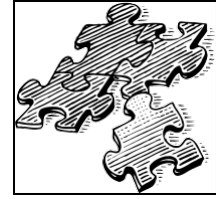




# Comprehensive Plan 2045



## 2.1 FUTURE LAND USE

### I. INTRODUCTION

#### **General**

The purpose of the Future Land Use Element is the designation of Future Land Use patterns in a manner that is reflected in the goals, objectives, and policies of the various Okaloosa County Comprehensive Plan Elements. A special significance is placed upon the distribution of land use in the urban environment. Land use plans are the focal point of a community's comprehensive planning and design effort. Among the many objectives of the land use element, the protection of neighborhoods, the insurance of economic viability for the county, and the recognition and protection of natural resources and environmentally sensitive lands are the most important.

Chapter 163.3177(6)(a), sets forth the minimum criteria for development of a comprehensive plan future land use element. Areas of responsibility include:

- a) Standards on the density and intensity of land use,
- b) The amount of land needed to accommodate projected population, and amount of vacant undeveloped land,
- c) The availability of public services as identified in other elements,
- d) The protection of natural resources, floodplains, wetland areas, and wildlife habitat,
- e) Discouraging urban sprawl,
- f) The need for redevelopment and job creation, and g) The elimination of nonconforming uses.

#### **Terms and Concepts**

When reviewing the Future Land Use Element of Okaloosa County, the following terms and definitions apply:

**Administrative Official.** The Administrative Official shall be the Growth Management Director, or designee.

**Concurrency.** Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. Public facilities and services which must be available concurrent with the impacts of development for Okaloosa County are:

1. Sanitary Sewer System
2. Solid Waste Collection
3. Stormwater Drainage
4. Potable Water
5. Parks, Recreation and Open Space

**Concurrency Management System.** Procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development (See Chapter 4, Concurrency Management, of the Okaloosa County Land Development Code).

**Density.** The number of dwelling units permitted per gross acre of land, often expressed as dwelling units per acre.

**Flood Plains.** Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or AE Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Map.

**Floor Area Ratio (FAR).** The gross floor area of the building or buildings on any lot divided by the area of the lot.

**Goal.** Long-term end toward which programs or activities are ultimately directed.

**Level of Service.** Indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Objective.** Specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Policy.** Way in which programs and activities are conducted to achieve an identified goal.

**Goal:** It is the goal of Okaloosa County to plan for and provide for a high quality of life, to meet the needs of population growth through public and private development and redevelopment, and through the appropriate distribution, location, and extent of land use, consistent with adequate levels of services, efficient use of facilities, protection of natural resources and environmental lands, promote an orderly and efficient pattern of growth and development, promote compatibility between land uses and reduce the potential for nuisances, protect viable residential neighborhoods and property values, maintain a healthy property tax base, and to generally promote, protect, and improve the public health, safety, good order, appearance, and general welfare of the community.

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

**Policy 1.1** The maximum densities and intensities permitted on a given parcel of land shall be based upon the suitability of topography and soil types for septic drain field systems, potable water wells, and ability to physically support buildings and improvements, as determined by the Okaloosa County Soils Map, the Department of Health, the Natural Resources Conservation Service, DEP, COE, and appropriate engineering manuals, in the review of proposed development projects.

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

**Policy 1.3** Flood plains and floodways in the County shall be identified and development shall be limited, consistent with FEMA requirements. Also see Conservation Policy 2.1 and Coastal Management Policy 2.1.2.

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**Objective 2** *Development, redevelopment, land use plan amendments, and changes to the zoning of a site shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services.*

**Policy 2.1** All development permits for development undertaken after adoption of this ordinance, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

**Policy 2.2** Development orders and/or permits may be issued conditioned upon the availability of facilities and services to meet the needs of development pursuant to the minimum standards to satisfy concurrency requirements established in Chapter 4, Concurrency Management System.

**Policy 2.3** The County shall ensure the availability of suitable land for public services and facilities necessary to support proposed development, and shall approve sites for such facilities and services concurrent with approvals for development requiring the services and facilities.

**Policy 2.4** The County shall continue to require dedication of adequate rights-of-way for use as roadways and by utility companies for new construction, service extensions, or facility improvements.

**Policy 2.5** The County shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the FDOT driveway permitting process, limiting development access to the multimodal transportation system, and increasing vehicular and multimodal

interconnection-between adjacent developments.

**Policy 2.6** Residential and non-residential developments may be proposed in phases in order to coordinate the provision of facilities and services with the actual development that requires the facilities and services.

**Policy 2.7** Public facilities and services shall be located in such a manner as to minimize costs, minimize impacts on the environment, and maximize efficiency.

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

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

**Policy 2.10** Adequate water supplies and facilities must be available to serve new development no later than the date on which a Certificate of Occupancy or equivalent is issued, and a requirement that the applicable water provider must be consulted prior to issuing a building permit to determine if adequate supply will be available to serve the new development.

