



Eglin Installation Growth Committee



December 14, 2006

Niceville City Hall



AGENDA

- Introductions
 - Bill Smith, Okaloosa County Growth Management Director
- Report of Sub-Committees – Prioritized Community Needs
 - Jeff Fanto, Economic Development Council
- Request to Create Technology Sub-Committee
 - Eglin AFB
- Review & Rank Proposals for Project Manager
 - Bill Smith
- Closing Remarks
 - Sherry Campbell, Okaloosa County Commission & EIGC Chairman
- Adjourn



Introductions

Bill Smith

Growth Management Director

Okaloosa County, Florida



Report of Sub-Committees

Jeff Fanto

Economic Development Council of
Okaloosa County, Florida



Sub-Committee Chairs

- Economic Development – Larry Sassano
- Education – Tommy Kranz
- Transportation – Danielle Slaterpryce
- Citizens Advisory – Lois Hoyt
- Housing – Ellen Holt
- Planning – Jason Autry, P.E.
- Law Enforcement & Public Safety – Mike Coup
- Environmental – Larry O'Donnell
- Utilities – Sandy Sims
- Public Health – Karen Chapman



Timeline

12-Dec-06	EIGC meets to approve baseline needs report
16-Jan-07	BOCC awards bid for EIGC project management
22-Jan-07	Subcommittees baseline need list report presented to Air Force by Growth Management Staff
26-Mar-07	EIGC Project Manager submits Scope of Work to OEA for approval and funding of Phase II



Utilities Sub-Committee

- Standard utilities corridors for all new right-of-way approval
 - Several standards can be developed depending on type of roadway—residential in-fill street, main corridor, etc.
 - Corridor would define location & depths of utilities within ROW
- Until this corridor is approved, all new developments should be reviewed/approved by all utilities to ensure adequate ROW is allocated



Planning Sub-Committee

- **Transportation**
 - Both infrastructure & mass transit improvements necessary
 - Resolution to SR 85 (specifically in Crestview) and by-pass route of Crestview is of greatest need
 - Needs for mass transit will grow over time. Eglin working on “park-and-ride” program
- **Affordable Housing**
 - Need for options for both home owners and rental residences
 - Density increase will be necessary to help housing options be more affordable
- **Education (School Facilities)**
 - New/additional sites for elementary, middle and high schools
 - Sites more viable with an increase of infrastructure



Planning Sub-Committee

- Funding
 - Not provided by one source; need innovative projects that are cooperative effort of Federal, State, County, City & Private \$\$
 - Toll roads could help with funding specific critical needs
- Utilities
 - Solid waste capacity for hauling collected waste must be monitored
 - Sanitary sewer treatment plants will need to grow, both on existing and new sites
 - Services for electricity, telephone, natural gas & cable will need to grow beyond "core" locations to serve expanding population
- Medical Care
 - Existing facilities will need to grow—provide wider range of services associated w/growing community
 - Commensurate growth in medical providers necessary



Planning Sub-Committee

- Communications
 - Infrastructure growth for telephone, radio & high-speed data xfer
- Emergency Response
 - Continue proactive planning for natural disasters—not only 911-type services
 - Planning, preparedness, communication, coordination & recovery by all entities in the area
 - Continuing to get the message out to the public (public education) for storm situations
- Continue Business Development & Attraction
 - Fortunately, there are a wide variety of business options in the southern end of the county—that can't be left alone. Need to encourage business growth in north end of the county to serve growing residential population.



Economic Development Sub-Committee

- Attracting & Retaining Talent
 - Region will continue experiencing shortages of talented workers in the service & technical fields. Devise an action plan to raise & maintain educational attainment levels & improve career opportunities for local residents.
- Develop long-term sustainable regional diversification model
 - Goal would be to develop a model for innovation/entrepreneurship.
- Develop plan to improve Quality of Place for the region
 - QoP considers what is attractive to a range of residents; its about providing options, not just for current residents, but also those residents in the future.
 - Infrastructures, i.e., new roads, re-surfaced roads, drainage issues solved, re-nourishment of beach infrastructure



Economic Development Sub-Committee

- Insurance rates for homes, condos, business owners
- Housing costs for not only active duty military, but also service and manufacturing industries
- Transportation needs; shuttle services
- Review/consider changes to county/local Comp Plans & Land Development Codes--increase inventory of land in Okaloosa, Walton & Santa Rosa counties designated "industrial."
 - Several regional areas suffer from dire lack of land available for industrial growth
- Formalize/Institutionalize partnerships w/Eglin AFB and area defense contractors
 - Could lead to significantly increased opportunities for technology transfer in the region.



