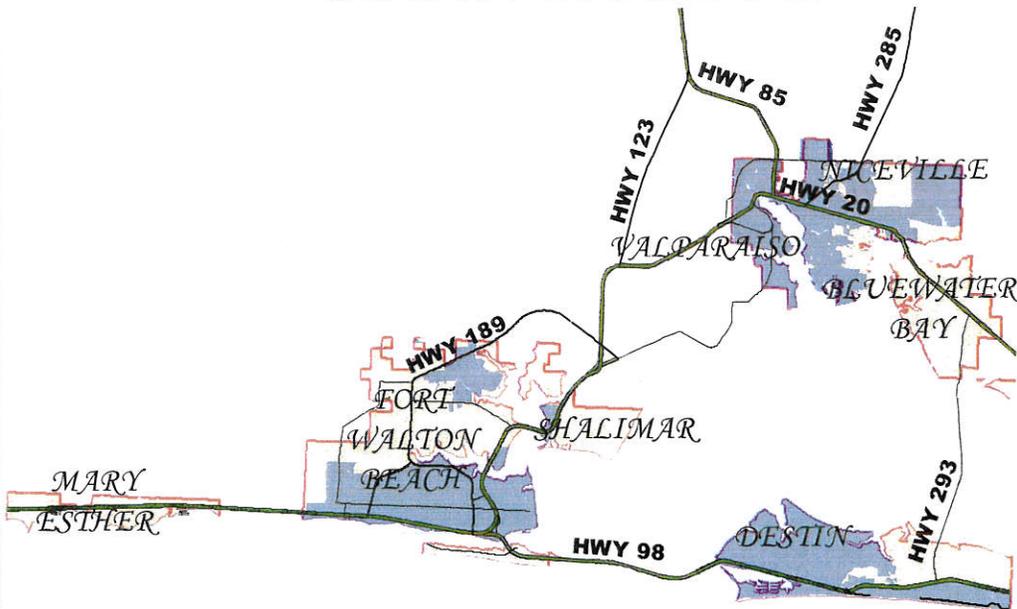
Johnson Tract Developers, Inc FLUM Amendment Property Location Map



NORTH OKALOOSA



SOUTH OKALOOSA



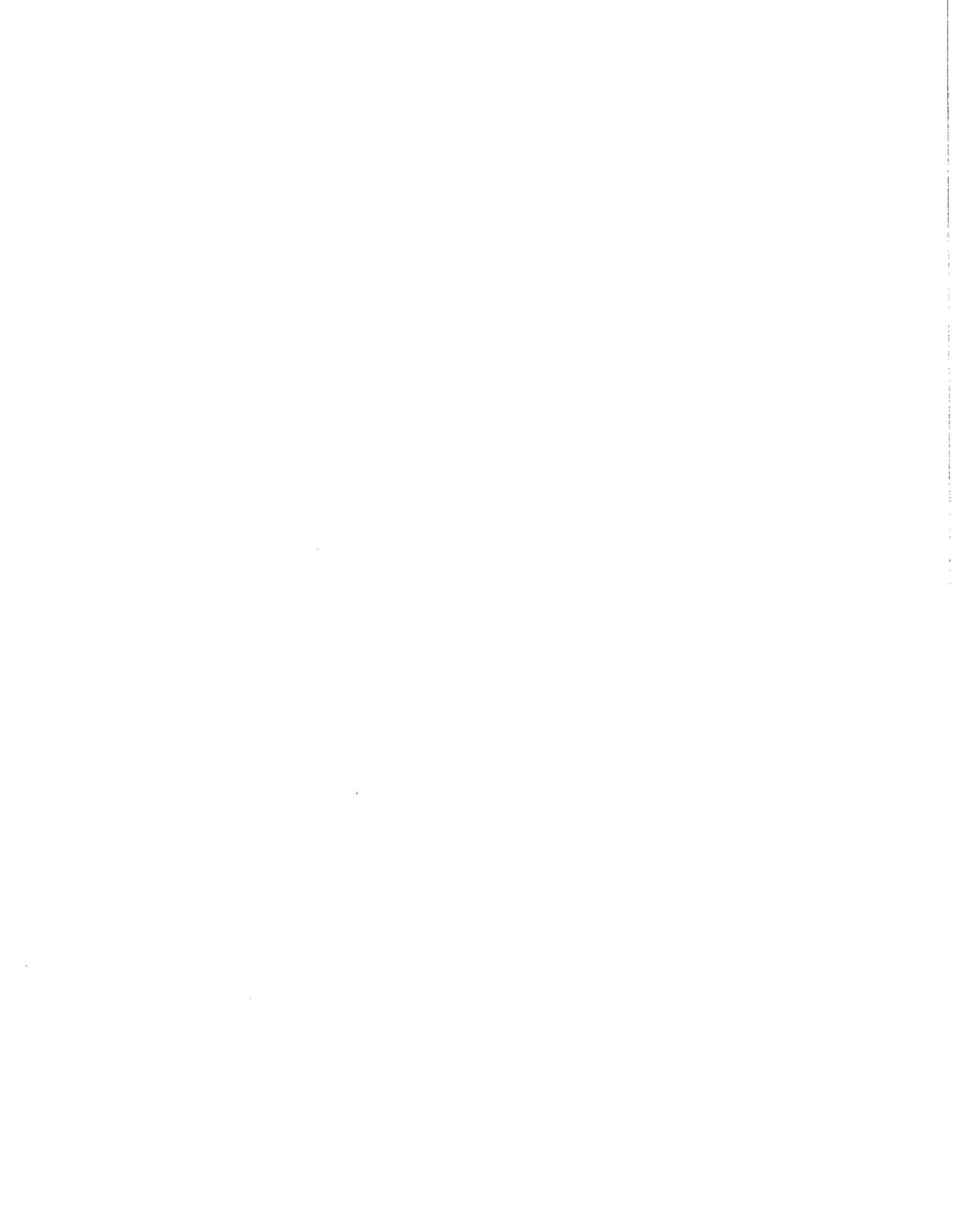
EXCESSIVE GROWTH AND ACCUMULATION OF VEGETATION ORDINANCE

- LEGEND**
- Major Roads
 - Interstate
 - Primary Roads
 - Secondary Roads
 - Urban Development Boundary
 - City Limits

MAP PREPARED BY:
 COUNTY ENGINEER, JOHN THOMPSON
 DATE: 9/28/2015
 SCALE: AS SHOWN

NOTES:
 THIS MAP WAS PREPARED FOR THE PURPOSES OF THE EXCESSIVE GROWTH AND ACCUMULATION OF VEGETATION ORDINANCE.
 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 THE COUNTY ENGINEER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
 THIS MAP IS PROVIDED AS A SERVICE TO THE PUBLIC.
 THE COUNTY ENGINEER IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS MAP.





OKALOOSA COUNTY PLANNING PROFILE

PLANNING AREA 32539

FUTURE LAND USE

Source: Okaloosa County Geographic Information System, 2013

MAP NO. 4

LEGEND

FUTURE LAND USE

- AIRPORT COMPATIBILITY .5 ACRE
- AIRPORT COMPATIBILITY 1 ACRE
- AGRICULTURAL
- COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- EGLIN AFB NORTH ENCROACHMENT ZONE



Walton County



MAP PRODUCTION
 Landmark Computer Graphics
 5000 Highway 90, Suite 100
 Okaloosa, FL 32568
 (904) 935-1000
 Public Release
 This map was prepared by Okaloosa County GIS
 Department in accordance with Chapter 119, Florida Statutes.
 DISCLAIMER:
 Okaloosa County makes no warranty, express
 or implied, regarding the accuracy, reliability,
 or completeness of the information presented
 herein, and/or the use of the information.

Okaloosa County
 Growth Management
 May 2013

**OKALOOSA COUNTY
CRESTVIEW/DORCAS**

PLANNING AREA 32539

ZONING DISTRICT MAP
Source: Okaloosa County Geographic Information System, 2014

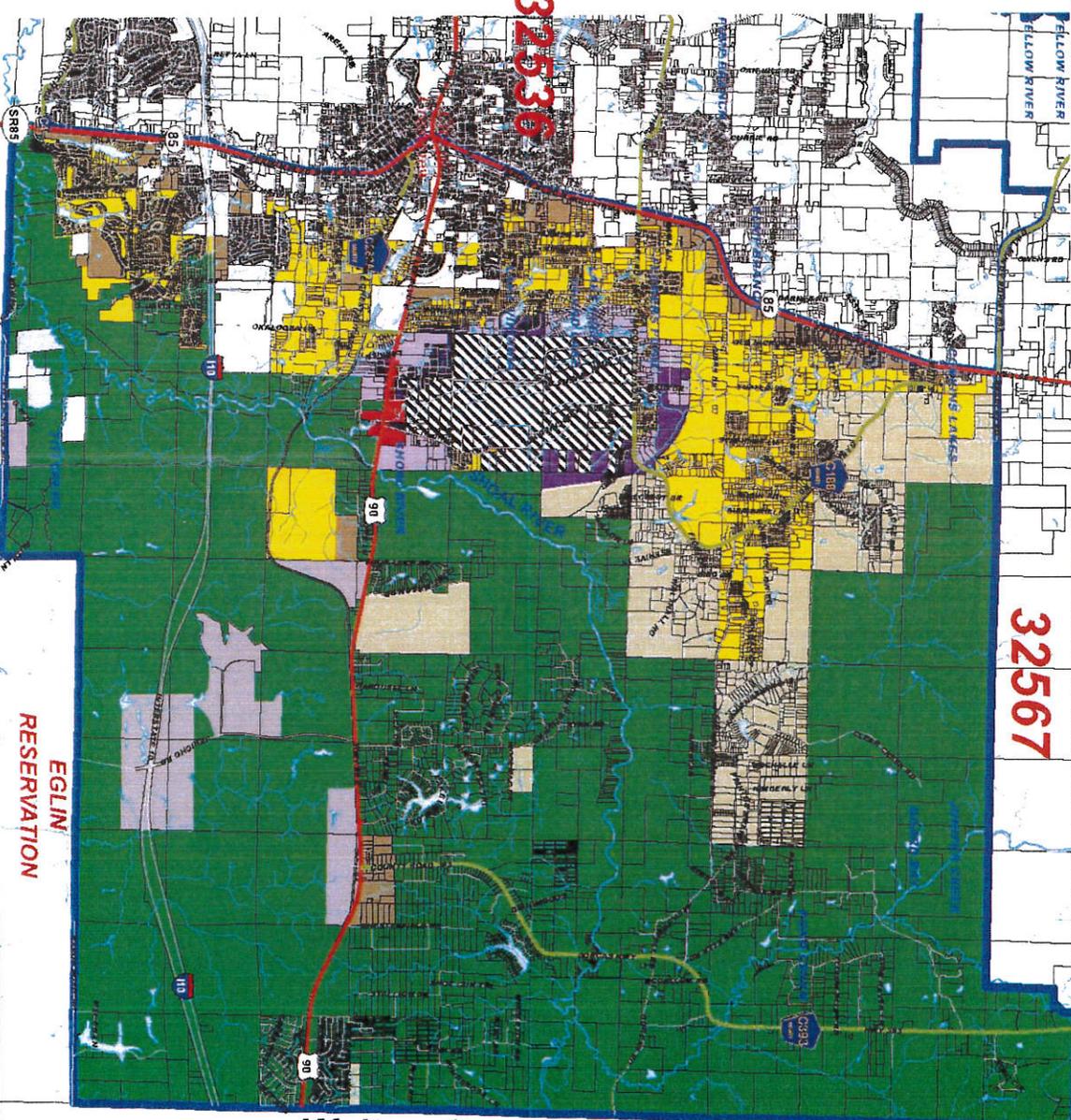
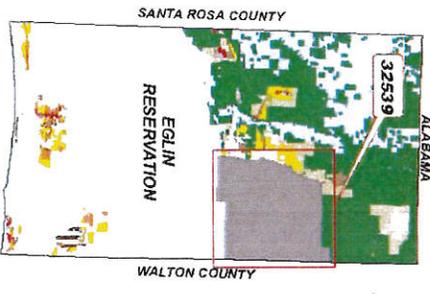