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**Objective 3** *The County shall encourage redevelopment of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures). Redevelopment shall be encouraged through redevelopment programs, through cooperative efforts with adjacent local governments, and through maintaining land development regulations that contain standards and procedures to encourage redevelopment in zoning districts where such redevelopment is desirable. It is further the objective of the County to ensure that redevelopment does not create incompatibilities of land use districts or adjacent structures, continue existing incompatibilities, or degrade established level of service standards.*

**Policy 3.1** Compatibility shall be a primary concern in the review and approval of redevelopment projects, and shall be ensured through Policies 4.1, 4.3, and 4.5.

**Policy 3.2** The County shall ensure that its code enforcement process identifies and requires removal of structures that are a hazard to the public health, safety and welfare.

**Policy 3.3** The County shall continue to seek CDBG grants and other grants to support redevelopment of residential and business (commercial, office, or industrial) areas. Grants will be directed to those areas of the County identified locally as desirable for redevelopment as well as meeting program requirements.

**Policy 3.4** In cases where redevelopment projects cannot meet current development standards the County shall, through the development review process, work together with the developer to find methods of mitigation that will improve the site to the maximum extent possible.

**Policy 3.5** Redevelopment projects which increase residential density or nonresidential intensity to the extent that established level of service standards are degraded shall not be approved by the County unless adequate mitigation or financial compensation is provided by the developer.

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**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. Toward this end, uses that are inconsistent with the neighborhood or community character shall be reduced or eliminated over time.*

**Policy 4.1** 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.

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

**Policy 4.3** 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.

**Policy 4.6** 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.

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

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

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

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**Objective 6** *Natural resources, environmental lands, and coastal resources shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required. Also refer to Conservation Objective 3 and related policies, Conservation Objective 5 and related policies, and Coastal Management Objective 1.2 and related policies.*

**Policy 6.1** Public supply wellhead protection areas shall be protected from adverse impact through implementation of Conservation Policies 2.3 and 3.5.

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

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

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

**Policy 6.4** In addition to protective measures in Policy 6.3, wetlands shall be protected by the following:

- a. For both tidal and non-tidal wetlands, the first 25 feet from the mean high water line or the ordinary high water line shall not contain principal or accessory structures except where state and federal permits have been obtained.
- b. For tidal-influenced wetlands an additional 25-foot buffer zone is imposed that shall not contain any principal structures (the total 50-foot buffer zone is measured from the mean high water line).
- c. A vegetated buffer must be established, either through retention of the existing native vegetation, planting of new vegetation, or a combination of both, within the required 25-foot or 50-foot buffer zones, provided that appropriate permits can be secured from state and regional agencies.

**Policy 6.5** Borrow pit operations shall be permitted only where compatible with adjacent land uses with an appropriate 50' or greater buffer to be determined at the time of application. Removal of white sand from Okaloosa Island shall be prohibited at all times. Also see Conservation Policy 3.3.

**Policy 6.6** Development shall not be permitted seaward of the Coastal Construction Control Line except where authorized by the appropriate state and federal permits that allow certain types of construction to occur to the extent that the natural storm buffering and protection capability of the dunes is not diminished. The County shall maintain land development regulations to ensure that the location of development is consistent with this policy. Also see Coastal Management Policy 1.1.1.

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



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

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

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

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

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

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**Objective 9** *Urban sprawl is not a desirable development pattern. It shall be discouraged and/or reduced through the following techniques:*

- a. the use of the appropriate designation of land for future land uses on the Future Land Use Map;
- b. the establishment of an urban development boundary area;
- c. policies regarding provision, location, and expansion of urban services and facilities;
- d. policies regarding conversion of agricultural and rural lands to urban uses;
- e. encouraging appropriate infill development;
- f. encouraging redevelopment; and
- g. encouraging the reuse of existing facilities.

**Policy 9.1** An urban development area is established and depicted on the Future Land Use Map. The urban development area boundary encompasses those lands within Okaloosa County that are, or are expected to become, urban. When designating the urban development area the following criteria shall be applied.

- a. The area must be developed to include a mix of residential, commercial, industrial, institutional, recreation, and other land uses.

- b. The average population density throughout the area is generally no less than 500 persons per square mile.
- c. Typical urban services including central water and sewer are or will be available.

**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 9.3** Consideration of expansion of the urban development area boundary shall require demonstration of the following:

- a. additional land is required at urban densities and intensities to meet the needs of development within Okaloosa County;
- b. lands within the existing urban development area are not capable or suitable for urban development, with the resulting need for additional land to meet the existing need for urban development;
- c. population growth projections have changed with a resulting need for additional land at urban densities or intensities;
- d. changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
- e. facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban development area;
- f. expansion of the urban development area does not result in a negative impact on environmentally sensitive lands or natural resources;

**Policy 9.4** Land use plan amendments will not alter the boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area Map, unless such alteration is pursuant to a currently existing or subsequently entered into written

agreement, entered into between the County, a municipality or some other water and sewer service provider, which governs such boundary change.

