PLANNING COMMISSION

AGENDA

NOVEMBER 12, 2026

5:01 P.M.

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

Robert Cadenhead, District 1
Patrick Davis, District 3
Chairman Commissioner John Collins, District 5
Eglin Air Force Base Rep. Rosanna Edwards
Brooke McLean, District 2
Commissioner Todd Tarchalski, District 4
Okaloosa County School Board: Dustin Keith

A. CALL TO ORDER

B. ROLLCALL

C. APPROVAL OF MINUTES FOR SEPTEMBER 10, 2026, MEETING

D. OPEN TO PUBLIC (FOR ANY ITEMS NOT QUASI JUDICIAL ON THIS AGENDA)

E. ANNOUNCEMENTS

F. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

G. ACCEPTANCE OF THE AGENDA

H. OATHTAKING

I. DISCLOSURES

J. OLD BUSINESS

None

K. NEW BUSINESS

a. Applications for Development Review

None

b. Public Hearings

Agenda Item # 1: Consideration of a request for approval of a Small-Scale Plan Amendment to change the Comprehensive Plan Future Land Use Map (FLUM) designation for a 41.05 acres, more or less, portion of parcel (17-3N-22-0000-0006-0000) located at 3985 Highway 90 E, Crestview, FL from **Agriculture (AG)**

to **Industrial (I)**. If the FLUM amendment is approved, there is a companion request to rezone the 41.05 acres, more or less, portion of the subject property from **Agriculture (AA)** to **Industrial (I-1).**

Agenda Item # 2: Consideration of a request for approval of a Small-Scale Plan Amendment to change the Comprehensive Plan Future Land Use Map (FLUM) designation for a 12.65 acres, more or less, parcel (17-3N-22-0000-0001) located on Jace Drive, Crestview, FL from **Agriculture (AG)** to **Industrial (I)**. If the FLUM amendment is approved, there is a companion request to rezone the 12.65 acres, more or less, property from **Agriculture (AA**) to **Industrial (I-1).**

Agenda Item # 3: Consideration of a request for approval of a Small-Scale Plan Amendment to change the Comprehensive Plan Future Land Use Map (FLUM) designation for a 11.06 acres, more or less, parcel (22-3N-23-0000-0042-003E) located at 3176 James Kennedy Road, Crestview, FL from **Low Density Residential (LDR)** to **Agriculture (AG)**. If the FLUM amendment is approved, there is a companion request to rezone the subject property from **Residential-1 (R-1)** to **Agriculture (AA**).

Agenda Item # 4: A public hearing to receive public testimony regarding adoption of a proposed Comprehensive Plan text amendment to the Okaloosa County Comprehensive Plan. The proposed amendment revises the Future Land Use Element, Objective 4, Policy 4.1-4.6 to establish factors for assessing the compatibility of allowable residential uses within residential zoning districts and future land use categories, consistent with section 163.3194(7), Florida Statutes, as created by Section 6 of Chapter 2026-7, Laws of Florida (House Bill 399). The purpose of this amendment is to identify compatibility factors and mitigation approaches as required by the Florida Legislature.

L. OTHER BUSINESS

None

M. ADJOURNMENT

AGENDA ITEM 2

PLANNING COMMISSION AGENDA REQUEST

TO: Honorable Chairman and Members of the Okaloosa County Planning Commission

THROUGH: Kristen Shell, AICP, MEng

FROM: Daniel Stuart Campbell, Planner III

SUBJECT: CPA-1026-0006 and REZ-1026-0007, request for Small Scale Plan Amendment and Rezoning

AGENDA DATE: November 12, 2026

LOCATION : Jace Drive, Crestview, FL

REQUESTED ACTION:

The applicant is requesting approval of a Small-Scale Plan Amendment to change the Comprehensive Plan Future Land Use Map (FLUM) designation of parcel 17-3n-22-0000-0001-0020 from **Agriculture (AG)** to **Industrial (I).** If the FLUM amendment is approved, there is a companion request to change the zoning of the subject property from **Agriculture (AA)** to **Industrial (I-1)**.

PARCEL INFORMATION :

- Property Appraiser's Parcel ID Number: 17-3N-22-0000-0001-0020
- Property contains 12.65 acre more or less
- BCC District: (1) Commissioner Mixon
- Planning Commission District: (1) Commissioner Cadenhead
- Future Land Use Map Designation: Agriculture (AG)
- Zoning District: Agriculture (AA)
- Current Use: Vacant

SURROUNDING LAND USES:

- North: Residential Single-Family, Jace Drive
- South: Vacant , Gun Range/Shooting Range outdoor recreational use
- East: Residential Single-Family
- West: Healing Hoof Steps – Equine Therapy

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	**ZONING DESIGNATION**
SUBJECT PROPERTY	Agriculture (AG)	Agriculture (AA)
NORTH	Agriculture (AG), Jace Drive	Agriculture (AA), Jace Drive
SOUTH	Agriculture (AG)	Agriculture (AA)
EAST	Agriculture (AG)	Agriculture (AA)
WEST	Agriculture (AG)	Agriculture (AA)

PUBLIC NOTICE:

The proposed agenda item was properly advertised in the Northwest Florida Daily News on October 28, 2026; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

PUBLIC COMMENT/OPPOSITION:

At the time of this writing, staff has received written comments from Kathi Wise, Lori Treff, Keisha DeLoach, Tommy Ervin and Thomas Churcch in opposition to the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1026-0006 and REZ-1026-0007. (See **Exhibit 5**)

BACKGROUND AND APPLICABLE CODE SECTIONS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The subject property is located north of and is to have access through the proposed road network to US 90 E / SR 10 (Old Spanish Trail). US 90 E is classified as a Minor Arterial that provides regional transportation access. Its state highway designation supports consideration of the property access to a major transportation corridor when evaluation the requested Industrial (I) Future Land Use classifications and Industrial (I-1) zoning district.
- The applicant is proposing to dedicate approximately 200-feet of Road right-of-way at the southeast corner of the southern property that would align with existing Jericho Road to the south of US 90 E. (See **Exhibit 6**) The applicant and the County's Public Works Department has been discussing the possibility of extending Jericho Road north through the applicant's property, to further the County's interest in extending the County's road network.
- The conceptual site plan includes a proposed road network, with 200-foot and 120-foot right-of-way, intended to accommodate truck traffic typical with industrial uses.

- The proposed Road "C" right-of-way, that bisects the two parcels subject of their respective Future Land Use Map and Rezone request, is aligned with Randi Road to the east and would provide the county with road right-of-way to extend Randi Road to the west.

- **Chapter 2.1 - Future Land Use Map Designations (**See **Exhibit 3)**

  Agriculture (AG).

  Allowable Uses: The following uses are allowed in the AG category; all other uses are prohibited.

  Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including croplands, pasturelands, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland, feed lots, farm houses, barns, stables, pens, silos, farm accessory buildings and sheds, roadside produce stands, U-pick fields; conservation uses; outdoor recreation; public/institutional; solar electrical generation facilities and associated and related facilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); residential; general commercial when fronting upon an arterial or county-numbered roadway; rural communities; borrow pits; oil and gas exploration and production consistent with Conservation Element Policy 3.8 when approved by special exception.

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

  a. Access for each 1-acre lot shall be from an existing state or county-maintained roadway.

  b. Each 1-acre lot shall have a minimum of 50 feet frontage on said state or county-maintained roadway.

  c. Where two or less 1 acre lots are created access may be from a recorded easement. Future Land Use 2.1.19

  d. Development shall not be permitted in conservation areas or floodways.

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

Industrial (I)

Allowable Uses: The following uses are allowed in the I category, all other uses are prohibited. Industrial or commerce parks; mining; manufacturing; assembly; construction; public or private utilities including water or wastewater treatment facilities; transportation; electric generating plants; communication and information facilities including towers;

research and development labs; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); wholesale trade; warehousing; materials storage; accessory or incidental uses such as administrative offices, cafeteria, recreation area; "flex parks"; construction and demolition landfills; public safety; airstrips and airports including airplane hangars; petroleum, gas or fuel storage and distribution; training and trade schools; other similar industrial uses. Residential uses may be allowed for industry employees as workforce housing.

Allowable Density: No more than twenty-five (25) dwelling units per acre inside the urban development area. No more than four (4) dwelling units per acre outside the urban development area.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and impervious surface coverage no greater than 85%.

- **Chapter 2 – Zoning Regulations (**See **Exhibit 4)**

  Section 2.01.00 - Agriculture (AA) District

  Permitted Uses: The following uses are permitted as of right in an AA district. All other uses are permitted by special exception, or prohibited.

  General Agriculture, Conservation, Outdoor Recreation Public/Institutional, General Commercial, Residential, and One-Acre Lots.

  The minimum lot size in the AA district may be one (1) acre when the following conditional requirements are met:

  a. Access to each lot must be from an existing state or county-maintained roadway.

  b. Each lot created shall have a minimum of 50 feet frontage on such state or county-maintained road.

  c. Where two or less lots are created access may be provided from a recorded easement.

  d. Development shall not be permitted in floodways.

  Section 2.12.00 – Industrial (!-1) District

  Permitted Uses: The following uses are permitted as of right in an I-1 district. All other uses are prohibited.

  1. Public or private industrial or commerce parks.

  2. Building materials sales yards, contractors' equipment yards and junk yards are permitted provided that the requirements of Chapter 9 of this regulation are complied with; and a minimum of two (2) acres of property is required.

  3. Terminals for petroleum products.

4. Public utility structures.

5. Schools, public and private.

6. Radio, television and communication towers and antennas.

7. Municipal solid waste transfer stations and recycling facilities.

8. Construction and demolition (C & D) landfills.

9. Specific permitted uses are listed in the North American Industry Classification System, U.S. Census Bureau, 2012 under the following code classifications:

a. Code 21: Mining, (except within industrial or commerce parks) subject to the provisions of Section 6.10.00.

b. Code 22: Utilities.

c. Codes 31-33: Manufacturing.

d. Code 42: Wholesale Trade.

e. Codes 48-49: Transportation and Warehousing.

f. Code 51: Information.

g. Code 5324: Commercial and Industrial Machinery and Equipment Rental and leasing.

h. Code 5417: Scientific Research and Development Services.

i. Code 6115: Technical and Trade Schools.

j. Code 8113: Commercial and Industrial Machinery and Equipment Repair and Maintenance.

k. Code 92: Public Administration.

l. Planned, mixed-use business parks or "flex parks" which may include a mix of industry and businesses.

m. Water or wastewater treatment facilities.

n. Utilities such as power lines, water mains, sewer mains, lift stations, water supply wells and tanks, and other similar facilities necessary for the delivery of utilities services. o. Off-site signs (billboards).

10. Residential uses with a residential density of 10 dwelling units per acre or less inside the urban development area or 4 dwelling units per acre or less outside the urban development area and only when used to provide workforce housing accessory to or in conjunction with a permitted industrial use.

COMPREHENSIVE PLAN ANALYSIS:

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

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings.

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from ***Agriculture (AG)*** *to* ***Industrial (I)****. If the FLUM amendment is approved, the applicant is requesting to rezone the property from* ***Agriculture (AA)*** *to* ***Industrial (I-1)****.*

The proposed amendment may introduce more intensive land uses that could require compatibility measures to address potential impacts on surrounding properties. Appropriate mitigation techniques, including variable buffers, landscaping, open space placement, lighting design, and building setbacks bason on structure height, will be evaluated and addressed, as applicable, during the subsequent Development Order review process..

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

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities:

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from ***Agriculture (AG) to Industrial (I).*** *If the FLUM amendment is approved, the applicant is requesting to rezone the property from* ***Agriculture (AA) to Industrial (I)****.*

The proposed amendment represents a change from a lower-intensity agricultural land use and zoning classification to a more intensive industrial land use and zoning classification. The compatibility of the proposed amendment must be evaluated in consideration of the existing and anticipated land uses, zoning classifications, potential development intensities, and the relationship of the subject property to surrounding properties.

The property's location along U.S. Highway 90 provides access to a state-maintained transportation corridor. However, the proposed industrial designation also creates the potential for more intensive development and associated impacts, including increased traffic, noise, outdoor lighting, building scale, and operational activities. Appropriate buffering, landscaping, setbacks, and site design measures may be necessary to provide an appropriate transition between industrial development and adjacent uses.
Staff hereby determines that the proposed amendment's consistency with Policy 4.4 is dependent upon consideration of the surrounding land-use and zoning classifications and the ability to address potential compatibility impacts through applicable development standards and subsequent site plan review.

Okaloosa County Comprehensive Plan, Future Land Use Element, Policy 9.2

Policy 9.2 In the evaluation of proposed land use amendments for land in the "agricultural" or "rural residential" categories, the application shall demonstrate the following:

a. the need for such land use amendment;

b. the amendment will not result in urban sprawl;

c. a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;

d. the availability of facilities and services for a more dense or intense land use; and

e. the relationship of the proposed amendment site to the urban development area boundary.

Policy 9.2 – Demonstration Requirement

The applicants Policy 9.2 demonstration response is provided as Exhibit 7 to this staff report. The demonstration response is a narrative addressing the five criteria established in Policy 9.2. The narrative represents the applicant's demonstration of compliance with the policy. However, the written submittal does not include additional factual, technical, or mapping documentation to independently substantiate all of the conclusions presented.

The applicant will have the opportunity to further explain and demonstrate compliance with each of the five criteria during the public hearing before the Planning Commission. The Planning Commission should consider the applicant's narrative presentation, supporting information provided at the hearing, and all other relevant information in the record when determining whether the requirements of Policy 9.2 have been adequately demonstrated.

Staff's determination regarding consistency with Policy 9.2 will be based upon the demonstration response and information submitted and presented for consideration as part of the public hearing record.

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

First Motion: Recommend approval, approval with conditions, or denial of an ordinance to change the Future Land Use Map (FLUM) designation for the subject property from **Agriculture (AG) to Industrial (I)**

Second Motion: Recommend approval, approval with conditions, or denial of an ordinance to change the zoning designation for the subject property from **Agriculture (AA) to Industrial (I-1)** zoning district.

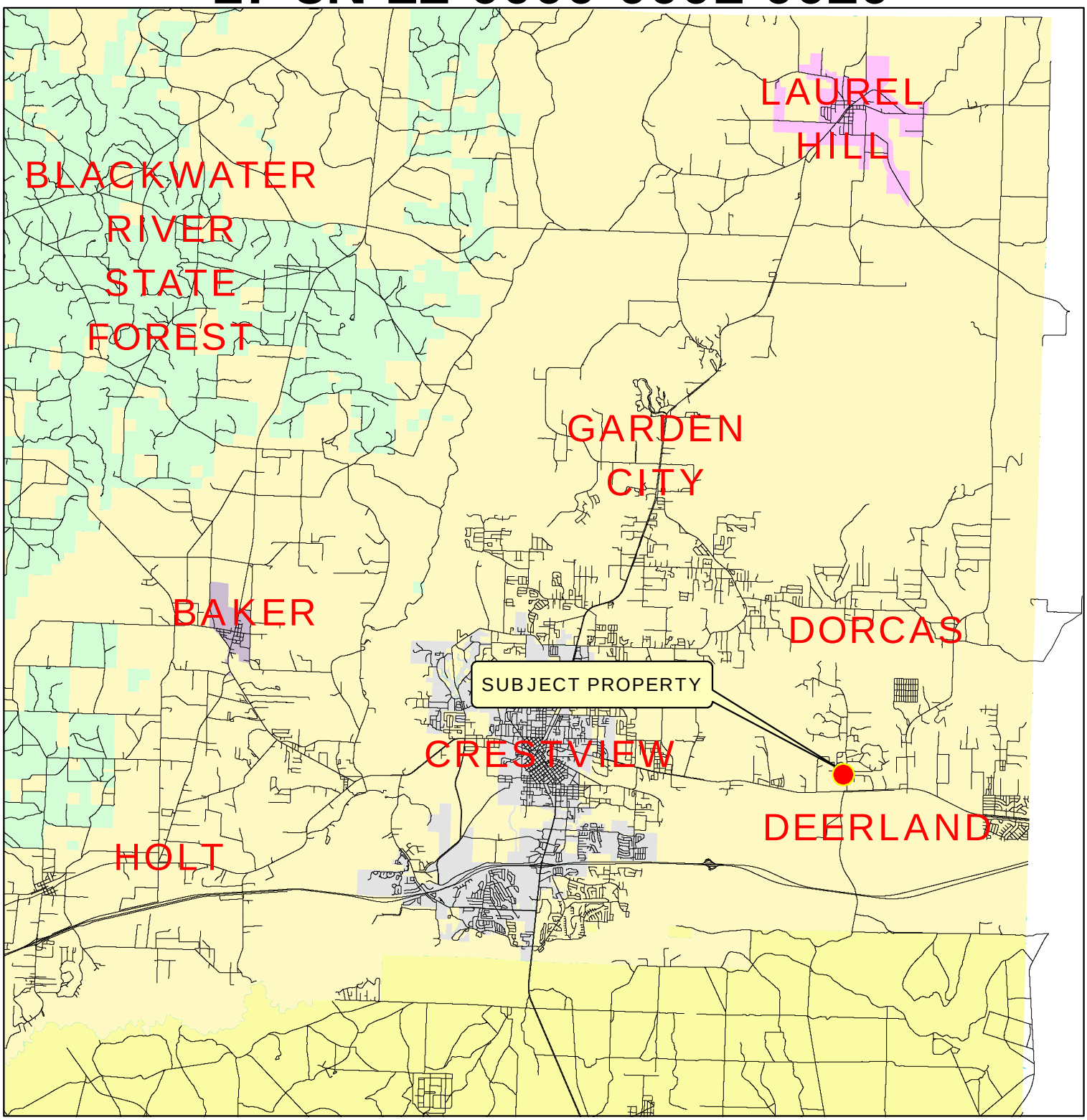
BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for December 8, 2026.

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

EXHIBITS:
1 - Applicant Letter of Petition
2 - FLU & Rezoning Applications
3 - Chapter 2.1 - Future Land Use Designations
4 - Chapter 2 – Zoning Regulations
5 – Correspondence
6 - Conceptual Site Plan
7 – Applicants Policy 9.2 Demonstration Response

ATTACHMENT - A

17-3N-22-0000-0001-0020



Legend

Roads

Location Map

0 0.045 0.09 0.18 0.27 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

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ATTACHMENT - B

17-3N-22-0000-0001-0020



Legend

Parcel Lines

MAP PROJECTION:
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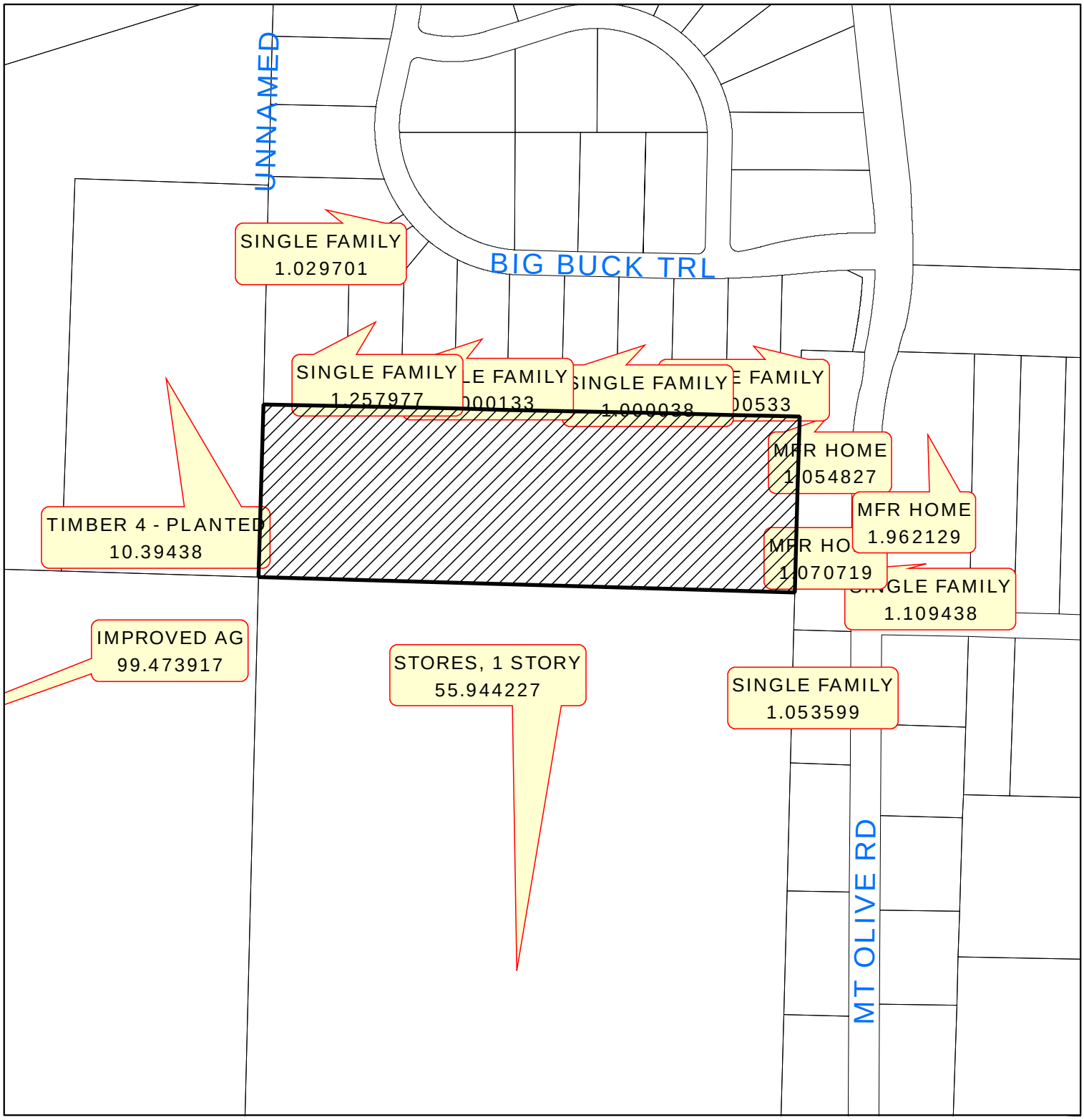
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Aerial Photo

0 0.03 0.06 0.12 0.18
Miles

ATTACHMENT - C

17-3N-22-0000-0001-0020



Existing Land Use Map

0 0.03 0.06 0.12 0.18 Miles

MAP PROJECTION:
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Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