March 2014

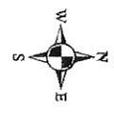
ZONING DISTRICTS

- Residential - 1 (R-1)
 - Residential - 2 (R-2)
 - Suburban Residential (SR)
 - Residential - 3 (R-3)
 - Residential Rural (RR)
 - Mixed Use 1 (MU-1)
 - Mixed Use 2 (MU-2)
 - Mixed Use (MU)
 - Manufacturing Mobile Home Park (MMP)
 - General Commercial (C-3)
 - Neighborhood Commercial (C-2)
 - Business Office (C-1)
 - Institutional (INST)
 - Recreation (REC)
 - Airport Compatibility 5 (AC 5)
 - Airport Compatibility 1 (AC 1)
 - Industrial (I-1)
 - Airport Industrial Park (I-2)
 - Agriculture (AA)
- City: Eagle Reservation (see cover)
- Water:
- Unimproved: State Road County Road

LOCATION MAP



Walton County



MAP PREPARED BY: Planning Department
 32539 - (From Item 2013)
 H&D 10/20/13, 11/07/13
PROJECT & DRAWN BY: Planning Department
 03/14/14 - 11/14/14
 in Okaloosa County, Florida
DISTRICT: Planning Department
 03/14/14 - 11/14/14
PROJECT & DRAWN BY: Planning Department
 03/14/14 - 11/14/14
 in Okaloosa County, Florida
 intended for comparison, not for use.

Okaloosa County

Florida's 26th most populous county
with 1% of Florida's population



Population

	Okaloosa County	Florida
Census Population		
1980 Census	109,920	9,746,961
1990 Census	143,777	12,938,071
% change 1980-90	30.8%	32.7%
2000 Census	170,498	15,982,824
% change 1990-00	18.6%	23.5%
2010 Census	180,822	18,801,332
% change 2000-10	6.1%	17.6%
Age		
% Under 18 years of age	22.3%	21.3%
% 65 years of age and over	13.9%	17.3%
Race & Ethnicity		
% White alone	81.1%	75.0%
% Black or African American alone	9.3%	16.0%
% Hispanic or Latino (of any race)	6.8%	22.5%
Estimates and Projections		
2015 Estimate	191,898	19,815,183
% change 2010-15	6.1%	5.4%
2020 Projection based on 2015 estimate	201,243	21,372,207
% change 2015-20	4.9%	7.9%
2025 Projection based on 2015 estimate	208,711	22,799,508
% change 2020-25	3.7%	6.7%
2014 Median Age	38.3	41.3
Density		
Persons per square mile		
2000	182.2	296.4
2010	194.4	350.6
2015	206.3	369.5

Households and Family Households

	Okaloosa County	Florida
Households		
Total households, 2000 Census	66,269	6,338,075
Family households, 2000 Census	46,499	4,210,760
% with own children under 18	47.1%	42.3%
Total households, 2010 Census	72,379	7,420,802
Family households, 2010 Census	48,457	4,835,475
% with own children under 18	41.6%	40.0%
Average Household Size, 2010 Census	2.43	2.48
Average Family Size, 2010 Census	2.92	3.01

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. Census counts may be corrected for Census Count Question Resolution (CCQR).

Employment by Industry

	Okaloosa County	Florida
Number of Establishments, 2014		
All industries	6,236	646,512
Natural Resource & Mining	26	5,379
Construction	700	60,576
Manufacturing	154	19,479
Trade, Transportation and Utilities	1,279	143,090
Information	73	10,622
Financial Activities	674	68,027
Professional & Business Services	1,227	144,643
Education & Health Services	664	67,546
Leisure and Hospitality	772	54,271
Other Services	489	53,957
Government	141	6,380

Industries may not add to the total due to confidentiality and unclassified.

Housing

	Okaloosa County	Florida
Housing Counts		
Housing units, 2000 Census	78,593	7,302,947
Occupied	66,269	6,337,929
Owner-occupied	43,995	4,441,799
Renter-occupied	22,274	1,896,130
Vacant	12,324	965,018
Housing units, 2010 Census	92,407	8,989,580
Occupied	72,379	7,420,802
Owner-occupied	47,095	4,998,979
Renter-occupied	25,284	2,421,823
Vacant	20,028	1,568,778
Units Permitted		
1990	1,065	126,384
2000	1,489	155,269
2010	547	38,679
2011	749	42,360
2012	922	64,810
2013	1,045	86,752
2014	590	84,075

Population Characteristics

	Okaloosa County	Florida
Language spoken at home other than English		
Persons aged 5 and over	9.8% +/- 0.6%	27.8% +/- 0.1%
Place of birth		
Foreign born	6.6% +/- 0.4%	19.6% +/- 0.1%
Veteran status		
Civilian population 18 and over	22.5% +/- 0.8%	10.1% +/- 0.1%
Residence 1 Year Ago		
Persons aged 1 and over		
Same house	81.2% +/- 1.0%	83.7% +/- 0.1%
Different house in the U.S.	18.1% +/- 1.0%	15.4% +/- 0.1%
Different county in Florida	2.5% +/- 0.3%	3.0% +/- 0.1%
Different county in another state	6.1% +/- 0.5%	2.7% +/- 0.1%
Abroad	0.6% +/- 0.2%	0.9% +/- 0.1%

+/- = margin of error based on a 90% confidence level.

Employment by Industry

Average Annual Employment, % of All Industries, 2014	Okaloosa County	Florida	Average Annual Wage, 2014	Okaloosa County	Florida
All industries	77,832	7,754,770	All industries	\$41,135	\$44,803
Natural Resource & Mining	0.1%	1.1%	Natural Resource & Mining	\$27,857	\$28,626
Construction	4.7%	5.1%	Construction	\$37,757	\$43,690
Manufacturing	4.0%	4.3%	Manufacturing	\$59,866	\$55,520
Trade, Transportation and Utilities	17.5%	20.9%	Trade, Transportation and Utilities	\$31,199	\$40,122
Information	1.0%	1.8%	Information	\$62,106	\$70,634
Financial Activities	6.4%	6.6%	Financial Activities	\$42,471	\$66,169
Professional & Business Services	13.6%	15.0%	Professional & Business Services	\$59,891	\$54,245
Education & Health Services	11.2%	14.8%	Education & Health Services	\$41,641	\$46,571
Leisure and Hospitality	18.0%	14.0%	Leisure and Hospitality	\$17,854	\$23,020
Other Services	3.3%	3.2%	Other Services	\$34,413	\$32,244
Government	20.3%	13.2%	Government	\$54,209	\$49,707

Industries may not add to the total due to confidentiality and unclassified.

Labor Force

Labor Force as Percent of Population Aged 18 and Older	Okaloosa County	Florida	Unemployment Rate	Okaloosa County	Florida
1990	62.3%	64.3%	1990	5.9%	6.1%
2000	62.6%	63.7%	2000	3.7%	3.7%
2010	63.4%	62.2%	2010	8.4%	11.1%
2015	61.7%	61.7%	2015	4.5%	5.4%

Income and Financial Health

Personal Income (\$000s)	Okaloosa County	Florida	Per Capita Personal Income	Okaloosa County	Florida
1990	\$2,708,545	\$260,093,568	1990	\$18,750	\$19,956
2000	\$5,006,597	\$474,961,685	2000	\$29,244	\$29,597
% change 1990-2000	84.8%	82.6%	% change 1990-00	56.0%	48.3%
2010	\$7,631,398	\$729,922,656	2010	\$42,221	\$38,718
% change 2000-10	52.4%	53.7%	% change 2000-10	44.4%	30.8%
2011	\$7,944,068	\$774,598,825	2011	\$43,336	\$40,538
% change 2010-11	4.1%	6.1%	% change 2010-11	2.6%	4.7%
2012	\$8,286,237	\$798,388,291	2012	\$43,512	\$41,249
% change 2011-12	4.3%	3.1%	% change 2011-12	0.4%	1.8%
2013	\$8,453,612	\$809,664,740	2013	\$43,596	\$41,309
% change 2012-13	2.0%	1.4%	% change 2012-13	0.2%	0.1%
2014	\$8,783,041	\$850,177,746	2014	\$44,695	\$42,737
% change 2013-14	3.9%	5.0%	% change 2013-14	2.5%	3.5%

Earnings by Place of Work (\$000s)

1990	\$1,880,641	\$161,317,329
2000	\$3,456,970	\$310,699,734
% change 1990-2000	83.8%	92.6%
2010	\$5,610,881	\$438,952,033
% change 2000-10	62.3%	41.3%
2011	\$5,853,300	\$449,076,191
% change 2010-11	4.3%	2.3%
2012	\$6,166,374	\$470,700,336
% change 2011-12	5.3%	4.8%
2013	\$6,302,640	\$488,644,817
% change 2012-13	2.2%	3.8%
2014	\$6,470,383	\$513,849,812
% change 2013-14	2.7%	5.2%

Median Income

Median Household Income	\$55,768 +/- \$1,483	\$47,212 +/- \$163
Median Family Income	\$66,049 +/- \$1,510	\$57,176 +/- \$240

+/- = margin of error based on a 90% confidence level.