Economic Development Sub-Committee

- Commercializing technology, products, & systems currently employed by DoD would stabilize and grow the local economy.
- Establish & institutionalize strong, regional Venture Funding effort to include angel funding, increased access to and availability of venture capital and incubator networks.



Citizens Sub-Committee

- Top two areas of concern: Water (supply & quality) & Transportation
 - Immediate priority was Transportation followed by Water
 - Near term priority was Water followed by Transportation
 - Other priorities included Housing, Utilities & Child Care (in that order)
 - Health, spouse employment & education are needs the community should address
- Other areas listed & considered but not prioritized
 - Communications, Environmental Concerns, Law Enforcement, Emergency Services, Recreation, Planning & Intergovernmental Cooperation.



Housing Sub-Committee

- Review & eliminate regulatory barriers, both state & local, for developing attainable workforce housing.
- Request State Legislative Delegation submit legislation to eliminate the cap on the affordable housing trust fund; increase eligible percentage on median income from 120% to 150%.
- Inventory, review & identify federal, state and local land that might be made surplus, to use for development of affordable housing, both rental and home ownership.
- Identify programs such as Community Land Trusts, deed restrictions and other options for use in the three-county area for workforce housing development.



Housing Sub-Committee

- Address housing insurance availability and costs.
- Assess travel patterns between work and home for the three counties and recommend a county, regional and Eglin AFB policy for a jobs/housing balance.
- Work with builders/developers identifying issues and incentives.
 - Density bonuses – land is money
 - Accelerated development & construction permitting – time is money
 - Impact fee relief – money is money
 - Concurrency relief (can be written into local Comp Plan) or just adjusting levels of service



Housing Sub-Committee

- Include statement in County Planning Manual that solutions should be market based, by providing options, rather than mandated by government regulation – choices, options allow for greater efficiencies
- Team up with Community Development Corp to access S.H.I.P. and other funds (down payment and mortgage assistance) available to subsidize home ownership
- Create a “toolbox” of incentives similar to Manatee County’s Rapid Response Team.
- Work toward establishing Urban Centers in each of the three geographic areas by identifying options for higher density and mixed use.



Public Health Sub-Committee

- Nothing to report at this time



Law Enforcement & Public Safety Sub-Committee

- 96th Security Forces Squadron, Eglin AFB
 - Manpower
 - Vehicles
 - Support Facilities
 - Equipment
- Okaloosa County Department of Public Safety
 - 4 Advanced Life Support Ambulances & Stations
 - 15 additional Paramedics and 12 additional EMT's for staffing
 - Expanded EMT Paramedic training program at OWC
 - 2 Basic Life Support Transfer ambulances
 - 8 additional EMT's for staffing
 - 4 additional 911 dispatchers and 1 additional 911 system person



Law Enforcement & Public Safety Sub-Committee

- Additional 911 system capacity
- Additional north-south evacuation routes; i.e., 4-lane PJ Adams and Hwy 189
- An Emergency Management Mobile Command Post and wireless communications network
- 2 additional Emergency Management personnel
- 2 additional Lifeguard towers and 16 additional Lifeguards
- 3 additional certified hurricane shelters w/capacity for 6,000 more evacuees.
- City of Fort Walton Beach Police Department
 - Impact on law enforcement
 - Additional officers
 - Redeployments/assignments to previously undeveloped areas
 - Additional equipment & resources



Law Enforcement & Public Safety Sub-Committee

- Impact on jail and court operations
 - Booking and additional traffic court appearances
- Impact on EMS
 - Accessibility
 - Number of people to be served
 - Acceptable response times to newly-developed areas
- Impact on existing language barriers
 - Perhaps the organization of various language skilled base personnel and/or dependents could serve the purpose
 - Perhaps expenses regarding language assistance could be borne by the military
- Impact on community resources
 - Parks, shopping, restaurants and attendant parking needs need to be analyzed.



Law Enforcement & Public Safety Sub-Committee

- Okaloosa County Sheriff's Office (Tri County Law Enforcement)
 - Population: North Tri-County—Migration to northern portions of the tri-county areas continues. Growth is anticipated as housing costs increase along costal communities. Housing starts and new subdivisions priced appropriately will entice military NCO populations to reside in areas sparsely staffed by law enforcement.
 - Increase law enforcement staffing by 30-35% (Tri-County)
 - Establish law enforcement substations to accommodate population shifts
 - Establish MOUs with adjoining law enforcement agencies policing contiguous population centers.



