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# ***PLANNING AREA 32541***

## ***DESTIN***

*Prepared by  
Department of Growth Management  
Planning and Zoning Division  
May, 2013*

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# OKALOOSA COUNTY PLANNING PROFILES

## Foreward

Data and information used to prepare the 2000 Okaloosa County Comprehensive Plan was generated in the late 1990's and has not been revisited or updated since that time. The purpose of this "Planning Profile" is to update and-reformat data and information to be used for revising the 2000 Plan as part of the Comprehensive Plan Evaluation and Appraisal Report process.

Methodology used to prepare this profile was to divide the County into a North Okaloosa profile and a South Okaloosa profile. These areas were then further subdivided into "planning areas" based upon U.S. Postal Service zip codes. For demographics purposes the zip code planning areas were further subdivided into "traffic analysis zones" created by the Okaloosa-Walton Transportation Planning Organization for purposes of preparing the 2030 Long Range Transportation Plan Update. The boundaries of the planning areas were determined by traffic analysis zones which were made to conform to zip code boundaries as much as possible. Traffic analysis zones located inside incorporated municipalities were excluded from the planning area boundaries.

When compiling the data and information presented herein the most current data available was used as much as possible. It should be noted that very little original data was generated for this profile. The data and information presented here was obtained from a variety of sources and compiled into one central data source.

## Data Sources

A. GENERAL DEMOGRAPHICS: *Transportation Statistical Data Report, Okaloosa-Walton TPO, February, 2006, City-Data.com*

B. LAND USE: *Okaloosa County Property Appraiser; Growth Management GIS*

C. LAND CHARACTERISTICS: *Official Records of Okaloosa County; Growth Management GIS; Soil Survey of Okaloosa County*

D. TRANSPORTATION: *Florida Department of Transportation; Okaloosa County Public Works*

E. UTILITIES: *Okaloosa County Water Supply Plan Update, 2008; Northwest Florida Water Management District*

F. COMMUNITY FACILITIES: *Growth Management GIS*

G. PUBLIC SCHOOLS: *Comprehensive Plan Public Schools Facilities Element, 2008*

H. CONSERVATION AREAS AND RESOURCES: *Growth Management GIS*

I. PARKS AND RECREATION: *Okaloosa County Parks and Recreation System Master Plan, August, 2003*

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**List of Appendix**

Appendix	Description
A	Property Appraisers Use Codes

**LEGEND**

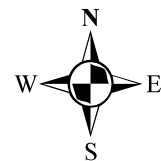
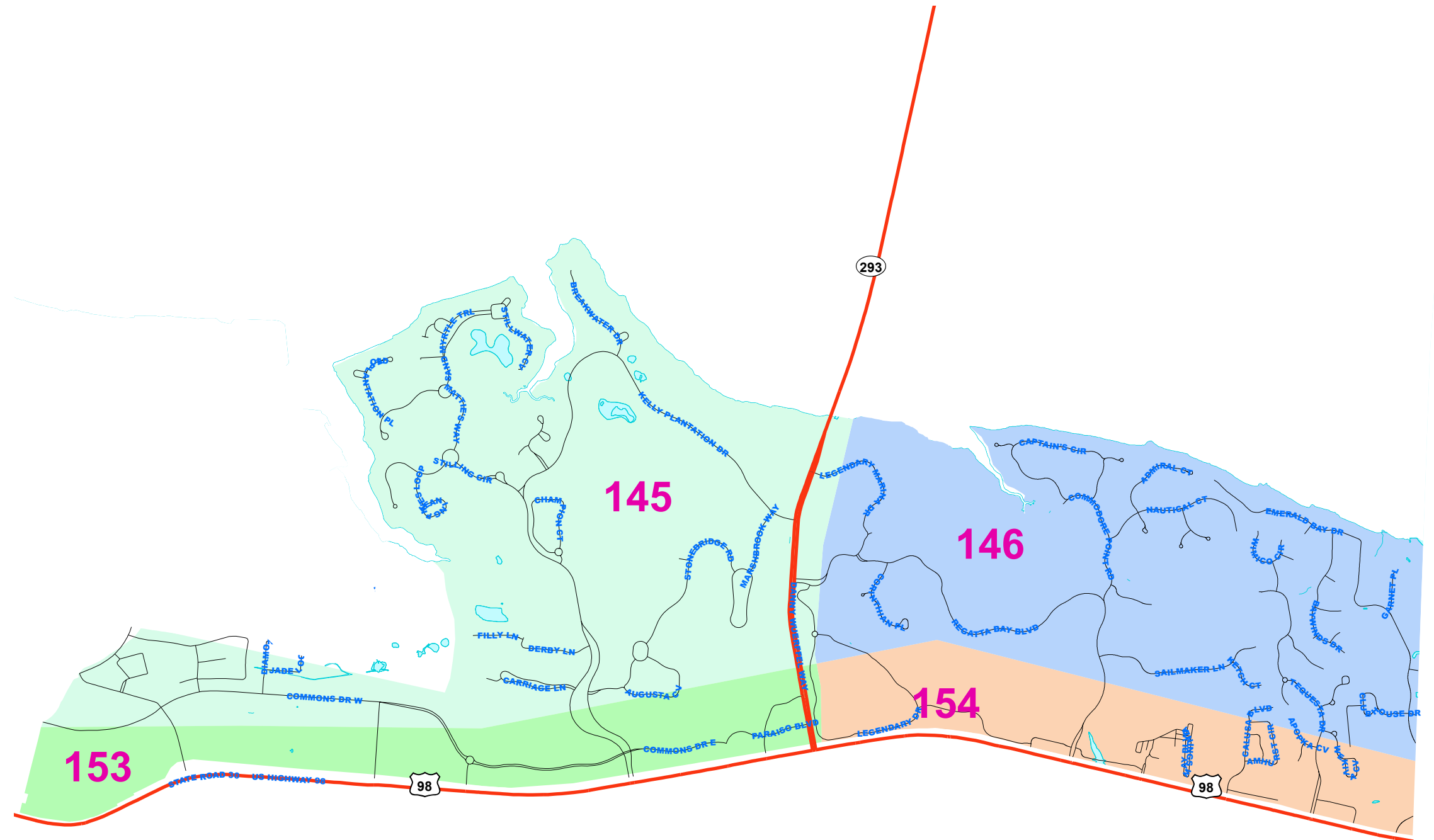
**Traffic Analysis Zones**