Percent in Poverty, 2014

All ages in poverty	12.4%	16.6%
Under age 18 in poverty	20.2%	24.2%
Ages 5-17 in families in poverty	19.4%	22.9%

Education

Personal Bankruptcy Filing Rate (per 1,000 population)	Okaloosa County	Florida	Public Education Institutions (2015-16)	Okaloosa School District	Florida
12-Month Period Ending Dec. 30, 2014	1.66	3.39	Total (state total includes special districts)	41	3,582
12-Month Period Ending Dec. 30, 2015	1.45	2.73	Elementary	18	1,938
State Rank	40	NA	Middle	8	595
			Senior High	8	619
			Combination	7	430

Chapter 7 & Chapter 13

Quality of Life

Crime	Okaloosa County	Florida	Educational attainment Persons aged 25 and older	Okaloosa County	Florida
Crime rate, 2014 (index crimes per 100,000 population)	2,903.5	3,450.7	% HS graduate or higher	91.0% +/- 0.7%	86.5% +/- 0.1%
Admissions to prison FY 2014-15	459	30,985	% bachelor's degree or higher	28.1% +/- 1.0%	26.8% +/- 0.2%
Admissions to prison per 100,000 population FY 2014-15	240.7	158.8			

+/- = margin of error based on a 90% confidence level.

Workers Aged 16 and Over

Place of Work in Florida		
Worked outside county of residence	8.2 +/- 0.7	17.5 +/- 0.1
Travel Time to Work		
Mean travel time to work (minutes)	22.9 +/- 0.5	26.1 +/- 0.1

+/- = margin of error based on a 90% confidence level.

Reported County Government Revenues and Expenditures

Revenue 2013-14			Expenditures 2013-14		
Total - All Revenue Account Codes (\$000s)	Okaloosa County	Florida*	Total - All Expenditure Account Codes (\$000s)	Okaloosa County	Florida*
Per Capita \$	\$247,656.4	\$35,078,190.1	Per Capita \$	\$236,587.76	\$34,556,603.54
% of Total	100.0%	100.0%	% of Total	95.5%	98.5%
Taxes (\$000s)	\$69,850.1	\$11,286,136.6	General Government Services** (\$000s)	\$52,281.22	\$6,044,766.46
Per Capita \$	\$366.35	\$606.22	Per Capita \$	\$274.20	\$324.69
% of Total	28.2%	32.2%	% of Total	21.1%	17.2%
Permits, Fee, and Special Assessments (\$000s)	\$2,290.8	\$1,428,842.6	Public Safety (\$000s)	\$61,836.61	\$8,265,802.04
Per Capita \$	\$12.01	\$76.75	Per Capita \$	\$324.32	\$443.98
% of Total	0.9%	4.1%	% of Total	25.0%	23.6%
Intergovernmental Revenues (\$000s)	\$30,385.1	\$3,867,086.6	Physical Environment (\$000s)	\$34,868.09	\$4,073,625.32
Per Capita \$	\$159.36	\$207.71	Per Capita \$	\$182.88	\$218.81
% of Total	12.3%	11.0%	% of Total	14.1%	11.6%
Charges for Services (\$000s)	\$97,016.7	\$11,657,880.3	Transportation (\$000s)	\$28,259.26	\$4,178,571.49
Per Capita \$	\$508.83	\$626.19	Per Capita \$	\$148.21	\$224.45
% of Total	39.2%	33.2%	% of Total	11.4%	11.9%
Judgments, Fines, and Forfeits (\$000s)	\$1,164.8	\$201,873.9	Economic Environment (\$000s)	\$7,663.42	\$1,255,781.59
Per Capita \$	\$6.11	\$10.84	Per Capita \$	\$40.19	\$67.45
% of Total	0.5%	0.6%	% of Total	3.1%	3.6%
Miscellaneous Revenues (\$000s)	\$12,374.7	\$865,473.4	Human Services (\$000s)	\$4,323.29	\$2,851,675.45
Per Capita \$	\$64.90	\$46.49	Per Capita \$	\$22.67	\$153.17
% of Total	5.0%	2.5%	% of Total	1.7%	8.1%
Other Sources (\$000s)	\$34,574.1	\$5,770,896.6	Culture / Recreation (\$000s)	\$22,775.04	\$1,399,673.23
Per Capita \$	\$181.33	\$309.97	Per Capita \$	\$119.45	\$75.18
% of Total	14.0%	16.5%	% of Total	9.2%	4.0%
			Other Uses and Non-Operating (\$000s)	\$17,039.30	\$5,491,499.16
			Per Capita \$	\$89.37	\$294.97
			% of Total	6.9%	15.7%
			Court-Related Expenditures (\$000s)	\$7,541.54	\$995,208.81
			Per Capita \$	\$39.55	\$53.46
			% of Total	3.0%	2.8%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

State Infrastructure

	Okaloosa County	Florida
Transportation		
State Highway		
Centerline Miles	214.0	12,117.6
Lane Miles	696.5	43,664.9
State Bridges		
Number	74	6,783
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	164	15,455
Square Footage	1,734,845	218,133,686
State Lands		
Conservation Lands		
Parcels	169	38,326
Acreage	62,924.0	3,140,422.9
Non-Conservation Lands		
Parcels	65	5,880
Acreage	214.9	160,353.7

State and Local Taxation

2015 Ad Valorem Millage Rates	Okaloosa County	Not County-Wide*
	County-Wide	
County	3.4308	0.1412
School	7.2790	
Municipal		1.7050
Special Districts	0.0378	1.1071

*MSTU included in Not County-Wide "County" category



Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 <http://edr.state.fl.us>

April 2016

TRAFFIC ELEMENT REPORT FOR JOHNSON TRACT DEVELOPMENT

Rezoning/Comprehensive Plan Designation

Project Location:
5720 Reinke Drive
Crestview, Florida 32539
OKALOOSA COUNTY, FLORIDA

Prepared for
Johnson Tract Developers, Inc
PO Box 5865
Destin, Fl 32540

Prepared by



Engineering & Planning Resources, PC
1720 W Fairfield Drive
Pensacola, Fl 32501

Certificate of Authorization No. 26219

July 2016

Bonita A. Player, PE
PE #54849

TABLE OF CONTENTS

PROJECT INTRODUCTION 1
PROJECT DETAILS 1
SCENARIO DESCRIPTION 1
TRIP GENERATION SUMMARY 3
 FIGURE 1 4
 FIGURE 2 5
RADIUS OF INFLUENCE/PROJECT TRIP DISTRIBUTION 6
DETERMINATION OF CURRENT AND FUTURE ESTIMATED TRAFFIC IMPACTS 8
ASSESSMENT OF TRAFFIC IMPACTS 9
CONCLUSION & RECOMMENDATIONS 10

APPENDIX

TRIP DISTRIBUTION
OKALOOSA COUNTY ROAD SEGMENT DATA AND SUPPORTING DOCUMENTATION

PROJECT INTRODUCTION

The purpose of this report is to document the potential transportation impacts created by the requested zoning change and Future Land Use Map (FLUM) Amendment to the Okaloosa County Comprehensive Plan. This change is being requested for a parcel located in Crestview, Florida, in the area of 5720 Reinke Drive. See Figure 1 for additional details.

The amendment is to redesignate approximately 16.5 acres from a Low Density Resident (LDR) FLUM/Residential 1 (R-1) Zoning to a Medium Density Residential (MDR) and Residential 2 (R-2) Zoning. This analysis will focus on the conversion of the maximum allowable low density residential scenario to the maximum medium density residential scenario of 16.5 acres. All data and analysis will be presented to satisfy all requirements of the Okaloosa County Land Development Code.

PROJECT DETAILS

The proposed project includes the parcel 04-3N-23-0000-0030-0000 and total parcel acreage is 16.5 acres. The development under review involves 16.5 Acres with a low density residential land use and existing zoning of R-1. The entire 16.5 acres are under consideration. See Figure 2.

SCENARIO DESCRIPTION

The methodology used in the preparation of this traffic report was developed in accordance with standard planning and engineering practices. EPR prepared the necessary traffic analysis to support the change in land use based on the maximum allowable development programs under current and proposed land use and zoning. The following summarizes the development threshold for the existing and proposed land use and zoning:

Scenario 1 – Maximum density under Existing Land Use and Zoning

- a. Existing Future Land Use Code is Low Density Residential and existing zoning is R-1
- b. Permitted Uses - The following uses are permitted as of right in an R-1 district. All other uses are permitted by special exception or prohibited.
 1. *Residential. Single-family detached homes, townhomes as part of PUD, category A or B mobile/manufactured homes, mobile home subdivisions, customary accessory uses and structures, home occupations, home office of convenience, family day care home.*
 2. *Non-Residential. Utilities customary to residential areas (such as power lines, water mains, sewer mains, lift stations, water supply wells, and other similar facilities necessary for the collection, transmission or distribution of utility service), parks and playgrounds, community facilities (i.e. community centers, golf course, tennis courts, swimming pools, etc.), public transit stops and shelters.*
 3. *Community residential homes with 6 or fewer residents licensed by the State and located as prescribed by Chapter 419, Fla. Stat.*
 4. *Public or private schools and houses of worship, subject to compatibility analysis.*
 5. *Customary accessory uses and structures incidental to residential uses (see 2.21.00)*

(Excerpt from Okaloosa County Land Development Code Chapter 2 Section 2.03.00.)



Figure 1
Project Location

Not to Scale



Project Border



Figure 2

Parcel Map

Not to Scale

According to section 2.03.00 in chapter 2 of the Okaloosa County Comprehensive Plan, the density of permitted lots would be 4 dwelling units per acre. The maximum allowable dwelling units for the existing future land use and zoning is 66 dwelling units. The highest traffic generator for SFR/R-1 would be single family residential.

Scenario 2 - Maximum density possible under proposed future land use and zoning

- a. Proposed Future Land Use is Medium Density Residential with a proposed zoning of Residential R-2.
- b. Permitted Uses - The following uses are permitted as of right in an R-2 district. All other uses are permitted by special exception or prohibited.

- 1. Residential. Single-family detached and attached dwellings; category A and B mobile/manufactured homes; duplex, triplex, quadraplex dwellings; townhomes; multi-family; customary accessory uses; home occupation; home office of convenience; family day care homes.*
- 2. Non-Residential. Utilities customary to residential areas (such as power lines, water mains, sewer mains, lift stations, water supply wells, and other similar facilities necessary for the collection, transmission or distribution of utility service) parks; playgrounds; and recreation facilities; community facilities (i.e. neighborhood civic center, golf course, tennis courts, etc.), public transit stops and shelters.*
- 3. Community residential homes with 6 or fewer residents licensed by the State and located as prescribed by Chapter 419, Fla. Stat.*
- 4. Public and private schools and houses of worship subject to compatibility analysis.*
- 5. Customary accessory uses and structures incidental to residential uses (see 2.21.00).*

(Excerpt from Okaloosa County Land Development Code Chapter 2 Section 2.04.04 R-2.)

