

Joint Land Use Study Information

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Introduction

- Okaloosa County Florida is the recipient of financial assistance in the amount of \$178,200 from the Department of Defense, Office of Economic Adjustment to conduct a Tri-County Joint Land Use Study (JLUS).
- Maintain Eglin Air Force Base Mission
 - Protect from urban encroachment

Encroachment Problem and Expected Outcome

- Protect important military and state assets, such as Eglin AFB
 - The Florida Congress passed legislation in 2004 that acknowledged the potential for negative impacts to occur when incompatible land development occurs close to military installations (F.S 163.3175).
 - The state found it:
"desirable for the local communities to cooperate with military installations to encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of major military installations."

Issues

- Eglin AFB was originally established in a relatively undeveloped area in Okaloosa County.
- Development has increased northeast of the base.
 - Commercial, recreational and residential land uses, including two schools and a church in Niceville and Valparaiso experience the highest levels of aircraft noise.
 - A portion of Accident Potential Zones (APZ) I and II for Eglin AFB's main airfield extend over Niceville and Valparaiso.
 - Residential development in these areas currently exists and is expected to increase in density.

(Air Installation and Compatible Use Zone Study, March, 2006)

Goals and Objectives

- Protect the health, safety and welfare of citizens living and working near Eglin AFB
- Protect the operational and training missions of the base.

These goals can be accomplished through:

- Improved understanding of the flight and other operations at the base
- Improved local land use planning.

JLUS

- Recommendations for changes to regulatory and non-regulatory policies regarding compatible land uses around Eglin AFB
- Comprehensive analysis of current and potential encroachments
- Will identify actions that could and should be taken to solve existing problems and to prevent new ones.

Planning Strategy- Program Products and Benefits

- County's strategy
 - Initiate the JLUS based on current AICUZ and other flight operations data
 - Develop initial recommendations for Policy Committee approval and possible implementation.
 - Address the immediate AICUZ related encroachment concerns by producing an initial JLUS report and implementing the recommendations.
 - Incorporate into the OEA, a planning process that will be initiated in September 2006 by hiring a Growth Management Military Coordinator, to ensure initial land use planning is compatible with current and anticipated operations.
 - Final JLUS will be requested when Eglin AFB updates the AICUZ and provides an initial RAIUZ based on new mission data profiles.

Final JLUS

- will establish a plan to encourage compatible development
- will integrate the local jurisdictions' comprehensive plans with the installation's mission requirements
- will enhance available GIS data
- create awareness of the impact
- improve communications, positive relations and coordination between the counties, municipalities and Eglin AFB.
- will make recommendations to maximize compatibility of current uses and future developments.