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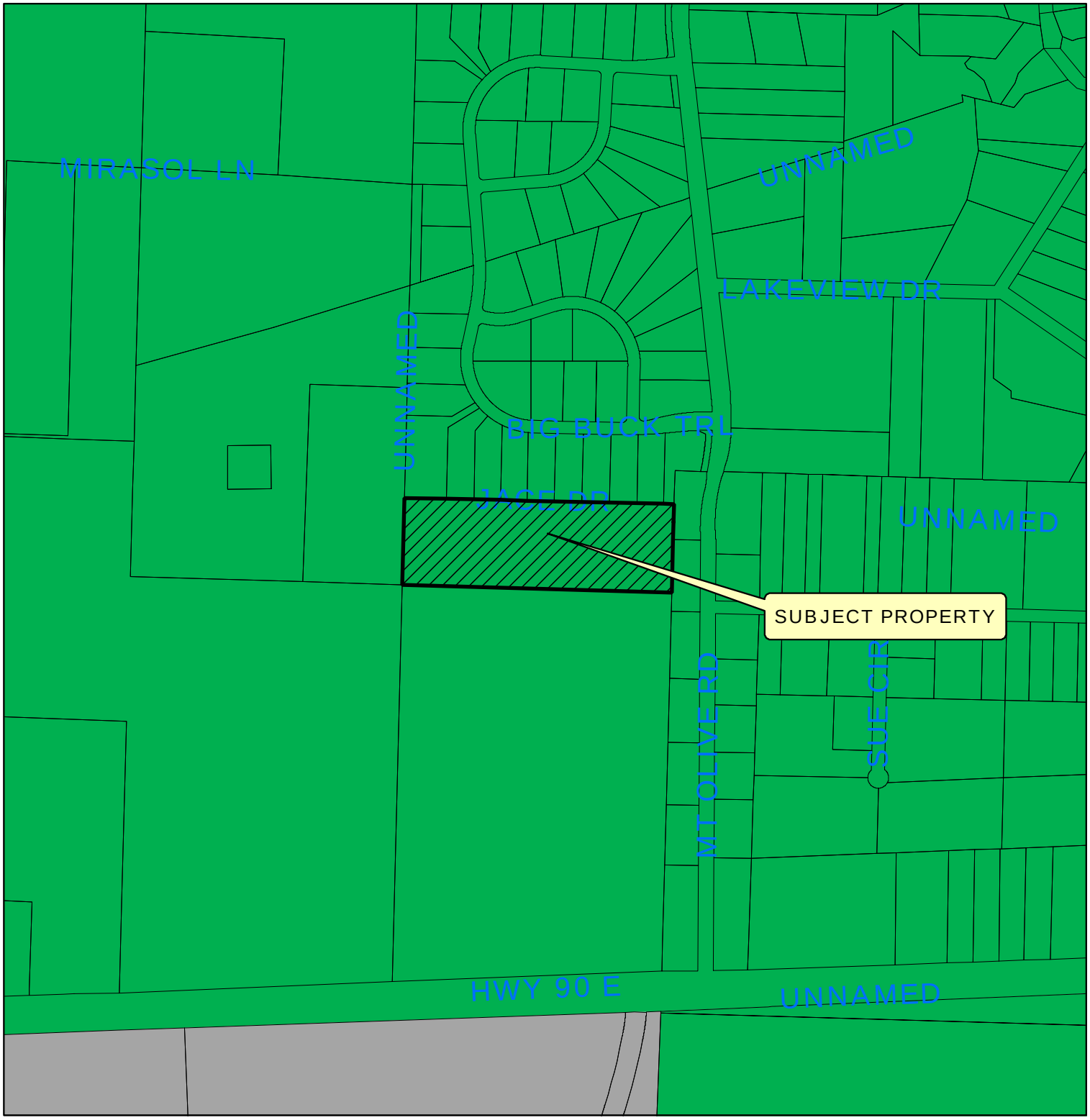
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ATTACHMENT - D

17-3N-22-0000-0001-0020



FLUM Legend

- AG
- I

ZONE Legend

- AA
- I-1

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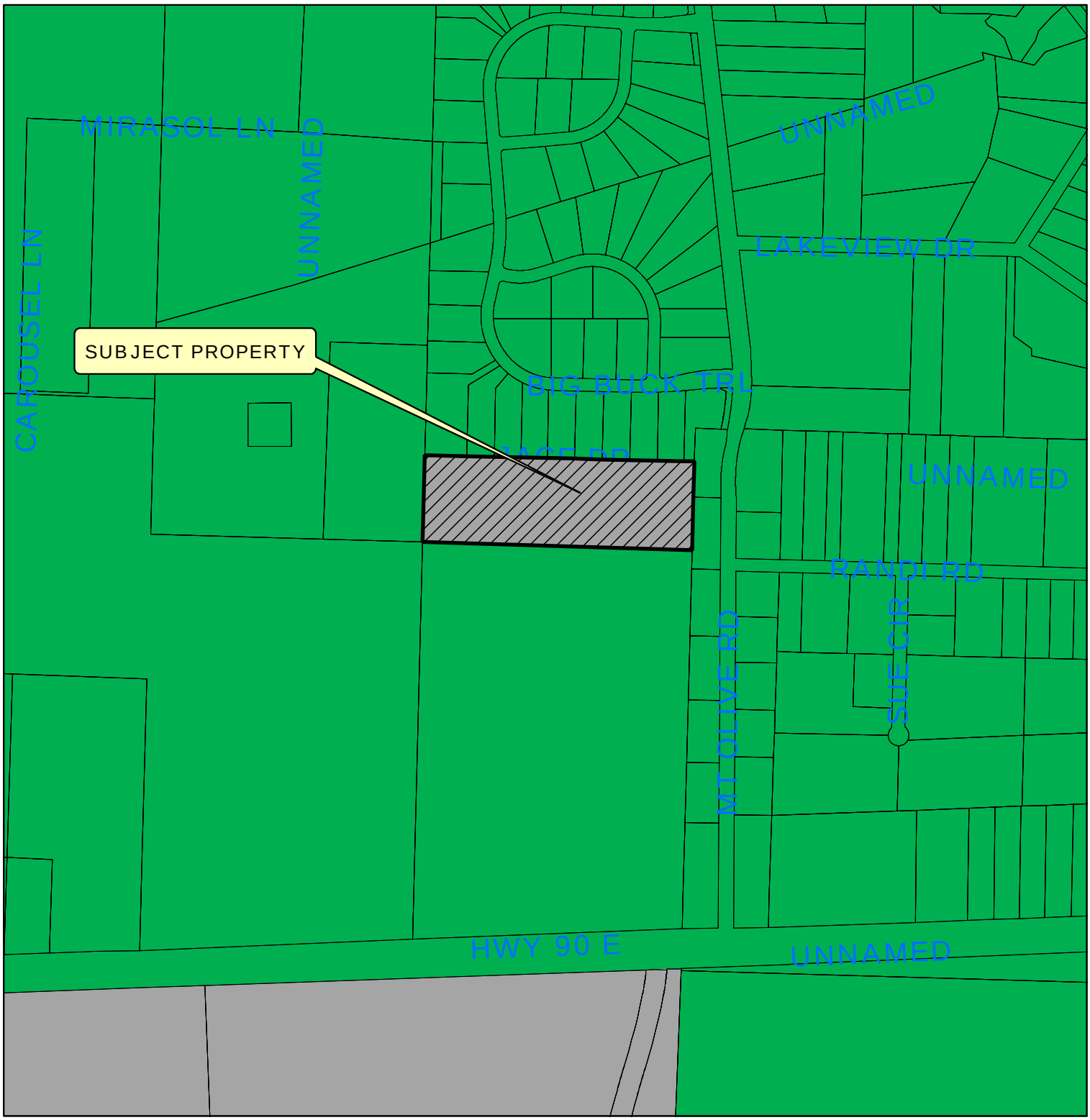
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FLUM & Zoning Map

0 0.05 0.1 0.2 0.3
Miles

ATTACHMENT - E

17-3N-22-0000-0001-0020



FLUM Legend

- I
- AG

ZONE Legend

- I-1
- AA

Proposed FLUM & Zoning Map

0 0.05 0.1 0.2 0.3 Miles

MAP PROJECTION:
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Stateplane: Florida North (0903)
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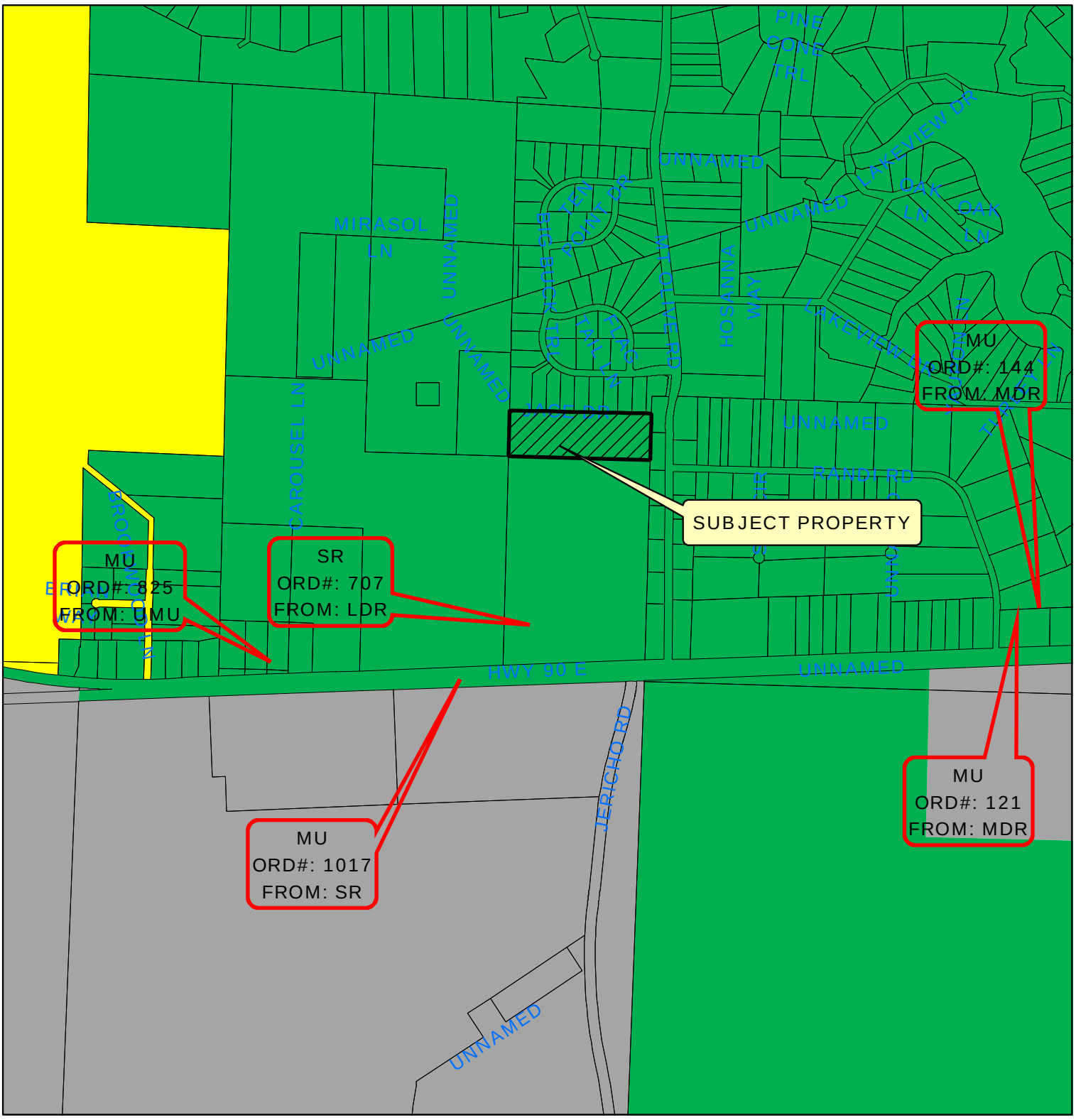
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ATTACHMENT - F

17-3N-22-0000-0001-0020



FLUM Legend

- LDR
- I
- AG

ZONE Legend

- R-1
- I-1
- AA

1 Mile FLUM & Zoning Map

0 0.1 0.2 0.4 0.6 Miles

MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

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GIS ANALYSIS RESULTS

Date: 11/02/2026

Project: 17-3N-22-0000-0001-0020

Permit: REZ-1026-0007 & CPA-1026-0006 – JACE DR

Property Address: LOCATED ON JACE DR CRESTVIEW FL 32539

Zoning: AG

Proposed Zoning: I-1

FLU: AG

Proposed FLU: I

Fire District: DORCAS **Commissioner District:** 1 **Census Tract:** 20302

Soil Type: 12 –Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS

Flood Zone: X 500 Year Flood Plain **Map Number:** 12091CO 200J

Storm Surge Area: NO

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

Wells: None

Wetlands: Uplands

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

Environmental Data: None

Historical Data: None

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daniel "Stuart" Campbell
Okaloosa County Growth Management Department
812 E James Lee BLVD
Crestview FL 32539-3118

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 10/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/28/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires 9/19/29

Publication Cost:	$433.20	
Tax Amount:	$0.00	
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VICKY FELTY
Notary Public
State of Wisconsin

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, November 12, 2026,** the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 17-3N-22-0000-0001-0020 FROM AGRICULTURE (AG) TO INDUSTRIAL (I); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 17-3N-22-0000-0001-0020 FROM AGRICULTURE (AA) TO INDUSTRIAL (I-1); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at the southwest corner of Jace Drive and Mt Olive Road and contains 12.65 acres, more or less.

The meeting will be held at **5.01 PM** or soon thereafter in the Okaloosa County Administrative Complex, located at 1250 North Eglin Pkwy., Shalimar, FL

The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579 Those offices can be contacted by telephone at 850-689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

Attachment A

17-3N-22-0000-0001-0020



ATTACHMENT I

ORDINANCE 26-____

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 17-3N-22-0000-0001-0020 FROM AGRICULTURE (AG) TO INDUSTRIAL (I); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

Section 1. This ordinance shall be referred to as the CPA-1026-0006 Future Land Use changing the Future Land Use Map designation of property Id numbers17-3N-22-0000-0001-0020, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Future Land Use Map is hereby amended to change the designation of a portion parcel of real property as shown in Attachment A attached hereto from Agriculture (AG) to Industrial (I).

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

Section 4. Should any word, phrase, sentence, section, subsection, or other provision of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or

unconstitutional, then the part so held shall be severed from this Ordinance and the remainder of this Ordinance shall remain in full force and effect.

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

PASSED AND DULY ADOPTED in this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA:

_____
Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

_____
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

_____
Lynn M. Hoshihara
County Attorney

ATTACHMENT J

ORDINANCE 26 - ___

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 17-3N-22-0000-0001-0020 FROM AGRICULTURE (AA) TO INDUSTRIAL (I-1); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 17-3N-22-0000-0001-0020, as provided herein.

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

Section 1. This ordinance shall be referred to as the REZ-1026-0007 Rezoning changing the Zoning designation of property Id Numbers 17-3N-22-0000-0001-0020, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Agriculture (AA) to Industrial (I-1).

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

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

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

PASSED AND DULY ADOPTED in this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA:

_____
Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

_____
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

_____
Lynn M. Hoshihara
County Attorney

EXHIBIT 1

PETITION FOR REZONING

OKALOOSA COUNTY PID: 17-3N-22-0000-0006-0000

Date: October 19, 2026

To: Kirsten Shell, Director
Growth Management Department
1250 N. Eglin Parkway, Suite 301
Shalimar, Florida 32579

RE: Petition for Rezoning from Agricultural (AG) to Industrial 1 (I-1)

Property Address:	**3985 East Highway 90, Crestview, Florida 32539**
Parcel Identification Number:	**17-3N-22-0000-0006-0000**
Property Owner/Applicant:	**SUNFLOWER LAND, LLC (LETTER OF AGENCY ATTACHED)**

Dear Ms. Shell:

On behalf of the property owner, we respectfully submit this petition requesting the rezoning of the above-referenced property from Agricultural (AG) to Industrial (I-1). The purpose of this request is to facilitate the responsible development of the property for future industrial uses that will support economic growth, expand employment opportunities, and contribute to the long-term development objectives of the surrounding community.

Justification for Rezoning

The requested rezoning is based on several important considerations:

1. Economic Development and Job Creation

Rezoning the property to Industrial will create opportunities for new business investment, employment, and economic activity within the county. Industrial development, including warehousing, distribution, light manufacturing, contractor facilities, and related commercial operations, plays an important role in supporting local businesses and strengthening the regional economy.

The proposed zoning designation will position the property to accommodate these uses and attract businesses seeking suitable locations for expansion or relocation.

2. Appropriate and Productive Use of Land

The requested rezoning will allow the property to be utilized for a broader range of economically productive purposes. As the surrounding region continues to experience population growth,

commercial expansion, and increased demand for employment-generating land uses, it is important to identify properties that can accommodate future industrial development.

The Industrial designation will provide greater flexibility for the property's long-term development while encouraging investment in land improvements and infrastructure.

3. Compatibility with Surrounding Development

The proposed rezoning is intended to promote an orderly and compatible pattern of development, given the abundance of industrial zoned properties in this submarket/area of North Okaloosa County. Our rezoning petition is consistent with the county's planning and development priorities for this submarket. Future industrial uses will be subject to applicable county development regulations, including requirements relating to access, setbacks, buffering, landscaping, stormwater management, and environmental protection.

These safeguards will help ensure that future development appropriately addresses potential impacts on neighboring properties and surrounding land uses.

4. Expansion of the County's Industrial Land Inventory

The availability of appropriately zoned industrial property is essential to attracting and retaining businesses. Industrially zoned land supports contractors, construction-related businesses, logistics providers, manufacturers, equipment suppliers, and other enterprises that contribute to the local economy.

Approval of this request will expand the inventory of property available for potential industrial investment and help accommodate future demand for these uses.

5. Infrastructure Investment and Increased Tax Base

Future development of the property may result in private investment in roads, utilities, stormwater facilities, buildings, and other infrastructure improvements.

Additionally, industrial development has the potential to increase the property's taxable value, generating additional ad valorem tax revenue to support public services and county operations.

6. Long-Term Planning and Responsible Growth

The proposed rezoning represents an opportunity to plan proactively for future growth rather than responding to development pressures after suitable industrial land becomes scarce.

We believe the requested Industrial designation can support the county's long-term economic development objectives and encourage a balanced distribution of agricultural, commercial, residential, and industrial land uses, subject to a determination of consistency with the adopted Comprehensive Plan.

Conclusion

For the reasons outlined above, we respectfully request favorable consideration and approval of this petition to rezone the subject property from Agricultural to Industrial (I-1).

We believe this zoning change will create meaningful opportunities for economic development, private investment, job creation, and expansion of the county's commercial and industrial tax base, while providing for responsible development consistent with applicable land development regulations.

We appreciate your time and consideration of this request and welcome the opportunity to provide additional information or address any questions during the review and public hearing process.

Respectfully submitted,



Michael Spellman, Manager
I WILL BE YOUR HUCKLEBERRY, LLC
710 SW 20th Street, Unit 2
Ocala, FL 34471
ms@ppfre.com
407-619-3484

EXHIBIT 2

3985

OKALOOSA COUNTY DEPARTMENT OF GROWTH MANAGEMENT APPLICATION FOR FUTURE LAND USE MAP TYPE - 2

AMENDMENT

(50 ACRES OR LESS)

December, 2024

A. Applicant Information

1. Name: I WILL BE YOUR HUCKLEBERRY, LLC

2. Address: 710 SW 20TH STREET, UNIT 2
OCALA, FLORIDA 34471

3. Telephone: 407-619-3484 FAX: _____

4. Applicant is: Property owner NO Owners authorized agent* YES - ATTACHED
** Verification of authorized agent must be attached*

5. Owner's name, address and telephone, if different than applicant:
SUNFLOWER LAND, LLC
3985 HWY 90 E
CRESTVIEW, FLORIDA 32539

B. Property Information

6. Location: 3985 HWY 90 E, CRESTVIEW, FLORIDA 35239

7. Property ID Number 17-3N-22-0000-0006-0000

8. Current use of property: AGRICULTURAL/"STORES" (SHOAL RIVER GUN CLUB)

9. Proposed use of property: INDUSTRIAL

10. Size of property: +/-41.05 ACRES (sq. ft. or acres)

11. Names/Number of adjacent roads: North NA
East NA South HWY 90 West NA

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: AG

13. Existing zoning district: AA

D. Requested Action

14. Reason for the requested amendment: REZONE TO HIGHEST AND BEST USE

15. Requested amendment:
FROM AGRICULTURE (FLUM designation)
TO INDUSTRIAL (FLUM designation)

E. Certification

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

Michael Spellman
Applicant printed or typed name

Applicant signature

10/19/2026
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: _____ File No.: _____

Received by: _____

Required Information and Materials

The following information must be submitted with the completed, signed and dated application form.

1. x A letter of petition stating the reason for the requested amendment.
2. na If the action is prerequisite to a development project a conceptual site plan drawing of the project must be provided.
3. x A survey or drawing showing the location and dimensions of the property involved.
4. x A copy of the deed and legal description of the property involved.
5. x A certified list of all property owners within a 300 foot radius of the property to be rezoned. **This list must be obtained from and certified by the Property Appraiser's Office, and dated no more than 30 days prior to submittal of the application.**
6. x Notarized affidavit affirming the list of property owners within 300 feet
7. x Notarized affidavit affirming that the required signs will be posted on property subject to the amendment.
8. x Fee. The fee for more than 50 acres amendment is $2,500.00 (non-refundable) plus $10.00 for each acre, or fraction thereof.
9. x If the applicant is not the actual property owner a verification of authorized agent must be provided.
10. x The applicant must submit all data and analysis to support the amendment which will accompany the requested amendment for state agency review.
11. x If the proposed amendment involves a change from an ***Agriculture or Rural Residential*** land use designation to some other designation the application must include a demonstration of the following.
    a. The need for such land use amendment;
    b. The amendment will not result in urban sprawl;
    c. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
    d. The availability of facilities and services for a more dense or intense land use, and;
    e. The relationship of the proposed amendment to the urban development boundary.
12. ___ 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.

a. All procedural requirements must be met.

b. 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.
c. The potential to create a threat to the general health, safety, and welfare of the public, or otherwise adversely affect the public interest.
d. 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.
e. The amendment is intended to correct an oversight or mistake in the Plan or on the FLUM, or conditions and circumstances in the vicinity of the amendment area have changed to justify or give rise to a need for the amendment.
f. 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.
g. 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.
h. The amendment will not result in damage to or destruction of valuable natural resources as described in the Conservation Element of this Plan.
i. 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.
j. The amendment will generally result in a net public benefit as opposed to a public liability.

Procedure for Plan Amendment

The procedure for the amendment process is as follows.

1. Fully complete, sign, and date the amendment application form.
2. Obtain the certified list of property owners from the Property Appraiser's Office dated at least 30 days prior to application submittal.
3. Complete and have notarized the affidavit affirming that the certified list of property owners was obtained (blank copy enclosed).
4. Complete and have notarized the affidavit affirming that the required public notice signs will be posted on the property to be changed (blank copy enclosed or signs are available for purchase from the Department).
5. Submit the completed application, required information, and notarized affidavits to the Department of Growth Management.

6. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission in accordance with the enclosed schedule. Two public hearings will be required, one before the Planning Commission and one before the Board of County Commissioners.
7. The times, dates and locations of the required public hearings will be provided to the applicant by the Department.
8. **Certified, return-receipt letters** must be sent to all property owners on the certified list within 300 feet of the property to be changed (sample letter enclosed). These letters must be mailed **no later than 21 days** before the Planning Commission public hearing and must include: 1) the petition letter stating the reason for the change; 2) a location map showing the location of the property to be changed in relation to surrounding properties and adjacent roads.
   NOTE: Notification of both the Planning Commission and County Commission hearings may be provided in the same letter.
9. After the letters are mailed the applicant must provide to the Department: a postal receipt from the US Postal Service verifying the date the letters were mailed; an exact copy of the information mailed out, and; the green return-receipt cards.
10. A 2 ft by 3 ft sign with no less than 1 inch lettering (sample enclosed) must be posted at a conspicuous location on the property being changed. This sign must be posted **no less than 15 days** prior to the scheduled Planning Commission public hearing, in addition, the applicant is responsible for providing a photo of sign posting showing the date of the sign posting to the Planning Department. ***Signs are available for purchase from the Department***
11. The applicant must attend the Planning Commission and County Commission public hearings so as to answer any questions or issues that may arise.
12. The County Commission will decide at the hearing whether or not to transmit the requested amendment for state agency review.
13. If the requested amendment is approved for transmittal the County will distribute it to state agencies for review and comment. Any comments or objections from state agencies will be sent to the County.
14. The applicant, in conjunction with the County, must respond to and resolve any objections raised by state agencies. The County must take action (adopt or not adopt) within 180 days after the date the objections are received.
15. When and if the objections are resolved the County can adopt the requested amendment by ordinance at a second public hearing.
16. Within 30 days after the local government adopts amendment, an affected person may file petition with the Department of Administrative Hearings
17. Within 30 days of receipt of complete adopted plan amendment, the State Land Planning Agency reviews adopted plan amendment.
18. Amendment becomes effective 31 days after the State Land Planning Agency determines the amendment package is complete and no petition is filed by an affected party.

3985
0006-0000

REZONING

Authority: Section 1.11.02, Okaloosa County Land Development Code.

Purpose: To provide a process and procedure for citizens to change the zoning districts shown on the Official Zoning Map.

Application fee: 0 to 50 acres - $1,200.00 base fee + $10.00 per acre. More than 50 acres - $1,700.00 base fee plus $20.00 per acre.

OKALOOSA COUNTY
DEPARTMENT OF GROWTH MANAGEMENT
APPLICATION FOR REZONING

A. Applicant Information

1. Name: I WILL BE YOUR HUCKLEBERRY, LLC ATTN: MICHAEL SPELLMAN

2. Address: 710 SW 20th STREET, UNIT 2
OCALA, FLORIDA 34471

3. Telephone: 407-619-3484 FAX: _____

4. Applicant is: Property owner NO Owners authorized agent* YES - ATTACHED
** Verification of authorized agent must be attached*

5. Owner's name, address and telephone, if different than applicant:
SUNFLOWER LAND, LLC
3985 HWY 90 E
CRESTVIEW, FLORIDA 32539

B. Property Information

6. Location: 3985 HWY 90 E, CRESTVIEW, FLORIDA 32539

7. Property ID Number 17-3N-22-0000-0006-0000

8. Current use of property: AGRICULTURAL/"STORES" (SHOAL RIVER GUN CLUB)

9. Proposed use of property: INDUSTRIAL

10. Size of property: +/-48 ACRES BEING REZONED (sq. ft. or acres)

11. Names/Number of adjacent roads: North JACE ROAD
East MT. OLIVE ROAD South HWY 90 West NA

C. Future Land Use/Zoning Information

12. Existing Future Land Use Map designation: AG

13. Existing zoning district: AA

REVISED KAN 14, 2025-TD

D. Requested Action

14. Reason for the requested rezoning: REZONE TO HIGHEST AND BEST USE

15. Requested rezoning:
FROM AA (zoning district)
TO I-1 (zoning district)

E. Certification

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

Michael Spellman
Applicant printed or typed name

Applicant signature

10/19/2026
Date

Corporate officer

Corporate Seal

FOR OFFICIAL USE ONLY

Date received: File No.:

Received by:

Required Information and Materials

The following information must be submitted with the completed, signed and dated application form.

1. X A letter of petition stating the reason for the requested rezoning.
2. na If the rezoning is prerequisite to a development project a conceptual site plan drawing of the project must be provided;
3. X A survey or drawing showing the location and dimensions of the property involved.
4. X A copy of the deed and legal description of the property involved.
5. X A certified list of all property owners within a 300 foot radius of the property to be rezoned. **This list must be obtained from and certified by the Property Appraiser's Office, and dated no more than 30 days prior to submittal of the application.**
6. X Notarized affidavit affirming the list of property owners within 300 feet.
7. X Notarized affidavit affirming that the required signs will be posted on property to be rezoned.
8. X Rezoning fee. The fee for 50 acres or less rezoning - $1,200.00 (non-refundable) plus $10.00 for each acre, or fraction thereof. The fee for more than 50 acres - $1,700.00 base fee plus $20.00 per acre
9. X If the applicant is not the actual property owner a verification of authorized agent must be provided.

Procedure for Rezoning

The procedure for the rezoning process is as follows.

1. Fully complete, sign, and date the rezoning application form.
2. Obtain the certified list of property owners from the Property Appraiser's Office dated at least 30 days prior to application submittal.

3. Complete and have notarized the affidavit affirming that the certified list of property owners was obtained (blank copy enclosed).

4. Complete and have notarized the affidavit affirming that the required public notice signs will be posted on the property to be rezoned (blank copy enclosed).

5. Submit the completed application, required information, and notarized affidavits to the Department of Growth Management.

6. Once the application is submitted and determined to be fully complete the requested action will be placed on the agenda of the Planning Commission in accordance with the enclosed schedule. Two public hearings will be required, one before the Planning Commission and one before the Board of County Commissioners'

7. The times, dates and locations of the required public hearings will be provided to the applicant by the Department.

8. **Certified, return-receipt letters (to be mailed by applicant)** must be sent to all property owners on the certified list within 300 feet of the property to be rezoned (sample letter enclosed). These letters must be mailed **no later than 21 days** before the Planning Commission public hearing and must include: 1) the petition letter stating the reason for the rezoning; 2) a location map showing the location of the property to be rezoned in relation to surrounding properties and adjacent roads.
   NOTE: Notification of both the Planning Commission and County Commission hearings may be provided in the same letter.

9. After the letters are mailed the applicant must provide to the Department: a postal receipt from the US Postal Service verifying the date the letters were mailed; an exact copy of the information mailed out, and; the green return-receipt cards.

10. A 2 ft by 3 ft sign with no less than 1 inch lettering (sample enclosed) must be posted at a conspicuous location on the property being rezoned. This sign must be posted **no less than 15 days** prior to the scheduled Planning Commission public hearing, in addition, the applicant is responsible for providing a photo of sign posting showing the date of the sign posting to the Planning Department.
    Signs are available for purchase from the Department.

11. The applicant must attend the Planning Commission and Board of County Commissioner's public hearings so as to answer any questions or issues that may arise.

REVISED KAN 14, 2025-TD

marinas, wet or dry storage; trails and tracks; stadiums; golf courses and related facilities; BMX, skateboard, paintball parks or tracks; shooting or archery ranges; swimming pools; zoos, aquariums, wildlife exhibits; tennis or racquetball courts or clubs; amusement parks; racetracks, drag strips, motocross; vessel rentals; bowling alleys; exhibits; fishing ponds; performing arts or theatres; fitness or health spas or clubs; other similar recreation uses; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security).

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and an impervious surface coverage no greater than 85%.

AGRICULTURE (AG)

Purpose: To provide areas for the production of plants and animals useful to humans including to a variable extent the preparation of plant and animal products for human use by sale or otherwise. This category is also suitable for preservation of green spaces, conservation uses, outdoor recreation, and public/institutional uses.

Location/Designation Criteria: The AG category may be located either inside or outside the urban development area. Lands designated as AG should generally be at least 10 acres in size and be classified as "Agriculture" by the Property Appraiser for property tax purposes.

Allowable Uses: The following uses are allowed in the AG category, all other uses are prohibited.

Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including croplands, pasturelands, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland, feed lots, farm houses, barns, stables, pens, silos, farm accessory buildings and sheds, roadside produce stands, U-pick fields; conservation uses; outdoor recreation; public/institutional; solar electrical generation facilities and associated and related facilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); residential; general commercial when fronting upon an arterial or county-numbered roadway; rural communities; borrow pits; oil and gas exploration and production consistent with Conservation Element Policy 3.8 when approved by special exception.

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

a. Access for each 1 acre lot shall be from an existing state or county maintained roadway.

b. Each 1 acre lot shall have a minimum of 50 feet frontage on said state or county-maintained roadway.

c. Where two or less 1 acre lots are created access may be from a recorded easement.

d. Development shall not be permitted in conservation areas or floodways.

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

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

CONSERVATION (CON)

Purpose: To provide areas for conserving or protecting natural resources or environmental quality, including areas for such purposes as flood control, protection of surface or groundwater, floodplain management, conservation of valuable fish and wildlife habitat, and forestry management.

Location/Designation Criteria: The CON category may be located either inside or outside urban development area. These areas shall include lands set aside for conservation purposes such as state or national forests, water management areas, wildlife management areas, as well as aquatic preserves and Class I, II, and III state waters.

Allowable Uses: Conservation areas; outdoor recreation consistent with conservation purposes; campgrounds; forestry stations and storage areas; communications towers; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); picnic areas; boat launches; seawalls; docks and piers; trails, tracks, and walks; other similar conservation uses.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and an impervious surface coverage of 75%.

OKALOOSA ISLAND (ISLAN)

This category applies to the land area of Okaloosa Island and is governed by the "Santa Rosa Island Plat Map and Restrictive Covenants" for development of the island. In addition, permits from FDEP must be issued for construction of any structures seaward of the CCCL before the County will permit construction. Gross d Density for new development in areas which are limited to low density development shall not exceed 5 units per acre, and Block 1 which permits high density development shall not exceed 40 units per acre. Residential density in the Okaloosa Island future land use category may be increased by up to 1.10 times the maximum base density of 40 units per acre by providing additional amenities. Density bonus applicants are required to provide public and other amenities. Density bonuses are determined by the number and type of amenities provided, but in no event shall the density exceed 44 units per acre. Additionally, the density bonus may not be applied on Okaloosa Island in areas lying within the Coastal High Hazard Area.
Density bonuses may be awarded as follows.

a. Shoreline boardwalk easement dedication: Provision of a minimum 10 foot wide easement landward of the Mean High Water Line for a public boardwalk = a maximum density bonus of 2 dwelling units per acre.

b. Planting and landscaping: increase the number of perimeter street trees by

service, evacuation, or national security); hospitals and public health facilities; and correctional facilities; other similar uses.

Allowable Density: No more than twenty-five (25) dwelling units per acre inside the urban development area. No more than four (4) dwelling units per acre outside the urban development area.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ration of 0.75 and an impervious surface coverage of no greater than 65%.

INDUSTRIAL (I)

Purpose: To provide areas for creation, continuation, or expansion of those business enterprises engaged in the production, manufacture, and distribution of goods and products.

Location/Designation Criteria: The I category may be located either inside or outside the urban development area. Preferred sites are proximate to transportation facilities such as major highways, rail lines, and airports.

Allowable Uses: The following uses are allowed in the I category, all other uses are prohibited.

Industrial or commerce parks; mining; manufacturing; assembly; construction; public or private utilities including water or wastewater treatment facilities; transportation; electric generating plants; communication and information facilities including towers; research and development labs; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); wholesale trade; warehousing; materials storage; accessory or incidental uses such as administrative offices, cafeteria, recreation area; "flex parks"; construction and demolition landfills; public safety; airstrips and airports including airplane hangars; petroleum, gas or fuel storage and distribution; training and trade schools; other similar industrial uses. Residential uses may be allowed for industry employees as workforce housing.

Allowable Density: No more than twenty-five (25) dwelling units per acre inside the urban development area. No more than four (4) dwelling units per acre outside the urban development area.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and impervious surface coverage no greater than 85%.

RECREATION (REC)

Purpose: To provide areas for public and private recreation areas and facilities.

Location/Designation Criteria: The REC category may be located either inside or outside the urban development area.

Allowable Uses: The following uses are allowed in the REC category, all other uses are prohibited.

Parks and playgrounds; sports or athletic fields; beach access; special use leases; picnic areas; campgrounds; R/V parks; fairgrounds; fishing piers; boat ramp/launch;

2.01.00 AGRICULTURE (AA) DISTRICT

2.01.01 Purpose: The purpose of the Agriculture (AA) district is to provide areas for production of plants and animals useful to humans, including to a variable extent the preparation of plant and animal products for human use by sale or otherwise and includes aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. This district is also suitable for preservation of green spaces, conservation uses, outdoor recreation uses, very low-density residential uses, and public/institutional uses.

2.01.02 Intent: The intent of the AA district is to implement and otherwise put into regulatory effect the provisions of the "Agricultural" future land use category established in the Comprehensive Plan.

2.01.03 Location/Designation Guidelines: Land to be designated as, or re-zoned to, an AA district may be located inside or outside the urban development area boundary. Agriculture districts may be located in the Agriculture future land use category.

2.01.04 Permitted Uses: The following uses are permitted as of right in an AA district. All other uses are permitted by special exception, or prohibited.

1. General Agriculture. Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland feedlots, farmhouses, barns, stables, silos, farm accessory buildings and sheds, seasonal roadside produce stands, and the like. Specific, permitted agriculture uses are listed and described in Chapter 11, North American Industry Classification System, U.S. Census Bureau, 2012.

2. Conservation. Conservation uses including large land holdings, areas of green space, wildlife management areas, state and federal forests, bird or wildlife sanctuaries, nature parks and preserves, natural area interpretation areas, natural wonder tourist attractions, forestry-related facilities such as fire towers and maintenance yards, agriculture or fisheries-related experimental stations or facilities, environmental education facilities, and other similar conservation-related uses.

3. Outdoor Recreation. Outdoor recreation uses including public or private parks, recreation areas, campgrounds, preserves, nature walks/trails, hunting or gun clubs/lodges, shooting ranges/sporting clays, canoe/kayak/boat rentals, horseback riding stables and trails, summer camps/youth camps/day camps, motor vehicle/motorcycle/ATV tracks and trails, and other similar outdoor recreation uses where large areas of land are necessary and/or desirable to accommodate the use.

4. Public/Institutional. Public/institutional uses including college and university training and/or research facilities, public or private schools, correctional institution, telecommunications towers, cemeteries, houses of worship, private clubs/lodges, utilities necessary for the collection, transmission, generation, or distribution of utility service (i.e. electricity towers/lines, gas lines, water and sewer lines, telecommunications lines, lift station, water storage tanks/treatment plants, community or public water supply wells, wastewater treatment facilities, solid waste transfer/recycling stations, etc.), military bases and camps, government storage and maintenance yards, and similar public/institutional uses. Uses permitted by this paragraph are not subject to the 10-acre minimum lot size must comply with all other applicable bulk regulations.

5. Residential. Residential uses including single-family detached homes, category A and B manufactured/mobile homes, customary accessory uses and structures (shed, garages, pools, decks, out-buildings, etc.), residential subdivisions, home occupations, and family day care homes. More than one dwelling may be permitted when the additional dwellings will be occupied by members of the same immediate family, farm workers, or caretakers employed by the owner and the additional dwellings are not offered out for rent or sale.

6. Smaller tracts of land may exist in this district that have certain vested rights provided the owner can show proof that the lot or parcel was subdivided prior to July 10, 1990 and conformed to the zoning district at that time. One single-family detached residence and customary accessory uses may be allowed on these tracts. In these situations bulk regulations for the R-1 zoning district may be used.

7. General Commercial. General commercial uses that support agricultural uses/activities may be permitted when located on a state or county-maintained roadway outside residential subdivisions. Other general commercial uses may be permitted when located on a state or county arterial or collector roadway provided, however, the depth of the commercial use shall generally be no more than 1,000 feet.

8. One-Acre Lots. The minimum lot size in the AA district may be one (1) acre when the following conditional requirements are met:

    a. Access to each lot must be from an existing state or county-maintained roadway.

    b. Each lot created shall have a minimum of 50 feet frontage on such state or county-maintained road.

    c. Where two or less lots are created access may be provided from a recorded easement.

    d. Development shall not be permitted in floodways.

9. Oil and gas exploration and production activities when consistent with Comprehensive Plan Conservation Policy 3.8.

10. Customary accessory structures incidental to agriculture or residential uses (see 2.21.00).

11. Mines and borrow pits subject to Section 6.10.00.

12. Solar electrical generation facilities. Solar electrical generation facilities are production facilities for electrical power that utilize photovoltaic modules (panels) to convert solar energy to electricity whereby electricity that is produced is delivered to the transmission system and consumed off-site. Solar electrical generation facilities consist principally of photovoltaic modules, a mounting/racking system, power inverters, transformers, and associated components. Solar generation is generally the principal use of the property, but solar electrical generation facilities may also include administration/maintenance buildings, transmission lines, substations, collector yards, energy storage equipment, and related accessory uses and structures. For the purpose of this Code, solar electrical generation facilities are considered a use by right in the Agriculture Zoning District. Solar electrical generation facilities are subject to all applicable regional, state, and federal requirements.

Notwithstanding other provisions of this Land Development Code, specifically including the provisions of Chapter 6, solar electrical generation facilities and associated and related facilities are allowed in this district subject to development order approval, and when the following conditional requirements are met:

a. A minimum 25-foot natural vegetative upland buffer shall be provided between all upland activities and wetlands. However, impacts to the wetlands may be allowed to the extent permitted by state, regional, and federal agencies, provided impacts are offset by mitigation consistent with said agencies.

b. Solar electrical generation facilities shall be allowed in floodplains if authorized in an Environmental Resource Permit from the Florida Department of Environmental Protection or Northwest Florida Water Management District and all construction is consistent with the requirements of Chapter 44 of the Code of Federal Regulations as well as the Okaloosa County floodplain management regulations.

c. State or federally listed plant and animal species shall be protected pursuant to the requirements and recommendations of the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.

d. Except for security fencing, project signs, and access paths, no solar electrical generating facility structure or equipment, hall be located within 40 feet of the property line when abutting non-agricultural zoning districts, and 25 feet of the property line when abutting agricultural zoning district. Buffers shall not be required between abutting solar facilities. Maintenance buildings and administrative offices shall not be located less than 25 feet when abutting industrial or commercial uses, 40 feet from agricultural uses, and 150 feet from residential uses or residential zoning districts.

e. Except for required landscaping abutting residential uses, solar electrical generation facilities shall be exempt from all other landscape requirements as described in Section 6.05.00.

f. Within the first 10 feet of the 40-foot setback to residential uses and/or zoning district, native shrubs and grasses shall be retained to provide a minimum 6-foot high, 50% opaque screen of vegetation. If existing native vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement with vegetation. Plantings shall be of a size and type which will insure the meeting of the fifty (50) percent opacity requirement at the time of installation.

g. Retention of existing vegetation and/or temporary fencing and screening may be required where appropriate to minimize impacts during construction.

h. The following maximum height provisions shall apply:

    1. Security fencing: 8 feet
    2. Project signs: 9 feet
    3. Solar panels or modules: 15 feet
    4. Buildings: 25 feet
    5. There are no maximum height provisions for transmission lines, substations, and collector yards. However, any structure, including transmission lines, substations, or collector yards more than 100 feet in height must be approved by the Aviation Advisory Committee.

i. The area of the solar panels and the transmission lines shall not be considered in the calculation of Floor Area Ratio provided, however, that the area encumbered by supporting structures shall be considered in stormwater calculations and management plans.

j. The minimum parcel size for a solar electrical generating facility shall be 10 acres.

k. Development order approval in accordance with Section IA.02.00 is required prior to construction of a solar electrical generation facility. Building permits are not required for structures of facilities of electric utilities which are directly involved in the generation, transmission, or distribution of electricity pursuant to Section 553.73, Florida Statutes.

l. To the extent that any associated or related facilities may be addressed elsewhere in this Code, the County shall review and consider for approval such associated or related facilities as part of its review of the solar electrical generation facility under this Section.

m. All proposed solar power generating facilities shall be reviewed by the United States Air Force (USAF) for mission compatibility prior to a development order approval by Okaloosa County.

n. All proposed solar power generating facilities within 5 miles of a public airport shall be reviewed by the Okaloosa County Airport Department for compatibility prior to a development order approval by Okaloosa County.

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

1. Private airports, residential airparks (see 2.20.06). Prior to being placed on the BOA agenda for consideration, any request for a new private airport or residential airpark received by the County subsequent to the effective date of this provision must first be reviewed by the Aviation Advisory Committee whose recommendations shall be included with the other information sent to the BOA as part of the request.

2. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.

3. Temporary industrial uses such as pipe storage, portable asphalt plants, equipment/materials storage yard, and similar uses may be permitted provided that, in addition to any other conditions imposed, the use is for one (1) year or less.

4. Other uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed either as permitted uses or special exceptions.

13.

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

5. Private airports, residential airparks (see 2.20.06). Prior to being placed on the BOA agenda for consideration, any request for a new private airport or residential airpark received by the County

subsequent to the effective date of this provision must first be reviewed by the Aviation Advisory Committee whose recommendations shall be included with the other information sent to the BOA as part of the request.

6. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.

7. Temporary industrial uses such as pipe storage, portable asphalt plants, equipment/materials storage yard, and similar uses may be permitted provided that, in addition to any other conditions imposed, the use is for one (1) year or less.

8. Other uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed either as permitted uses or special exceptions.

2.01.06 Bulk Regulations: Bulk regulations for AA districts are prescribed in Table 2.1.

TABLE 2.1
AGRICULTURE (AA) BULK REGULATIONS

MINIMUM LOT/PARCEL SIZE	10 acres/1 acre conditional
MAXIMUM DENSITY	No more than 1 dwelling/10 acres or No more than 1 dwelling/1 acre conditional [1]
MINIMUM BUILDING SETBACKS [2]	
Front	40 feet/25 feet conditional
Sides	25 feet/10 feet conditional
Rear	25 feet/10 feet conditional
MINIMUM LOT FRONTAGE	20 feet (fronting upon a road) 50 feet conditional
MAXIMUM BUILDING HEIGHT	75 feet
MAXIMUM FLOOR AREA RATIO (Non-residential)	0.10
MAXIMUM IMPERVIOUS COVERAGE (Non-residential)	55%

NOTE: See Section 2.19.00 for possible additional requirements.
1 - See 2.01.04, 8, (1) – (4)
2 - If the property abuts multiple roads, the front setback shall be from the road from which the subject property's address is derived, with the rear being the side opposite the front provided, however, that in no case shall a building intrude into a visibility triangle of an adjacent property or road intersection, nor shall any building intrude into a roadway right-of-way.