According to section 2.04.04 in chapter 2 of the Okaloosa County Comprehensive Plan, the highest allowable density of permitted lots would be 16 dwelling units per acre. The maximum allowable dwelling units for the existing future land use and zoning is 264 dwelling units. The highest traffic generator for MDR/R-2 would be multi-family residential.

TRIP GENERATION SUMMARY

A trip generation summary was prepared by EPR for each Scenario to determine the trip adjustments between the existing approved land use designation and the proposed. Using the 9th Edition of *Trip Generation* by ITE, the roadway impact of adjacent street traffic (daily and peak hour) was calculated as follows:

Scenario 1

ITE Code 210: Single-Family Detached Housing

Fitted Curve Equation

$\ln(T) = 0.90 \ln(X) + 0.51 =$ Peak Hour driveway trips

63% entering/37% exiting – Peak Hour

Scenario 2

ITE Code 220: Apartment

.62 trips/dwelling unit = PM Peak Hr.

65% entering/35% exiting

The Weekday and PM Peak hour trips for each scenario are summarized in Table 1.

Table 1 – Trip Generation Summary

Scenario	Scenario Description	Land Use	Dwelling Units	ITE Code	PM PK Hr. Trips Total	PM PK Hr. Trips Entering	PM PK Hr. Trips Exiting
1	Maximum density using existing Land Use & zoning	LDR/R-1	66 DU	210	77	49	24
2	Maximum density using proposed Land Use & existing zoning	MDR/R-2	264 DU	222	163	105	57

RADIUS OF INFLUENCE/PROJECT TRIP DISTRIBUTION

According to Okaloosa County, the radius of influence for a project over from 500 to 1500 new trips is determined using the following criteria.

Impact of Land Use on Roads: From points of ingress/egress to roadways serving the development distribute the PM peak hour trips expected to be generated by the proposed development (per paragraph C.) along the roadway network until the project traffic is less than five (5) percent of the trips generated by the project.

Using the criteria provided above and the trip calculations for the maximum allowable density, the impacted roadway segments were determined and listed in Table 3. The distribution of new trips (for baseline conditions) was calculated using the West Florida Regional Planning Council and Okaloosa County data. See Appendix for PM Peak Hour and Daily trip distribution analysis.

Table 2 – Impacted Roadway Segments
(To Determine No. of New Trips > than 5% of Project Volume)

Roadway	Segment	5% of total trips generated by development	%New Total Project Trips	New Project Trips (Dir) Entering	New Project Trips (Dir) Exiting	New Project Trips	New Trips >5% of Total Trips Generated by development
CR 393	US 90 to SR 85	13	1.0%	1	1	2	No
CR 2	SR 189 to SR 4	13	1.0%	1	1	2	No
CR 188 (Airport Rd/Garden City Rd)	SR 85 to SR 85	13	14%	15	8	23	Yes
John King Rd.	SR 85 to End	13	1.0%	1	1	2	No
CR 188 (Old Bethel Rd.)	US 90 to SR 85	13	2%	2	1	3	No
CR 4 (Antioch Rd)	PJ Adams Pkwy to US 90	13	1.0%	1	1	2	No
PJ Adams	SR 85 to Antioch Rd	13	1.0%	1	1	2	No
		13					
SR 123	SR 85 to SR 85	13	20%	21	11	33	Yes
SR 85	College Boulevard to Antioch Rd	13	46%	48	26	75	Yes
SR 85	Antioch Road to I10	13	56%	59	32	91	Yes
SR 10 (US 90)	MPS Boundary to Antioch Road	13	1%	1	1	2	No
SR 10 (US 90)	Antioch Road to Fairchild Rd	13	1%	1	1	2	Yes
SR 10 (US 90)	Fairchild Rd. to Walton County Line	13	5.0%	5	3	8	No
SR 8 (I-10)	Santa Rosa County Line to Hulbert Field	13	1%	1	1	2	No

According to the results of Table 2, five of the roadway segments fit Okaloosa County criteria for impacted segments. The segments' new trip volumes are greater than the 5% generated by development.

DETERMINATION OF CURRENT AND FUTURE ESTIMATED TRAFFIC IMPACTS

Table 3 summarizes the daily project trips for each roadway segment. This information provides the baseline condition for each of the potentially impacted roadway segments for Scenario 2. Scenario 2 is the maximum density for proposed future land use and zoning. According to data entered in table 3, the impacted roadway network has sufficient capacity for Scenario 2 except for segments SR 85.

Table 3 abbreviated – Segment Impact Analysis
(Due to page width limitations columns 3 -7 were omitted from Table 3 abbreviated below but have been provided in the appendix as part of the complete Table 3)

Roadway	Segment	Count Station / Count Date	Dir PM Peak Hour	Axle Factor	Seas. Factor	Dir PM Peak Hour Factored Volume	Project Trips (3)	Committed Trips (4)	Total Trips (5)	Dir PM PK Hour Service Vol (6)	% Serv Vol Used	Avail. Trips
CR 188 (Airport Rd/Garden City Rd)	SR 85 to SR 85	570289	316	0.99	0.92	288	15	0	303	800 *	37.85%	497
SR 123	SR 85 to SR 85 <i>**New Construction Change Classification and No. of Lanes</i>	570312	1233	1.00	0.93	1147	21	0	1168	1820	64.16%	652
SR 85	College Boulevard to Antioch Rd	570088	2553	0.98	0.93	2327	48	0	2375	1710	138.88%	(665)
SR 85	Antioch Road to I10	571607	2138	0.98	0.92	1928	59	0	1987	1710	116.18%	(277)
SR 10 (US 90)	Fairchild Road to Antioch Road	Average of Sites See appendix	731	0.96	0.92	646	5	0	651	1710	38.05%	1059

(1) Columns 1-7 were obtained from the Okaloosa County Comprehensive Plan. (Columns 3 -7 were omitted from Table 3 abbreviated but have been provide in Table 3 located in the appendix)

(2) Columns 8-12 were obtained from the FDOT Traffic CD

(3) Project trips obtained from table 3.2

(4) Committed trips obtained from Okaloosa County Dated June 2010

(5) Total Trips equals the sum of project trips, committed trips and PM Peak Hour Factored Volume

(6) PM Peak Hour Service Volume Obtained from Okaloosa Walton TPO Congestion Management Process Plan or FDOT LOS Table were indicated.

(7) Segment status Yes – sufficient trips No-insufficient available trips

* According the Ok-Walton Congestion Management Process Plan the section of Airport Road that this report is concerned with is within the Transitioning Area. The LOS standard volume was obtained from the Ok-Wal Congestion Management Plan. See appendix.

** The LOS standard volume was adjusted to reflect the SR 123 upcoming and recent construction.

ASSESSMENT OF TRAFFIC IMPACTS

EPR conducted an analysis to evaluate the daily traffic volumes for the study Roadway segments. The project traffic combined with the 2015 background traffic volumes were compared against the roadway capacities to determine the traffic impacts of a proposed FLUM amendment.

Table 3 summarized the current capacity conditions for all proposed impacted segments

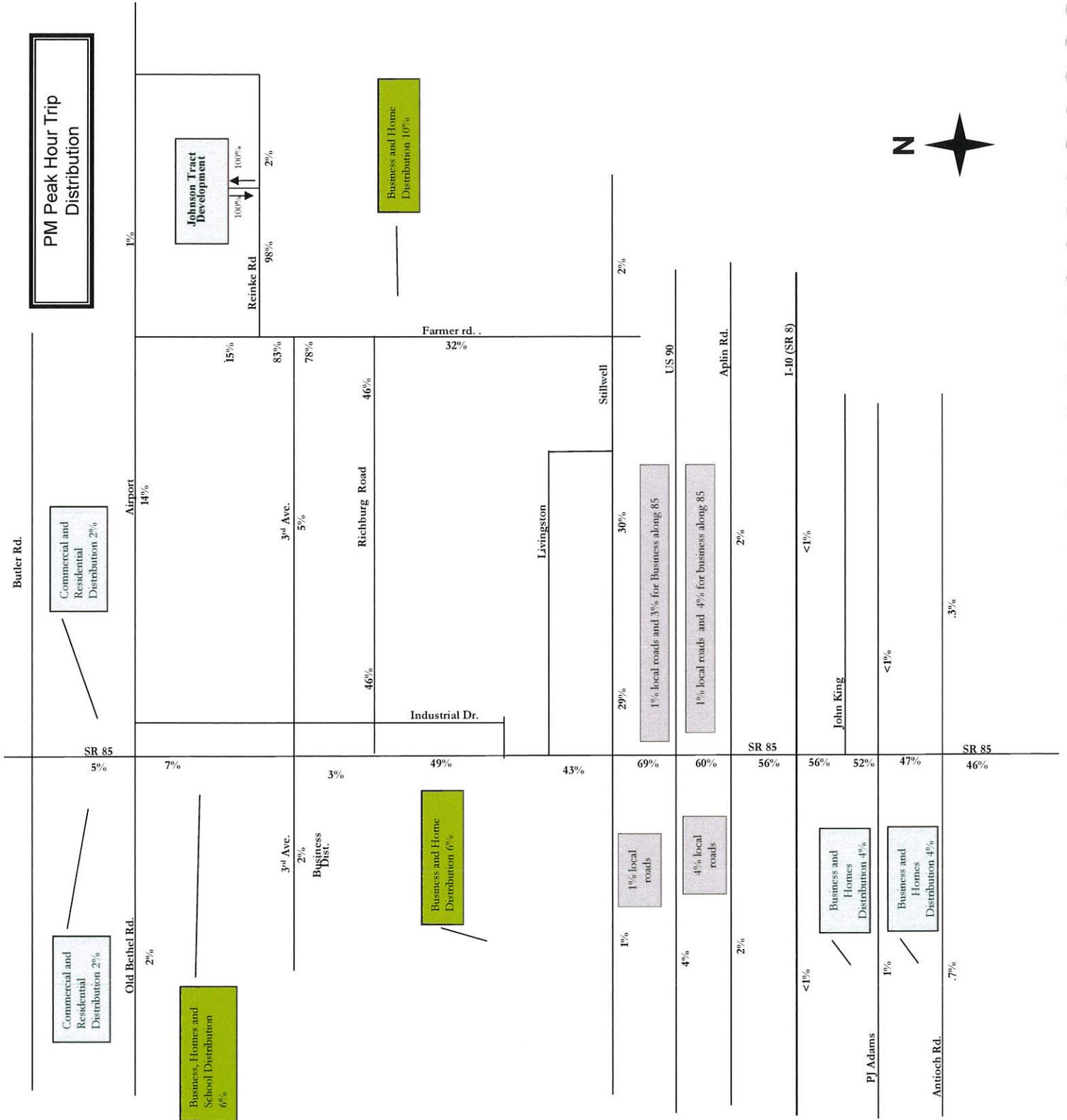
CONCLUSIONS & RECOMMENDATIONS

Based on the aforementioned documentation and technical analysis, it has been demonstrated that none of the impacted roadway segments will exhibit adverse traffic conditions in the current year except for SR 85 from College Blvd to I10

However, as documented in Table 3 and, the SR 85 segment, from the College Blvd to I10, will exceed the adopted level of service through the planning period without the inclusion of proposed project's future land used amendment or rezoning.