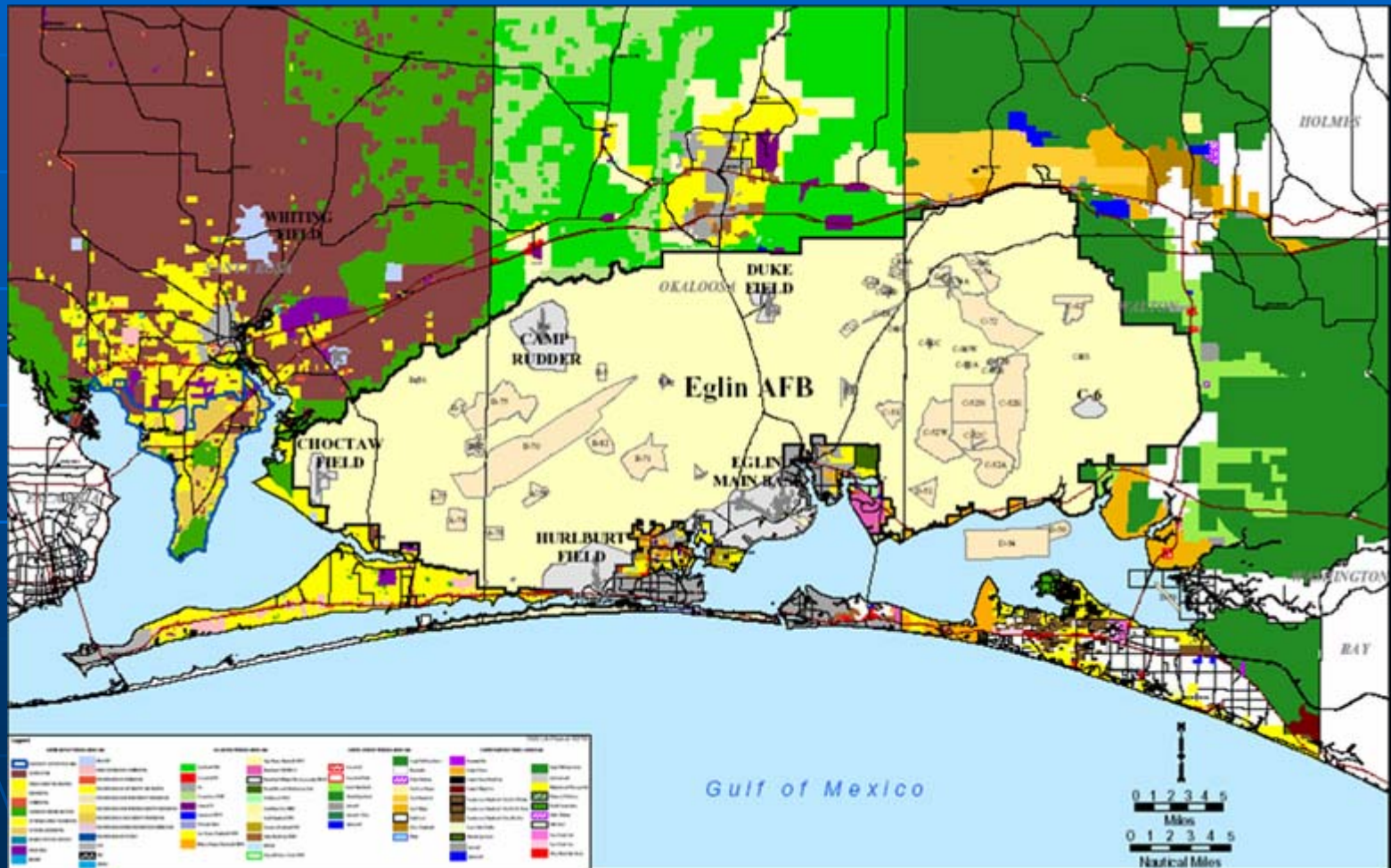
Public Participation and Education

- Committee meetings will be noticed and open to the public.
- Public participation will be solicited through workshops.
 - Workshops will serve as a forum where the community will review data regarding the organization and purpose of the study.
 - Subsequent workshops will provide an opportunity to convey additional input

JLUS Budget

- Estimated total cost to complete the complex Northwest Florida Tri-County JLUS
 - initial study \$198,000
 - OEA funding is \$178,200
 - Local match is \$19,800
- Anticipated completion
 - approximately 14 months from the date the JLUS consultant is hired.
- The JLUS consultant
 - produce an interim report using currently available information
 - produce a final report using new data based on new mission growth as it becomes available.

JLUS Area



Timeline

2-Aug-2006	Submission of JLUS application to OEA
1-Sep-2006	OEA Awards Funds
8-Oct-2006	Begin RFQ process to retain JLUS consultant services
12-Dec-2006	BOCC awards bid for JLUS consultant
January, 2007	Consultant begins Technical Advisory Group/public meetings
March, 2007	Complete initial Data Collection Phase- Technical Advisory Group in coordination with the JLUS consultant finalizes a field verification of the JLUS study area and associated research
April, 2007	Complete initial analysis based on field verifications
1-Jun-2007	Initial JLUS recommendations approved by the Policy Committee
31-Oct-2007	Completion of initial JLUS draft; approval of draft by BOCC; submission of initial JLUS draft to OEA.

POLICY COMMITTEE

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Don Salter	Santa Rosa
Scott Banner	Walton

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Ellis Conner	Crestview
Chip Brewer	Niceville
Lydia Hernandez	Valparaiso
Tom Burns	Shalimar
Nell Webb	Cinco Bayou
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Latilda Henninger	Freeport

■ MILITARY

Bob Arnold	Eglin
Colonel D. Clemons	Hurlburt

■ CITIZENS

Charlene Greenwald
Gary Pelham

Thank You