**Policy 9.5** The County shall prioritize its capital improvements funding in a manner that generally assigns first priority to the renewal, reuse and/or rehabilitation of existing facilities or the replacement of existing obsolete or worn out facilities as a preferred alternative to new construction when feasible.

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

**Policy 9.7** Public services and facilities shall be located on sites consistent with the urban development area and consistent with the principle of containing urban sprawl.

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**Objective 10** *The County shall maintain, and amend as needed to implement this comprehensive plan, land use and development regulations to address the following issues in addition to those identified in other objectives and policies:*

- a. the subdivision of land;
- b. the use of land and water;
- c. provide for floodplain management;
- d. .protection of natural resources and wetlands;
- e. .signs;
- f. the provision of innovative land use regulations, such as special planned developments and mixed-use areas; and
- g. concurrency management

**Policy 10.1** The following land use categories, depicted on the Future Land Use Map, describe the type and extent of land use allowable in specified locations in Okaloosa County.

1. Low Density Residential

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**

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**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.

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**MEDIUM DENSITY  
RESIDENTIAL (MDR)**

**Purpose:** To provide areas for medium density residential land uses and residential development.

**Location/Designation Criteria:** The MDR category is allowed only within the urban development area boundary.

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

Single-family attached and detached dwellings (townhouse); multi-family dwellings; customary accessory uses/structures; places of worship; schools; 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 sixteen (16) dwelling units per acre without any density bonus.

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**HIGH DENSITY  
RESIDENTIAL (HDR)**

**Purpose:** To provide areas for high density residential land uses and residential development.

**Location/Designation Criteria:** The HDR category is allowed only in the urban development boundary in areas where central water and sewer service are available.

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

All allowable LDR and MDR uses; customary accessory structures including parking garages; places of worship; schools; 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 twenty-five (25) dwelling units per acre without any density bonus.

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**RURAL RESIDENTIAL  
(RR)**

**Purpose:** To provide areas for low density residential land uses and residential development that is not directly related to agricultural activities but still provides an opportunity for residential living in a rural setting which may include agricultural and recreation activities as well as keeping of animals, hobby farms, ranchettes, or estate lots.

**Location/Designation Criteria:** The RR category is allowed inside and outside the urban development boundary.

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

Single-family detached dwellings; category A and B mobile/manufactured homes; customary accessory uses/structures including farm buildings such as barns and stables; small-scale agricultural activities; places of worship; schools; family day care; community residential homes; schools; private airstrips; residential airparks as a special exception; recreation activities; conservation; public or private utilities; 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 one (1) dwelling unit per five (5) acres except for areas located within designated Rural Communities where the allowable density may be one (1) dwelling unit per acre subject to the following conditions.

- a. When ten or less 1 acre lots are created access must be from an existing county or state-maintained roadway.
- b. Each lot created shall have a minimum of 50-foot frontage along said roadway.
- c. The creation of more than ten (10) lots shall be considered a subdivision subject to county subdivision regulations.
- d. When one or two 1 acre lots are created access may be from a recorded easement.

**Allowable density** may be two (2) dwelling units per acre subject to the following conditions.

- a. For the creation of one or two one-half acre lots access may be provided from a recorded easement.
- b. for the creation of more than two one-half acre lots each lot must have access from a county or state-maintained roadway. The construction of a new road with subsequent dedication to the county will be considered a county-maintained roadway. The creation of more than three lots shall be considered a subdivision subject to county subdivision regulations.

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**MIXED USE – 1  
(MU-1)**

**Purpose:** The purpose of the MU-1 category is to provide areas for Developments of Regional Impact pursuant to Section 380.06, Fla. Stat.

**Location/Designation Criteria:** Existing DRI areas; proposed DRI areas; the DRI category may be located either inside or outside the urban development boundary.

**Allowable Uses:** Residential, commercial, institutional, industrial, recreation, or any combination thereof to be determined by an approved DRI development order; 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 twenty-five (25) dwelling units per acre.

**Allowable Intensity:** Nonresidential intensity shall not exceed a floor area ratio of 0.75 and an impervious surface coverage of 65%.

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**MIXED USE – 2  
(MU-2)**

**Purpose:** To provide areas for master planned development projects that fall

below the DRI threshold but are relatively large in scope.

**Location/Designation Criteria:** Existing master planned developments; must be Located inside the urban development boundary. The MU-2 category shall be applied only upon approval of a development order.

**Allowable Uses:** Residential, schools, commercial, industrial, and recreation as Specifies in the approved development order; 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:** Up to sixteen (16) dwelling units per acre.