Appendix

PM Peak Hour Trip Distribution



CONGESTION MANAGEMENT PROCESS 2012 LEVEL OF SERVICE ANALYSIS - OKALOOSA COUNTY'S COUNTY ROAD

COUNTY ROAD AND SEGMENT	FUNG. CLASS	NO. LNS.	FACILITY TYPE	TOTAL # OF SIG.	SIG PER MI.	SEG. LTH (MI.)	LOS AREA	LOS (STD) & MAX VOL	FDOT COUNT STA #	2011 AADT	AADT			PK HR. / PK DIR.		
											ANALYSIS YEAR	AADT VOLUME	AADT LOS	LOS STD/ MAX VOL	VOLUME	LOS
Old Bethel Road CB Drive to SR 85 0.664 - 1.178 Roadway ID 57501000	Urban Collector	2	Divided	1	1.9455	0.514	Trans	(C) 13,325	303	4,300	2002	5,700	B	(C) 710	304	B
											2003	4,700	B		251	B
											2004	5,100	B		272	B
											2005	5,600	B		299	B
											2006	5,600	B		299	B
											2007	5,000	B		267	B
											2008	5,000	B		267	B
											2009	5,100	B		272	B
											2010	5,300	B		293	B
											2011	4,300	B		229	B
2016	4,748	B	253	B												
2021	5,242	B	280	B												
Airport Road SR 85 to John Givens Road 1.178 - 2.703 Roadway ID 57501000	Urban Collector	2	Undivided	0	0.00	1.525	Trans	(C) 15,100	289	5,900	2002	5,200	B	(C) 800	277	B
											2003	5,200	B		277	B
											2004	5,800	B		309	B
											2005	6,100	B		325	B
											2006	6,100	B		325	B
											2007	5,900	B		315	B
											2008	5,500	B		293	B
											2009	6,500	B		347	B
											2010	6,600	B		352	B
											2011	5,900	B		315	B
2016	6,514	B	348	B												
2021	7,192	B	384	B												
CR 1719 College Boulevard SR85 to SR285 0.000 - 2.050 Roadway ID 57507000	Major Collector: SR 85 to 0.4 mi east of SR 85; Urban Collector: 0.4 mi east of SR 85 to SR 285	2	Undivided	1	0.49	2.050	Urbanized	(D) 14,850	1508 5118 1516	11,500 7,100 NA	2002	7,700	B	(D) 792	411	B
											2003	7,600	B		405	B
											2004	8,400	B		448	B
											2005	8,934	C		477	C
											2006	8,667	C		462	C
											2007	10,000	C		534	C
											2008	8,600	B		459	B
											2009	8,833	C		471	C
											2010	8,400	B		448	B
											2011	9,300	C		496	C
2016	10,268	C	548	C												
2021	11,357	C	605	C												

Updated 2012, using 2011 FDOT LOS Tables. LOS Standards and Max Allowable Volumes are based on those established for State Roadways. "E" following the count indicates an estimated count. "T" following the Count Station number indicated a Telemetered Traffic Monitoring Site. These Tables Are For General Purposes Only. Not To Be Used For Concurrence Management Purposes. Prepared for the FY 2012/13 Transportation Planning Organization Congestion Management Process.

Street Eame	SR 10 (US90) from Fairchild Road to Antioch Road
Sites	1601,5051,5052,5053,1602
Start Date	03/28/2006 - 3/30/06

I. PM Peak Hour Calcs.

6/3/2015 Site 1601

		Direction E			
		1st	2nd	3rd	4th
		:45 - :00	:00 - :15	:15 - :30	:30 - :45
1600	(4:00 pm)	110	104	125	86
1700	(5:00 pm)	138	109	111	103
	totals				425
					461

1600 =	425
1615 =	453
1630 =	458
1645 =	444
1700 =	461

		Direction W			
		1st	2nd	3rd	4th
		:45 - :00	:00 - :15	:15 - :30	:30 - :45
1600	(4:00 pm)	131	108	83	121
1700	(5:00 pm)	130	84	108	111
	totals				443
					433

1600 =	443
1615 =	442
1630 =	418
1645 =	443
1700 =	433

11/3/2015 Site 5051

		Direction E			
		1st	2nd	3rd	4th
		:45 - :00	:00 - :15	:15 - :30	:30 - :45
1600	(4:00 pm)	109	111	105	120
1700	(5:00 pm)	159	110	93	129
	totals				445
					491

		Direction W			
		1st	2nd	3rd	4th
		:45 - :00	:00 - :15	:15 - :30	:30 - :45
1600	(4:00 pm)	108	84	92	126
1700	(5:00 pm)	121	124	98	94
	totals				410
					437

1600 =	445
1615 =	495
1630 =	494
1645 =	482
1700 =	491

1600 =	410
1615 =	423
1630 =	463
1645 =	469
1700 =	437

6/9/2015 Site 5052

Direction E

	1st	2nd	3rd	4th	
	:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600 (4:00 pm)	177	127	130	156	590
1700 (5:00 pm)	187	158	173	164	682

Direction W

	1st	2nd	3rd	4th	
	:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600 (4:00 pm)	147	159	192	191	689
1700 (5:00 pm)	178	164	143	136	621

1600 =	590
1615 =	600
1630 =	631
1645 =	674
1700 =	682

1600 =	689
1615 =	720
1630 =	725
1645 =	676
1700 =	621

6/8/2015 Site 5053

Direction E

	1st	2nd	3rd	4th	
	:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600 (4:00 pm)	194	187	179	207	767
1700 (5:00 pm)	241	203	225	164	833

Direction W

	1st	2nd	3rd	4th	
	:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600 (4:00 pm)	228	231	286	230	975
1700 (5:00 pm)	312	254	246	201	1013

1600 =	767
1615 =	814
1630 =	830
1645 =	876
1700 =	833

1600 =	975
1615 =	1059
1630 =	1082
1645 =	1042
1700 =	1013

6/9/2015 Site 1602

		Direction E				
		1st	2nd	3rd	4th	
		:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600	(4:00 pm)	159	147	176	178	660
1700	(5:00 pm)	189	184	200	167	740

		Direction W				
		1st	2nd	3rd	4th	
		:45 - :00	:00 - :15	:15 - :30	:30 - :45	totals
1600	(4:00 pm)	191	180	233	256	860
1700	(5:00 pm)	243	236	201	176	856

1600 =	660
1615 =	690
1630 =	727
1645 =	751
1700 =	740

1600 =	860
1615 =	912
1630 =	968
1645 =	936
1700 =	856

Average of 5 Sites

Earthbound	5 site average
1600	577.4
1615	610.4
1630	628.0
1645	645.4
1700	641.4

Southbound	5 site average
1600	675.4
1615	711.2
1630	731.2
1645	713.2
1700	672.0

Table 3.3 Segment Impact Analysis

Roadway	Segment	Adopted LOS Standard	# of Lanes One Dir.	Area Type	6% Classification	Roadway Class.	Source of Count	Count Station / Count Date	Dir PM Peak Hour	Axle Factor	Seas. Factor	Dir PM Peak Hour Factored Volume	Project Trips	Committed Trips	Total Trips	Maximum Service Volume Analysis Tool	Dir PM PK Hour Service Volume	% Serv Vol Used	Avail. Trips
CR 188 (Airport Rd/Garden City Rd)	SR 85 to SR 85	D	2	Rural Tran*	Urban Principal Arterial/Undivided	County	State	570289	316	0.99	0.92	288	15	0	303	Okaloosa Walton Congestion Management Plan	800*	37.85%	497
SR 123	SR 85 to SR 85 ** New Construction Change Classification and No. of Lanes	D	4	Tran	Principal Arterial/Divided	State Uninterrupted Flow Highway	State	570312	1233	1.00	0.93	1147	21	0	1168	FDOT LOS Tables	1820	64.16%	652
SR 85	College Boulevard to Annoch Rd	C	4	Tran	Principal Arterial/Divided	State Uninterrupted Flow Highway	State	570088	2553	0.98	0.93	2327	48	0	2375	Okaloosa Walton Congestion Management Plan	1710	138.88%	(665)
SR 85	Annoch Road to 110	C	4	Tran	Principal Arterial/Divided	State	State	571607	2138	0.98	0.92	1928	59	0	1987	Okaloosa Walton Congestion Management Plan	1710	116.18%	(277)
SR 10 (US 90)	Fairchild Road to Annoch Road	D	4	Tran	Minor Arterial/Divided	State	State	Average of Sites - See appendix	731	0.96	0.92	646	5	0	651	Okaloosa Walton Congestion Management Plan	1710	38.05%	1059

(1) Columns 1-7 were obtained from the Okaloosa County Comprehensive Plan.

(2) Columns 8-12 were obtained from the FDOT Traffic CD

(3) Project trips obtained from table 3.2

(4) Committed trips obtained from Okaloosa Co. Dated June 2010

(5) Total Trips equals the sum of project trips, committed trips and PM Peak Hour Factored Volume

(6) PM Peak Hour Service Volume Obtained from FDOT LOS Generalized Tables or Okaloosa Walton Congestion Management Process Plan (were indicated)

(7) Segment status Yes – sufficient trips No-insufficient available trips

* According the Ok. Walton Congestion Management Plan the section of Airport Road that this report is concerned with is within the Transitioning Area.

The LOS standard volume was obtained from the Ok. Walton Congestion Management Plan. See appendix.