145

146

153

154



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**A. GENERAL DEMOGRAPHICS**

**1. Population Data**

a. Population Estimates

Year	TAZ	146	153	154	TOTAL
	145 Population				
2004	269	691	0	458	1418
2010	638	1134	29	576	2377
2020	694	1305	103	590	2692

b. Population Distribution

Males: 50%  
Females: 50%

c. Median Age: 42.2 years

d. Population Density: 1356 persons per square mile (low)

**2. Housing Data**

a. Dwelling Unit Estimates

Year	TAZ	146	153	154	TOTAL
	145 Units				
2004	160	413	0	387	960
2010	375	678	14	446	1513
2020	408	779	51	453	1691

b. Median House Value (2010): \$455,846

c. Estimate of House Values (2010):

Less than \$10,000: 697  
 \$10,000 to \$14,999: 32  
 \$15,000 to \$19,999: 260  
 \$25,000 to \$29,999: 19  
 \$60,000 to \$69,999: 2  
 \$70,000 to \$79,999: 8  
 \$80,000 to \$89,999: 494  
 \$90,000 to \$99,999: 572  
 \$100,000 to \$124,999: 30  
 \$125,000 to \$149,999: 615  
 \$150,000 to \$174,999: 139  
 \$175,000 to \$199,999: 183  
 \$200,000 to \$249,999: 250  
 \$250,000 to \$299,999: 357  
 \$300,000 to \$399,999: 406  
 \$400,000 to \$499,999: 146  
 \$500,000 to \$749,999: 266  
 Over \$750,000: 314

d. Housing Units in Structures:

One, detached: 3039    3 to 4: 388    10 to 19: 223  
 One, attached: 317    5 to 9: 719    20 to 49: 462  
 Two: 93    50 or more: 940  
 Mobile homes: 159

e. Number of Houses and Condos

Total: 6194  
 Renter occupied: 1233

**3. Household Data**

a. Average Household Size: 2.1 persons

b. Number of Households: 15,266

c. Size of Family Households: 1258 2-person; 496 3-person; 464 4-person; 108 5-person; 70 6-person; 292 7

d. Size of Non-Family Households: 1007 1-person; 270 2-person; 102 3 person; 580 4-person; 30 5-person