**Allowable Intensity:** Non residential intensity shall not exceed a floor area ratio 0.75 and impervious surface coverage of 65% with a minimum of 20% open space.

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**MIXED USE  
(MU)**

**Purpose:** To provide areas for a functional and compatible mix of land uses which may include a mix of residential housing types as well as a mix of residential and nonresidential uses including Planned Unit Developments, commercial mixed use, residential mixed use, or other types of mixed use as described herein.

**Location/Designation Criteria:** The MU category may be allowed either inside or outside the urban development boundary. The MU category may be applied to areas of existing mixed use development or as a means of encouraging compact, sustainable development patterns on an area-wide or parcel-specific basis for purposes of creating new mixed use areas, redevelopment, land assembly or related purposes. The percentage distribution among the mix of uses shall be no less than 50% any type of a predominate allowable use as specified herein in combination with one or more allowable uses which may be applied on a parcel-specific or area-wide basis, or the percentage distribution of uses may be applied based upon the following objective measurements: size of the property involved; use and character of the surrounding area; the extent of changed conditions and circumstances in the area; availability of utilities and services to support the uses allowed, and; the extent to which the mixed use designation would encourage a compact, sustainable pattern of development. . To this end, while MU developments are encouraged to include a mix of both residential and non-residential uses, single use developments are allowed when the area surrounding a proposed single-use development within the MU zone is predominantly of the type proposed, and requiring another use would be out of character with the predominant surrounding use, and would result in internal incompatibility that cannot be remedied through buffers, setbacks, or other techniques in an economically efficient manner.

**Allowable Uses:** The following uses are allowed in the MU category; all other uses are prohibited. Residential, commercial, institutional, recreation, agriculture, conservation, or any combination thereof, including individual buildings that may contain a mixture of 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 Density:** No more than twenty-five (25) dwelling units per acre inside the urban development boundary; no more than four (4) units per acre outside the urban development boundary or rural community overlay zones.

**Allowable Intensity:** Nonresidential intensity shall be limited to a floor area ratio of 2.0 and an impervious surface coverage of no more than 75%.

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**COMMERCIAL  
(C)**

**Purpose:** To provide areas for conducting business activities for profit including retail sales, services, or offices.

**Location/Designation Criteria:** The Commercial category may be located either inside or outside of the urban development boundary.

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

Any for profit sales, service, professional, or office business activity for which a county occupational license is required and does not involve the manufacture of new products from raw materials; customary accessory uses; schools, colleges, and universities; government buildings and offices; communications facilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); on and off premise advertising signs; public and private utilities; residential uses provided no adjacent commercial use will be required to install buffers or other form of compatibility mitigation.

**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 .75 and impervious surface coverage of no greater than 85%.

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**INSTITUTIONAL  
(INST)**

**Purpose:** To provide areas for civic, government, religious, or otherwise generally not-for-profit land uses.

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

**Allowable Uses:** The following types of uses are allowed in the INST category, all other uses are prohibited.

Government grounds, buildings, and activities; public or private schools; colleges, universities, technical or trade schools; places of worship; fraternal organizations; libraries; museums; community centers; civic centers; solid waste transfer stations; fire, emergency response, or police stations; communications facilities including towers; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical



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 ratio of 0.75 and an impervious surface coverage of no greater than 65%.

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## 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%.

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## 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;

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%.

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## **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%.

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**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%.

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**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 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

40% and increase the minimum required tree caliper by one inch = a maximum density bonus of 1 dwelling unit per acre.

- c. Use of grade changes within the required front yard landscape area: Provision of grade changes or berms of at least one foot in height above the surrounding grade within the required front yard landscape area = a maximum density bonus of 1 dwelling unit per acre.  
NOTE: This bonus excludes grade changes required by the stormwater management plan.
- d. Street furniture: Provision of street furniture that takes into consideration pedestrian orientation, function, seating capacity, visual impact, integration with architectural design elements, integration with public spaces and the boardwalk, uniformity of style, Location and scale = a maximum density bonus of .5 dwelling units per acre.
- e. Provision of waterfront access and additional parking spaces for use by the general public = 2 maximum density bonuses in dwelling units per acre.

Maximum FAR for new development shall not exceed 0.75, with the exception that hotels located south of Santa Rosa Boulevard, that is compatible in height and massing with other buildings located south of Santa Rosa Boulevard and within 1,000 feet of the site, shall have a maximum FAR of 1.75, and a maximum impervious surface shall not exceed 75%. (Also see Objective 11 and associated policies.

The officially recorded "Santa Rosa Plat Map and Protective Covenants and Restrictions" shall be recognized as the existing and future land use map and uses for the island. Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission, or distribution of utility service are allowable.

#### **Working Waterfronts**

**Purpose:** To identify "working waterfronts" and to provide regulatory incentives and criteria that encourage the preservation of recreational and commercial working waterfronts consistent with Sections 163.3177(6)(a) and 342.07, Florida Statutes.