** The LOS standard volume was adjusted to reflect the upcoming and recent construction.

COUNTY: 57
 STATION: 0088
 DESCRIPTION: SR 85 - 1000' S OF ANTIOCH RD @ N END OF BRIDGE
 START DATE: 07/07/2015
 START TIME: 1000

TIME	DIRECTION: N				DIRECTION: S				COMBINED TOTAL			
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL	
0000	72	49	48	43	212	22	17	27	14	80	292	
0100	32	21	23	9	85	13	10	13	10	46	131	
0200	11	14	12	18	55	8	11	11	14	44	99	
0300	9	16	15	15	55	12	27	40	32	111	166	
0400	16	25	25	23	89	52	88	117	128	385	474	
0500	42	49	50	73	214	183	333	417	609	1542	1756	
0600	82	117	118	132	449	688	808	752	618	2866	3315	
0700	166	184	223	192	765	614	650	622	467	2353	3118	
0800	166	182	224	176	748	379	439	479	311	1608	2356	
0900	183	213	221	213	830	295	323	318	325	1261	2091	
1000	203	247	254	268	972	235	244	247	231	957	1929	
1100	284	249	278	293	1104	274	260	232	249	1015	2119	
1200	264	240	214	240	958	251	293	294	272	1110	2068	
1300	263	247	287	272	1069	292	281	254	286	1113	2182	
1400	296	311	362	374	1343	260	312	274	229	1075	2418	
1500	429	447	536	560	1972	279	216	257	249	1001	2973	
1600	626	664	623	626	2539	239	250	234	218	941	3480	
1700	640	610	629	633	2512	224	284	243	226	977	3489	
1800	435	366	349	332	1482	173	170	128	120	591	2073	
1900	268	266	216	163	913	112	116	117	104	449	1362	
2000	202	195	201	155	753	101	88	84	65	338	1091	
2100	130	113	141	130	514	71	77	56	64	268	782	
2200	103	96	78	107	384	48	62	46	45	201	585	
2300	94	92	83	57	326	27	26	22	16	91	417	
24-HOUR TOTALS:										20343	20423	40766

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	1ST	2ND	1ST	2ND	1ST	2ND
A.M.	830	796	645	2504	645	3209
P.M.	1615	2553	1215	1151	1700	3489
DAILY	1615	2553	600	2866	1700	3489

TRUCK PERCENTAGE 5.24 5.40 5.32

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	136	14355	4786	78	542	106	8	155	163	9	4	1	0	0	0	1066
S	119	14449	4753	69	561	71	34	164	177	19	5	0	2	0	0	1102
																20423

COUNTY: 57
 STATION: 0289
 DESCRIPTION: CR 188 (AIRPORT RD) - 1400' E OF SR 85 (E OF FARMER)
 START DATE: 06/08/2015
 START TIME: 1000

TIME	DIRECTION: B				TOTAL
	1ST	2ND	3RD	4TH	
0000	11	7	8	11	37
0100	8	8	5	3	24
0200	3	7	3	3	16
0300	1	4	6	6	17
0400	11	11	19	24	65
0500	31	30	45	72	178
0600	68	70	98	95	331
0700	97	102	102	118	419
0800	83	102	105	113	403
0900	95	98	95	117	405
1000	85	92	99	86	362
1100	87	107	89	129	412
1200	142	111	94	102	449
1300	114	111	91	123	439
1400	115	124	124	121	484
1500	128	126	139	133	526
1600	146	143	154	134	577
1700	176	163	159	134	632
1800	120	122	114	78	434
1900	135	99	76	75	385
2000	68	55	70	36	229
2100	43	58	46	43	190
2200	42	34	34	21	131
2300	29	17	15	12	73
24-HOUR TOTALS:					7218

PEAK VOLUME INFORMATION

PEAK	HOUR	VOLUME
A.M.	700	419
P.M.	1645	632
DAILY		632

COUNTY: 57
 STATION: 0312
 DESCRIPTION: SR 123 - .25 M N OF SR 85 OVERPASS
 START DATE: 07/13/2015
 START TIME: 0600

DIRECTION: N

TIME	1ST	2ND	3RD	4TH	TOTAL
0000	31	22	16	12	81
0100	13	8	9	7	37
0200	1	9	10	9	29
0300	6	11	10	7	34
0400	13	15	24	21	73
0500	25	47	42	53	167
0600	94	103	81	92	370
0700	108	130	121	117	476
0800	111	121	121	128	481
0900	100	127	130	93	450
1000	115	121	128	130	494
1100	141	116	126	121	504
1200	120	148	122	141	531
1300	127	147	137	167	578
1400	163	179	208	187	737
1500	226	222	265	251	964
1600	312	345	304	272	1233
1700	256	312	224	205	997
1800	145	156	110	103	514
1900	96	80	81	92	349
2000	75	54	63	52	244
2100	64	54	50	51	219
2200	37	56	71	48	212
2300	31	41	38	31	141
24-HOUR TOTALS:					9915

PEAK VOLUME INFORMATION

TIME	HOUR	VOLUME
A.M.	845	485
P.M.	1600	1233
DAILY	1600	1233

COUNTY: 57
 STATION: 1601
 DESCRIPTION: SR 10 (US90) - 650' W OF VALLEY RD
 START DATE: 06/03/2015
 START TIME: 1200

TIME	DIRECTION: E				DIRECTION: W				COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH
0000	20	15	6	12	53	12	15	11	6	44
0100	6	8	5	24	24	5	3	5	8	21
0200	5	5	6	4	20	12	4	9	7	32
0300	6	5	8	11	30	5	6	5	7	23
0400	22	20	40	55	137	4	11	13	18	46
0500	25	27	33	49	134	25	35	71	72	203
0600	39	71	75	77	262	69	85	85	91	330
0700	70	71	74	73	288	86	113	112	132	443
0800	62	90	57	63	272	119	109	113	78	419
0900	64	62	64	78	268	103	89	83	99	374
1000	58	54	84	69	265	62	94	76	103	335
1100	84	92	80	107	363	107	94	94	93	388
1200	82	99	92	91	364	95	90	82	87	354
1300	82	86	73	93	334	81	84	103	84	352
1400	108	112	105	96	421	77	83	102	101	363
1500	99	86	101	95	381	93	111	187	143	534
1600	110	104	125	86	425	131	108	121	143	443
1700	138	109	111	103	461	130	84	108	111	433
1800	119	96	88	81	384	100	103	68	54	325
1900	96	68	76	67	307	82	74	52	63	271
2000	71	69	71	69	280	66	73	58	40	237
2100	55	46	27	31	159	34	28	19	29	110
2200	43	25	15	17	100	16	17	12	14	59
2300	13	16	23	12	64	19	9	10	10	48
24-HOUR TOTALS:					5796					6187
										11983

PEAK VOLUME INFORMATION

DIRECTION:	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	COMBINED HOUR	VOLUME
A.M.	730	299	715	476	730	771
P.M.	1700	461	1515	572	1530	979
DAILY	1700	461	1515	572	1530	979

TRUCK PERCENTAGE 5.16 5.53 5.35

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	38	4124	1335	35	149	19	0	42	44	8	0	0	2	0	0	299
W	36	4395	1414	31	162	23	2	51	54	14	0	0	5	0	0	342
																6187

COUNTY: 57
 STATION: 1602
 DESCRIPTION: SR 10 (US90) - 1200' W OF LINDBERG ST
 START DATE: 06/09/2015
 START TIME: 1000

TIME	DIRECTION: E				DIRECTION: W				COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL
0000	14	6	12	14	46	24	30	14	10	78	
0100	14	18	8	13	53	12	10	8	16	46	
0200	7	6	14	0	27	9	12	6	7	34	
0300	17	23	19	26	85	2	3	7	10	22	
0400	25	31	63	59	178	10	11	11	14	46	
0500	58	81	128	185	452	17	26	31	54	128	
0600	142	134	164	160	600	70	75	77	81	303	
0700	165	194	225	284	868	90	76	117	93	376	
0800	182	183	217	174	756	89	91	89	101	370	
0900	142	156	147	202	647	113	102	106	120	441	
1000	118	156	145	164	583	120	130	132	118	500	
1100	159	149	186	205	699	163	152	164	157	636	
1200	169	158	140	176	643	177	167	169	165	678	
1300	192	148	162	163	665	156	131	159	118	564	
1400	161	188	165	154	668	181	162	168	167	678	
1500	150	129	147	195	621	152	167	198	186	703	
1600	159	147	176	178	660	191	180	233	256	860	
1700	189	184	200	167	740	243	236	201	176	856	
1800	111	160	130	121	522	167	170	129	135	601	
1900	82	98	105	112	397	137	159	106	127	529	
2000	92	82	61	60	295	132	107	90	101	430	
2100	43	41	45	38	167	104	76	52	67	299	
2200	44	23	25	23	115	46	41	29	25	141	
2300	20	22	22	19	83	35	26	25	25	111	
24-HOUR TOTALS:					10570					9430	20000

PEAK VOLUME INFORMATION

DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
hour	volume	hour	volume	hour	volume
A.M. 715	885	845	422	730	1264
P.M. 1645	751	1630	968	1630	1695
DAILY 715	885	1630	968	1630	1695

COUNTY: 57
 STATION: 1607
 DESCRIPTION: SR 85 - 300' N OF CRACKER BARREL RD (S OF I-10 RAM)
 START DATE: 06/16/2015
 START TIME: 1100

TIME	DIRECTION: N				DIRECTION: S				COMBINED TOTAL		
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD		4TH	TOTAL
0000	63	56	34	39	192	47	36	37	44	164	356
0100	31	22	32	23	108	27	28	14	19	88	196
0200	22	17	16	12	67	20	23	21	21	85	152
0300	25	19	25	24	93	20	20	31	35	106	199
0400	35	31	44	50	160	52	70	72	85	279	439
0500	53	69	103	109	334	132	233	285	353	1003	1337
0600	133	164	208	244	749	485	471	441	387	1784	2533
0700	251	274	382	390	1297	466	474	500	415	1855	3152
0800	306	272	315	369	1262	388	414	346	329	1477	2739
0900	319	322	370	351	1362	334	312	334	310	1290	2652
1000	354	330	325	303	1312	325	324	325	353	1327	2639
1100	320	356	350	357	1383	311	338	314	371	1334	2717
1200	387	383	366	387	1523	397	391	378	398	1564	3087
1300	358	381	362	412	1513	330	365	336	338	1369	2882
1400	403	367	403	439	1612	362	305	286	392	1345	2957
1500	410	484	490	497	1881	333	372	314	337	1356	3237
1600	553	537	527	521	2138	347	362	376	403	1488	3626
1700	541	513	545	521	2120	413	394	372	318	1497	3617
1800	443	360	363	300	1466	344	297	310	285	1236	2702
1900	295	275	257	219	1046	213	282	244	214	953	1999
2000	207	203	198	162	770	227	237	187	178	829	1599
2100	178	155	134	136	603	164	143	129	104	540	1143
2200	104	99	86	92	381	124	99	83	74	380	761
2300	107	63	72	77	319	61	80	61	58	260	579
24-HOUR TOTALS:										23691	47300

PEAK VOLUME INFORMATION

DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	845	700	1855	700	3152
P.M.	1600	1630	1586	1645	3702
DAILY	1600	700	1855	1645	3702





Jack Jernigan - Data & Analysis (LOS)

Jim Reece <jreece@co.okaloosa.fl.us>
To: Jack Jernigan <jackjernigan@cox.net>

Thu, Jun 30, 2016 at 12:23 PM

Jack,

Based on a projected maximum number of units of 264 Okaloosa County has solid waste capacity to support an estimated 3,260.4 lbs per day (264 units x 5 lbs per day x 2.47 persons per unit).