**4. Income Data**

a. Average Adjusted Gross Income (2004): \$108,040

b. Estimated Median Household Income (2010): \$62,008

c. Residents Below Poverty Level (2010): 9.7%

d. Residents Below 50% of Poverty Level (2010): 6.2%

**LEGEND**

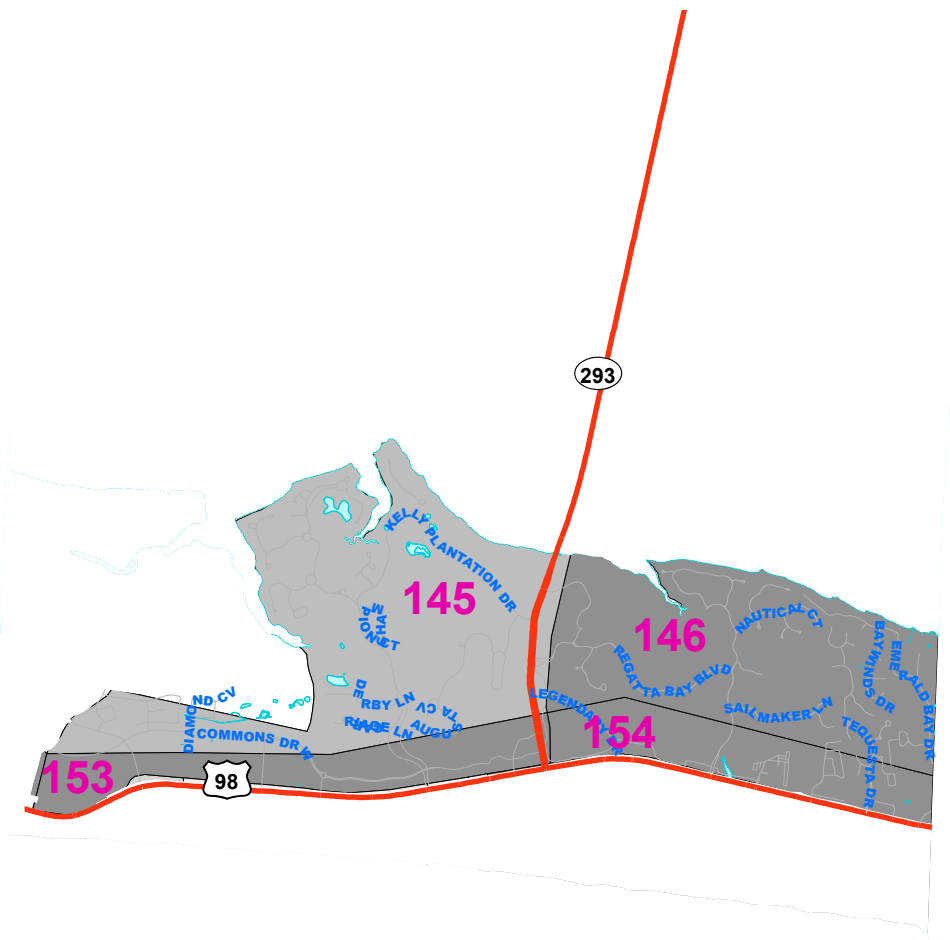
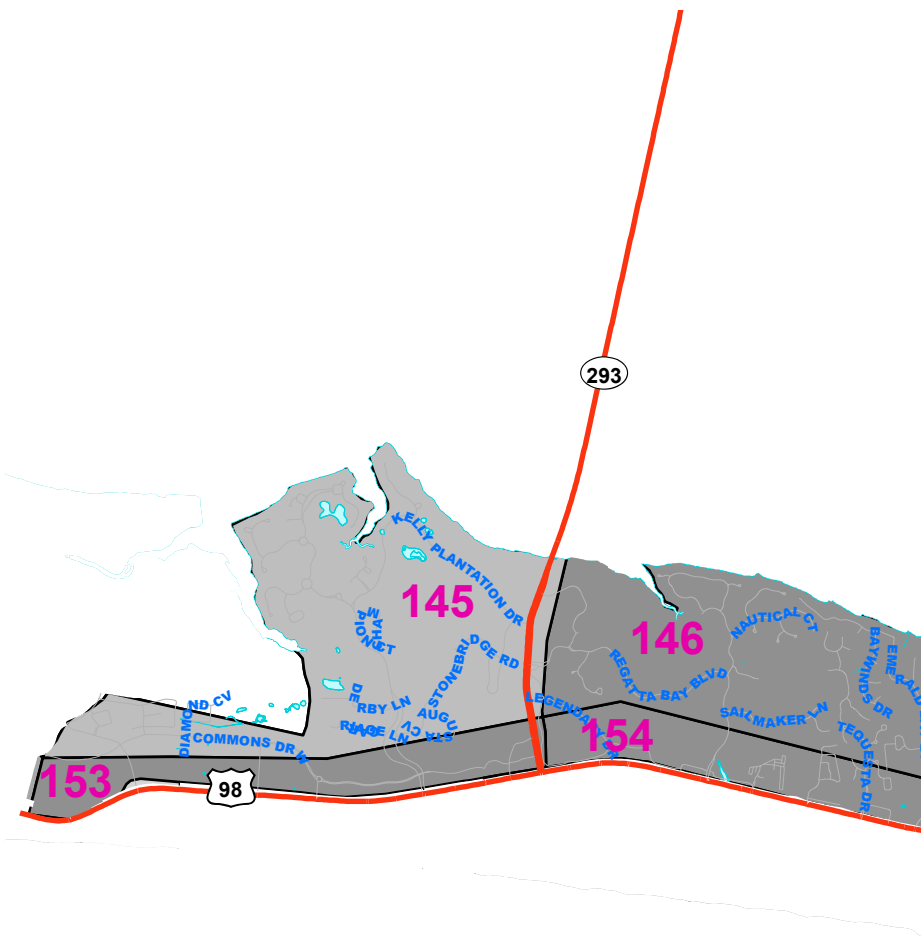
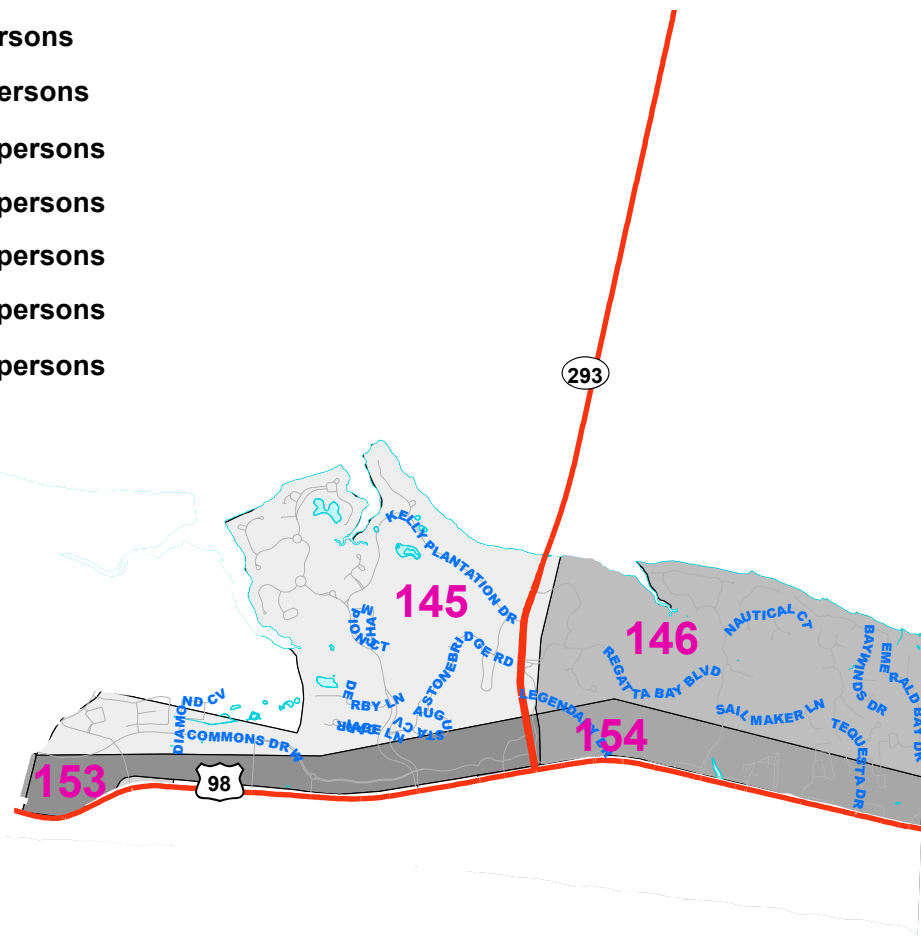
Population Density

- 0 to 150 persons
- 151 to 300 persons
- 301 to 500 persons
- 501 to 750 persons
- 751 to 1000 persons
- 1001 to 1500 persons
- 1501 to 2000 persons
- 2001 to 2500 persons
- 2501 to 3000 persons
- 3001 to 4000 persons

**2004**

**2010**

**2020**



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**LEGEND**

- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM



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**B. EXISTING LAND USE**

**1. Existing Land Use Map**

Existing land use was determined by using Department of Revenue Property Use Codes as used by the Property Appraiser for property tax purposes. Each land use was identified and mapped using the County’s Geographic Information System. Property Use Codes (PUC) for each existing land use listed are as follows. A complete list of the PUC is provided as Attachment A.

- 1. Residential: 000100 - 000900
- 2. Commercial: 001000 - 003901
- 3. Industrial: 004000 - 004817
- 4. Agriculture: 005000 - 006900
- 5. Institutional: 007000 - 007900
- 6. Public: 008000 - 008900

The existing land use based on the preceding codes is shown on Map 3. Approximate acreage of each land use shown is described in Table 1.