2.12.00 INDUSTRIAL (I-1)

2.12.01 Purpose: The purpose of the Industrial (I-1) District is to provide areas for industrial activities including the production, manufacture, and distribution of goods and products.

2.12.02 Intent: The I-1 District is intended to implement and put into regulatory effect the "Industrial" future land use category as established in the Comprehensive Plan.

2.12.03 Location/Designation Criteria: Lands to be designated as, or re-zoned to, an I-1 district may be located within or outside the Urban Development Area boundary. Industrial districts are allowed only in the "Industrial" future land use category.

2.12.04 Permitted Uses: The following uses are permitted as of right in an I-1 district. All other uses are prohibited.

1. Public or private industrial or commerce parks.
2. Building materials sales yards, contractors' equipment yards and junk yards are permitted provided that the requirements of Chapter 9 of this regulation are complied with; and a minimum of two (2) acres of property is required.
3. Terminals for petroleum products.
4. Public utility structures.
5. Schools, public and private.
6. Radio, television and communication towers and antennas.
7. Municipal solid waste transfer stations and recycling facilities.
8. Construction and demolition (C & D) landfills.
9. Specific permitted uses are listed in the North American Industry Classification System, U.S. Census Bureau, 2012 under the following code classifications:
    a. Code 21: Mining, (except within industrial or commerce parks) subject to the provisions of Section 6.10.00.
    b. Code 22: Utilities.
    c. Codes 31-33: Manufacturing.
    d. Code 42: Wholesale Trade.
    e. Codes 48-49: Transportation and Warehousing.
    f. Code 51: Information.
    g. Code 5324: Commercial and Industrial Machinery and Equipment Rental and leasing.

h. Code 5417: Scientific Research and Development Services.

i. Code 6115: Technical and Trade Schools.

j. Code 8113: Commercial and Industrial Machinery and Equipment Repair and Maintenance.

k. Code 92: Public Administration.

l. Planned, mixed-use business parks or "flex parks" which may include a mix of industry and businesses.

m. Water or wastewater treatment facilities.

n. Utilities such as power lines, water mains, sewer mains, lift stations, water supply wells and tanks, and other similar facilities necessary for the delivery of utilities services.

o. Off-site signs (billboards).

10. Residential uses with a residential density of 10 dwelling units per acre or less inside the urban development area or 4 dwelling units per acre or less outside the urban development area and only when used to provide workforce housing accessory to or in conjunction with a permitted industrial use.

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

Uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed as permitted uses.

2.12.06 Bulk Regulations: Maximum impervious surface coverage shall be no greater than 85% and maximum floor area ratio (FAR) shall be no greater than 0.75. Maximum building height shall be no greater than 100 feet. See Sections 2.19.00 and 3.09.00 for possible additional requirements.

EXHIBIT 5

Daniel "Stuart" Campbell

From: kathiwise@icloud.com
Sent: Monday, November 2, 2026 7:13 PM
To: Daniel "Stuart" Campbell; Tim Durbin; rwoodruff@myokaloosa.com
Cc: Randy Hoffman
Subject: FW: 5222 Mt. Olive Road-Proposed Industrial Development and Residential Privacy Concerns

Stuart,

Thank you so much for your timely response. It is greatly appreciated.

This evening, after doing some research, I became aware of this article (see below)which discussed past business dealings with Mr. Schweitzer and local government .

My concerns are much more heightened now, as I am sure you can understand. Although charges may have been dropped against Mr. Schweitzer, the facts are the facts. I may be new to the area (moved to Florida 3 years ago), but I am very aware of the influence deep pockets can have.

Please add my concerns regarding loitering/dumping/etc and his past behavior to your agenda with Planning and zoning.

Sincerely,
Kathi

nwfdailynews.com

Sent from my iPhone

> On Nov 2, 2026, at 4:33 PM, Daniel "Stuart" Campbell <dcampbell@myokaloosa.com> wrote:
>
> Kathi....
>
> Thank you, your correspondence has been received and will be provided to the Planning Commissioners prior to the meeting.
>
> Stuart.
>
> **Daniel Stuart Campbell**
> Planner III, Growth Management Department
> Okaloosa County
> Ph: (850) 651-7702 (Direct); (850) 651-7180 (Main)

1250 N. Eglin Pkwy, Suite 301, Shalimar, Fl. 32579
https://myokaloosa.com/gm/home

<image001.jpg>

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

From: kathiwise@icloud.com <kathiwise@icloud.com>
Sent: Monday, November 2, 2026 10:29 AM
To: Daniel "Stuart" Campbell <dcampbell@myokaloosa.com>; rwoodruff@myokaloosa.com; Tim Durbin <tdurbin@myokaloosa.com>
Cc: Randy Hoffman <rhoffman51@gmail.com>
Subject: 5222 Mt. Olive Road-Proposed Industrial Development and Residential Privacy Concerns

Dear Sirs,

I am the owner of the residential property at 5222 Mt. Olive Road in unincorporated Okaloosa County. My property backs up to the wooded land currently occupied by the Shoal River shooting range.

I understand that a prospective buyer is seeking industrial rezoning to construct warehouses and may propose a private access road behind my property. We received a certified letter notifying of this and upcoming hearings. Unfortunately, my husband and I will be out of town and will be unable to attend the November meeting, but we still wanted the opportunity to vocalize our concerns.

I am concerned about the potential loss of the existing woods, road traffic, truck noise, headlights, warehouse lighting, stormwater runoff, odors and the impact on my home's privacy, value and residential enjoyment. I am particularly concerned about the impact this development could have on my home's privacy and the use and enjoyment of my backyard.

My property has an in-ground swimming pool with a screened enclosure (pool cage) located approximately four feet from my rear property line. The existing woods provide an important natural privacy barrier between my home, pool, and the shooting range property. I have attached pictures for your review.. Of note, directly behind the pool, Larry Orr, the current owner of the Shoal River Shooting range, allowed us to remove approximately 20-30 feet of trees on his property, which is the cleared area you see in the pictures.

Removing those trees and placing a road or industrial development immediately behind my property would significantly compromise our privacy. It could expose our pool and backyard to passing vehicles, truck traffic, warehouse employees, and potentially security or surveillance lighting. It would also introduce noise, headlights, and other disturbances into an area that is currently wooded and private.

I respectfully request that the county consider the following concerns before approving any rezoning or development plans:

1. Preservation of existing trees: Require retention of as much of the existing wooded area along residential property boundaries as possible.

2. Substantial residential buffer: Determine the required industrial-to-residential buffer and whether additional buffering can be required to protect neighboring homes. I would strongly prefer a substantial wooded buffer rather than a minimal landscape strip.

3. Private road location: Require that any proposed private access road be located as far as reasonably possible from my rear property line. I would like to know the proposed road's centerline, pavement edge, right-of-way boundaries, and drainage locations.

4. Pool and backyard privacy: Consider the proximity of my swimming pool and screened enclosure to the rear property line when evaluating the proposed road location, tree removal, screening, and overall site design.

5. Warehouse placement: Request that warehouses, loading docks, truck parking, and outdoor storage be positioned as far from existing residences as possible.

6. Lighting: Require downward-directed, shielded lighting that does not shine into neighboring yards, pool enclosures, or homes.

7. Noise and truck traffic: Identify applicable restrictions for truck routes, delivery hours, loading activities, outdoor operations, and noise.

8. Stormwater drainage: Ensure that development does not create additional runoff, flooding, or drainage problems on neighboring residential properties.

Please provide the following information:
- The required industrial-to-residential buffer dimensions and screening requirements.
- Whether existing trees can be required to remain.
- Whether a private road is proposed behind the residential properties.
- The proposed road's location and distance from my rear property line.

I understand that the property owner has development rights, but I believe existing residential property owners deserve reasonable protection from significant changes that could negatively affect their privacy, value, property enjoyment, and quality of life.

I would like these concerns formally considered before any rezoning or development approvals are granted.

Please advise me of the appropriate planner or case number for this property and how I can receive notice of future proceedings.

Thank you for your attention in these matters.

Sincerely,

Kathi Wise (240-298-6761)

Owner of 5222 Mt. Olive Road

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MAY 22, 2019

nwfdailynews

Tom McLaughlin tmclaughlin@nwfdailynews.com
May 22, 2019, 5:54 p.m. ET

The "big nothing burger" the State Attorney's Office in Bay County served last week in its case for commercial littering against Okaloosa business owner Todd Schweizer has been relegated to the dust bin of judicial history.

Circuit Judge Brantley Clark took the rare step of granting a defense motion for a judgment of acquittal and clearing Schweizer of all charges, according to Harry Harper, his defense attorney.

Prosecutors spent about an hour presenting their case prior to the ruling, which effectively ended the trial.

"The ruling kind of speaks to the absence of evidence in the case. It was one of those cases that it made no sense to bring. There was no evidence he was here (in Bay County) or that he dumped anything," Harper said. "It was a big nothing burger. I knew the judge would throw it out."

Assistant State Attorney Frank Sullivan did not respond to an email seeking comment.

USA TODAY Shopping: Shop sales in tech, home, fashion, beauty & more curated by our editors.

Schweizer, whose several business interests include FUBAR Pizza Bar on Okaloosa Island, for several years owned Coyote Land Company Inc., which operated several landfills, including the Coyote Panama City Waste Processing Facility in Bay County. He was unavailable for comment Wednesday.

The Bay County landfill was declared an environmental hazard in 2011 and ordered shut down, and shortly thereafter Coyote Land Company abandoned the property, leaving the Florida Department of Environmental Protection and other entities with no choice but to clean it and close it.

The closure was completed in 2014, according to DEP spokeswoman Brandy Smith.

Charging documents said Schweizer and his company "did unlawfully dump, place or disposes of" litter "for commercial purposes on private property and, in doing so, did cause a public nuisance or did otherwise violate" the law.

The Bay County landfill was one of four facilities Schweizer's company operated and later abandoned, "without closing them in accordance with department orders," according to emailed comments from Smith provided following the 2016 arrest.

The DEP completed the necessary work to certify the Coyote East landfill facility, near Freeport, as closed in November 2017, Smith said in a Wednesday email.

"We also have a contract in place with Walton County for the closure of the Coyote West facility and are currently in the design phase for that project," Smith said in a Wednesday email.

DEP is working now to initiate final closure of the Coyote Navarre site in Santa Rosa County, "and expect closure to begin after completion of the bid solicitation process," Smith said.

Daniel "Stuart" Campbell

From: Keisha <llblair81@gmail.com>
Sent: Monday, November 2, 2026 3:57 PM
To: Daniel "Stuart" Campbell; rwoodruff@myokaloosa.com; Tim Durbin
Subject: In Response: Zone Change Request

Good afternoon,

I am a homeowner on Mt Olive Road, and we received a letter pertaining to a zoning change request. This request goes against everything that residents listed during the town-halls and in the Inspire study. Allowing this change **does not** maintain a consistent neighborhood character or increase the property value of surrounding residential properties due to a commercial/industrial development. In fact, a gas station, commercial retail, warehouse, etc will detract from that. There is an industrial park literally across 90 that would allow the proposed business plan to operate, aside from the waste management aspect, without impacting the surrounding residential homes/subdivision, organization(s), etc that are already in place. If the zoning is changed, it allows for any type of business that falls within that category to build there without any course of action for those already living here.

Other areas of concern: removal of trees/wildlife habitat, lighting, noise, odors, fumes, increased traffic, etc

Removing trees decreases water absorption (potential flooding) and the amount barriers to decrease the wind speed as a storm moves through the area, etc

Questions for my concerns:
How will any aspect of this proposed business impact any owner's enjoyment on their property including ours (pungent odors, fumes, noise, etc)?

What types of vehicles will be serviced or conducting business on the property?
What area(s) of the property for each type of vehicle (to identify proximity to other properties)?
What will be the associated noise levels?
Operations hours?
What is the recourse if they operate outside of those hours?

Lighting: How will this impact the surrounding area(s)? Direction(s) of lights? Height(s)? Color?

I am requesting that everything be explained in detail during every meeting and available for residents to watch it live. I'm requesting that questions and information requested by residents sent via email or phone calls be asked and addressed during the meetings. Please ensure that all meetings require a detailed response at every meeting.

Thank you for your attention to this matter,

Lakeisha Deloach

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Daniel "Stuart" Campbell

From: Lori Treff <ltreff2@yahoo.com>
Sent: Monday, November 2, 2026 6:40 PM
To: Daniel "Stuart" Campbell; rwoodruff@myokaloosa.com; Tim Durbin
Subject: Proposed Industrial Development and Residential Privacy Concerns

Dear Sirs,

I am the owner of the residential property at 4104 Big Buck Trail in unincorporated Okaloosa County. My property backs up to the wooded land currently occupied by the Shoal River shooting range.

I understand that a prospective buyer is seeking industrial rezoning to construct warehouses and may propose a private access road behind my property. We received a certified letter notifying of this and upcoming hearings. Unfortunately, my husband and I work full time and will be unable to attend the November meeting, but we still wanted the opportunity to vocalize our concerns.

I am concerned about the potential loss of the existing woods, road traffic, truck noise, headlights, warehouse lighting, stormwater runoff, odors and the impact on my home's privacy, value and residential enjoyment. I am particularly concerned about the impact this development could have on my home's privacy and the use and enjoyment of my backyard.

The existing woods provide an important natural privacy barrier between my home and the shooting range property. Removing those trees and placing a road or industrial development immediately behind my property would significantly compromise our privacy. It could expose my backyard to passing vehicles, truck traffic, warehouse employees, and potentially security or surveillance lighting. It would also introduce noise, headlights, and other disturbances into an area that is currently wooded and private.

I respectfully request that the county consider the following concerns before approving any rezoning or development plans:

1. Preservation of existing trees: Require retention of as much of the existing wooded area along residential property boundaries as possible.

2. Substantial residential buffer: Determine the required industrial-to-residential buffer and whether additional buffering can be required to protect neighboring homes. I would strongly prefer a substantial wooded buffer rather than a minimal landscape strip.

3. Private road location: Require that any proposed private access road be located as far as reasonably possible from my rear property line. I would like to know the proposed road's centerline, pavement edge, right-of-way boundaries, and drainage locations.

4. Warehouse placement: Request that warehouses, loading docks, truck parking, and outdoor storage be positioned as far from existing residences as possible.

5. Lighting: Require downward-directed, shielded lighting that does not shine into neighboring yards or homes.

6. Noise and truck traffic: Identify applicable restrictions for truck routes, delivery hours, loading activities, outdoor operations, and noise.

7. Stormwater drainage: Ensure that development does not create additional runoff, flooding, or drainage problems on neighboring residential properties.

Please provide the following information:
- The required industrial-to-residential buffer dimensions and screening requirements.
- Whether existing trees can be required to remain.
- Whether a private road is proposed behind the residential properties.
- The proposed road's location and distance from my rear property line.

I understand that the property owner has development rights, but I believe existing residential property owners deserve reasonable protection from significant changes that could negatively affect their privacy, value, property enjoyment, and quality of life.

I would like these concerns formally considered before any rezoning or development approvals are granted.

Please advise me of the appropriate planner or case number for this property and how I can receive notice of future proceedings.

Thank you for your attention in these matters.

Sincerely,

Matthew and Lori Treff
Owners: 4104 Big Buck Trail

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Daniel "Stuart" Campbell

From: Thomas Church <yamahace1989@gmail.com>
Sent: Monday, November 2, 2026 11:06 AM
To: Daniel "Stuart" Campbell; durbin@myokaloosa.com
Subject: Concerns Regarding Proposed Industrial Rezoning – 3985 Hwy 90 E

Good morning,

I wanted to express my concerns about the proposed rezoning of the former shooting range at 3985 Highway 90 E from agricultural to industrial.

We already have a massive industrial complex across Highway 90, and I strongly believe industrial development should remain on that side of the highway. Highway 90 provides a natural separation and buffer between industrial operations and the residential areas where families have established their homes.

My concern is that once we allow industrial zoning to cross that boundary, we're opening the door for continued industrial expansion into our neighborhoods. This could bring increased truck traffic, noise, lighting, and potential impacts to property values and quality of life.

I also haven't seen any information about what is actually planned for this property, which makes such a broad zoning change even more concerning.

I would ask the county to preserve Highway 90 as a boundary for industrial development rather than relying solely on landscaping or setbacks to protect existing homes.

Unfortunately, I will be out of the country for the November 12 hearing, but I would appreciate having our concerns included in the public record and considered during the decision-making process.

Thank you for your time and consideration.

Tommy Church

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Daniel "Stuart" Campbell

From: Tommy Ervin <tommyervin2013@gmail.com>
Sent: Monday, November 2, 2026 2:53 PM
To: rwoodruff@myokaloosa.com; Daniel "Stuart" Campbell; Tim Durbin
Subject: Proposed Amendment of Shoal River Shooting Center Property from Agricultural to I-1 Industrial

Dear sirs ,

I recently saw the sign posted on Jace drive where I live that the prospective buyer of the property is requesting to amend the current agricultural land use to Industrial . Unfortunately I will be out of town on November 12 , 2026 during the public hearing.

I have no objection to this being amended to commercial use and understand people have the right to use their property, especially highway frontage but industrial use next to established residential properties is unnecessary when Okaloosa County already has an Industrial park across the street.

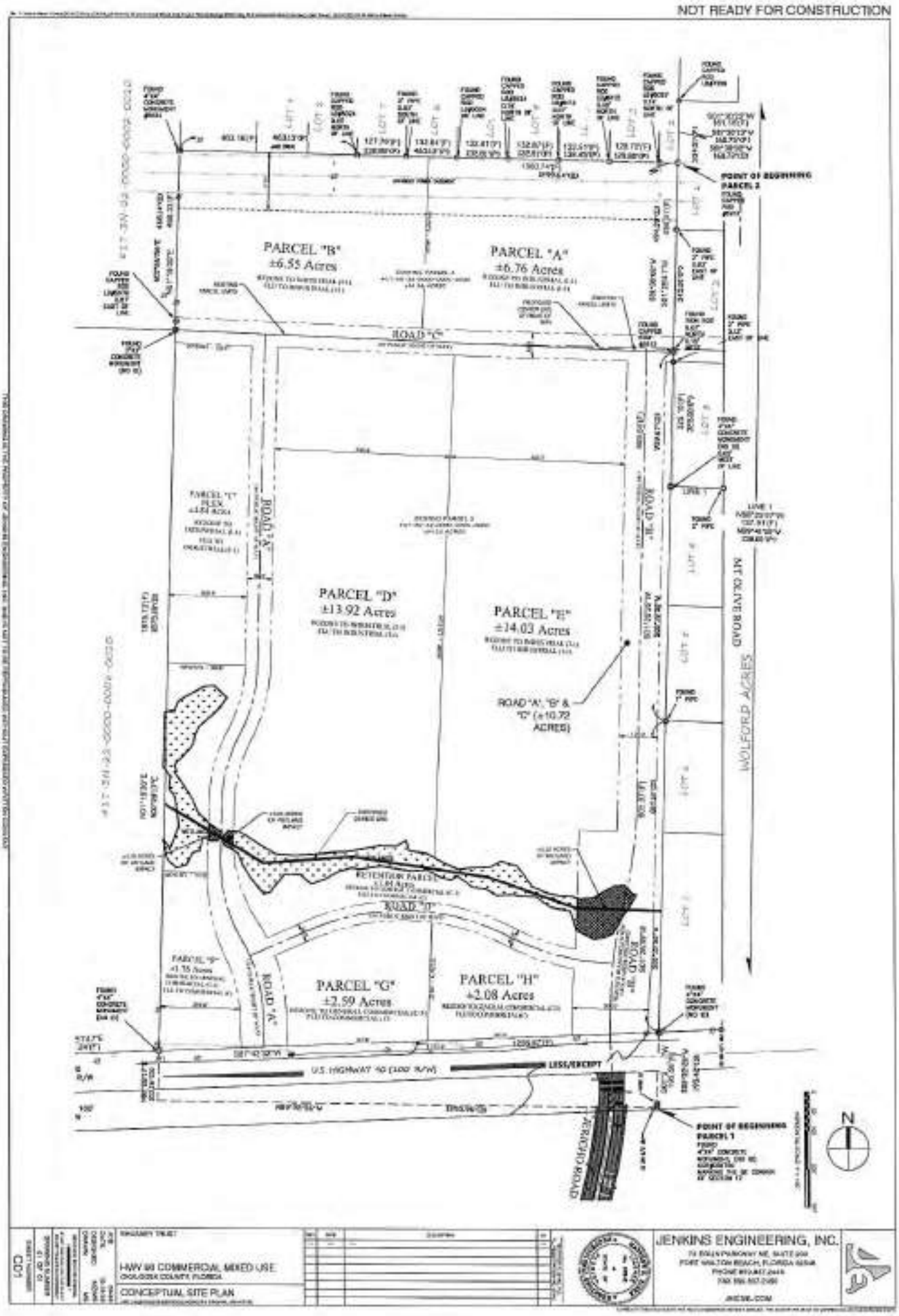
Industrial designation opens up a whole different incompatibility with residential homes adjacent and sets up precedent.

I have lived in this county most of my life , went to school here , worked here and bought my place almost 35 years ago. My daughter recently purchased land next to me , this is my home... Please give careful consideration to amending this land to a designation that can be detrimental to families that call this part of the County home..

Sincerely, Tommy and Cathy Ervin

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

EXHIBIT 6


NOT READY FOR CONSTRUCTION
PARCEL "B"
±6.55 Acres
PARCEL "A"
±6.76 Acres
ROAD "C"
PARCEL "D"
±13.92 Acres
PARCEL "E"
±14.03 Acres
ROAD "A", "B" & "C" (±10.72 ACRES)
ROAD "A"
ROAD "B"
ROAD "D"
PARCEL "G"
±2.59 Acres
PARCEL "H"
±2.08 Acres
WOLFORD ACRES
MT OLIVE ROAD
U.S. HIGHWAY 90 (100' R/W)
LESS/EXCEPT
POINT OF BEGINNING PARCEL 2
POINT OF BEGINNING PARCEL 1
N
HWY 90 COMMERCIAL MIXED USE
CONCEPTUAL SITE PLAN
JENKINS ENGINEERING, INC.

Okaloosa County

Supplemental Answers to Policy 9.2 – Land Use Amendment

1. The need for the proposed land use amendment.

The purpose of this rezoning request is to establish a land-use designation that better reflects the property's long-term development potential, its location along the U.S. Highway 90 corridor and further enhance the marketability and job creation surrounding the Shoal River Ranch Giga Site.