Law Enforcement & Public Safety Sub-Committee

- Duke Field—Military population increases are anticipated at or near Duke Field. Most, if not all of the personnel assigned will be residing in north/northeast portions of Okaloosa County and the northwest portion of Walton County.
 - Traffic control devices will be needed to allow traffic access to Duke Field via S.R. 85
 - Increased traffic flow on S.R. 85 currently necessitates some type of alternative bypass east and west of the greater Crestview area (Transportation Sub-Committee)
 - A military solution may be found paving a range road south of Duke Field from S.R. 85 connecting S.R. 285 alleviating traffic on S.R. 85
- Increase Service Requirements/Calls for Service—Until a permanent base location is announced, it will be unknown where the population will actually be; however, it can be assumed that due to the cost housing, the north end of Okaloosa County will be most affected. An increase in law enforcement services will create a ripple effect through the county jail and court systems.



Law Enforcement & Public Safety Sub-Committee

- Court security staffing will increase (anticipated 15-20%)
- Jail population—addressed later in this presentation
- Transportation and extradition increases (anticipate 10%)
- Homeland Defense—Due to the nature and branch of the military services that will be relocating to Okaloosa County, homeland defense issues will need to be addressed. Law enforcement would be the first responder to any type of event or threat.
 - Infrastructure Assessment (HLS-CAM) identifying possible targets
 - Training and equipment requirements for officers responding to incidents
- Traffic Concerns—Traffic Committee (Slaterpryce)
 - Peak traffic hours tri-county arteries are at or over capacity and become severely jammed
 - Viable bypass of the greater Crestview municipality
 - Concerns remain S.R. 85, U.S. 90, S.R. 285, S.R. 87, S.R. 20 and C.R. 393



Law Enforcement & Public Safety Sub-Committee

- 1st Judicial Circuit, Judiciary & Court Administration
 - Population growth impact
 - The increase in population expected in Okaloosa County, anticipated as a result of the BRAC 2005 process, will have a direct impact on the court caseload in the county.
 - Population increases are a common factor underlying increases in Court workload (filings) and request for staff and space increases in the judicial system. Historical data supports that the general pattern is for Circuit Court caseloads to grow more quickly than population. Some of those circuit caseloads are Criminal (felonies, drug court), Domestic Relations (divorces, child support, custody), and Juvenile (delinquencies and dependencies).
 - While many of the relocated military personnel and their families will be happy to be transferred to Okaloosa County, others may be disappointed to leave their current home. The stress of relocation on these military families, along with anticipated deployments to dangerous locations, may increase tension in the families. The impact of this amplified pressure may lead to an increase in domestic disputes.



Law Enforcement & Public Safety Sub-Committee

- With an increase in population, cultural diversity is anticipated resulting in an even greater necessity of foreign language interpreters to participate in court proceedings on behalf of non-English speaking defendants, victims and witnesses in the courts.
- Historically, additional judgeships have been granted based on caseload. This is an after-the-fact approach which we anticipate will cause a backlog of cases, until the State funds an additional judge, hearing officer, magistrate position.
- Current deficiencies in our judicial facilities
 - Lack of courtroom and hearing room space to handle current caseload. This will be amplified by the increase in population created by BRAC.
 - Maintaining a secure courthouse at the Shalimar Annex is extremely difficult due to the current campus-style layout, which consists of separated structures that require outside circulation and allow multiple points of public entry.
 - Non-compliance with the Americans with Disabilities Act (ADA) is an ongoing problem at the Shalimar Courthouse Annex.



Law Enforcement & Public Safety Sub-Committee

- Okaloosa County Department of Corrections
 - Direct impact on jail population
 - The current facility is 594 beds with an average daily population of 769 inmates for FY 2006; while the last quarter of FY 2006 averaged 822 inmates with occasional peaks of 900 inmates. The jail's population is expected to grow at a rate of 8% per year based on current growth rates in industry, military and tourism.
 - The current and projected growth in law enforcement efforts will have a direct effect on the arrest rates and will cause an increase in the jail's inmate population.
 - Systemic impact on jail population
 - Policies, procedures and practices of other agencies affect the jail's inmate population. Law enforcement department within the county, the courts, public defenders, state attorneys, clerks of court, Florida Department of Corrections, local bail-bond agencies, pre-trial services, private sector partners and the Okaloosa Department of Corrections



Law Enforcement & Public Safety Sub-Committee

all have an impact on the jail's population whether it be a positive or negative impact. Continued cooperation of these agencies through the Public Safety Coordinating Counsel is crucial to managing the criminal justice system and the jail's population in Okaloosa County.