**TABLE 1  
EXISTING LAND USE**

Land Use	Acres
Residential	6,925
Commercial	1,003
Industrial	36
Agriculture	0
Institutional	7
Public	24
Other	497

*Source: Okaloosa County GIS, November, 2013*

**2. Future Land Use Map**

Acreage figures for the future land use categories within the planning area are shown on Table 2. Comparison between the FLUM and the Official Zoning Map is shown on Maps 4 and 4A.








**TABLE 2  
FUTURE LAND USE**

Land Use	Acres
Mixed Use – 1	269
Mixed Use – 2	1,256
Mixed Use	310
Medium Density Residential	16
Commercial	217
Institutional	24

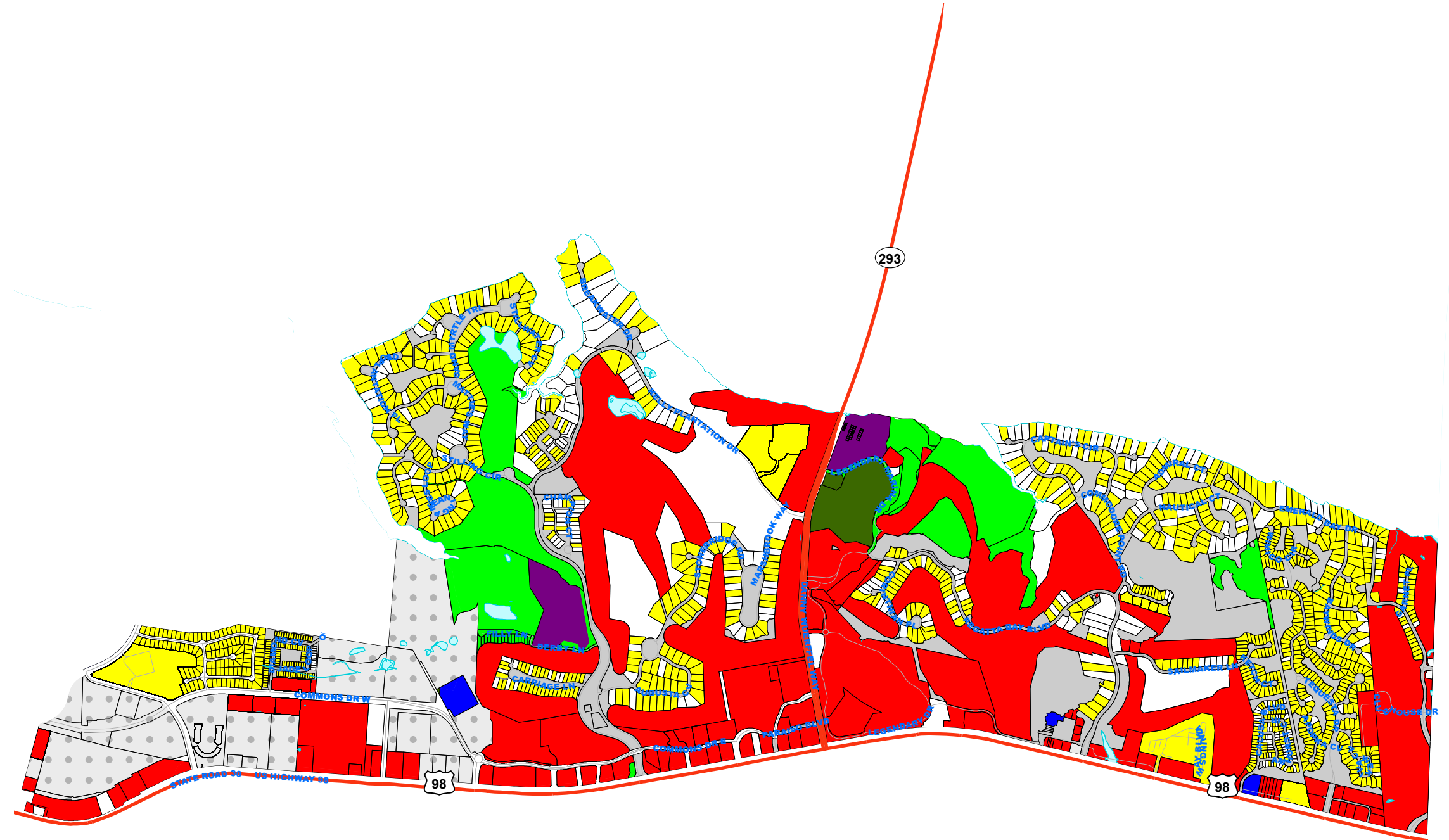
*Source: Okaloosa County GIS, November, 2013*

**LEGEND**

**EXISTING LAND USE**

<u>Land Use</u>	<u>Property Use Code</u>
 Residential:	000100 - 000900
 Commercial:	001000 - 003901
 Industrial:	004000 - 004817
 Agriculture:	005000 - 006900
 Institutional:	007000 - 007900
 Public:	008000 - 008900
 Other:	009100 - 009960

<u>Land Use</u>	<u>Acres</u>
Residential:	6,925
Commercial:	1,003
Industrial:	36
Agriculture:	0
Institutional:	7
Public:	24
Other:	497