Jim

Cent logo small



Jim Reece, CHMM

Okaloosa County Recycling Office

(850) 609-6168

jreece@co.okaloosa.fl.us

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 e-mail communication, including your email address, may be subject to public disclosure and public record retention requirements.

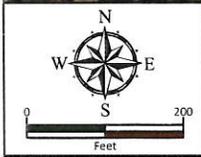
From: jackcjernigan@gmail.com [mailto:jackcjernigan@gmail.com] **On Behalf Of** Jack Jernigan

Sent: Thursday, June 30, 2016 11:09 AM

To: Jim Reece <jreece@co.okaloosa.fl.us>

Subject: Jack Jernigan - Data & Analysis (LOS)

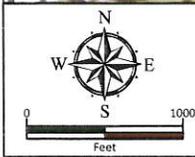
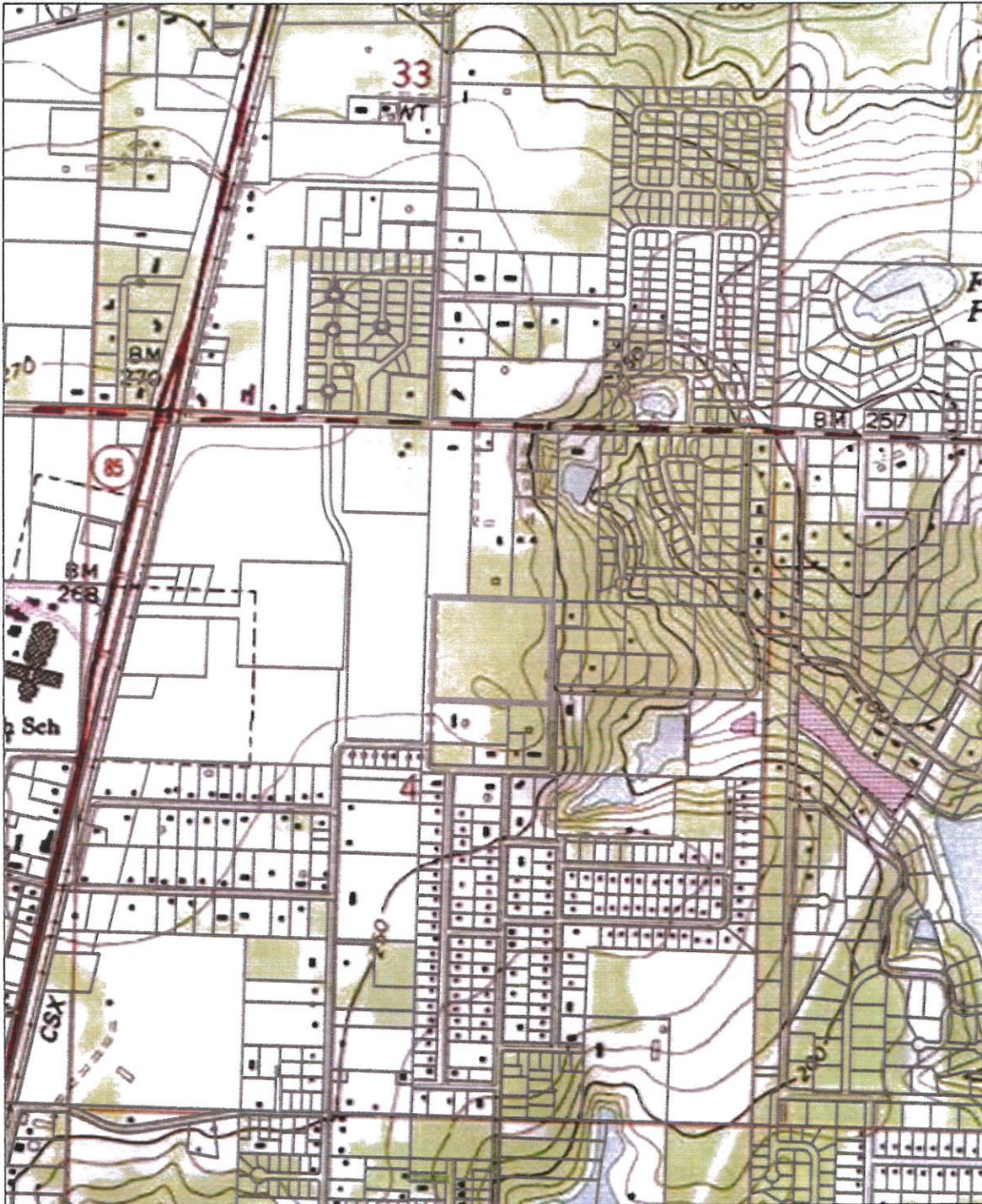
[Quoted text hidden]



Sources:
-ESRI
-Okaloosa County Property Appraiser

Figure 1
Aerial Photograph, 9-20-2015
Parcel: 04-3N-23-0000-0030-0000
Crestview, Florida





Sources:
 -ESRI
 -Okaloosa County Property Appraiser

Figure 2
USGS Topographic Map
Parcel: 04-3N-23-0000-0030-0000
Crestview, Florida



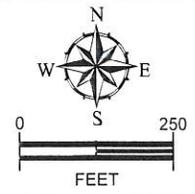
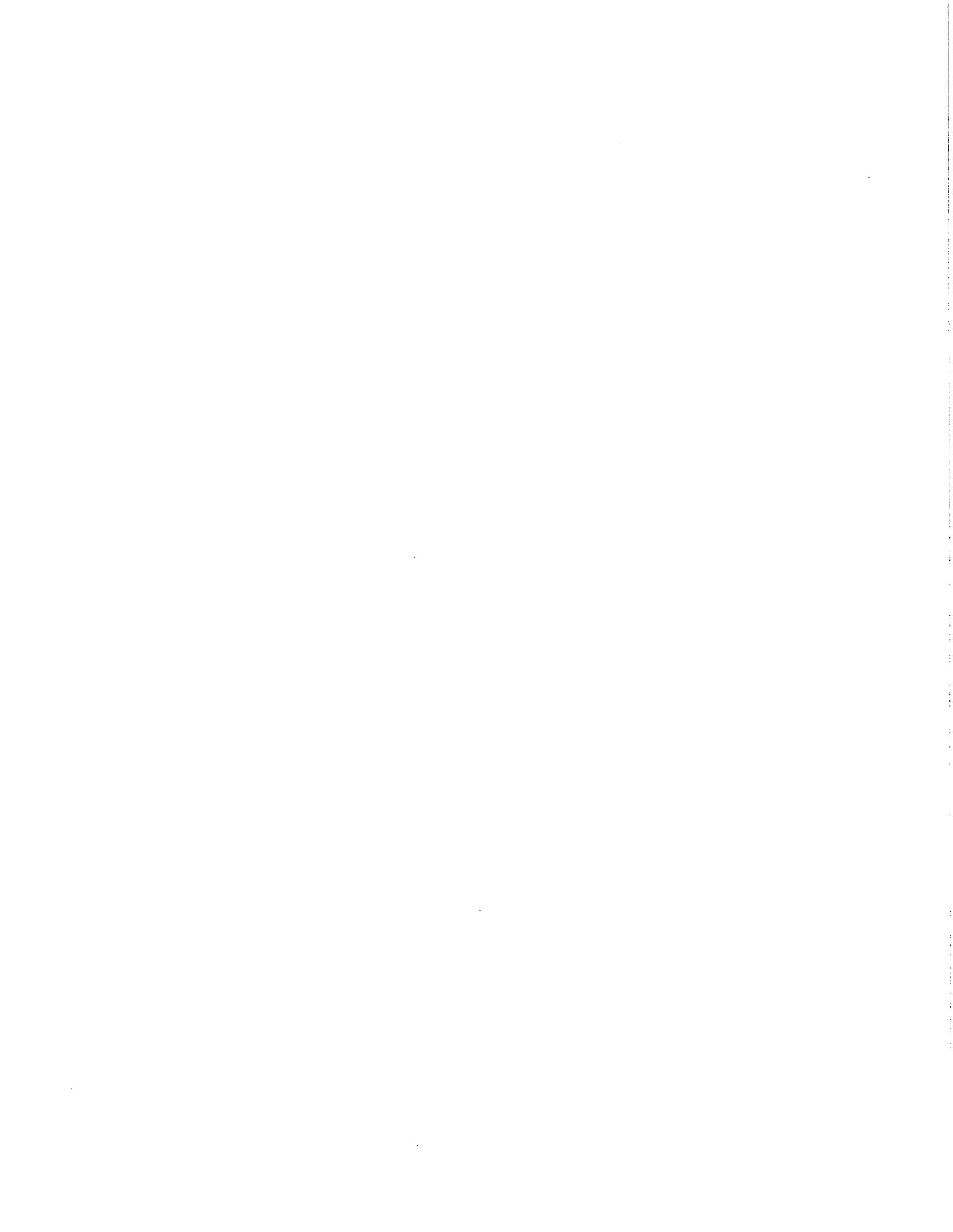


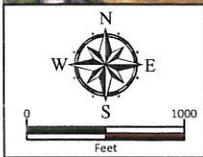
FIGURE 3
LIDAR Elevation Dataset
Parcel:
04-3N-23-0000-0030-0000
Crestview, Florida