- a. The term "working waterfront" shall have the same meaning as given at Section 342.07, F.S.
- b. The working waterfront area of unincorporated Okaloosa County is hereby designated as that area of Okaloosa Island lying between 1<sup>st</sup> Beach Freeways east to the western boundary of Eglin reservation identified as Blocks 1, 2, 10, 11, 12, 13, 14, and 15 on the official Santa Rosa Island Area Zone Map.
- c. The Board recognizes there is an important state and county interest in maintaining viable water-dependent and tourist support facilities, such as public lodging establishments and boat-hauling and repairing and commercial fishing facilities, and in maintaining the availability of public access to navigable waterways. It is the intent of the Board to encourage and preserve a functional mix of primarily tourist-serving commercial enterprise such as public lodging establishments, restaurants, attractions, concessions and the like which

support the tourist industry and provide public access to the Gulf of Mexico, Choctawhatchee Bay, and Santa Rosa Sound.

- d. Within the designated working waterfront area the following regulatory measures shall apply, and shall supersede all other applicable requirements.
  1. There shall be no conversion of any nonresidential or commercial property to any
  2. residential use by amendment of the future land use map or rezoning, unless the residential use is clearly incidental and subordinate to the principle nonresidential or commercial use.
  3. Any building licensed as a “public lodging establishment” pursuant to Chapter 509, F.S., including resort condominiums, shall not be subject to the residential density standards found in this Plan.
  4. Maximum floor area ratio (FAR) for new development shall not exceed 1.75.
  5. In order to encourage the occupancy and use of existing buildings any nonconforming building may be enlarged or expanded by up to 10% of gross floor area up to a maximum of 1.75 FAR without the necessity of obtaining a variance, provided all other dimensional requirements are met.

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#### FEDERAL RESERVATION

Lands owned and managed by the federal government.  
(The County has no jurisdiction in these areas)

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#### AIRPORT COMPATIBILITY (AC)

**Purpose:** To promote and further the intent of Chapter 333, Florida Statutes by preventing the encroachment of incompatible development and land uses in the vicinity of the Bob Sikes Airport.

**Location/Designation Criteria:** The AC category will be assigned only within the Airport Influence Zone as described herein.

**Airport Influence Zone:** The Airport Influence Zone (AIZ) shall be an overlay to the Future Land Use Map. The AIZ shall encompass an area from the centerline of Runway 17-35 to a radius of 5,000 feet from each end of the runway and 5,000 feet on each side of the runway.

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

Single-family detached dwellings; Category A and B mobile/manufactured homes; customary accessory uses/structures including home occupations or home office of convenience; parks and playgrounds; public utilities; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); and government activities.

**Allowable Density:** For allocation of residential density the AC category shall be sub-

classified as either AC - .5 or AC – 1. Allowable density in the AC - .5 sub-classification shall be a maximum density of one dwelling unit per .5 (1/2) acre. Allowable density in the AC – 1 sub-classification shall be a maximum of one (1) dwelling unit per one (1) acre.

**Allowable Intensity:** Intensity for nonresidential uses shall be maximum lot coverage of 85% and a maximum building height of 45 feet.

**Density Bonuses and Transfers:** The density bonuses and transfers otherwise allowed in other sections of this Plan shall not be allowed within the AC category except as specified herein.

**Density Transfers:** In those situations where a single, contiguous lot or parcel of property is split by the AIZ such that a portion of the property lies within the AIZ and a portion lies outside the AIZ the property owner may transfer the allowable residential density inside the AIZ to the portion outside the AIZ. Any such density transfer shall be capped to the number of dwelling units per acre that is allowed by the AC sub-classification shown on the Future Land Use Map (FLUM). Lot sizes may be reduced in the portion of the property outside the AIZ to a minimum one-quarter (1/4) acre in size to recapture the transferred density. Density transfers made in this manner shall be allowed only on one, whole contiguous property as described by the same legal description and deed, and may not be made on any other separate property not included in the legal description or deed. Once a density transfer has been made in the manner allowed herein no development order, permit, or other action may be made which would authorize development upon the portion of the property inside the AIZ from which the density was transferred.

**Lots of Record:** This policy shall not restrict or prohibit the construction of a single-family detached dwelling on any lot or parcel of record duly recorded in the Public Records of Okaloosa County on the effective date of this policy provided, however, that appropriate noise attenuation may be required as determined necessary by the Building Official.

**Nonconforming Uses and Structures:** This policy shall not restrict or prohibit the continuation of, expansion, or addition to any residential use or structure which was lawfully conforming on the effective date of this policy when all applicable dimensional requirements of the zoning district involved are met.