While the property is currently zoned Agriculture, we believe its future may be better served by a combination of commercial and industrial uses that can accommodate business investment, employment opportunities, and expansion of the county's economic base. Attached as Exhibit A shows the lack of any commercial/industrial land currently for sale along the East Hwy 90 Corridor. And such a request and opinion is not done so arbitrarily - please see the multi-jurisdictional development of the Shoal River Ranch Giga Site directly across Highway 90, less than 1 mile from the subject property (see Exhibit B). The federal government, state government and local governments have all identified this immediate area for major industrial investment and development, and our proposed development site is across the street from this focused industrial development. Additionally, Okaloosa County has already allowed/approved industrial land just west of the subject property, further creating this stretch of the Highway 90 corridor as an industrial area (see Exhibit F for land use and Exhibit G for zoning).

Our request is not tied to a particular industrial tenant or an immediate construction project. Rather, we are seeking approval to accommodate future needs associated with the Giga Site and the immediate submarket. We observed Williams International's other manufacturing facilities and small space (or smaller space) demands were needed to create a complimentary and functional relationship with their vendors and subcontractors. While our planned development is substantially smaller than the Giga Site's major manufacturing parcels, our development creates a plausible opportunity to serve business that need proximity to large manufacturers but do not require hundreds of acres. Between Williams International and Central Moloney, coupled with the growth demands in that submarket, we believe our development will support the current lineup of users in the Giga Site but also support the peripheral growth being experienced on the eastern side of Okaloosa County.

We recognize that industrial development must be compatible with surrounding properties and supported by appropriate infrastructure. Any future development would remain subject to applicable county regulations, permitting requirements, and development standards. Ultimately, this request asks the county to consider the property's highest appropriate long-term use while preserving the opportunity for orderly, responsible economic development. We believe our plan will support not just the Giga Site, but also the growth demands being experienced in eastern Okaloosa County. And please be aware that over 90% of the subject property is located within a restrictive development zone to support Eglin AFB thereby limiting the bundle of rights afforded this property and property owner (see Exhibit H).

2. That the amendment will not result in urban sprawl.

The proposed rezoning from Agriculture to Commercial and Industrial is intended to encourage orderly, planned economic development along the established U.S. Highway 90 corridor rather than promote urban sprawl. By concentrating future commercial and industrial opportunities "clustered" along an existing major transportation route (that also includes rail), the land use change can support more efficient land utilization while reducing the need to extend development into less accessible rural areas (see Exhibit C). The property's accessibility via highway (1,300' of frontage on Highway 90), proximity to rail and Interstate 10 (to include future planned interchanges, Jericho Road alignment and a potential "eastern beltway/loop"), further targets this parcel in particular as a gateway hub for the Giga Site and surrounding area (see Exhibit D).

Furthermore, the proposed land use change does not authorize uncontrolled development. This change in land use is not intended to extend urban development into the countryside, but to provide a framework for responsible commercial and industrial investment along an established highway corridor, where future growth can be evaluated, coordinated, and appropriately managed. Any future project will remain subject to applicable infrastructure, transportation, environmental, and development requirements, ensuring that growth occurs responsibly and in a manner compatible with the demands associated with the growth of eastern Okaloosa County.

3. A functional relationship between the proposed amendment and other more densely or intensely designated or developed lands.

The proposed land use change establishes the opportunity for a complementary functional relationship with existing and future non-residential development along the U.S. Highway 90 corridor and within the greater eastern Okaloosa County area (see Exhibit B).

We are planning commercial uses for the Highway 90 frontage that would support the residents in this submarket and the growth of eastern Okaloosa County. The commercial uses would provide opportunities for highway-oriented businesses and services, while the change to industrial on the remaining acreage would accommodate employment-generating uses such as manufacturing, warehousing, distribution, and related operations. Many of these jobs, businesses and services are very much needed in this submarket.

Together, these uses could support the broader regional economy through business-to-business activity, employment opportunities, and access to established (and future) transportation infrastructure.

Rather than encouraging isolated or fragmented development, the proposed land use change is intended to facilitate an orderly and coordinated development pattern that complements the more intensely developed area of the Giga Site, subject to infrastructure availability and applicable development regulations.

4. Availability of facilities and services necessary to support the more intense land use.

The subject property is located along the established U.S. Highway 90 transportation corridor, providing an existing roadway connection more than capable of supporting future commercial and industrial access (see Exhibit D).

The proposed land use change is intended to compliment current and future development in a planned and orderly manner, with the availability and capacity of essential infrastructure and public services already present.

Water and wastewater demand levels, generally speaking (notwithstanding the outlier user) are relatively low for industrial users and there is sufficient wastewater capacity across Highway 90 from our site and there is a territory agreement with a private water company that can serve our intended development (see Exhibit D).

High-voltage electric transmission and distribution, nearby high-pressure natural gas pipeline and fiber-optic communications are all in close proximity to the subject property.

Future development will be subject to applicable Okaloosa County requirements for all utilities, services and facilities; any infrastructure extensions, upgrades, or improvements will be identified and addressed through that applicable development review and permitting processes.

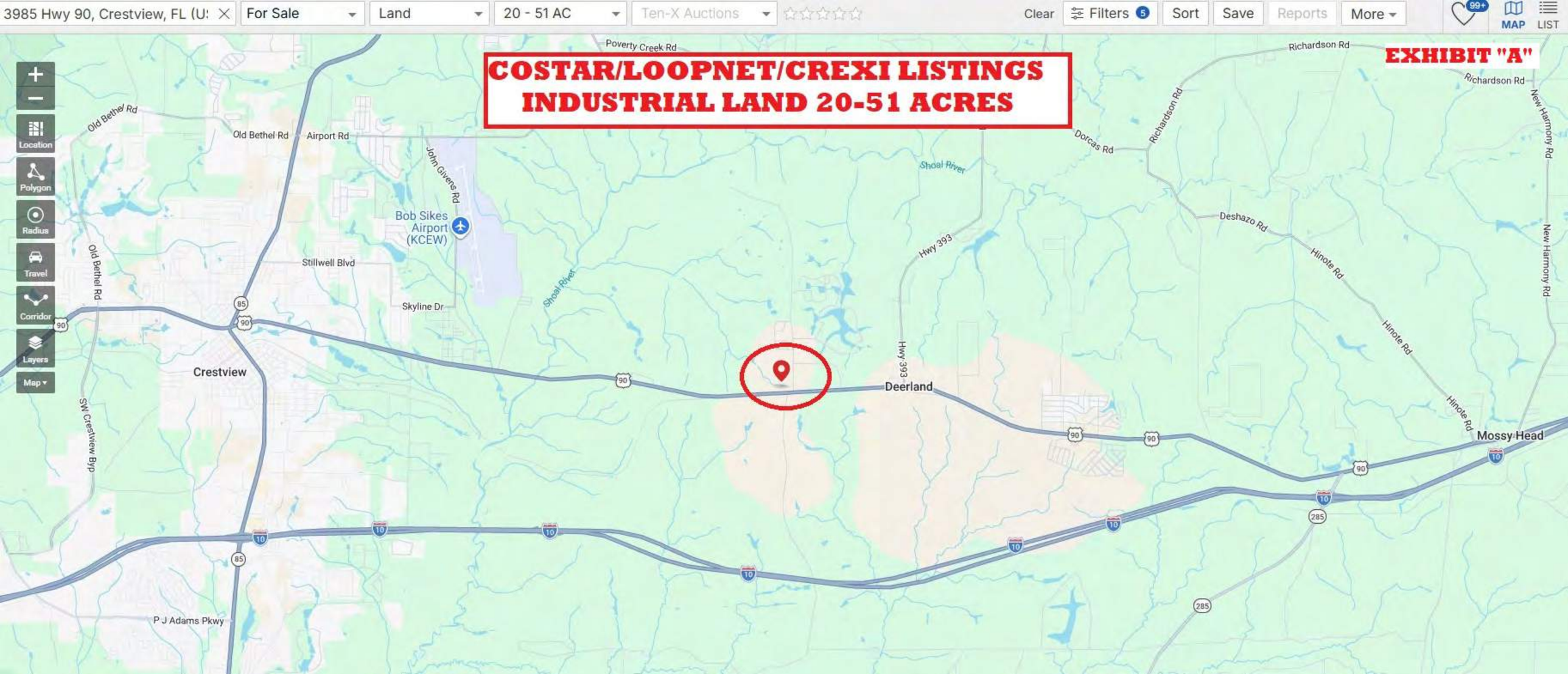
The proposed land use change will establish the framework for potential future commercial and industrial development without eliminating the requirement to demonstrate adequate public facilities and services before construction occurs. However, the federal government, state government and to a greater degree Okaloosa County, all have contributed substantial resources toward establishing this corridor as a center for advanced manufacturing, aerospace production and other related industrial activities. Our planned development will not only provide a return on the investment already made by Okaloosa County, but it will create an opportunity for complimentary businesses, including suppliers, contractors, warehousing and other industrial support services to locate near major employers and further enhance those industries.

5. The relationship of the proposed amendment site to the Urban Development Area Boundary.

The subject property is located 1.75 miles east of the eastern boundary of Okaloosa County's designated Urban Development Area Boundary (see Exhibit E). Although the property is technically outside the Urban Development Area, its close proximity to the boundary provides an opportunity to further complement existing and planned economic activity in eastern Okaloosa County. Additionally, the proposed amendment is intended to provide for a planned, cluster-oriented, employment-generating land use in close proximity to the Urban Development Area rather than encourage scattered residential or unplanned commercial expansion (see Exhibit C). The existing transportation corridor offers a potential connection to more intensely developed areas without requiring the creation of an entirely new transportation network. The proposed change is intended to support orderly economic development while remaining subject to the county's requirements concerning infrastructure availability and the prevention of urban sprawl.

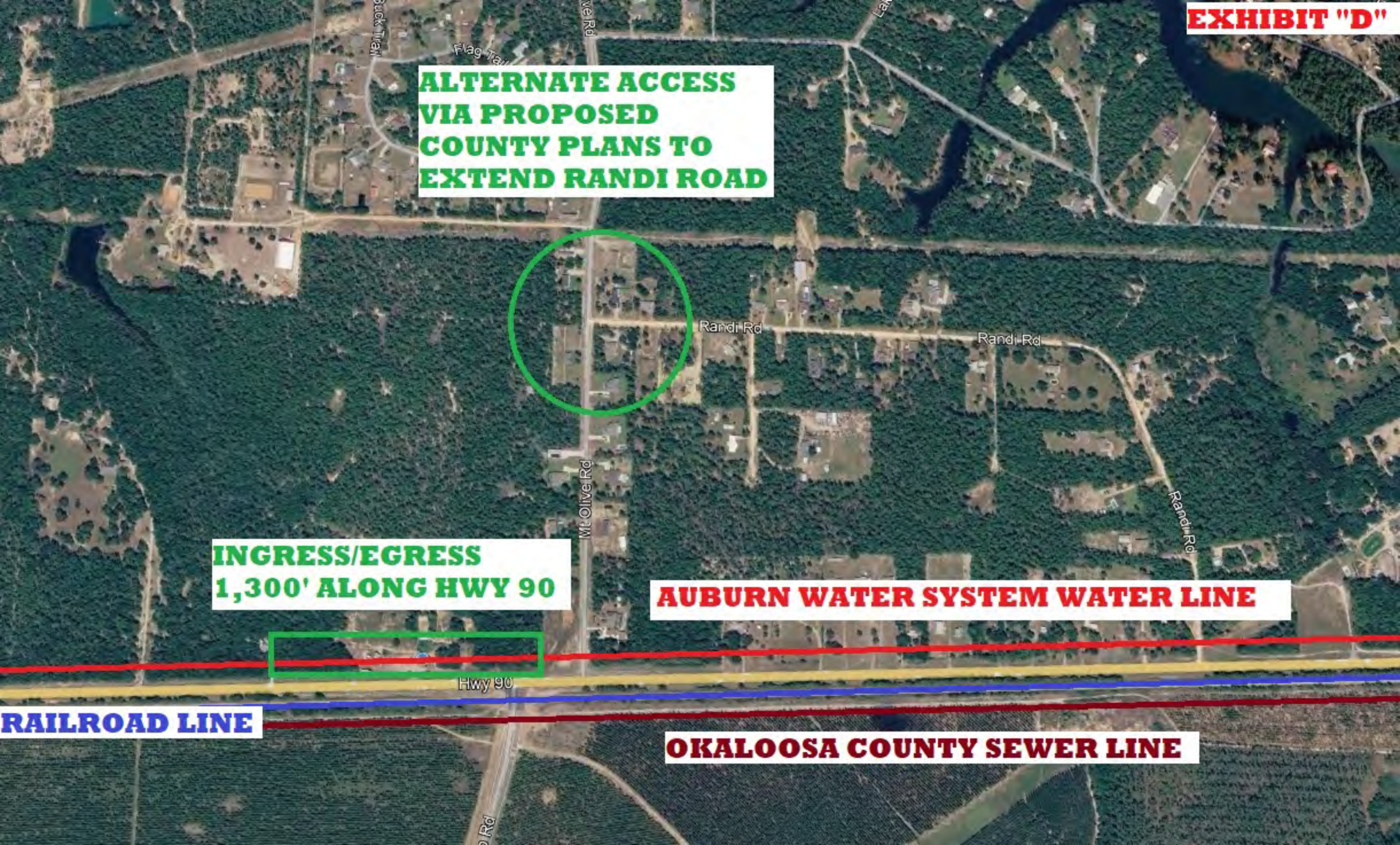
The proposed amendment is not intended to extend the Urban Development Area Boundary or encourage scattered development. Rather, it seeks to establish a framework for carefully planned, clustered development in a location that is geographically close to the county's designated growth area (as supported by the federal government, and state government).

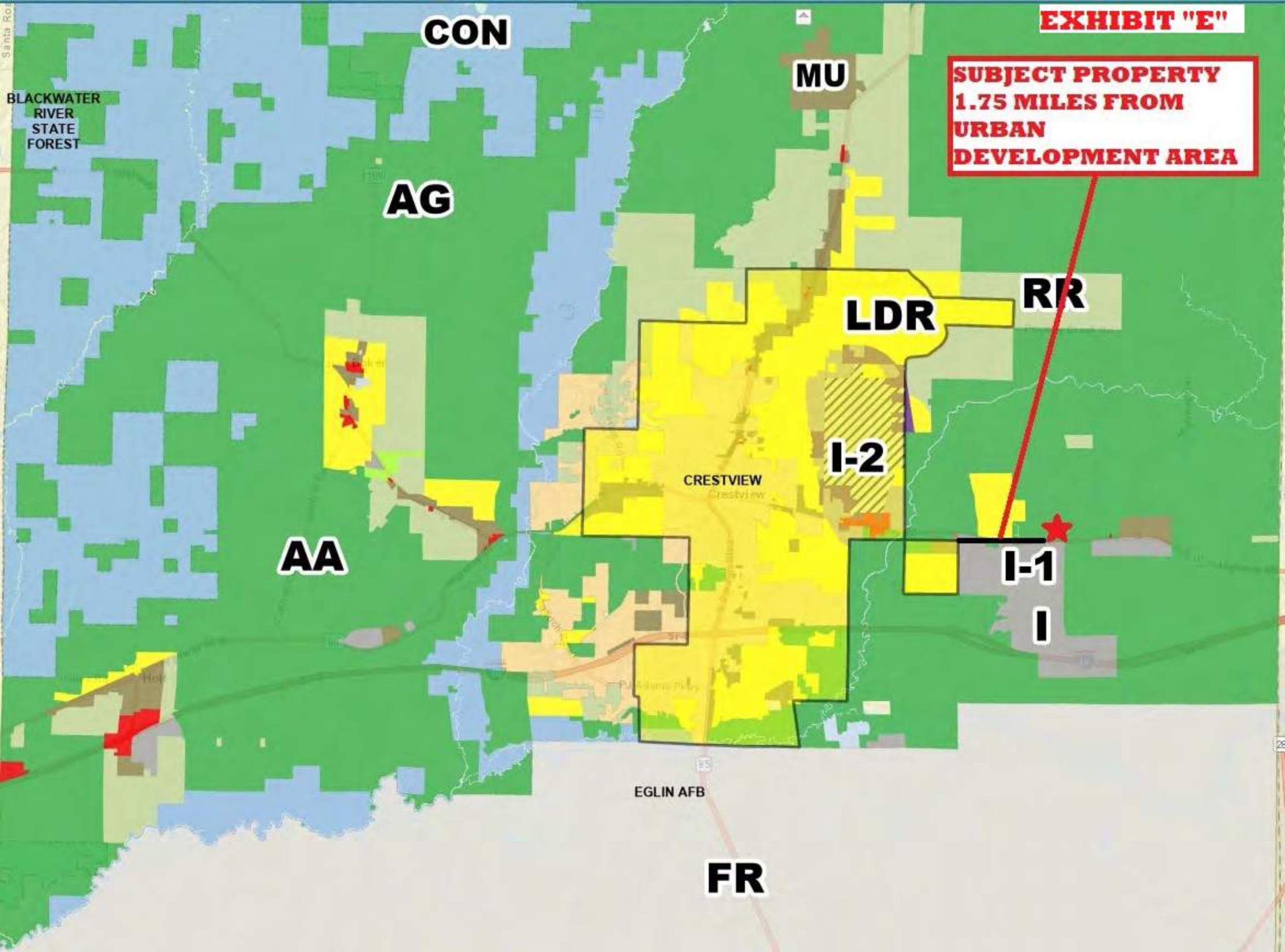
Future development will remain subject to applicable infrastructure, transportation, environmental, and compatibility requirements to ensure that development occurs responsibly and in accordance with Okaloosa County code(s).

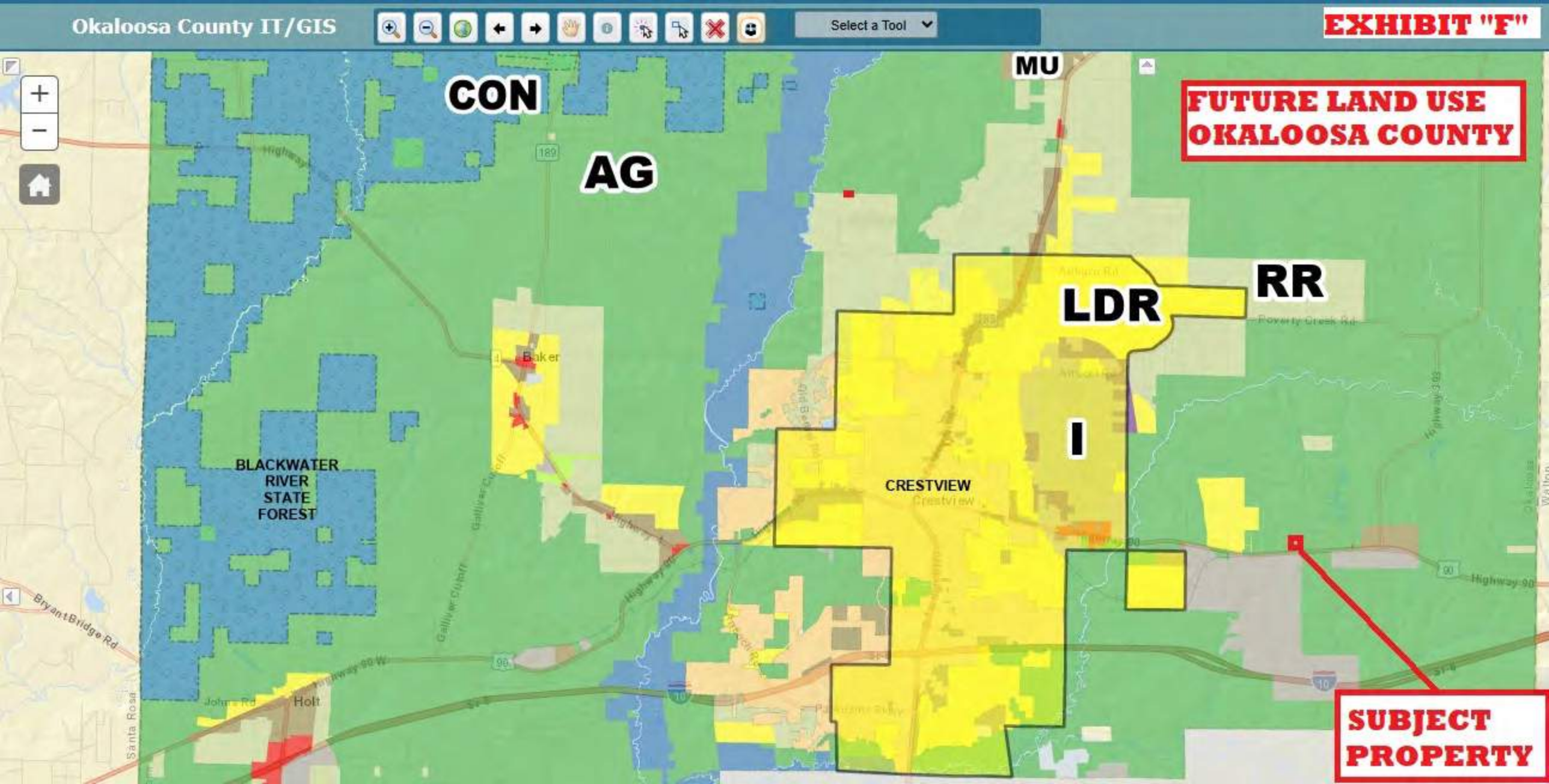

3985 Hwy 90, Crestview, FL (U:
For Sale
Land
20 - 51 AC
Ten-X Auctions
Clear
Filters 5
Sort
Save
Reports
More
MAP
LIST
COSTAR/LOOPNET/CREXI LISTINGS
INDUSTRIAL LAND 20-51 ACRES
EXHIBIT "A"
Location
Polygon
Radius
Travel
Corridor
Layers
Map
Poverty Creek Rd
Old Bethel Rd
Airport Rd
John Givens Rd
Bob Sikes Airport (KCEW)
Stillwell Blvd
Skyline Dr
Shoal River
Dorcas Rd
Richardson Rd
Hwy 393
Deshazo Rd
Hinote Rd
New Harmony Rd
Crestview
SW Crestview Byp
Deerland
Mossy Head
P J Adams Pkwy