Legend

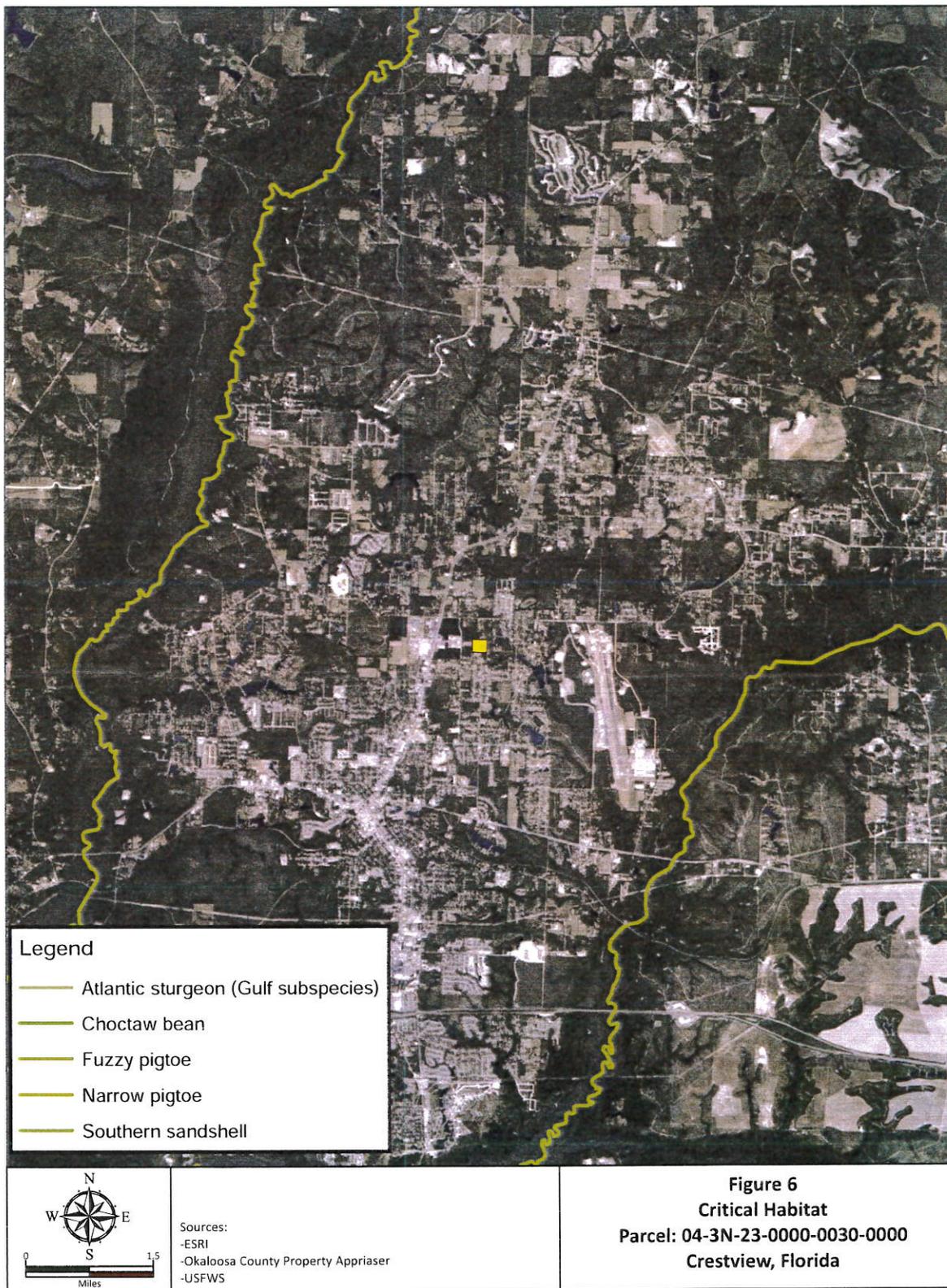
- FRESHWATER EMERGENT WETLAND
- FRESHWATER FORESTED/SHRUB WETLAND
- FRESHWATER POND
- LAKE



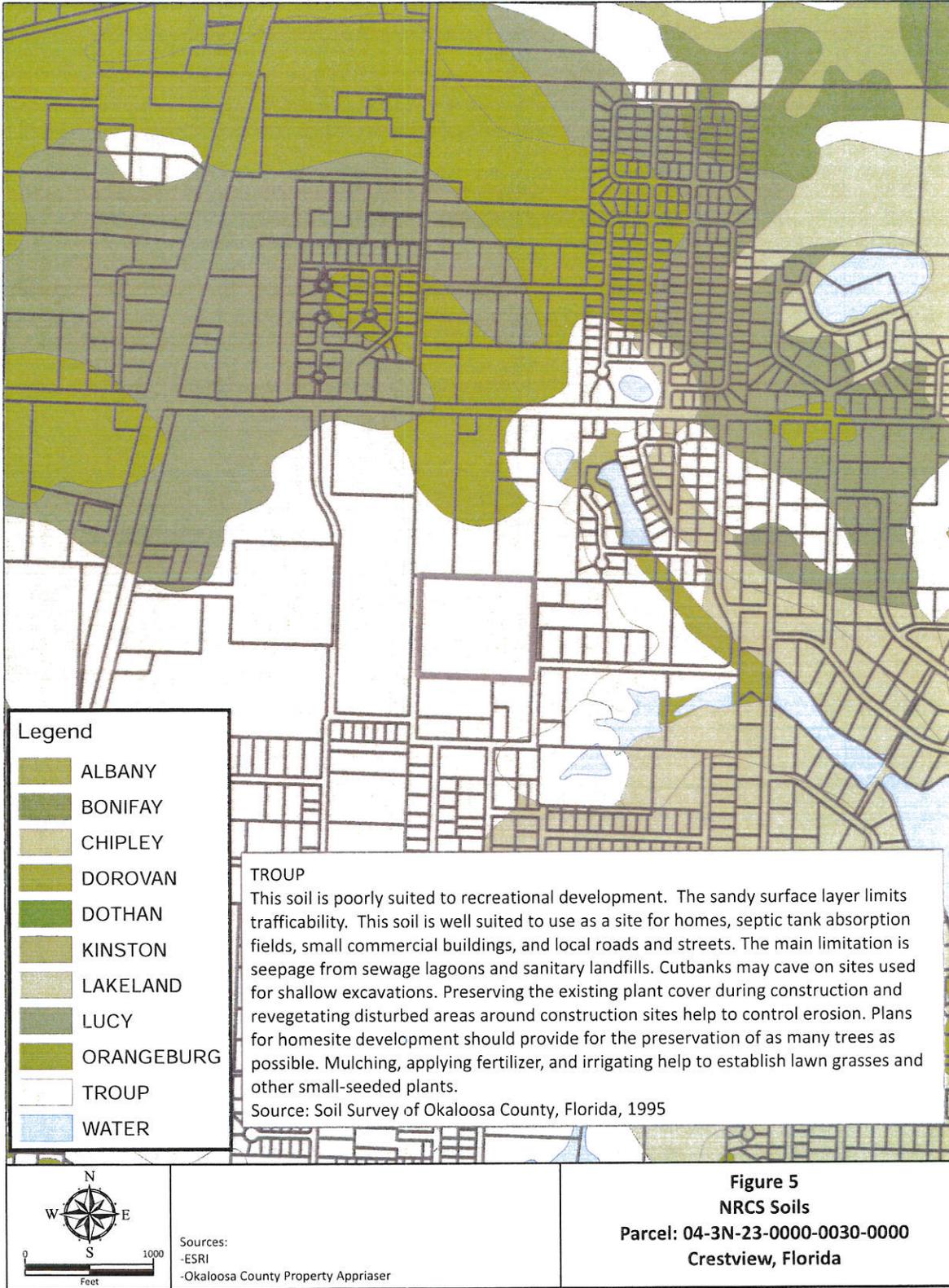
Sources:
 -ESRI
 -Okaloosa County Property Appraiser

Figure 4
National Wetlands Inventory
Parcel: 04-3N-23-0000-0030-0000
Crestview, Florida

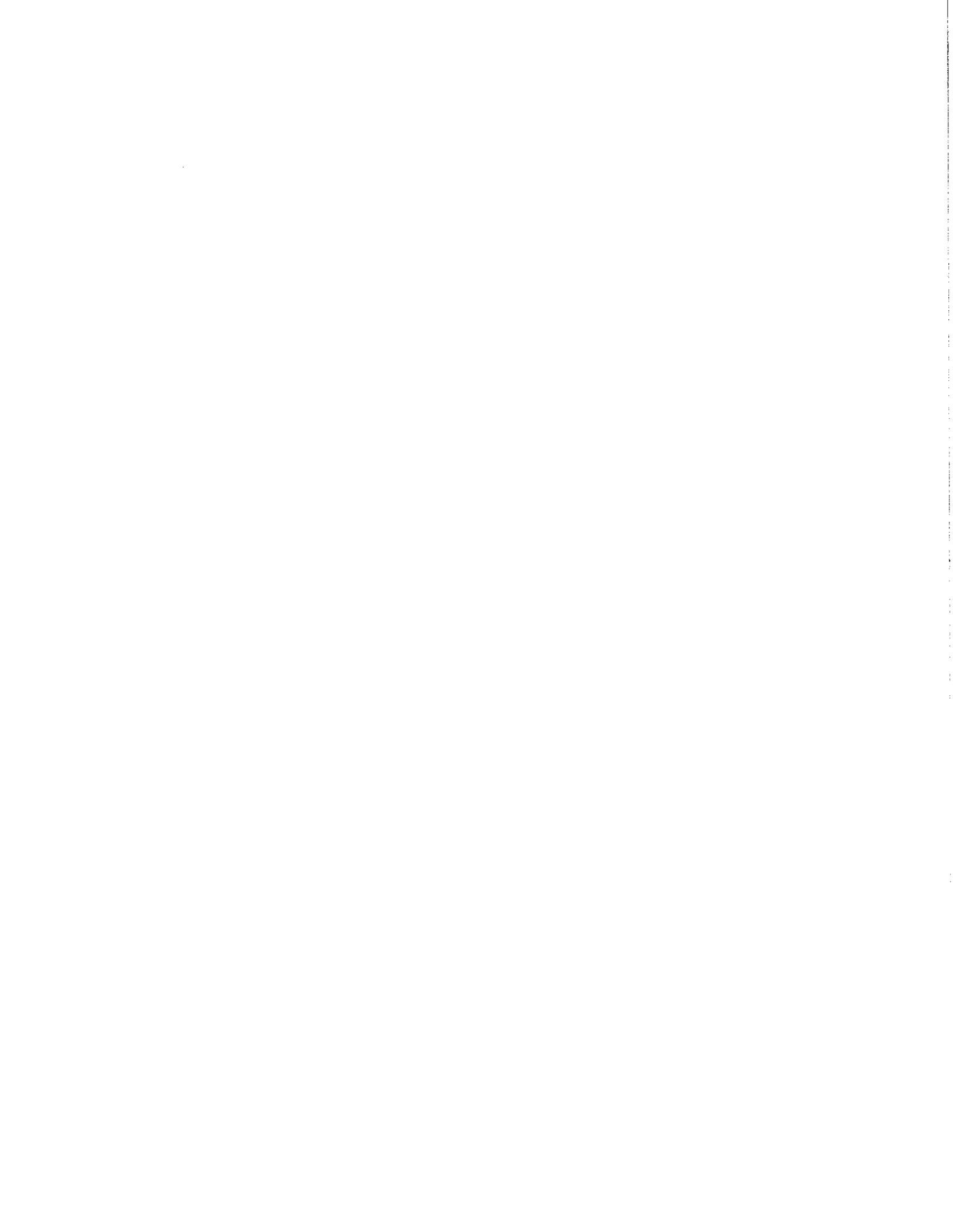














APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP
OKALOOSA COUNTY,
FLORIDA
AND INCORPORATED AREAS**

PANEL 170 OF 494

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
OKALOOSA COUNTY	07073	070	H
CRESTVIEW, CITY OF	120697	070	H

Notice to User: The MAP NUMBER shown below should be used when ordering a copy of the map. The MAP NUMBER shown above should be used on insurance applications for the subject community.

**MAP NUMBER
12091C070H**

**EFFECTIVE DATE:
DECEMBER 6, 2002**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