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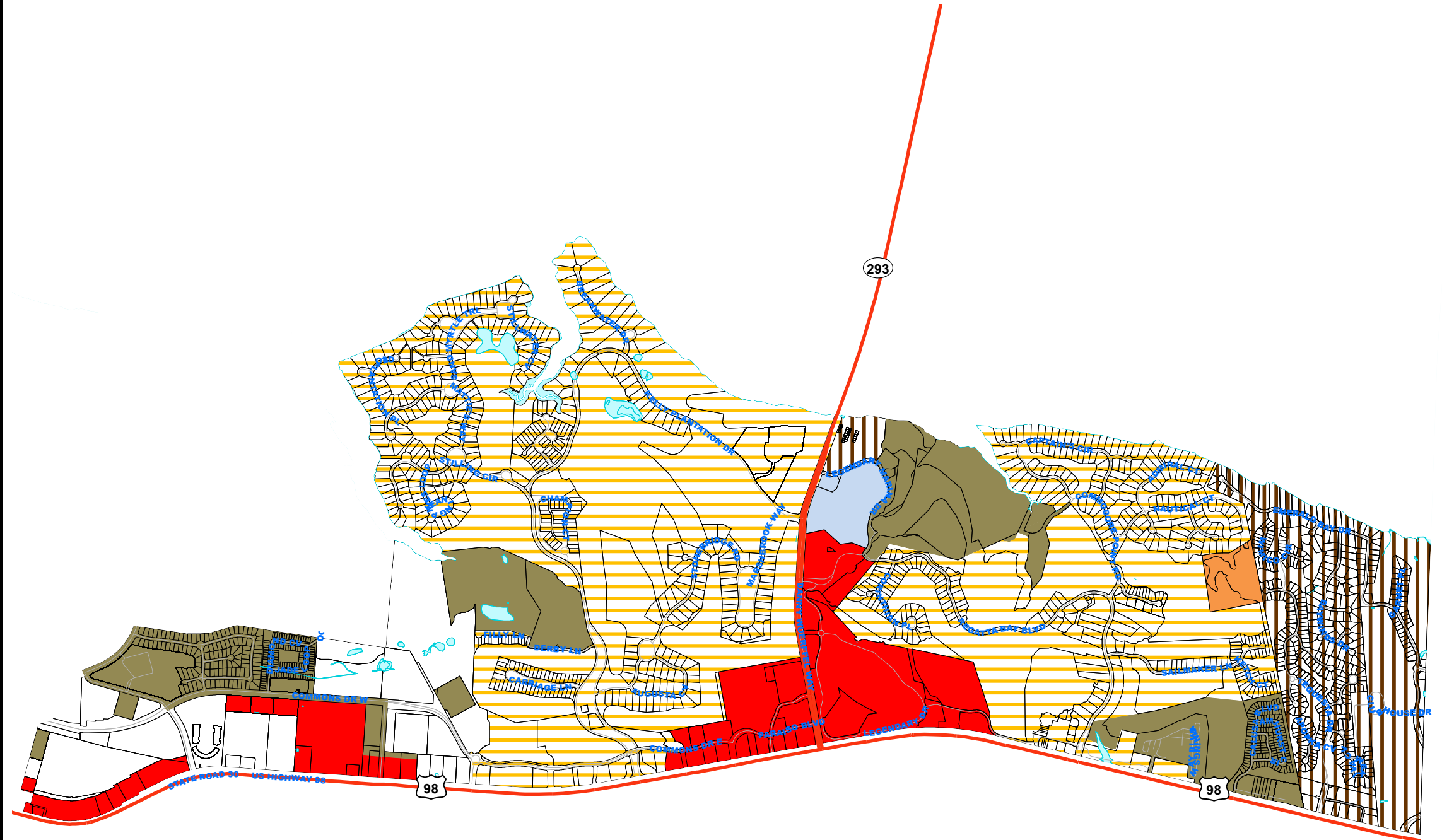
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**LEGEND**

**FUTURE LAND USE**

- COMMERCIAL
- CITY
- INSTITUTIONAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- MIXED USE 1 DRI
- MIXED USE 2
- MASTER PLAN COMMUNITIES



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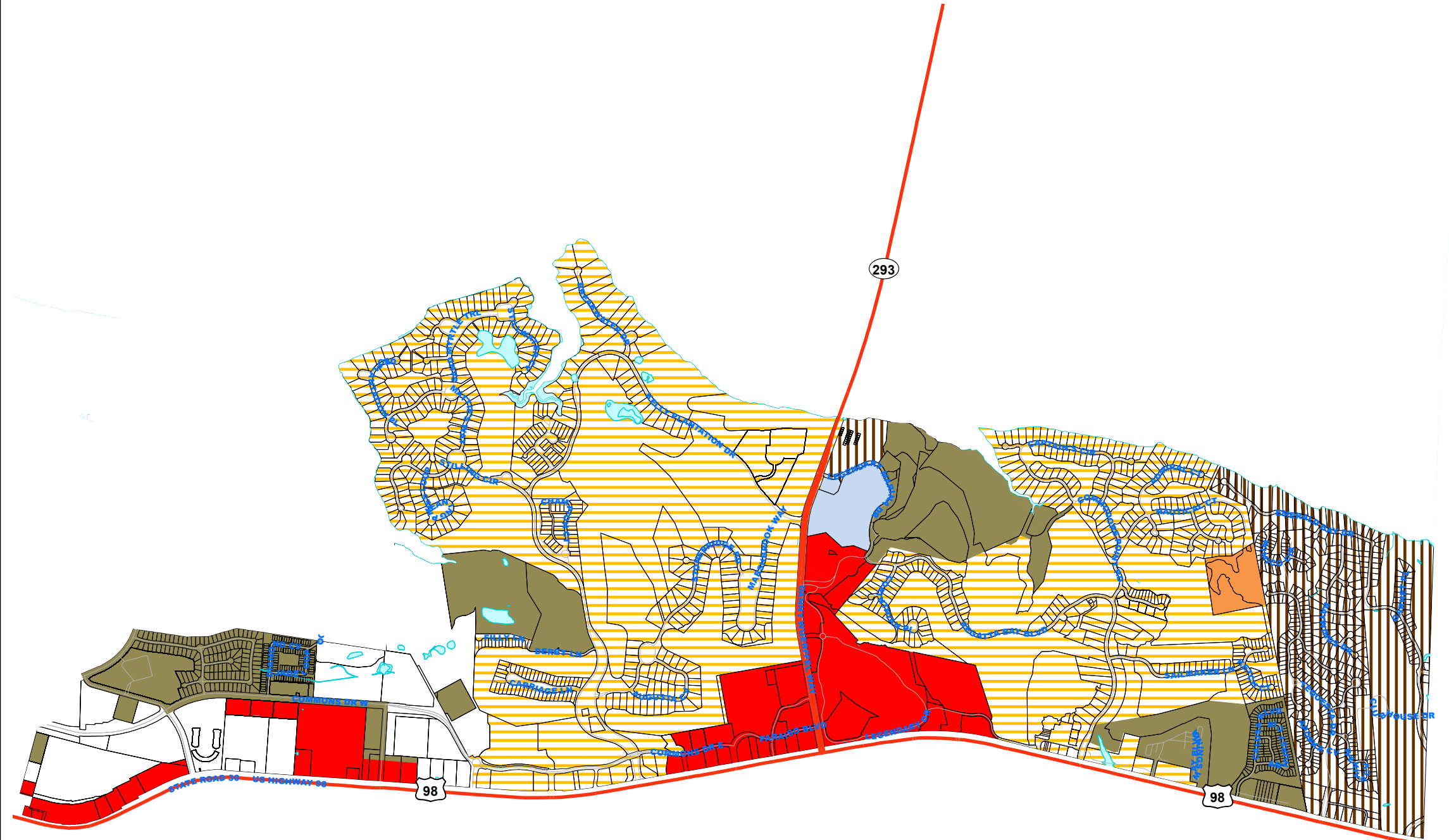
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**LEGEND**