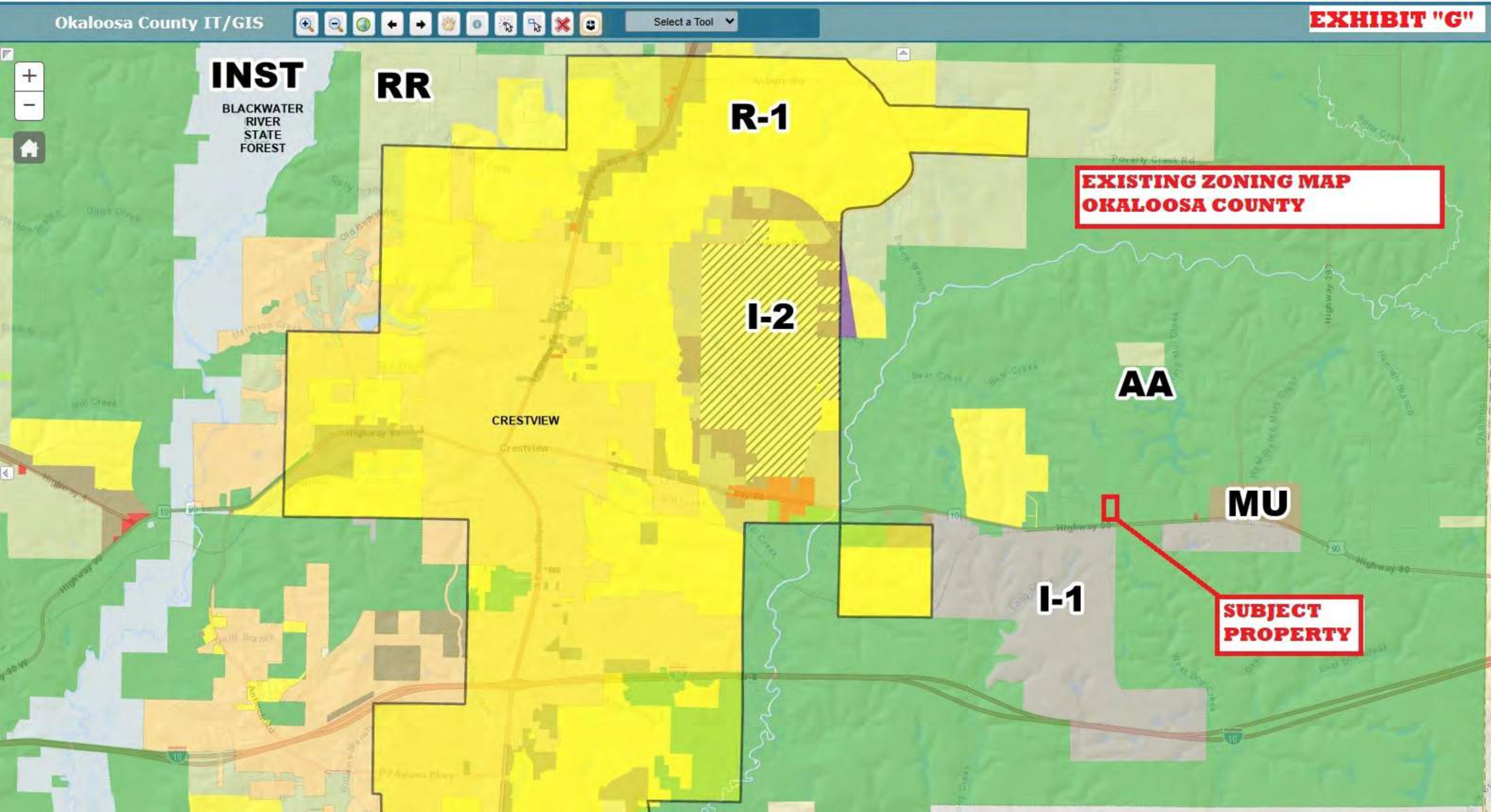

SUBJECT PROPERTY
EXHIBIT "B"
Hwy 90
E James Lee Blvd
Deerland
Hwy 366
LESS THAN 1 MILE
WILLIAMS INTERNATION - 1M SF
>$1B INVESTMENT - 336 JOBS
CENTRAL MOLONEY - 302K SF
>$50M - 350 JOBS
PROJECT HAWK - 50K SF
50 JOBS
PROJECT WINDJAMMER - 400K SF
400 JOBS
Google Earth
Image © 2026 Airbus
N


URBAN SPRAWL MAP
CLUSTERED GROWTH
EXHIBIT "C"
Auburn
Crestview
Deerland
Mossy Head
Google Earth
Image © 2026 Airbus
N
4 mi


EXHIBIT "D"
ALTERNATE ACCESS VIA PROPOSED COUNTY PLANS TO EXTEND RANDI ROAD
Randi Rd
Randi Rd
Randi Rd
Mt Olive Rd
INGRESS/EGRESS 1,300' ALONG HWY 90
AUBURN WATER SYSTEM WATER LINE
Hwy 90
RAILROAD LINE
OKALOOSA COUNTY SEWER LINE


EXHIBIT "E"
SUBJECT PROPERTY
1.75 MILES FROM
URBAN
DEVELOPMENT AREA
CON
MU
BLACKWATER
RIVER
STATE
FOREST
AG
RR
LDR
I-2
CRESTVIEW
AA
I-1
I
EGLIN AFB
FR


Okaloosa County IT/GIS
Select a Tool
EXHIBIT "F"
FUTURE LAND USE
OKALOOSA COUNTY
CON
AG
MU
RR
LDR
I
BLACKWATER
RIVER
STATE
FOREST
CRESTVIEW
Baker
Holt
Bryant Bridge Rd
Santa Rosa
Gulliver Cutoff
Highway 90
Poverty Creek Rd
SUBJECT
PROPERTY


Okaloosa County IT/GIS
Select a Tool
EXHIBIT "G"
INST
BLACKWATER RIVER STATE FOREST
RR
R-1
I-2
AA
MU
I-1
CRESTVIEW
EXISTING ZONING MAP
OKALOOSA COUNTY
SUBJECT PROPERTY

Okaloosa County IT/GIS

Select a Tool

EXHIBIT "H"

BULK OF PROPERTY LOCATED WITHIN THE EGLIN/FAA RESTRICTED AREA

20,000 ft buffer

Menu

Search | Results | Layers | Legend

- Okaloosa WebGIS
  - PROPERTY
  - TRANSPORTATION
  - LANDCOVER/PLANIMETRIC
  - PLANNING UNINC AREAS
    - SPECIALIZED ZONES
      - HWY 90 Overlay
      - Bluewater Bay MSBU
      - Bob Sikes Area of Influence
      - BWB DRI
      - Eglin Enchroachment Zone
      - Eglin Enchroachment Zone Density Limits
      - Enterprise Zone
      - FAA_Notification_Zone

Close

100m
300ft

Scale 1:4,514 N 30°45'08" W 86°27'26"

AGENDA ITEM 3

PLANNING COMMISSION AGENDA REQUEST

TO: Honorable Chairman and Members of the Okaloosa County Planning Commission

THROUGH: Kristen Shell, AICP, MEng

FROM: Daniel Stuart Campbell, Planner III

SUBJECT: CPA-1026-0005 and REZ-1026-0006, request for Small Scale Plan Amendment and Rezoning

AGENDA DATE: November 12, 2026

LOCATION : 3176 James Kennedy Road, Crestview, FL

REQUESTED ACTION:

The applicant is requesting approval of a Small-Scale Plan Amendment to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Agriculture (AG)**. If the FLUM amendment is approved, there is a companion request to rezone the subject property from **Residential-1 (R-!)** to **Agriculture (AA)**.

PARCEL INFORMATION :

- Property Appraiser's Parcel ID Number: 22-3N-23-0000-0042-003E
- Property contains 11.06 acre more or less
- BCC District: (1) Commissioner Mixon
- Planning Commission District: (1) Commissioner Cadenhead
- Future Land Use Map Designation: Low Density Residential (LDR)
- Zoning District: Residential-1 (R-!)
- Current Use: Residential Single-Family Detached

SURROUNDING LAND USES:

- North: Agriculture, Vacant, James Kennedy Road
- South: Residential Single-Family
- East: Vacant
- West: Residential Single-Family

TABLE 1 – FLUM & ZONING DESIGNATIONS		
	FLUM DESIGNATION	**ZONING DESIGNATION**
SUBJECT PROPERTY	Low Density Residential (LDR)	Residetial-1 (R-1)
NORTH	Low Density Residential (LDR)	Residetial-1 (R-1)
SOUTH	Low Density Residential (LDR)	Residetial-1 (R-1)
EAST	Agriculture (AG)	Agriculture (AA)
WEST	Low Density Residential (LDR)	Residetial-1 (R-1)

PUBLIC NOTICE:

The proposed agenda item was properly advertised in the Northwest Florida Daily News on October 28, 2026; and public notice, via certified, return-receipt letters, were provided to all property owners within 300-foot radius per Section 1.11.02, of the Okaloosa County Land Development Code (see **Attachment H**).

PUBLIC COMMENT/OPPOSITION:

Staff received no public comment or opposition as of this writing for the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1026-0005 and REZ-1026-0006.

BACKGROUND AND APPLICABLE CODE SECTIONS:

- The proposed FLUM amendment is classified as a Type – 2 Plan Amendment which involves properties 50 acres or less in size. Type – 2 amendments do not require transmittal to the State Planning Agency for review.
- The subject property is adjacent to and has direct access to James Kennedy Road, an unimproved, private roadway.
- **Chapter 2.1 - Future Land Use Map Designations (**See **Exhibit 1)**

  Low Density Residential (LDR)

  Allowable Uses: The following uses are allowed in the LDR category, all other uses are prohibited.

  Single-family detached residential dwellings; attached single-family dwellings (townhouse) when planned as a Planned Unit Development; category A and B mobile/manufactured homes; customary accessory uses/structures; small-scale agriculture; places of worship; primary and secondary schools; parks and playgrounds; public or private utilities except for electric sub-stations which may

be approved by special exception; family day care; community residential homes; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security).

Allowable Density: No more than five (5) dwelling units per acre south of Eglin reservation; no more than four (4) dwelling units per acre north of Eglin reservation.

Agriculture (AG).

Allowable Uses: The following uses are allowed in the AG category, all other uses are prohibited.

Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including croplands, pasturelands, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland, feed lots, farm houses, barns, stables, pens, silos, farm accessory buildings and sheds, roadside produce stands, U-pick fields; conservation uses; outdoor recreation; public/institutional; solar electrical generation facilities and associated and related facilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); residential; general commercial when fronting upon an arterial or county-numbered roadway; rural communities; borrow pits; oil and gas exploration and production consistent with Conservation Element Policy 3.8 when approved by special exception.

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

a. Access for each 1-acre lot shall be from an existing state or county-maintained roadway.

b. Each 1-acre lot shall have a minimum of 50 feet frontage on said state or county-maintained roadway.

c. Where two or less 1 acre lots are created access may be from a recorded easement. Future Land Use 2.1.19

d. Development shall not be permitted in conservation areas or floodways.

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

- **Chapter 2 – Zoning Regulations (See Exhibit 2)**

  Section 2.03.00 - Residential-1 (R-1) District

  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).

  Maximum Density: North of Eglin AFB no more than 4 dwellings/acre.

  Section 2.01.00 - Agriculture (AA) District

  Permitted Uses: The following uses are permitted as of right in an AA district. All other uses are permitted by special exception, or prohibited.

  General Agriculture, Conservation, Outdoor Recreation Public/Institutional, General Commercial, Residential, and One-Acre Lots.

  The minimum lot size in the AA district may be one (1) acre when the following conditional requirements are met:

  a. Access to each lot must be from an existing state or county-maintained roadway.

  b. Each lot created shall have a minimum of 50 feet frontage on such state or county-maintained road.

  c. Where two or less lots are created access may be provided from a recorded easement.

  d. Development shall not be permitted in floodways.

COMPREHENSIVE PLAN ANALYSIS:

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

Policy 4.3 recognizes the importance of design in mitigating potential incompatibility conditions through the site plan review process. In particular, it empowers Okaloosa County to require various mitigation techniques including variable buffers, placement and design of open space and landscaping, and consideration of lighting design and placement to avoid glare. In addition, it recognizes the concept of varying setbacks based on the height of buildings.

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Low Density Residential (LDR) to Agriculture (AG). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Residential-1 to Agriculture (AA). The applicant intends to retain the property's existing single-family residential character, with one detached residence situated on a large lot. If applicable, The aforementioned mitigating techniques will be addressed during the Development Order review process.

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

Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities:

The applicant is proposing to change the Comprehensive Plan Future Land Use Map (FLUM) designation for the property from Low Density Residential (LDR) to Agriculture (AG). If the FLUM amendment is approved, the applicant is requesting to rezone the property from Residential-1 to Agriculture (AA). The proposed amendment represents a reduction in allowable residential development density and is not intended to accommodate additional residential development or an increase in development intensity. The applicant intends to retain the property's existing single-family residential character, with one detached residence situated on a large lot. The proposed amendment would generally reduce the potential demand for public facilities and services, including transportation, potable water, wastewater, and other infrastructure associated with residential development. Staff hereby determines that the proposed Small Scale Plan Amendment is consistent with current development patterns, specifically, the existing agricultural use to the north and the adjacent Agriculture Future Land Use designation and zoning district to the east.

STAFF POSITION: Staff has no objections to the proposed Small Scale Plan Amendment and Rezoning; herein referenced as CPA-1026-0005 and REZ-1026-0006.

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

First Motion: Recommend approval of an ordinance to change the Future Land Use Map (FLUM) designation for the subject property from **Low Density Residential (LDR)** to **Agriculture (AG).**

Second Motion: Recommend approval of an ordinance to change the zoning designation for the subject property from **Residential-1 (R-1)** to **Agriculture (AA)** zoning district.

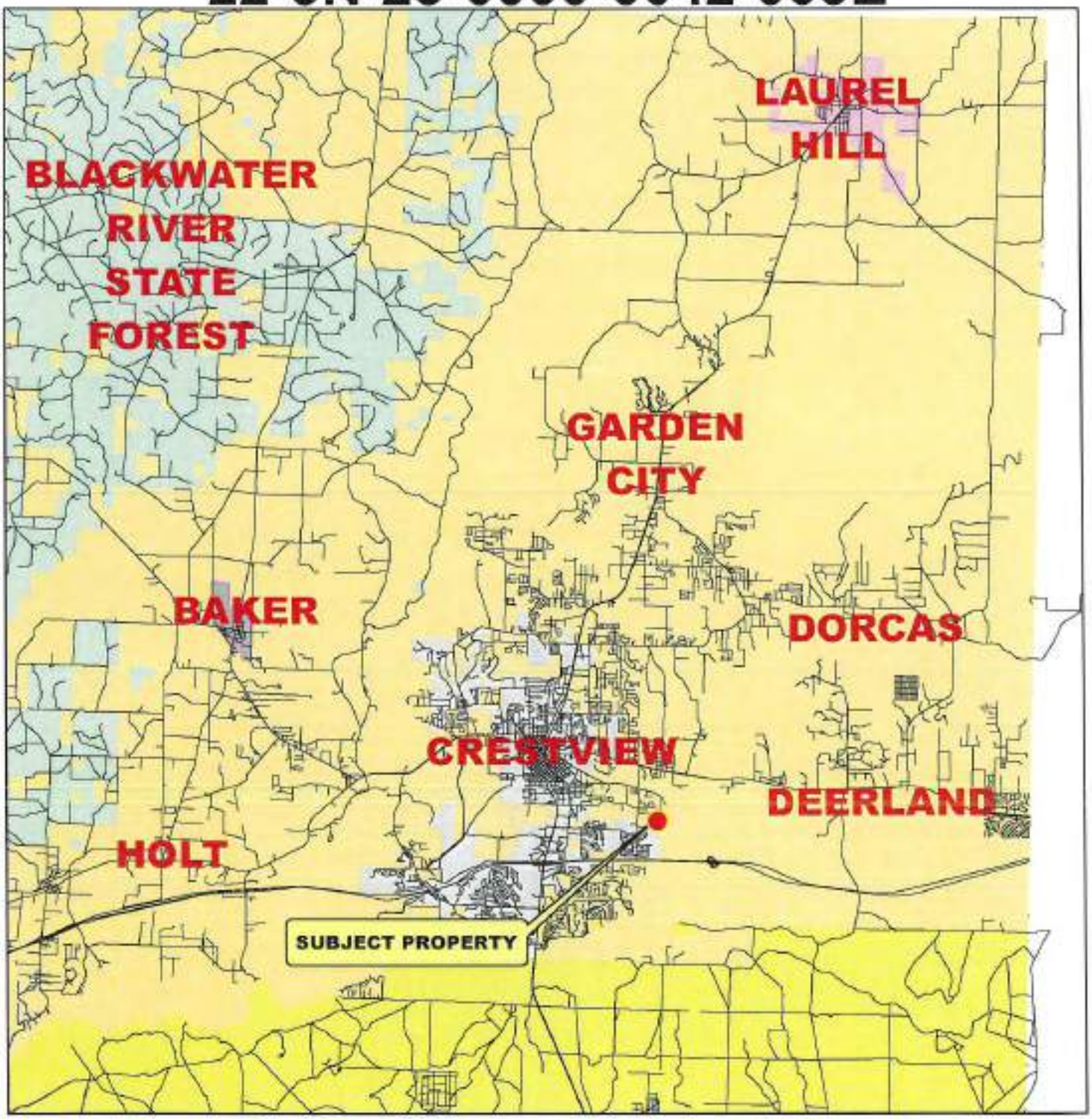
BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is tentatively scheduled for December 8, 2026.

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

EXHIBITS:
1 - Chapter 2.1 - Future Land Use Designations
2 - Chapter 2 – Zoning Regulations

ATTACHMENT - A

22-3N-23-0000-0042-003E



Legend

Roads

Location Map

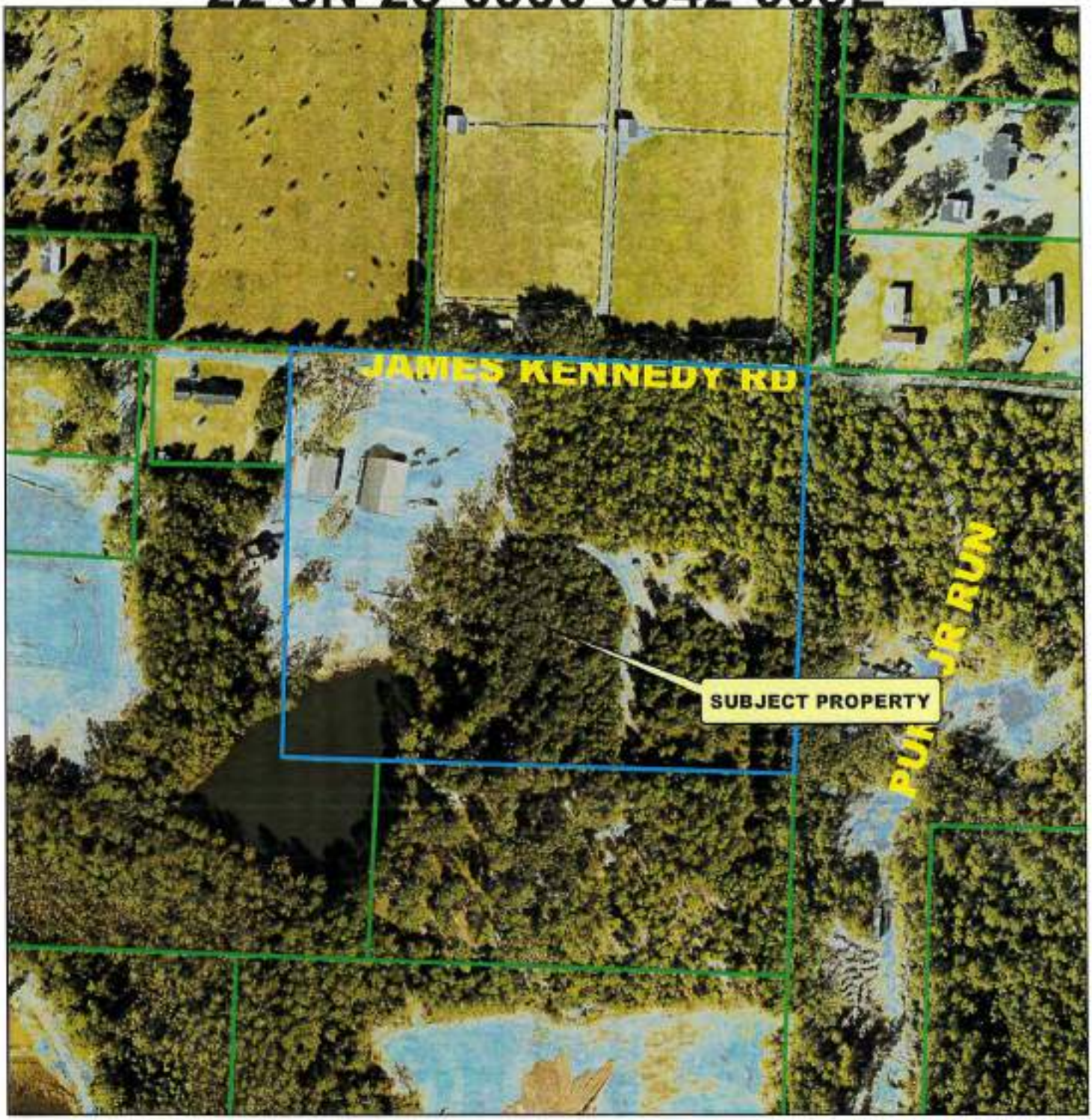
0 0.045 0.09 0.18 0.27 Miles

N W E S

Map Produced By:
Okaloosa County GIS
10/19/2020

ATTACHMENT - B

22-3N-23-0000-0042-003E



Legend

Parcel Lines

MAP PROJECTION:
Lambert Conformal Conic Projection
Datum: NAD83
Units: Meters

PUBLIC RECORD:
This map was created by Okaloosa County GIS and is for the public record, pursuant to Chapter 119, Florida Statutes.

DISCLAIMER:
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Okaloosa County makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data.