- Managing the growth rate

- The Department of Corrections has contracted with the National Center for State Courts and Justice Concepts, Inc., to conduct a study of the criminal justice system in Okaloosa County to determine how to improve the efficiency of the system overall and to manage the jail's population growth.
- The Department of Corrections has contracted with DLR Group, an architectural/engineering firm, to develop plans to construct a 256-bed direct supervision facility and to develop a 20-year plan for the DoC to insure adequate jail beds well into the future.
- Peter Brown Construction Co has been contracted to help with the design, development and construction of the aforementioned 256-bed facility. Discussions and studies are currently underway to determine whether the jail expansion can be constructed at the current jail site or



Law Enforcement & Public Safety Sub-Committee

on property located south of Crestview adjacent to the Florida Department of Corrections facilities.

- Current projections place the jail's inmate population at near 4,500 inmates within the next 20 years.



Transportation Sub-Committee

- #1 Priority -- is the 98 Bypass from SR 87 to US 331
 - 55-mile limited access facility; primary arterial w/good access mgmt
- #2 -- construction money for flyover at Hurlburt Field Gate
- #3 -- SR 123 intersection improvements at SR 85N & 85S
- #4 -- General Bond Road improvements
- #5 -- Crestview Bypass
- #6 -- improvements to SR 85 to Shoal River and North of the Shoal River
 - SR 85 is the most congested through Crestview
- #7 -- Signalization at Duke Field
- #8 -- Air Traffic Control Tower at Destin Airport



Transportation Sub-Committee

- #9 -- Alternate Bridge between Mid Bay and U.S. 331 connecting north & south
- #10 – Explore light rail and water taxi



Environmental Sub-Committee

- #1 – Escribano Point – Purchase of this parcel is critical to the mission of the Choctaw Air Field. If development occurs within a portion of the parcel, excess lighting would ruin the ability of the military to perform night landing exercises.
- #2 – Beach Re-nourishment – Cities, counties & the military should be working together, not independently, to define & solve the issues facing the re-nourishment of our beaches. Sand sources, sea turtle & nesting bird habitats, parking & recreation as well as projected growth of the region should be discussed and plans made based on the results of those discussions. Communication and coordination are key ingredients for success.



Environmental Sub-Committee

- #3 – Watershed Resource Protection & Restoration – Several initiatives mentioned to date; most have the ability of impacting both wetland resources & stormwater. Usual approach for development is permitting of individual projects by local, state or federal agencies.
 - This sub-committee recommends a different approach, one that would consider the watershed as well as the environmental components of that watershed, i.e., flora, fauna, water quality, threatened & endangered species, etc. A “big picture” approach has the ability to eliminate frustrations w/the permitting process, while, at the same time, defining the amount of impact that is likely to occur. Natural resources & water quality will be better protected & development of parcels addressed up front, rather than piecemeal. Used successfully in Bay County, receiving good reviews from planners, environmentalists & the public.



Education Sub-Committee

- Capital construction projects in a program to be executed by Jacobs/Titan under Okaloosa County Schools' existing Total Program Management (TPM) contract.
 - Program grouped into 3 separate Guaranteed Maximum Price (GMP) submissions.
 - Site-by-site analysis will be performed to determine best course of action (conventional, modular or portables) for each school requiring new classrooms to meet the Class Size Reduction Amendment.



Education Sub-Committee

- GMP #1
 - Bluewater Bay Elementary – 10 Classroom addition, parent drop-off canopy extension, new parking lot, extend/realign parent drop-off to accommodate building placement & provide add'l queuing area for cars. \$2.7M; December 2007 est completion.
 - Bob Sikes Elementary – 6 Classroom addition, teacher planning & dedicated restrooms, covered walkway to existing building. \$1.35M; December 2007 est completion.
 - Walker Elementary – 8 Classroom addition, teacher planning & dedicated restrooms, covered walkway to existing building, ramped paving to playfields. \$1.9M; October 2007 est completion.



Education Sub-Committee

- GMP #2
 - New Elementary School – New 900 student capacity school to replace Southside Elementary; to be constructed in Crestview (site currently unknown). Design to be based on existing Antioch Elementary layout; will be upsized to accommodate add'l student load w/expanded common spaces. Code compliance upgrades included. \$25M; May 2008 est completion.
 - New Middle School – New 1000 student capacity school to be constructed in Crestview (site currently unknown). Design to be based on existing Davison Middle School. Code compliance upgrades included. \$35M; May 2009 ext completion.