**ZONING**

- GENERAL COMMERCIAL
- CITY
- INSTITUTIONAL
- MIXED USE
- MIXED USE 1 DRI
- MIXED USE 2
- MASTER PLAN COMMUNITIES
- RESIDENTIAL - 2



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**C. LAND CHARACTERISTICS**

**1. Vacant Land**

The term “vacant land” means land that has not been improved or otherwise developed with structures or buildings. Vacant land within the planning area is shown on Map 5. The areas shown include lands listed on the Property Use Code as 000000 – 000080 (vacant) and 009900 (no-ag acreage).

**2. Subdivided Lands**

The term “subdivided lands” means properties that have been subdivided from a larger parcel or tract of land by the landowner for purposes of conveyance to another owner when such subdivided property is then subject to a separate and distinct legal description. These do not include original government lots, “lot splits”, or minor divisions of land.

**a. Recorded Plats**

A recorded plat shows subdivided lands represented as a plat and recorded in the Official Records of Okaloosa County. Recorded plats are shown on Map 8.

**b. Unrecorded Subdivisions**

An unrecorded subdivision is the subdivision of land into smaller lots or parcels which has not been recorded in the Official Records of Okaloosa County. There are no unrecorded subdivisions within the planning area.

<b>RECORDED SUBDIVISIONS</b>						
<b>NAME</b>	<b>YEAR PLATTED</b>	<b>NO. OF LOTS</b>	<b>AVERAGE SIZE (Acres)</b>	<b>PAVED STREETS</b>	<b>CENTRAL WATER &amp; SEWER</b>	<b>VACANT LOTS</b>
Baywinds Golf Estates I	1992	20	Varies	Private	Yes	6
II	1993	34	Varies	Private	Yes	2

<b>RECORDED SUBDIVISIONS</b>						
<b>NAME</b>	<b>YEAR PLATTED</b>	<b>NO. OF LOTS</b>	<b>AVERAGE SIZE (Acres)</b>	<b>PAVED STREETS</b>	<b>CENTRAL WATER &amp; SEWER</b>	<b>VACANT LOTS</b>
Baywinds Golf Estates III	1993	21	Varies	Private	Yes	4
Calusa Bay	1998	132	.07	Private	Yes	41
Carriage Place at Kelly Plantation	1998	44	.20	Private	Yes	7
Carriage Place at Kelly Plantation II	1999	6	Varies	Private	Yes	3
Commodore Point	1996	160	Varies	Private	Yes	48
Diamond Lakes (Townhomes)	2003	96		Private	Yes	4
Emerald Bay I-B	1992	57	.20	Private	Yes	11
Emerald Bay West	1992	21	Varies	Private	Yes	2
Emerald Lakes I	1996	98	Varies	Private	Yes	4
II	1997	70	Varies	Private	Yes	2
III	2000	27	.15	Private	Yes	1
Golf Villas at Regatta Bay	2001	12	.16	Private	Yes	2
Indian Lake I	1995	37	.20	Yes	Yes	0
II	1996	9	.20	Yes	Yes	0
III	1996	72	.20	Yes	Yes	0
IV	1997	6	.17	Yes	Yes	0
Kelly Plantation I	1994	75	Varies	Private	Yes	12
II	1995	58	Varies	Private	Yes	3
III	1995	54	Varies	Private	Yes	6



**TABLE 3 (Continued)  
SUBDIVISION CHARACTERISTICS**

**RECORDED SUBDIVISIONS**

<b>NAME</b>	<b>YEAR PLATTED</b>	<b>NO. OF LOTS</b>	<b>AVERAGE SIZE (Acres)</b>	<b>PAVED STREETS</b>	<b>CENTRAL WATER &amp; SEWER</b>	<b>VACANT LOTS</b>
Plantation Cove	1999	7	Varies	Private	Yes	5
Plantation Drive Estates at Kelly Plantation	1999	13	Varies	Private	Yes	7
Plantation Place at Kelly Plantation	2004	34	.20	Private	Yes	24
Regatta Bay I	1996	5	Varies	Private	Yes	1
Regatta Bay II	1998	63	Varies	Private	Yes	21
Regatta Bay IIA	2002	5	Varies	Private	Yes	2
Regatta Bay III	2001	11	Varies	Private	Yes	8
Regatta Commons (Commercial)	1998	34			Yes	0
Regatta Commons II (Commercial)	1999	5				0
Regatta Patio Homes	1998	54	.25	Private	Yes	4
Stonebridge at Kelly Plantation	1998	40	Varies	Private	Yes	0
Stonebridge at Kelly Plantation II	2000	32	.50	Private	Yes	11
Turtle Creek at Kelly Plantation	1999	32	.25	Private	Yes	9
Waterford at Kelly Plantation	2001	15	Varies	Private	Yes	5

**D. COASTAL AREA**

**1. Coastal Planning Area**

The coastal planning area is defined as all occurrences of oceanic or estuarine waters and those land areas which lie within the hurricane vulnerability zone. The coastal planning area is shown on Map 6.