**Family Homestead:** The allowable density prescribed for AC - .5 or AC – 1 shall not apply to the conveyance of an individual parcel of property to be used solely as a family homestead by a child, step-child, adopted child, grandchild, sibling, adoption parent, step-parent, or parent of the owner of the property being conveyed. All other Code requirements (setbacks, height, etc.) must be met for any property owner conveyed in this manner. This exemption shall apply only once to each of the family members listed herein

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**SUBURBAN  
RESIDENTIAL (SR)**

**Purpose:** To provide areas for a functional mix of single and multi-family residential land uses as well as low intensity neighborhood serving commercial and business uses.

**Location/Designation Criteria:** The SR category is allowed only within the urban development boundary.

The implementation of this land use category through zoning districts requires that the following location criteria shall be met.

- a. Residential zoning districts shall be applied in the rezoning process to provide transition in densities in a manner that protects existing and approved residential neighborhoods.
- b. Compatibility criteria shall be implemented to ensure that adjacent uses & adjacent zoning districts reflect the predominant development pattern, scale, density, site design, building location, building dimensions, and building heights of the existing area.
- c. Where low density or single family neighborhoods are adjacent to a proposed rezoning, changes in scale (considering building heights and dimensions) from the lower density area to the higher density area shall not be greater than 150%.

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

Single-family and multi-family residential dwellings; category A and B mobile/manufactured homes; customary accessory uses; houses of worship; primary and secondary schools; recreation facilities; public or private utilities except for electric sub-stations which may be approved by special exception; towers erected by government agencies for the purpose of official communication and emergency response (law enforcement, emergency medical service, evacuation, or national security); family day care; community residential homes. Small-scale neighborhood commercial or business uses include uses such as neighborhood-serving offices, neighborhood-serving services, or neighborhood serving retail activities. Light commercial uses shall be located on arterial roadways, unless located within a Commercial/Business or Industrial Park.

**Allowable Density:** No more than sixteen (16) dwelling units per acre without any density bonuses.

**Allowable Intensity:** Non-residential uses shall not exceed a floor area ratio of 0.25 and impervious surface coverage of 60%.

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**Policy 10.1A** In those instances where non-residential uses are permitted in residential future land use categories, no floor area (FAR) or impervious surface coverage (ISC) is specified for such non-residential uses, the following requirements shall apply.

- a. Maximum FAR shall .10.
- b. Maximum ISC shall be .55.
- c. Non-residential uses shall not be allowed on any platted lot in a residential subdivision unless such use has been approved as part of the subdivision (i.e. church, school, community center, club house, etc.), or the lot fronts upon a collector or arterial roadway and has a minimum of 100 foot frontage; or a nonresidential use may be allowed on any platted lot in a residential subdivision

when the nonresidential use was in existence on or before November 7, 2000 and continuation and expansion of the use is confined to the property lines where it is located and not extended to any adjacent or nearby lots.

- d. All non-residential uses that are not to be within a platted subdivision shall be located on a collector or arterial roadway

**Policy 10.1B** There is hereby created the "Rural Community" FLUM overlay zone to promote infill development within existing rural developed areas that is intended to make available basic services to residents in the rural community and the surrounding rural area. These services may include retail sales and services as well as community facilities such as fire stations, post office, community center, etc. The Rural Community overlay is further intended to provide areas for more compact residential development in the immediate vicinity while preserving the rural nature and character of outlying rural areas. At a minimum, the Rural Community overlay should be delineated around the Baker and Holt communities.

**Policy 10.2** Any divisions of land occurring directly from inheritance either by testate or intestate, shall be exempted from the platting requirements of the LDC, provided that such division is not accomplished through recorded plats and the proposed densities and parcel size meets the established minimum consistent with plan densities.

**Policy 10.3** Proposed residential developments shall be required to meet subdivision requirements of Chapter 177, F.S., and the County's Land Development Code with regard to platting, and providing improvements such as roads, drainage and other facilities and services. All divisions of land, whether requiring a subdivision plat or not, **shall** be required to meet concurrency management and access requirements as stated in this comprehensive plan. The County shall continue to enforce Subdivision Regulations to specify the types and standards for improvements for proposed residential and commercial developments, based upon the size and location of the development.

**Policy 10.4** The County shall regulate the size, number, location, and design of signs, to ensure compatibility of signs with land use categories, development types, densities, and intensities.

**Policy 10.5** Zoning districts in the County's land development regulations shall implement the land use categories shown in Policy 10.1, Table 1 including the types of uses, and the densities and intensities of uses.

**Policy 10.6** Small-scale agriculture is an allowable use in "rural residential", and "low-density residential" land uses. Small-scale agricultural describes agricultural activities that are consistent with and compatible with residential uses, and generally includes gardens, greenhouses for the use of one family or for home use, livestock or farm animals at a rate consistent with generally accepted animal husbandry practices for the numbers of animals per acre, hobby farms, and other farm or agricultural activities that do not create an undue negative impact from noise, odor, or pests beyond the boundaries of the site. Approval for developments that include small-scale agricultural uses may require additional buffers to mitigate the negative impacts of the agricultural uses on adjacent properties.



