


# MEMORANDUM

**TO:** Randall Woodruff, Planning Manager  
Growth Management Department

**FROM:** Edwin S. Sanguyo, P.E.   
Public Works Department

**DATE:** August 24, 2021

**SUBJECT: Bluewater Bay Masterplan Map Amendment  
Notice of Proposed Change (NOPC)  
Holes 4, 5, 6, 7, and 8**

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Public Works Department have no objections to the proposed NOPC; however, the following items shall be addressed:

1. The proposed ancillary amendment related to the pond perimeter fence requirement stated on Mr. Zivan's letter (pond slopes 3:1 or less) is not consistent with the pond slope requirement stated on Ms. Nation's letter (slopes at 4:1 max).
2. The proposed ancillary amendment related to the proposed 40-foot ROW stated on Mr. Zivan's letter (to allow 40' ROW in a small section of a subdivision road that may be dedicated to the public) is not consistent with Section 2.A.3 of the Draft Resolution (to allow a minimum 40' ROW width for roads dedicated to the public within a residential subdivision platted after the NOPC date/approval).

The proposed 40-foot ROW was only allowed in one constrained location or road section. The width and location of this road section shall be shown on the conceptual site plan.

3. For a project or a portion of a project located within a closed drainage basin or open basin where the positive outlet conveyance or collection system is deemed to have no capacity for additional flow, the design storm event shall be the 100-Year Storm Frequency of Critical Duration (Section 6.06.05).

Due to the existing drainage concerns in the project vicinity, the minimum storm design standard required for this project shall be the 100-Year Storm Frequency of Critical Duration. For clarification, the 25-Year Storm Frequency is not the sole LDC storm design standard.

4. The information provided is insufficient to complete the review and evaluate the stormwater impacts of the proposed development to the existing drainage system and adjacent properties, or does not meet all of the requirements of Chapter 6 of the Land Development Code.

5. Based on phone discussion with Ms. Tonia Nation, P.E. on 8/17/21, the proposed maintenance entity of roadways may be separate from the maintenance entity of stormwater management facilities. Section 6.01.054 of the Okaloosa County LDC requires that maintenance of roadways and related stormwater management facilities be by a single entity.
6. It's unclear where or how the Maximum Service Volume of 14,040 on Table 6 of the Traffic Impact Analysis was obtained.
7. Column 3 of Table 6 in the Traffic Impact Analysis shows AADT of a traffic count station not average AADT (average from two or more stations). The facilities/segments of SR 20 (with County adopted LOS) per Chapter 4 of the LDC shall be: SR 20 - from Rocky Bayou Drive to White Point Road, and SR 20 - from White Point Road to Walton County Line. The average AADT from all FDOT traffic count stations within the facility/segment shall be utilized in determining LOS.

Not really sure about the purpose of including Table 6 without showing the remaining roadway segment capacity, or the impact of the proposed traffic on the roadway segment's LOS.

8. A traffic operational impact analysis shall be provided at the time of Development Order application.

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Cc: Scott A. Bitterman, County Engineer