**2. Coastal High Hazard Area**

The coastal high hazard area (CHHA) is defined as the evacuation zone for a Category 1 hurricane. The CHHA within the planning area is shown on Map 7.



**3. FIRM Flood Zones**

Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) A and V flood zones are shown on Map 11.



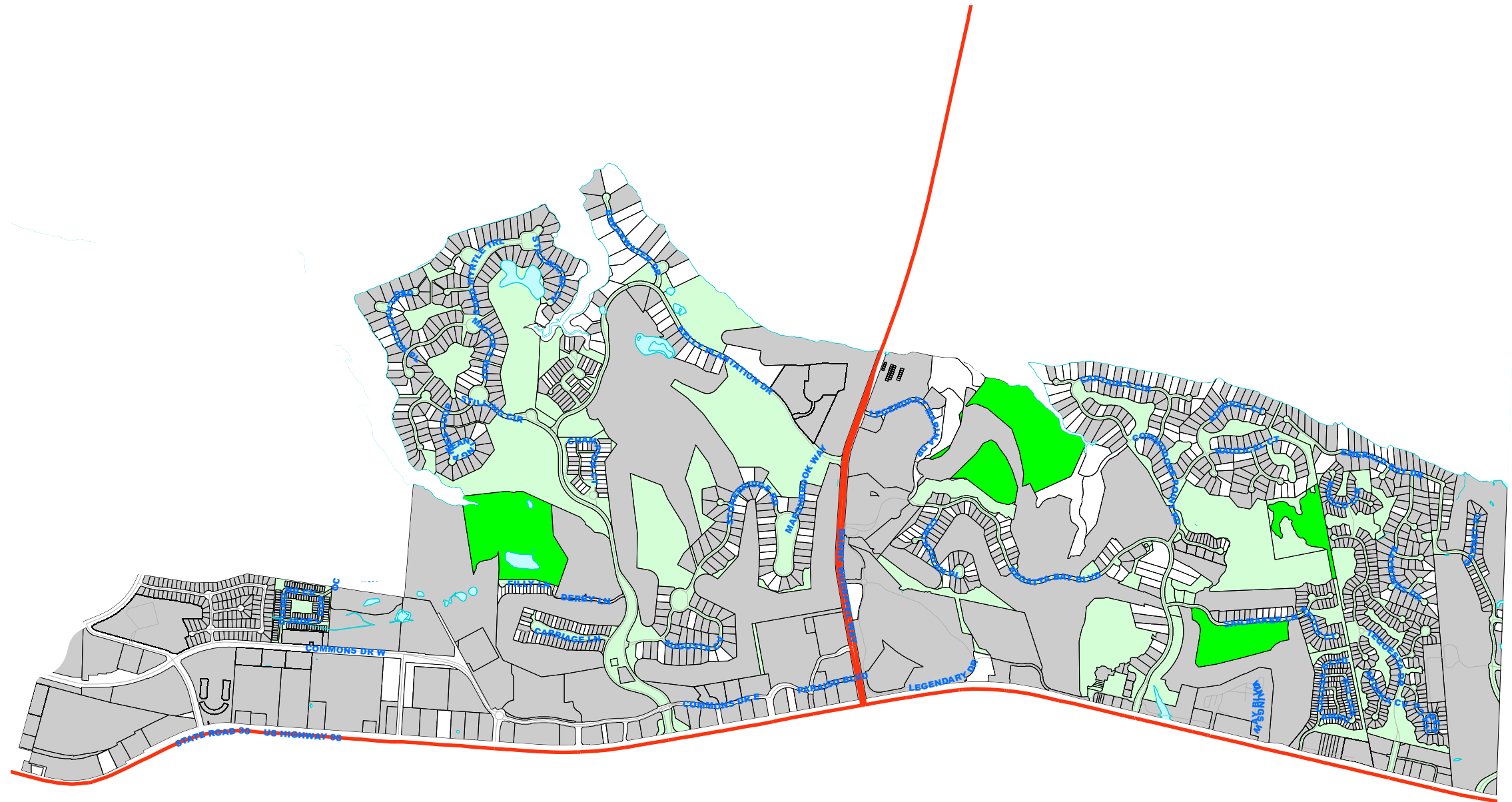
**LEGEND**

**VACANT LANDS (Undeveloped)**

-  Vacant (PUC 000000 - 000080)
-  No AG Acreage (PUC 009900)

**CONSERVATION LANDS**

-  Regatta Bay Homowners Assoc (Wetlands)