**Policy 10.7    Reserved**

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

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

**Policy 10.9**    It is the intent of the County that mobile and manufactured homes is allowable throughout the county. However, to ensure compatibility of housing type, mobile and manufactured homes are classified according to design. Category A mobile and manufactured homes means those structures that were manufactured prior to June 15, 1976, and/or not meeting residential design standards. "Park trailers" as defined in the Florida Statutes shall all be considered Category A mobile homes. Category B mobile and manufactured homes means those structures that were manufactured after June 15,

1976, and meet the standards of the Federal Manufactured Home Construction and Safety Standard Act and meet residential design standards of Okaloosa County. Residential design standards for mobile and manufactured homes are established in the land development code and ensure that mobile homes have substantial similarity to site built homes as determined by roof pitch; exterior building materials; size and placement of doors and windows; provision of a permanent foundation and enclosure of the space beneath the mobile home with materials of a type and design consistent with site built houses; and the provision of appurtenances such as garages, carports, or porches.

**Policy 10.10** All development shall provide for safe, convenient, and appropriately designed vehicular and multimodal on-site circulation on the development site, including provisions for needed parking.

**Policy 10.11** The County shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches. The planned development approach shall be acceptable within the following land use categories: rural residential, low-density residential, medium density residential, suburban residential, and mixed-use.

**Policy 10.12** Within the low density residential, medium density residential, high density residential, suburban residential, mixed-use 2, and mixed-use land use categories, additional residential density beyond the normal maximum density may be possible, provided that the development provides affordable housing to meet the needs identified in the Housing Element. The criteria and procedures shall be maintained in the land development regulations and shall be designed to ensure that an eligible residential development is devoting a minimum of 5% of the dwelling units to affordable housing. Increased ratios of affordable housing provide additional bonuses in the form of increased density, up to 1.25 times the maximum base density may be increased not to exceed 6 dwelling units per acre south of Eglin AFB Reservation and not to exceed 5 dwelling units per acre north of Eglin AFB Reservation in the low density residential category, an additional four (4) units per acre (gross density) in the medium density residential, suburban residential and mixed-use 2 categories, and an additional five (5) units per acre (gross density) in the high density and urban mixed-use categories.

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

**Policy 10.14** Buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable, and shall be defined in the land development regulations. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping in and adjacent to parking lots and other vehicle use areas as a means of enhancing appearance, providing relief from paving, and mitigating wholly or partially the negative impacts from such vehicle use areas; provide open space in urban and suburban neighborhoods and communities; provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise, or appearance.

**Policy 10.14A** The Board finds that farm operations conducted on agricultural lands in urbanizing areas are potentially subject to lawsuits based on the theory of nuisance and that these suits encourage and even force the premature removal of farm land from agricultural use. It is the intent of the Board to protect farm operations conducted on agricultural lands from nuisance suits, and to further promote the public health, safety and

welfare by minimizing to the extent practicable potential conflicts between farm operations and other land uses, particularly residential subdivisions. There shall be a vegetated buffer between bona fide farm operations and other land uses, particularly residential subdivisions. Such vegetated buffer shall be a minimum of thirty (30) feet in width and may be increased up to fifty (50) in width feet depending upon the type and nature of the adjacent farm operation (i.e. a residential development adjacent to a farm operation involved in growing crops would not require as large of a buffer as a farm operation involved in raising livestock). The term "farm operation" shall have the same meaning as that found at Section 823.14, Florida Statutes.

**Policy 10.15** The County shall maintain site design standards in the land development regulations to implement the provisions of this comprehensive plan and to accomplish the purpose and intent of this comprehensive plan.

**Policy 10.16** Residential developments with more than 150 units shall provide recreational facilities to meet the needs of the population of the development and shall either be accessible to neighborhood commercial uses, where practicable, or shall provide these uses on site if zoned appropriately. Development regulations for multi-family developments shall ensure the provision of pedestrian access to recreation and commercial facilities from residential projects over 150 units.

**Policy 10.16A** Residential development projects shall provide recreation facilities to meet the needs of the population of such projects. Developers of such projects may contribute a fee-in-lieu of recreation facilities based on criteria specified in the Land Development Code.

**Policy 10.17** Where communication facilities are allowable uses they must provide for co-location of facilities.

**Policy 10.18** Future public or private primary or secondary schools shall be an allowable use in all land use categories except the "industrial," "recreation," "conservation" and "Okaloosa Island" land use categories. Public or private primary or secondary schools shall be located in agricultural land use categories only when no feasible site exists in a non-agricultural category, or when necessary to serve student populations that are mainly located in agricultural areas. The County intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served. The County shall encourage the co-location of County public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

**Policy 10.19** After Okaloosa County designates a Regional Activity Center (RAC pursuant to Chapter 380.06(2)(e), F.S. and Rule 28.24.014, F.A.C.), subsequent development approvals will include requirements for developers to provide necessary roadway, drainage, and utility infrastructure to support the RAC densities and intensities.