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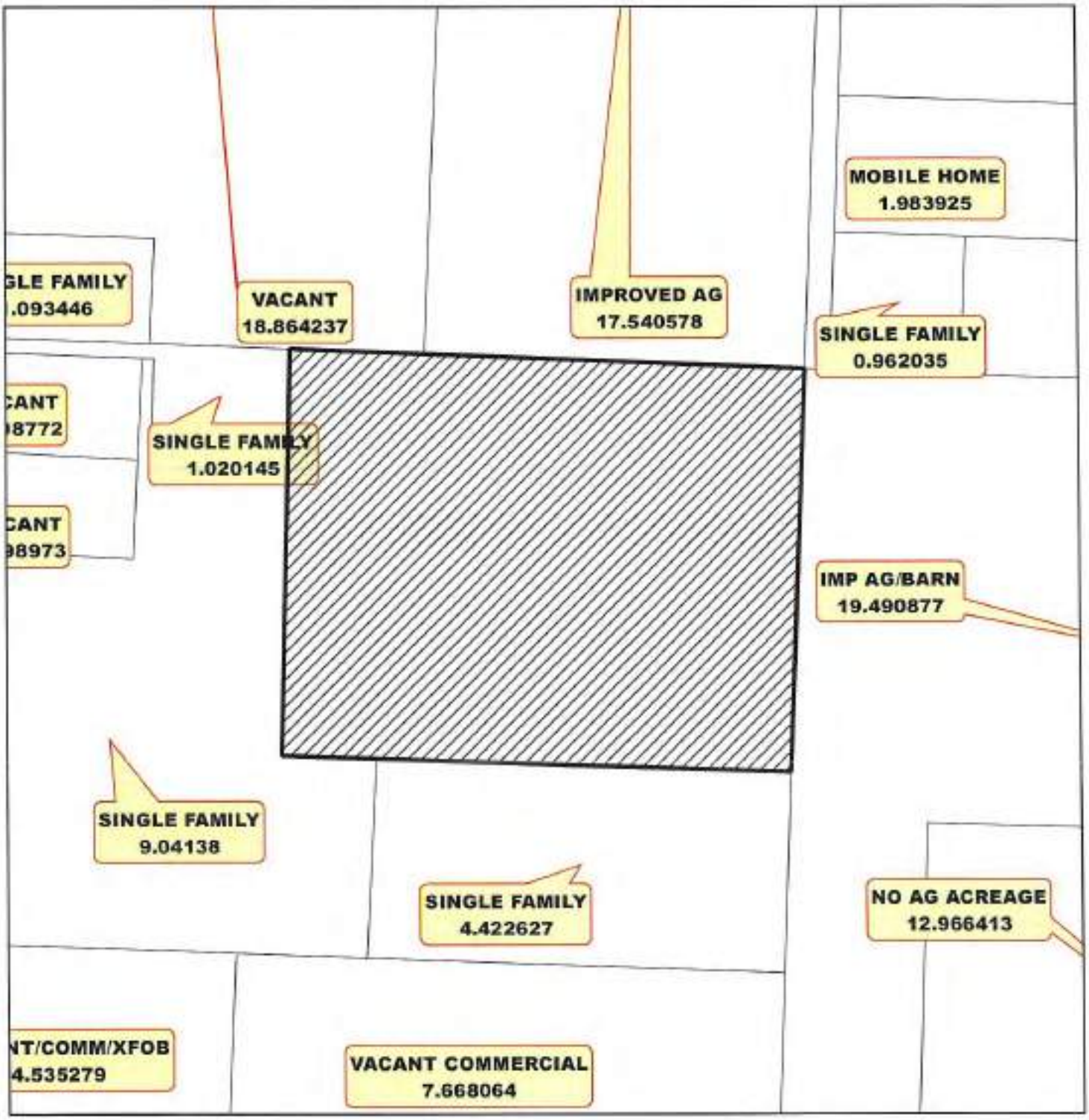
Map Produced By:
Okaloosa County GIS
10/19/2020

Aerial Photo

0 0.0175 0.035 0.07 0.105
Miles

ATTACHMENT - C

22-3N-23-0000-0042-003E



Existing Land Use Map

0 0.0175 0.035 0.07 0.105 Miles

N W E S

Map Produced By:
Okaloosa County GIS
10/19/2020

ATTACHMENT - D

22-3N-23-0000-0042-003E



FLUM Legend

- LDR
- AG

ZONE Legend

- R-1
- AA

N
W E
S

Map Produced By:
Oklahoma County GIS
10/19/2020

0 0.015 0.03 0.06 0.09 Miles

FLUM & Zoning Map

ATTACHMENT - E

22-3N-23-0000-0042-003E



FLUM Legend

- LDR
- AG

ZONE Legend

- R-1
- AA

MAP PROJECTION:
Lambert Conformal Conic Projection
State plane: Florida North (0902)
NAD 1983(86), NAVD1988

PUBLIC RECORDS:
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DISCLAIMER:
Okaloosa County hereby expressly disclaims any liability for errors or omissions in these data's accuracy or legends.
Okaloosa County makes no warranties, expressed or implied, concerning the accuracy, completeness, or suitability of this data.

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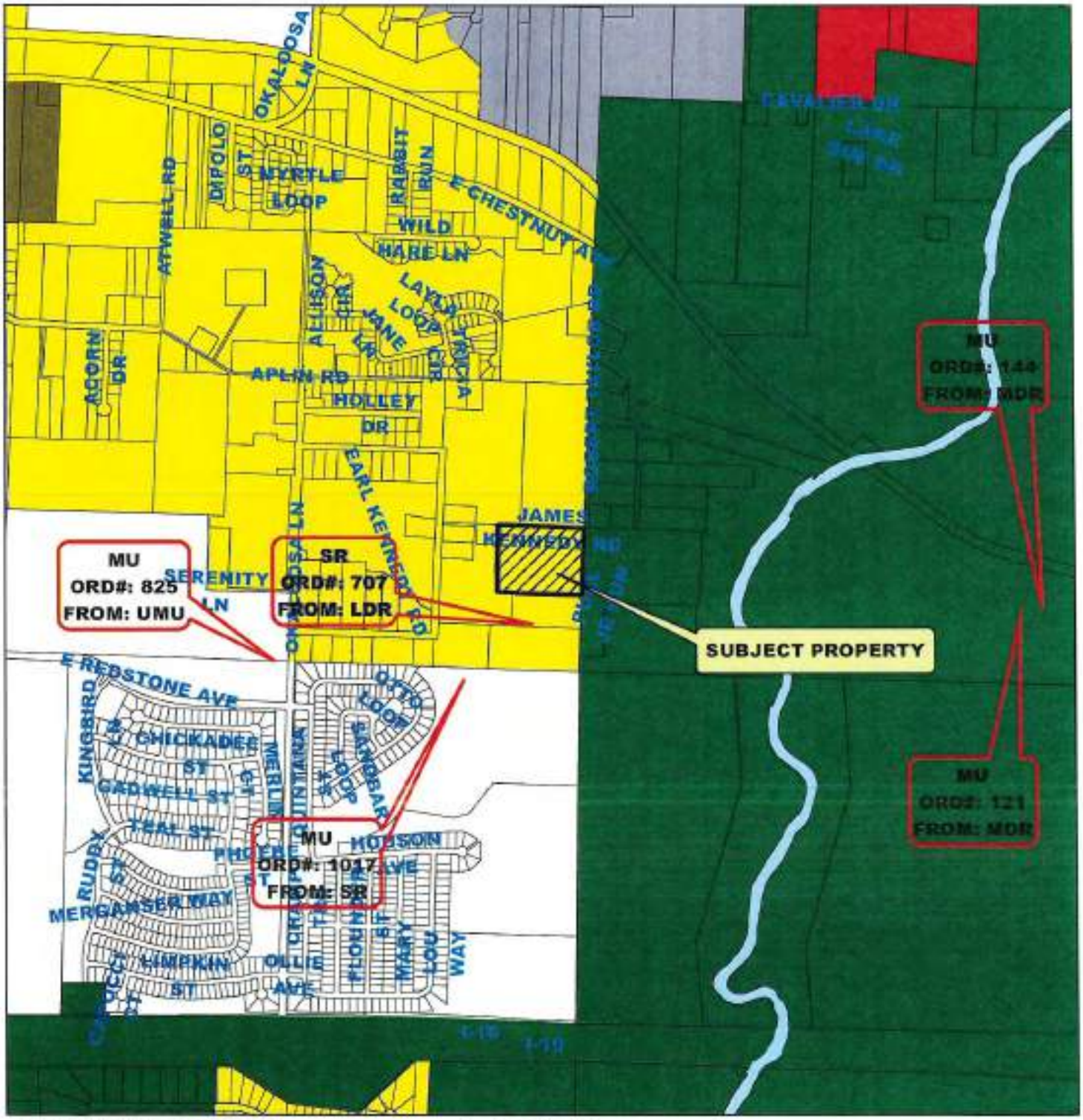
Map Produced By:
Okaloosa County GIS
10/15/2025

Proposed FLUM & Zoning Map

0 0.0175 0.035 0.07 0.105
Miles

ATTACHMENT - F

22-3N-23-0000-0042-003E



FLUM Legend

LDR | MU | C

AG | I

ZONE Legend

R-1 | MU | C-3

AA | I-1

MAP PROJECTION:
Lambert Conformal Conic Projection
Datum/Ellipsoid: North American Datum 1983 (NAD83), GRS80

PUBLIC RECORDS:
This map was created by Okaloosa County GIS and is in the public domain pursuant to Chapter 119, Florida Statutes.

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Okaloosa County hereby expressly disclaims any liability for errors or omissions in these maps, indexes or reports.
Okaloosa County makes no warranties, expressed or implied, concerning the accuracy, completeness or suitability of this data.

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Map Produced By:
Okaloosa County GIS
10/15/2025

1 Mile FLUM & Zoning Map

0 0.1 0.2 0.4 0.6 Miles

ATTACHMENT G

GIS ANALYSIS RESULTS

Date: 10/19/2026

Project: 22-3N-23-0000-0042-003E

Permit: REZ-1026-0006 & CPA-1026-0005 - 3176 JAMES KENNEDY RD

Property Address: LOCATED AT 3176 JAMES KENNEDY RD CRESTVIEW FL 32539

Zoning: R-1

Proposed Zoning: AA

FLU: LDR

Proposed FLU: AG

Fire District: NORTH OKALOOSA **Commissioner District:** 1 **Census Tract:** 020700

Soil Type: 12 –Lakeland sand – 0 to 5% slope, excessively drained, permeability is rapid, the available water capacity is very slow, and runoff is slow.

51 - Troup-Orangeburg-Cowarts complex, 5 to 12% slope, well drained uplands soil, moderately suited for urban development

Wind Zone: GREATER THAN 140 IN THE WIND BORNE DEBRIS

Flood Zone: X 500 Year Flood Plain **Map Number:** 12091CO 260J

Storm Surge Area: NO

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

Wells: None

Wetlands: Uplands & Wetlands

Water and Sewer: OCWS **Within 3 mile of an Airport:** YES

Environmental Data: None

Historical Data: None

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daniel "Stuart" Campbell
Okaloosa County Growth Management Department
812 E James Lee BLVD
Crestview FL 32539-3118

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 10/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/28/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$519.44		
Tax Amount:	$0.00		
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

Notice of Public Hearing

The Okaloosa County Growth Management Department notice that, on **Thursday, November 12, 2026**, the Okaloosa County Planning Commission will consider:

AN ORDINANCE AMENDING THE OKALOOSA COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 22-3N-23-0000-0042-003E FROM LOW DENSITY RESIDENTIAL (LDR) TO AGRICULTURE (AG); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

And

AN ORDINANCE AMENDING THE OKALOOSA COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 22-3N-23-0000-0042-003E FROM RESIDENTIAL-1 (R-1) TO AGRICULTURE (AA); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 3176 James Kennedy Road and contains 11.06 acres, more or less.

The meeting will be held at **5.01 PM** or soon thereafter in the Okaloosa County Administrative Complex, located at 1250 North Eglin Pkwy., Shalimar, FL

The ordinance information may be inspected at the offices of the Growth Management Department located at 402 Brookmeade Dr, Crestview, Florida 32539 or at the Okaloosa County Administration Building located at 1250 N. Eglin Parkway, Shalimar, Florida 32579 Those offices can be contacted by telephone at 850-689-5080.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.



ATTACHMENT I

ORDINANCE 26-____

AN ORDINANCE AMENDING THE OKALOOSA COUN-TY COMPREHENSIVE PLAN FUTURE LAND USE MAP, ORDINANCE 90-01 AS AMENDED; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF PARCEL 22-3N-23-0000-0042-003E FROM LOW DENSITY RESIDENTIAL (LDR) TO AGRICULTURE (AG); SAID PARCEL LOCATED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING ANEFFECTIVE DATE

RECITALS

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

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

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

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

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

Section 1. This ordinance shall be referred to as the CPA-1026-0005 Future Land Use changing the Future Land Use Map designation of property Id numbers 22-3N-23-0000-0042-003E, more particularly depicted as shown on Attachment A attached hereto.

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

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

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

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

PASSED AND DULY ADOPTED in this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA:

_____
Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

_____
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

_____
Lynn M. Hoshihara
County Attorney

ATTACHMENT J

ORDINANCE 26 - ___

AN ORDINANCE AMENDING THE OKALOOSA COUN-TY LAND DEVELOPMENT CODE, ORDINANCE 91-01, AS AMENDED, CHANGING THE ZONING OF PARCEL 22-3N-23-0000-0042-003E FROM RESIDENTIAL-1 (R-1) TO AGRICULTURE (AA); SAID PARCEL LOCAT-ED AS SHOWN ON ATTACHMENT A; REPEALING ALL ORDINANCES OR PROVISIONS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR SEVER-ABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

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

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

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

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

WHEREAS, the Board of County Commissioners Finds that it is necessary and in the public interest to amend the Okaloosa County Land Development Code to change the zoning of parcel 22-3N-23-0000-0042-003E, as provided herein.

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

Section 1. This ordinance shall be referred to as the REZ-1026-0006 Rezoning changing the Zoning designation of property Id Numbers 22-3N-23-0000-0042-003E, more particularly depicted as shown on Attachment A attached hereto.

Section 2. The Okaloosa County Zoning Map is hereby amended to change the designation of the parcel of real property as shown in Attachment A attached hereto from Residential-1(R-1) to Agriculture (AA).

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

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

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

PASSED AND DULY ADOPTED in this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OKALOOSA COUNTY, FLORIDA:

_____
Robert A. "Trey" Goodwin III
Chairman, Board of County Commissioners

ATTEST:

_____
Brad E. Embry
Clerk of Circuit Court

APPROVED AS TO FORM:

_____
Lynn M. Hoshihara
County Attorney

marinas, wet or dry storage; trails and tracks; stadiums; golf courses and related facilities; BMX, skateboard, paintball parks or tracks; shooting or archery ranges; swimming pools; zoos, aquariums, wildlife exhibits; tennis or racquetball courts or clubs; amusement parks; racetracks, drag strips, motocross; vessel rentals; bowling alleys; exhibits; fishing ponds; performing arts or theatres; fitness or health spas or clubs; other similar recreation uses; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security).

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and an impervious surface coverage no greater than 85%.

AGRICULTURE (AG)

Purpose: To provide areas for the production of plants and animals useful to humans including to a variable extent the preparation of plant and animal products for human use by sale or otherwise. This category is also suitable for preservation of green spaces, conservation uses, outdoor recreation, and public/institutional uses.

Location/Designation Criteria: The AG category may be located either inside or outside the urban development area. Lands designated as AG should generally be at least 10 acres in size and be classified as "Agriculture" by the Property Appraiser for property tax purposes.

Allowable Uses: The following uses are allowed in the AG category, all other uses are prohibited.

Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including croplands, pasturelands, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland, feed lots, farm houses, barns, stables, pens, silos, farm accessory buildings and sheds, roadside produce stands, U-pick fields; conservation uses; outdoor recreation; public/institutional; solar electrical generation facilities and associated and related facilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); residential; general commercial when fronting upon an arterial or county-numbered roadway; rural communities; borrow pits; oil and gas exploration and production consistent with Conservation Element Policy 3.8 when approved by special exception.

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

a. Access for each 1 acre lot shall be from an existing state or county maintained roadway.

b. Each 1 acre lot shall have a minimum of 50 feet frontage on said state or county-maintained roadway.

c. Where two or less 1 acre lots are created access may be from a recorded easement.

d. Development shall not be permitted in conservation areas or floodways.

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

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

CONSERVATION (CON)

Purpose: To provide areas for conserving or protecting natural resources or environmental quality, including areas for such purposes as flood control, protection of surface or groundwater, floodplain management, conservation of valuable fish and wildlife habitat, and forestry management.

Location/Designation Criteria: The CON category may be located either inside or outside urban development area. These areas shall include lands set aside for conservation purposes such as state or national forests, water management areas, wildlife management areas, as well as aquatic preserves and Class I, II, and III state waters.

Allowable Uses: Conservation areas; outdoor recreation consistent with conservation purposes; campgrounds; forestry stations and storage areas; communications towers; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); picnic areas; boat launches; seawalls; docks and piers; trails, tracks, and walks; other similar conservation uses.

Allowable Intensity: Nonresidential intensity shall be limited to a floor area ratio of 0.75 and an impervious surface coverage of 75%.

OKALOOSA ISLAND (ISLAN)

This category applies to the land area of Okaloosa Island and is governed by the "Santa Rosa Island Plat Map and Restrictive Covenants" for development of the island. In addition, permits from FDEP must be issued for construction of any structures seaward of the CCCL before the County will permit construction. Gross d Density for new development in areas which are limited to low density development shall not exceed 5 units per acre, and Block 1 which permits high density development shall not exceed 40 units per acre. Residential density in the Okaloosa Island future land use category may be increased by up to 1.10 times the maximum base density of 40 units per acre by providing additional amenities. Density bonus applicants are required to provide public and other amenities. Density bonuses are determined by the number and type of amenities provided, but in no event shall the density exceed 44 units per acre. Additionally, the density bonus may not be applied on Okaloosa Island in areas lying within the Coastal High Hazard Area.
Density bonuses may be awarded as follows.

a. Shoreline boardwalk easement dedication: Provision of a minimum 10 foot wide easement landward of the Mean High Water Line for a public boardwalk = a maximum density bonus of 2 dwelling units per acre.

b. Planting and landscaping: increase the number of perimeter street trees by

2. Medium Density Residential
3. High Density Residential
4. Rural Residential.
5. Mixed Use – 1
6. Mixed Use – 2
7. Mixed Use.
8. Commercial
9. Institutional
10. Industrial
11. Recreation
12. Agriculture
13. Conservation
14. Okaloosa Island
15. Federal Reservation
16. Airport Compatibility
17. Suburban Residential.
18. Natural Resource Development Areas

TABLE 1
FUTURE LAND USE MAP CATEGORIES

LOW DENSITY RESIDENTIAL (LDR)	**Purpose:** To provide areas for the protection of residential neighborhoods and for future low density residential development. **Location/Designation Criteria:** The LDR category may be allowed either inside or outside the urban development boundary. **Allowable Uses:** The following uses are allowed in the LDR category, all other uses are prohibited. Single-family detached residential dwellings; attached single-family dwellings (townhouse) when planned as a Planned Unit Development; category A and B mobile/manufactured homes; customary accessory uses/structures; small-scale agriculture; places of worship; primary and secondary schools; parks and playgrounds; public or private utilities except for electric sub-stations which may be approved by special exception; family day care; community residential homes; and towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security). **Allowable Density:** No more than five (5) dwelling units per acre south of Eglin reservation; no more than four (4) dwelling units per acre north of Eglin reservation. These densities are without any density bonus.
MEDIUM DENSITY RESIDENTIAL (MDR)	**Purpose:** To provide areas for medium density residential land uses and residential development.

2.01.00 AGRICULTURE (AA) DISTRICT

2.01.01 Purpose: The purpose of the Agriculture (AA) district is to provide areas for production of plants and animals useful to humans, including to a variable extent the preparation of plant and animal products for human use by sale or otherwise and includes aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production. This district is also suitable for preservation of green spaces, conservation uses, outdoor recreation uses, very low-density residential uses, and public/institutional uses.

2.01.02 Intent: The intent of the AA district is to implement and otherwise put into regulatory effect the provisions of the "Agricultural" future land use category established in the Comprehensive Plan.

2.01.03 Location/Designation Guidelines: Land to be designated as, or re-zoned to, an AA district may be located inside or outside the urban development area boundary. Agriculture districts may be located in the Agriculture future land use category.

2.01.04 Permitted Uses: The following uses are permitted as of right in an AA district. All other uses are permitted by special exception, or prohibited.

1. General Agriculture. Land, buildings, support machinery, and other appurtenances typically found in the production of agricultural products and activities including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves, tree farms, timberland feedlots, farmhouses, barns, stables, silos, farm accessory buildings and sheds, seasonal roadside produce stands, and the like. Specific, permitted agriculture uses are listed and described in Chapter 11, North American Industry Classification System, U.S. Census Bureau, 2012.

2. Conservation. Conservation uses including large land holdings, areas of green space, wildlife management areas, state and federal forests, bird or wildlife sanctuaries, nature parks and preserves, natural area interpretation areas, natural wonder tourist attractions, forestry-related facilities such as fire towers and maintenance yards, agriculture or fisheries-related experimental stations or facilities, environmental education facilities, and other similar conservation-related uses.

3. Outdoor Recreation. Outdoor recreation uses including public or private parks, recreation areas, campgrounds, preserves, nature walks/trails, hunting or gun clubs/lodges, shooting ranges/sporting clays, canoe/kayak/boat rentals, horseback riding stables and trails, summer camps/youth camps/day camps, motor vehicle/motorcycle/ATV tracks and trails, and other similar outdoor recreation uses where large areas of land are necessary and/or desirable to accommodate the use.

4. Public/Institutional. Public/institutional uses including college and university training and/or research facilities, public or private schools, correctional institution, telecommunications towers, cemeteries, houses of worship, private clubs/lodges, utilities necessary for the collection, transmission, generation, or distribution of utility service (i.e. electricity towers/lines, gas lines, water and sewer lines, telecommunications lines, lift station, water storage tanks/treatment plants, community or public water supply wells, wastewater treatment facilities, solid waste transfer/recycling stations, etc.), military bases and camps, government storage and maintenance yards, and similar public/institutional uses. Uses permitted by this paragraph are not subject to the 10-acre minimum lot size must comply with all other applicable bulk regulations.

5. Residential. Residential uses including single-family detached homes, category A and B manufactured/mobile homes, customary accessory uses and structures (shed, garages, pools, decks, out-buildings, etc.), residential subdivisions, home occupations, and family day care homes. More than one dwelling may be permitted when the additional dwellings will be occupied by members of the same immediate family, farm workers, or caretakers employed by the owner and the additional dwellings are not offered out for rent or sale.

6. Smaller tracts of land may exist in this district that have certain vested rights provided the owner can show proof that the lot or parcel was subdivided prior to July 10, 1990 and conformed to the zoning district at that time. One single-family detached residence and customary accessory uses may be allowed on these tracts. In these situations bulk regulations for the R-1 zoning district may be used.

7. General Commercial. General commercial uses that support agricultural uses/activities may be permitted when located on a state or county-maintained roadway outside residential subdivisions. Other general commercial uses may be permitted when located on a state or county arterial or collector roadway provided, however, the depth of the commercial use shall generally be no more than 1,000 feet.

8. One-Acre Lots. The minimum lot size in the AA district may be one (1) acre when the following conditional requirements are met:

    a. Access to each lot must be from an existing state or county-maintained roadway.

    b. Each lot created shall have a minimum of 50 feet frontage on such state or county-maintained road.

    c. Where two or less lots are created access may be provided from a recorded easement.

    d. Development shall not be permitted in floodways.

9. Oil and gas exploration and production activities when consistent with Comprehensive Plan Conservation Policy 3.8.

10. Customary accessory structures incidental to agriculture or residential uses (see 2.21.00).

11. Mines and borrow pits subject to Section 6.10.00.

12. Solar electrical generation facilities. Solar electrical generation facilities are production facilities for electrical power that utilize photovoltaic modules (panels) to convert solar energy to electricity whereby electricity that is produced is delivered to the transmission system and consumed off-site. Solar electrical generation facilities consist principally of photovoltaic modules, a mounting/racking system, power inverters, transformers, and associated components. Solar generation is generally the principal use of the property, but solar electrical generation facilities may also include administration/maintenance buildings, transmission lines, substations, collector yards, energy storage equipment, and related accessory uses and structures. For the purpose of this Code, solar electrical generation facilities are considered a use by right in the Agriculture Zoning District. Solar electrical generation facilities are subject to all applicable regional, state, and federal requirements.