Education Sub-Committee

- GMP #3
 - Bob Sikes Elementary – 6 Classroom addition, teacher planning & dedicated restrooms, covered walkway to existing building, replacement roofing & coatings on main campus buildings. \$2.95M, December 2007 est completion.
 - Mary Esther Elementary – 8 Classroom addition (two, 4-classroom buildings), teacher planning & dedicated restrooms, covered connecting walkways to existing campus. \$2M; November 2007 est completion.
 - Edge Elementary – 10 Classroom addition, teacher planning & dedicated restrooms, covered walkway to existing building. \$2.4M; December 2007 est completion.



Education Sub-Committee

- Meigs Middle – Replace existing walkway canopies & associated guttering and lighting. \$500K; September 2007 est completion.
- Elliott Point Elementary – 2 Classroom addition, teacher planning & dedicated restrooms, covered walkway connector to existing building. \$500K; July 2008 est completion.
- Crestview High – Expansion of existing dining area into surrounding spaces will require 2 Classroom addition in vicinity of kitchen, new enclosed locker hall at rear of school, A/C in gym. \$2.3M; September 2007 est completion.
- District-wide Teacher Planning Offices – Scope to be determined from District survey of “roaming” teacher requirements at secondary schools. \$2M; December 2007 est completion.



Education Sub-Committee

- Baker School – A/C in gym. \$300K; September 2007 est completion.
- FWB High – Replace roofing over guidance @ front office area, A/C in gym, field house A/C as required. \$550K; October 2007 est completion.
- Niceville High – Replace A/C in Bldg 500, A/C in gym. \$600K; September 2007 est completion.
- Richbourg Middle – Renovations to accommodate addition of ECCI, Silver Sands (north) and expansion of Northwood Elementary (12 classrooms) to include new security system & fencing, relocate utilities. \$4M; October 2009 est completion.
- Ruckel Middle – Renovations to main locker hall & associated gang restrooms, non-stick locker configuration & new epoxy flooring throughout. Restroom fixtures may require replacement. \$700K; August 2007 est completion.



Education Sub-Committee

- Destin Middle – Canopy extensions for parent & bus drop off areas. \$100K; September 2008 est completion.
- Common Campus – Roofing replacement & coatings for main campus buildings (non-shingle roof areas). \$2.1M; October 2008 est completion.
- Ocean City Elementary – Roofing replacement. \$1.7M; October 2008 est completion.
- Edwins Elementary – 4 Classroom addition, teacher planning & dedicated restrooms, covered walkway connector to existing building. \$900K; September 2007 est completion.



Education Sub-Committee

- Florosa Elementary – Renovation of existing cafeteria to provide 6 classrooms & construction of a new, free-standing Cafetorium/Kitchen/Stage/Music building on campus, covered connector walkways to main campus, some site parking & driveway work may be required to accommodate revised traffic flow & kitchen servicing requirements. \$3M; September 2007 est completion.
- Plew Elementary – 4 Classroom addition, teacher planning & dedicated restrooms, covered walkway connector to existing adjacent canopy. \$900K; April 2008 est completion.



Education Sub-Committee

- Shalimar Elementary – 8 Classrooms, teacher planning & dedicated restrooms, covered connecting walkways to existing building w/some minor rework of one existing space will provide circulation route to new building, sitework & canopy revisions at front of building required to accommodate new building & pedestrian traffic flow. \$1.9M; June 2008 est completion.
- Valparaiso Elementary – 6 Classrooms constructed as one 4-classroom and one 2-classroom building, teacher planning & dedicated restrooms, covered connecting walkways to existing campus, ESE building reroofing & HVAC work carried out as req'd. \$1.8M; July 2008 est completion.



Education Sub-Committee

- Wright Elementary – 6 Classrooms, teacher planning & dedicated restrooms, covered connecting walkways to existing campus. \$1.4M; June 2008 est completion.
- The following projects are included in this GMP as allowance items only. Funding for these projects will be set aside solely for use as described and may only be committed following formal Board approval.
 - Longwood Elementary – Renovations &/or additional classroom construction necessitated by BRAC or Base Housing Privatization initiative. \$1.95M
 - New BRAC Classroom Needs – Add'l classroom space construction to be designed & constructed in zones impacted by on-going BRAC activities. \$26.181M



Education Sub-Committee

- Oak Hill Elementary – 12 Classroom addition, teacher planning & dedicated restrooms, covered walkway connector to existing building. \$2.8M.



REQUEST

- Eglin AFB/County Staff requests to create a Technology Sub-Committee



Project Manager Proposals

- Bill Smith
 - Review and Rank



Closing Remarks

Sherry Campbell, Okaloosa County
Commission
EIGC Chairman