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**Objective 11** *Okaloosa Island is exempt from the provisions of the Land Development Code and this plan as it relates to zoning, the schedule of dimensional requirements, and other such development matters, only to the extent that covenants regarding development on the Island conflict with this*

*plan or the land development code. The officially recorded "Santa Rosa Island Plat Map and Protective Covenants and Restrictions" shall be recognized as the existing and future land use map and uses for the island.*

**Policy 11.1** Zoning requirements and other matters regarding land development on the Island shall be in accordance with this plan to maximum extent possible and with the plats on file in the public records of Okaloosa County, FL, together with the covenants and restrictions and ordinances as may pertain to development on the Island.

**Policy 11.2** All new development on the Island shall meet concurrency requirements and site design standards and criteria of Okaloosa County.

**Policy 11.3** All new development and redevelopment on the Island shall comply with compatibility requirements of this plan.

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**Objective 12** *Certain properties in Okaloosa County retain the right to develop uses that were approved prior to the adoption of this Comprehensive Plan. It is the intent of the County to recognize such vested rights and to protect the private property rights of property owners in Okaloosa County. The following policies are intended to provide that protection.*

**Policy 12.1** The County shall maintain administrative procedures and criteria to allow a property owner to demonstrate that private property rights are vested as to the use or uses allowable.

**Policy 12.2** A lot of record in existence on July 10, 1990, whether or not located within a subdivision, shall be allowed one single-family dwelling.

**Policy 12.3** Valid, unexpired development orders and development permits in existence on May 23, 2000 shall be permitted to continue development as authorized by the development order or development permit, so long as development commences and continues in good faith in full compliance with the valid, unexpired development order or development permit.

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

**Policy 13.1** There is hereby established the "Eglin AFB North Encroachment Protection Zone" (ENEPZ) as a special overlay zone on the Future Land Use Map (FLUM). The area

included in the ENEPZ shall be all lands and waters situated between Interstate 10 (I-10) south to the northern boundary of Eglin AFB.

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

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

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**Objective 14** *Insofar as possible implement the recommendations presented in the Eglin Air Force Base Joint Land Use Study (JLUS) through a combination of amendments to this Plan, revisions to the Land Development Code (LDC), and any other codes as considered necessary.*

**Policy 14.1** Recommendations presented in the JLUS shall be implemented as follows.

- a. Amend the building and construction codes to require additional insulation or soundproofing for the new construction of habitable buildings or structures within high noise areas (>65dB).
- b. Identify the boundaries for and create an "Airfield Influence District" within which all sales or lease real estate transactions will be subject to signed disclosures at or before the time the sale or lease instrument is executed.
- c. Revise the LDC to include prohibitions or restrictions on lighting in the ENEPZ in particular, or any other areas as recommended by military officials or representatives.
- d. Amend the FLUM so that all vacant or undeveloped properties within ENEPZ that are ten acres or greater in size be designated with the "Agriculture" future land use category.
- e. Residential density inside the ENEPZ for properties designated "Agriculture" on the FLUM shall be limited to no more than one (1) dwelling unit per ten (10) acres within the following areas.

Sections 1 – 10, Township 2 North, Range 24 West.  
Sections 11– 20, Township 2 North, Range 25 West.

Sections 31 – 36, Township 3 North, Range 22 West.  
Sections 33 – 36 Township 3 North, Range 23 West.

- f. Revise the LDC to include the building and structure height limitations recommended in the JLUS.
- g. Amend the Coastal Management Element and revise the LDC to prohibit or restrict marine facilities such as marinas and boat launches in Eglin's Controlled Firing Areas.
- h. Revise the LDC to require that any application for development approval for properties within the ENEPZ and Low Level Flight Training Routes be submitted to the Eglin Encroachment Office for review and comment.
- i. Coordinate with private, federal, and state agencies toward the acquisition of *conservation lands adjacent to and near the Eglin boundary*.

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**Objective 15** *Solar electrical generation facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements.*

**Policy 15.1** Notwithstanding other provisions of this Comprehensive Plan, solar electrical generating facilities and associated and related facilities are permitted subject to specific requirements as defined within Chapter 2 of the Okaloosa County Development Code.

**Policy 15.2** Solar electrical generation facilities and associated and related facilities shall be regulated consistent with state and federal permitting requirements:

- a. Shall be allowed in floodplains so long as it is authorized in an Environmental Resource Permit from the Florida Department of Environmental Protection or Northwest Florida Water Management District.
- b. Shall maintain a buffer to protect identified state or federally listed plant and animal species pursuant to the requirements and recommendations of the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.
- c. Shall provide a vegetative upland buffer of a minimum width of 25 feet between all upland activities and wetlands.