Notwithstanding other provisions of this Land Development Code, specifically including the provisions of Chapter 6, solar electrical generation facilities and associated and related facilities are allowed in this district subject to development order approval, and when the following conditional requirements are met:

a. A minimum 25-foot natural vegetative upland buffer shall be provided between all upland activities and wetlands. However, impacts to the wetlands may be allowed to the extent permitted by state, regional, and federal agencies, provided impacts are offset by mitigation consistent with said agencies.

b. Solar electrical generation facilities shall be allowed in floodplains if authorized in an Environmental Resource Permit from the Florida Department of Environmental Protection or Northwest Florida Water Management District and all construction is consistent with the requirements of Chapter 44 of the Code of Federal Regulations as well as the Okaloosa County floodplain management regulations.

c. State or federally listed plant and animal species shall be protected pursuant to the requirements and recommendations of the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.

d. Except for security fencing, project signs, and access paths, no solar electrical generating facility structure or equipment, hall be located within 40 feet of the property line when abutting non-agricultural zoning districts, and 25 feet of the property line when abutting agricultural zoning district. Buffers shall not be required between abutting solar facilities. Maintenance buildings and administrative offices shall not be located less than 25 feet when abutting industrial or commercial uses, 40 feet from agricultural uses, and 150 feet from residential uses or residential zoning districts.

e. Except for required landscaping abutting residential uses, solar electrical generation facilities shall be exempt from all other landscape requirements as described in Section 6.05.00.

f. Within the first 10 feet of the 40-foot setback to residential uses and/or zoning district, native shrubs and grasses shall be retained to provide a minimum 6-foot high, 50% opaque screen of vegetation. If existing native vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement with vegetation. Plantings shall be of a size and type which will insure the meeting of the fifty (50) percent opacity requirement at the time of installation.

g. Retention of existing vegetation and/or temporary fencing and screening may be required where appropriate to minimize impacts during construction.

h. The following maximum height provisions shall apply:

    1. Security fencing: 8 feet
    2. Project signs: 9 feet
    3. Solar panels or modules: 15 feet
    4. Buildings: 25 feet
    5. There are no maximum height provisions for transmission lines, substations, and collector yards. However, any structure, including transmission lines, substations, or collector yards more than 100 feet in height must be approved by the Aviation Advisory Committee.

i. The area of the solar panels and the transmission lines shall not be considered in the calculation of Floor Area Ratio provided, however, that the area encumbered by supporting structures shall be considered in stormwater calculations and management plans.

j. The minimum parcel size for a solar electrical generating facility shall be 10 acres.

k. Development order approval in accordance with Section IA.02.00 is required prior to construction of a solar electrical generation facility. Building permits are not required for structures of facilities of electric utilities which are directly involved in the generation, transmission, or distribution of electricity pursuant to Section 553.73, Florida Statutes.

l. To the extent that any associated or related facilities may be addressed elsewhere in this Code, the County shall review and consider for approval such associated or related facilities as part of its review of the solar electrical generation facility under this Section.

m. All proposed solar power generating facilities shall be reviewed by the United States Air Force (USAF) for mission compatibility prior to a development order approval by Okaloosa County.

n. All proposed solar power generating facilities within 5 miles of a public airport shall be reviewed by the Okaloosa County Airport Department for compatibility prior to a development order approval by Okaloosa County.

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

1. Private airports, residential airparks (see 2.20.06). Prior to being placed on the BOA agenda for consideration, any request for a new private airport or residential airpark received by the County subsequent to the effective date of this provision must first be reviewed by the Aviation Advisory Committee whose recommendations shall be included with the other information sent to the BOA as part of the request.

2. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.

3. Temporary industrial uses such as pipe storage, portable asphalt plants, equipment/materials storage yard, and similar uses may be permitted provided that, in addition to any other conditions imposed, the use is for one (1) year or less.

4. Other uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed either as permitted uses or special exceptions.

13.

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

5. Private airports, residential airparks (see 2.20.06). Prior to being placed on the BOA agenda for consideration, any request for a new private airport or residential airpark received by the County

subsequent to the effective date of this provision must first be reviewed by the Aviation Advisory Committee whose recommendations shall be included with the other information sent to the BOA as part of the request.

6. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.

7. Temporary industrial uses such as pipe storage, portable asphalt plants, equipment/materials storage yard, and similar uses may be permitted provided that, in addition to any other conditions imposed, the use is for one (1) year or less.

8. Other uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed either as permitted uses or special exceptions.

2.01.06 Bulk Regulations: Bulk regulations for AA districts are prescribed in Table 2.1.

TABLE 2.1
AGRICULTURE (AA) BULK REGULATIONS

MINIMUM LOT/PARCEL SIZE	10 acres/1 acre conditional
MAXIMUM DENSITY	No more than 1 dwelling/10 acres or No more than 1 dwelling/1 acre conditional [1]
MINIMUM BUILDING SETBACKS [2]	
Front	40 feet/25 feet conditional
Sides	25 feet/10 feet conditional
Rear	25 feet/10 feet conditional
MINIMUM LOT FRONTAGE	20 feet (fronting upon a road) 50 feet conditional
MAXIMUM BUILDING HEIGHT	75 feet
MAXIMUM FLOOR AREA RATIO (Non-residential)	0.10
MAXIMUM IMPERVIOUS COVERAGE (Non-residential)	55%

NOTE: See Section 2.19.00 for possible additional requirements.
1 - See 2.01.04, 8, (1) – (4)
2 - If the property abuts multiple roads, the front setback shall be from the road from which the subject property's address is derived, with the rear being the side opposite the front provided, however, that in no case shall a building intrude into a visibility triangle of an adjacent property or road intersection, nor shall any building intrude into a roadway right-of-way.

2.03.00 RESIDENTIAL – 1 (R-1) DISTRICT

2.03.01 Purpose: The purpose of the Residential - 1 (R-1) District is to provide areas for single-family detached residential dwellings, customary accessory uses, and limited non-residential uses.

2.03.02 Intent: The intent of the R-1 District is to implement and to put into regulatory effect the provision of the "Low Density Residential" future land use category as established in the Comprehensive Plan.

2.03.03 Location/Designation Guidelines: Lands to be designated as, or re-zoned to, an R-1 district may be located inside or outside the urban development area boundary. Residential - 1 districts may be located in the Low Density Residential (LDR) or Mixed Use (MU) future land use categories.

2.03.04 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).

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

1. Electric power substations which can demonstrate compatibility with the surrounding area through site-specific setbacks, buffering, and other conditions appropriate to the area within which the substation is proposed.

2. Other uses which, in the opinion of the Planning Official, are similar in nature to other uses allowed either as permitted uses or special exceptions.

2.03.06 Bulk Regulations: Bulk regulations for R–1 districts shall be as prescribed in Table 2.3.

TABLE 2.3
RESIDENTIAL – 1 BULK REGULATIONS

MAXIMUM DENSITY	
North of Eglin AFB	no more than 4 dwellings/acre
South of Eglin AFB	no more than 5 dwellings/acre
MAXIMUM INTENSITY (nonresidential uses)	0.10 FAR 55% ISC
MINIMUM BUILDING SETBACKS	
Front	20 feet [1]
Sides	10 feet
Rear	10 feet
MINIMUM LOT FRONTAGE	20 feet
MAXIMUM BUILDING HEIGHT	45 feet

NOTE: See Section 2.19.00 for possible additional requirements.
1 – If the property abuts multiple roads, the front setback shall be from the road from which the subject property's address is derived, with the rear being the side opposite the front provided, however, that in no case shall a building intrude into a visibility triangle of an adjacent property or road intersection, nor shall any building intrude into a roadway right-of-way.

AGENDA ITEM 4

PLANNING COMMISSION
AGENDA REQUEST

TO: HONORABLE CHAIRMAN & MEMBERS OF THE PLANNING COMMISSION

THROUGH: Kristen Shell, AICP, MEng
Director, Growth Management

FROM: Daniel Stuart Campbell, Planner

SUBJECT: Compatibility Factors Comprehensive Plan Text Amendment - Future Land Use Element

DATE: November 12, 2026

BCC DISTRICT: All

PC DISTRICT: All

PUBLIC HEARING: A public hearing to receive public testimony regarding adoption of a proposed Comprehensive Plan text amendment to the Okaloosa County Comprehensive Plan. The proposed amendment revises the Future Land Use Element, Objective 4, Policy 4.1-4.6 to establish factors for assessing the compatibility of allowable residential uses within residential zoning districts and future land use categories, consistent with section 163.3194(7), Florida Statutes, as created by Section 6 of Chapter 2026-7, Laws of Florida (House Bill 399). The purpose of this amendment is to identify compatibility factors and mitigation approaches as required by the Florida Legislature

BACKGROUND AND ANALYSIS: Okaloosa County has adopted and periodically amended the Okaloosa County Comprehensive Plan pursuant to Chapter 163, Florida Statutes. During recent legislative sessions, the Florida Legislature amended Section 163.3194(7), Florida Statutes, requiring local governments to utilize objective standards when evaluating residential compatibility and to provide opportunities for mitigation of identified compatibility concerns. The proposed text amendment amends Future Land Use Element, Objective 4, Policy 4.1-4.6 provides a framework for evaluating compatibility

using measurable factors including density relationships, building scale and massing, lot pattern, transportation and access, site design, environmental features, infrastructure capacity, privacy, lighting, neighborhood connectivity, housing variety, and other objective standards. The amendment further requires specific identification of incompatibilities, consideration of mitigation measures, and written findings when denial of a residential development application is based upon compatibility concerns. The proposed amendment promotes consistency, transparency, predictability, housing opportunities, protection of private property rights, and compliance with state law while preserving the County's ability to evaluate development proposals using objective planning principles.

Okaloosa County finds it necessary and appropriate to amend Future Land Use Element, Objective 4, Policy 4.1-4.6, as follows, to implement the requirements of section 163.3194(7), Florida Statutes, as created by Section 6 of Chapter 2026-7, Laws of Florida (House Bill 399). . (See **Attachment A**- clean version of proposed Objective 4, Policy 4.1-4.6).

Future Land Use Element

Objective 4 Land uses (both general land use categories and zoning districts as well as individual uses or activities or structures housing those uses) should be generally compatible with the character of the adjacent and surrounding neighborhood or community.

Policy 4.1 T~~oward this end,~~ ~~u~~ Uses that are inconsistent with the neighborhood or community character shall be reduced or eliminated over time through the application of non-conforming use provisions within the Land Development Code. Non-conforming uses and non-conforming structures shall be prohibited from expansion, except as may be essential and necessary to protect the public health, safety, and welfare. Land development regulations of the County shall continue to contain standards and procedures to ensure the limitations on expansion of both non-conforming uses and non-conforming structures.

Policy ~~4.1~~ 4.2 Compatibility between land uses shall be promoted by:

1. Future land use designations on the future land use map and allowable uses, densities, and intensities within such designations;
2. Zoning districts on the official zoning map and attendant zoning regulations, and;
3. Mitigation measures as described in Policy ~~4.3~~ 4.4.

Policy ~~4.2~~ 4.3 Compatibility ~~determinations~~ shall be ~~included~~ considered during ~~in~~ the review and approval of ~~both~~ new development and redevelopment~~; however, for redevelopment of blighted areas, compatibility alone will not negatively affect the revie~~w.

Policy ~~4.3~~ 4.4 The County may consider or require any or all of the following techniques used in a proposed development to wholly or partially mitigate incompatible impacts:

a. variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development (also see Policy 10.14);
b. variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;
c. placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;
d. effective transitions of on-site densities, intensities, scale, mass, or height; and
e. other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

~~Policy 4.4 Compatibility of adjacent zoning districts shall be considered during rezoning and land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the FLUM and the zoning districts result in an appropriate transition of uses, densities, and intensities (also see Policy 10.13).~~

Policy 4.5 ~~Compatibility of redeveloped sites and structures with the surrounding neighborhood shall be achieved through the following measures:~~

~~a. ensuring that residential development reflects the predominant housing type in the surrounding neighborhood to the maximum extent possible;~~
~~b. recognizing that the redevelopment of an existing building may make it infeasible to adhere to current standards for building heights, scale, mass, setbacks, and orientation, the project shall nevertheless ensure that the development recognizes the predominant features of the surrounding neighborhood to the maximum extent possible;~~
~~c. maintaining the established lot development pattern of the surrounding neighborhood through requirements that address land assembly, lot arrangement, lot area, lot dimensions, and lot configuration;~~
~~d. ensuring that proposed conversions of residential structures to an allowable non-residential use are consistent with the established or planned character of the neighborhood, and do not introduce instability into the neighborhood; and~~
~~e. ensuring that techniques identified in Policy 4.3 _are incorporated into the site design during redevelopment to the maximum extent feasible.~~

Compatibility of Redevelopment. The County shall assess whether redevelopment can coexist with surrounding uses over time without causing or experiencing undue adverse impacts. The review of redevelopment shall consider building height, scale, mass, setbacks, orientation, lot configuration, and the relationship of the proposed development to

adjoining uses. Differences in housing type, building form, land use, or lot pattern do not, by themselves, establish incompatibility. In applying the Land Development Code, the County shall account for constraints of the existing site or structure and consider feasible measures to address specific impacts, including buffering, screening, and adjustments to building placement or site layout. Compatibility review shall comply with section 163.3194(7), Florida Statutes, where applicable.

Policy 4.6 N~~on-conforming uses and non-conforming structures shall be prohibited from expansion, except as may be essential and necessary to protect the public health, safety, and welfare. Land development regulations of the County shall continue to contain standards and procedures to ensure the limitations on expansion of both non-conforming uses and non-conforming structures.~~

In assessing the compatibility of allowable residential uses within a residential zoning district and future land use category, the County shall consider residential density, building height and setbacks, access and circulation, and transitions to adjoining uses. The County shall apply the applicable compatibility and mitigation provisions of the Land Development Code consistent with section 163.3194(7), Florida Statutes.

PUBLIC COMMENT/OPPOSITION: As of the date of this report, staff has not received any formal objections to the proposed Comprehensive Plan text amendment.

PUBLIC NOTICE: The proposed public hearing was properly advertised in the Northwest Florida Daily News on October 28, 2026. (See **Attachment B).**

STAFF RECOMMENDATION: Planning Commission consider the Compatibility Factors Comprehensive Plan Text Amendment, information and analysis provided, and the facts presented at the public hearing in order to make a recommendation to the Board of County Commissioners to approve, approve with conditions, or deny the Comprehensive Plan Text Amendment.

BOARD OF COUNTY COMMISSIONERS: Public hearing by the Board of County Commissioners is scheduled for December 8, 2026.

ATTACHMENTS:

A – Objective 4, Policy 4.1-4.6 (Clean)
B – Legal Advertisement
C – Section 163.3194 FS

ATTACHMENT A

Okaloosa County Comprehensive Plan

Future Land Use Element

Objective 4 Land uses (both general land use categories and zoning districts as well as individual uses or activities or structures housing those uses) should be generally compatible with the character of the adjacent and surrounding neighborhood or community.

Policy 4.1 Uses that are inconsistent with the neighborhood or community character shall be reduced or eliminated over time through the application of non-conforming use provisions within the Land Development Code. Non-conforming uses and non-conforming structures shall be prohibited from expansion, except as may be essential and necessary to protect the public health, safety, and welfare. Land development regulations of the County shall continue to contain standards and procedures to ensure the limitations on expansion of both non-conforming uses and non-conforming structures.

Policy 4.2 Compatibility between land uses shall be promoted by:

1. Future land use designations on the future land use map and allowable uses, densities, and intensities within such designations;
2. Zoning districts on the official zoning map and attendant zoning regulations, and;
3. Mitigation measures as described in Policy 4.4.

Policy 4.3 Compatibility shall be considered during the review and approval of new development and redevelopment.

Policy 4.4 The County may consider or require any or all of the following techniques used in a proposed development to wholly or partially mitigate incompatible impacts:

a. variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development (also see Policy 10.14);
b. variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;
c. placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;
d. effective transitions of on-site densities, intensities, scale, mass, or height; and

e. other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

Policy 4.5 Compatibility of Redevelopment. The County shall assess whether redevelopment can coexist with surrounding uses over time without causing or experiencing undue adverse impacts. The review of redevelopment shall consider building height, scale, mass, setbacks, orientation, lot configuration, and the relationship of the proposed development to adjoining uses. Differences in housing type, building form, land use, or lot pattern do not, by themselves, establish incompatibility. In applying the Land Development Code, the County shall account for constraints of the existing site or structure and consider feasible measures to address specific impacts, including buffering, screening, and adjustments to building placement or site layout. Compatibility review shall comply with section 163.3194(7), Florida Statutes, where applicable.

Policy 4.6 In assessing the compatibility of allowable residential uses within a residential zoning district and future land use category, the County shall consider residential density, building height and setbacks, access and circulation, and transitions to adjoining uses. The County shall apply the applicable compatibility and mitigation provisions of the Land Development Code consistent with section 163.3194(7), Florida Statutes.

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AFFIDAVIT OF PUBLICATION

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STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Northwest Florida Daily News, published in Okaloosa County, Florida; with circulation in Okaloosa and Walton Counties; that the attached copy of advertisement, being a , was published on the publicly accessible website of Okaloosa and Walton Counties, Florida, or in a newspaper by print in the issues of, on:

FTW NW Florida Daily News 10/28/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/28/2026

Legal Clerk

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Notice of Public Hearing

Notice is hereby given that the Okaloosa County Planning Commission will hold a public hearing on November 12, 2026, at 5:00 PM in the Okaloosa County Administration Building, 1250 N. Eglin Pkwy, Shalimar Florida, 32579, to consider a recommendation regarding adoption of a proposed text amendment to the Okaloosa County Comprehensive Plan. The Okaloosa County Board of County Commissioners will also hold a second public hearing on this same proposed amendment on December 8, 2026, at 8:30 AM in the Crestview Courthouse, 101 East James Lee Blvd., Crestview, FL 32536.

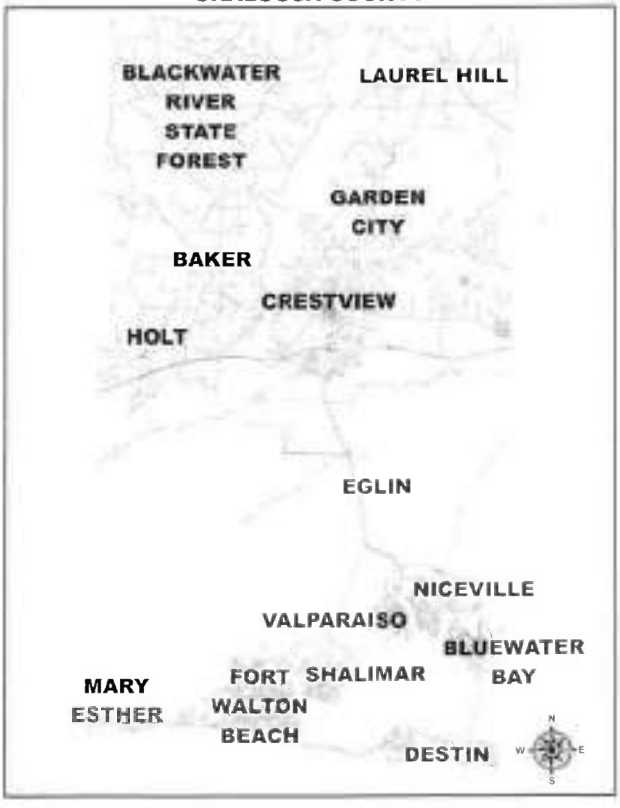
The proposed amendment revises the Future Land Use Element to establish factors for assessing the compatibility of allowable residential uses within residential zoning districts and future land use categories, consistent with section 163.3194(7), Florida Statutes, as created by Section 6 of Chapter 2026-7, Laws of Florida (House Bill 399). The purpose of this amendment is to identify compatibility factors and mitigation approaches as required by the Florida Legislature.

The proposed amendment and supporting materials are available for public inspection at 1250 N. Eglin Pkwy, Suite 301, Shalimar, FL 32579 and online at https://myokaloosa.com/ by navigating to the Board agenda pages. Interested persons may appear at the hearing and be heard regarding the proposed amendment or submit written comments to gmplanning@myokaloosa.com.

If any person decides to appeal any decision made with respect to any matter considered at these hearings, such person will need a record of the proceeding and may need to ensure that a verbatim record of the proceeding is made which record includes the testimony and evidence upon which the appeal is to be based.

Okaloosa County adheres to the Americans with Disabilities Act and will make reasonable modifications for access to these hearings upon request. Requests may be made to the Growth Management Department at 402 Brookmeade Dr, Crestview, Florida 32539 or at 850-689-5080. For Hearing Impaired, Dial 1-800-955-8771 (TDD), and 1-800-955-8770 (Voice). Requests must be received at least 48 hours in advance of the hearing in order for Okaloosa County to provide the requested service.

OKALOOSA COUNTY



ATTACHMENT C

Section 163.3194(7), Florida Statutes, as created by Section 6 of Chapter 2026-7, Laws of Florida (CS/CS/CS/HB 399), provides: [flsenate.gov]

(7)(a) Local government comprehensive plans and land development regulations must include factors for assessing the compatibility of allowable residential uses within a residential zoning district and future land use category.

(b) Land development regulations must incorporate measures for mitigating or minimizing potential incompatibility.

(c)1. Before recommending denial of an application for rezoning, subdivision, or site plan approval on compatibility grounds, local government staff must identify with specificity each area of incompatibility and may recommend mitigation measures to the applicant.

2. If the applicant has proposed mitigation measures, the local government may not deny an application on compatibility grounds unless the denial includes written findings stating that the proposed mitigation measures are inadequate and that feasible mitigation measures do not exist.

3. A denial of an application on compatibility grounds must specify with particularity the area or areas of incompatibility, including applicable standards and an explanation of any mitigation measures considered and declined by the applicant, or the basis for determining that feasible mitigation measures do not exist. References to "community character" or "neighborhood feel" are not sufficient, in and of themselves, to support a denial of an application on compatibility grounds.

4. A local government's approval of an application may include requirements or conditions to mitigate or minimize compatibility concerns.

(d) This subsection does not apply to any of the following:

1. Compatibility between uses in different future land use categories, including rural, agricultural, conservation, open space, mixed-use, industrial, or commercial use.

2. Applications for development within planned unit developments or

master planned communities.

3. Applications for development within historic districts designated before January 1, 2026.

(e) This subsection does not require approval of an application that is otherwise inconsistent with the applicable local government comprehensive plan or land development regulations.

Source: Florida Statutes § 163.3194 (2026), history note indicating creation by s. 6, ch. 2026-7, Laws of Florida. [flsenate.gov]