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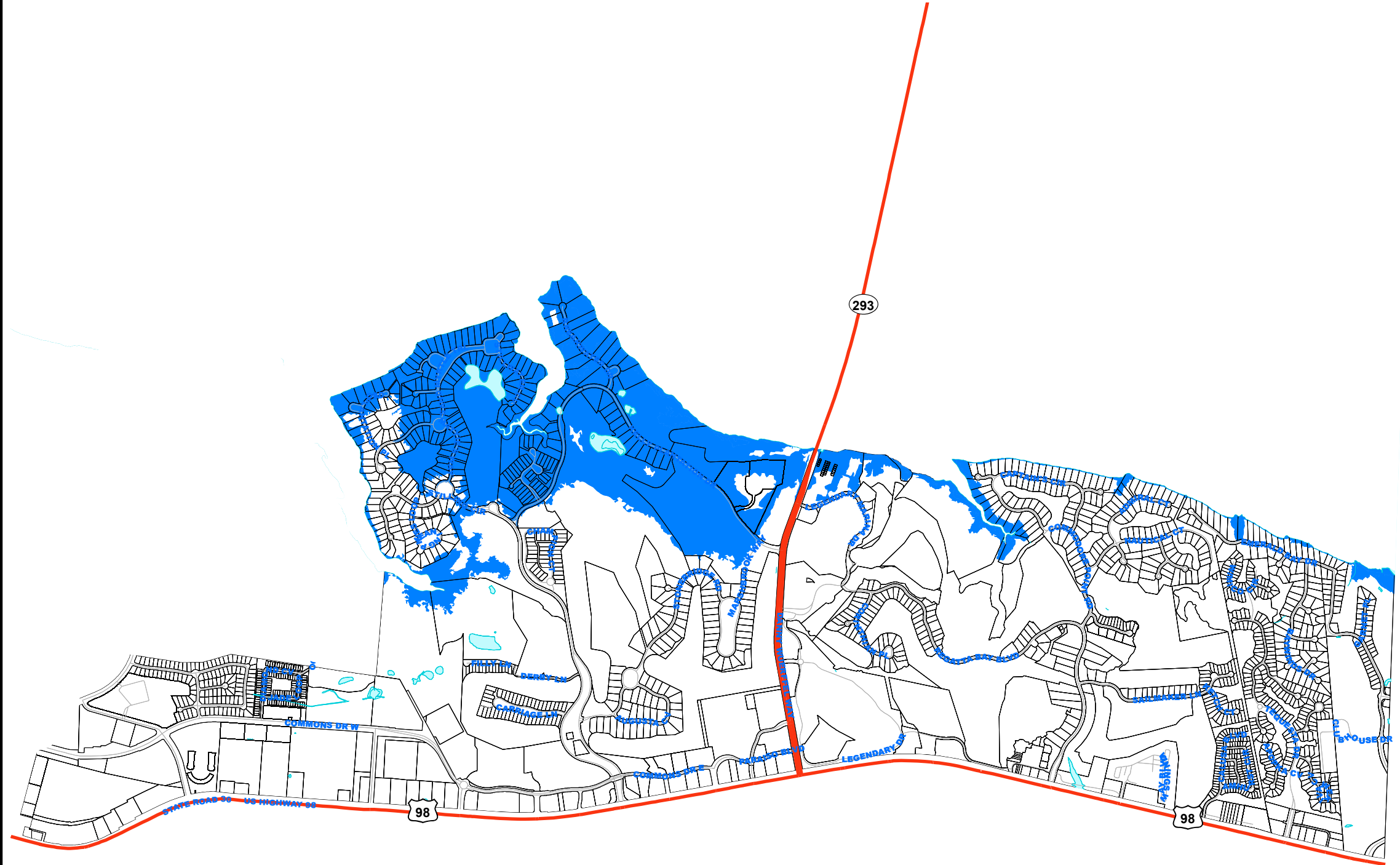
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 Coastal Planning Area



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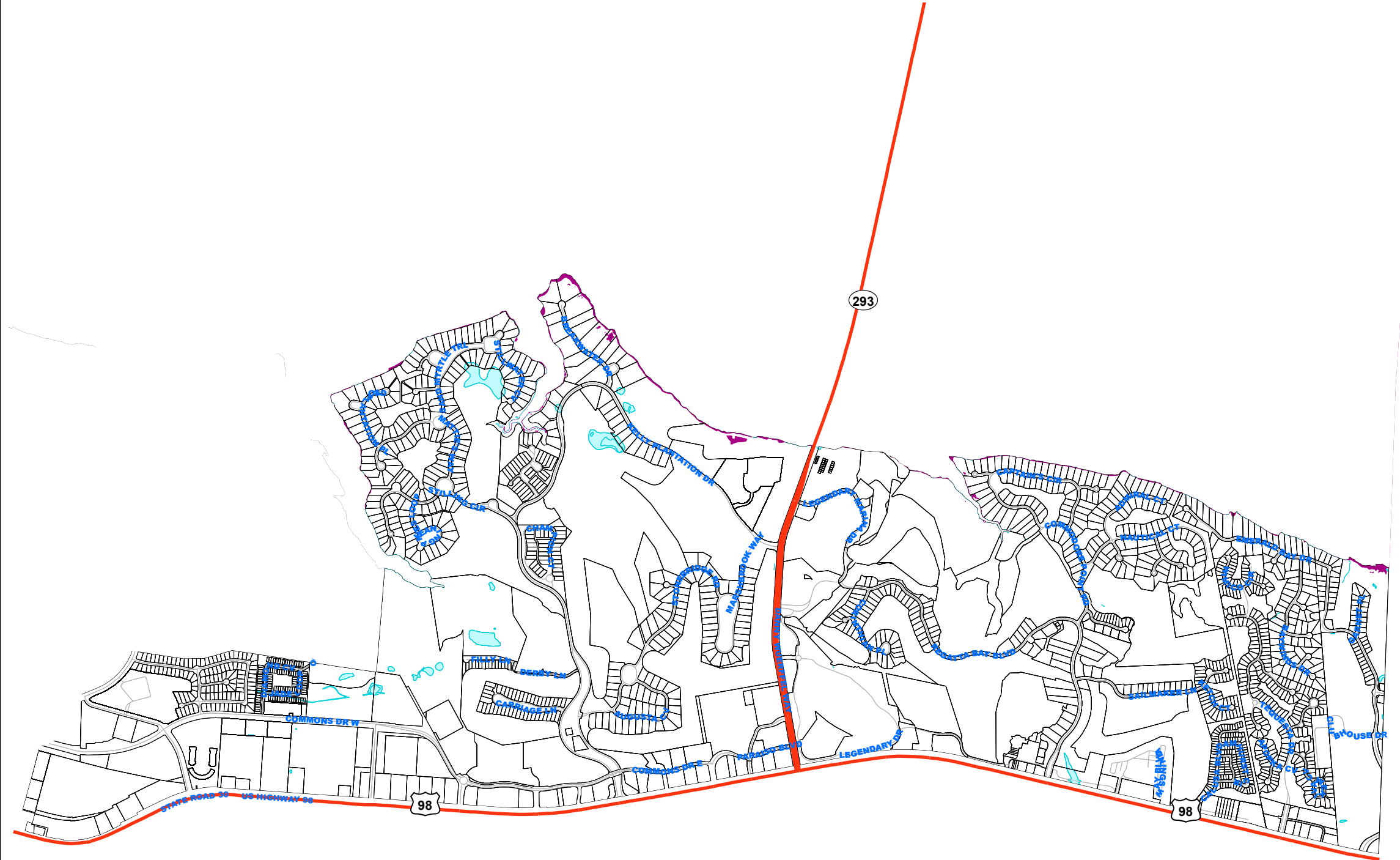
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 Coastal High Hazard Area



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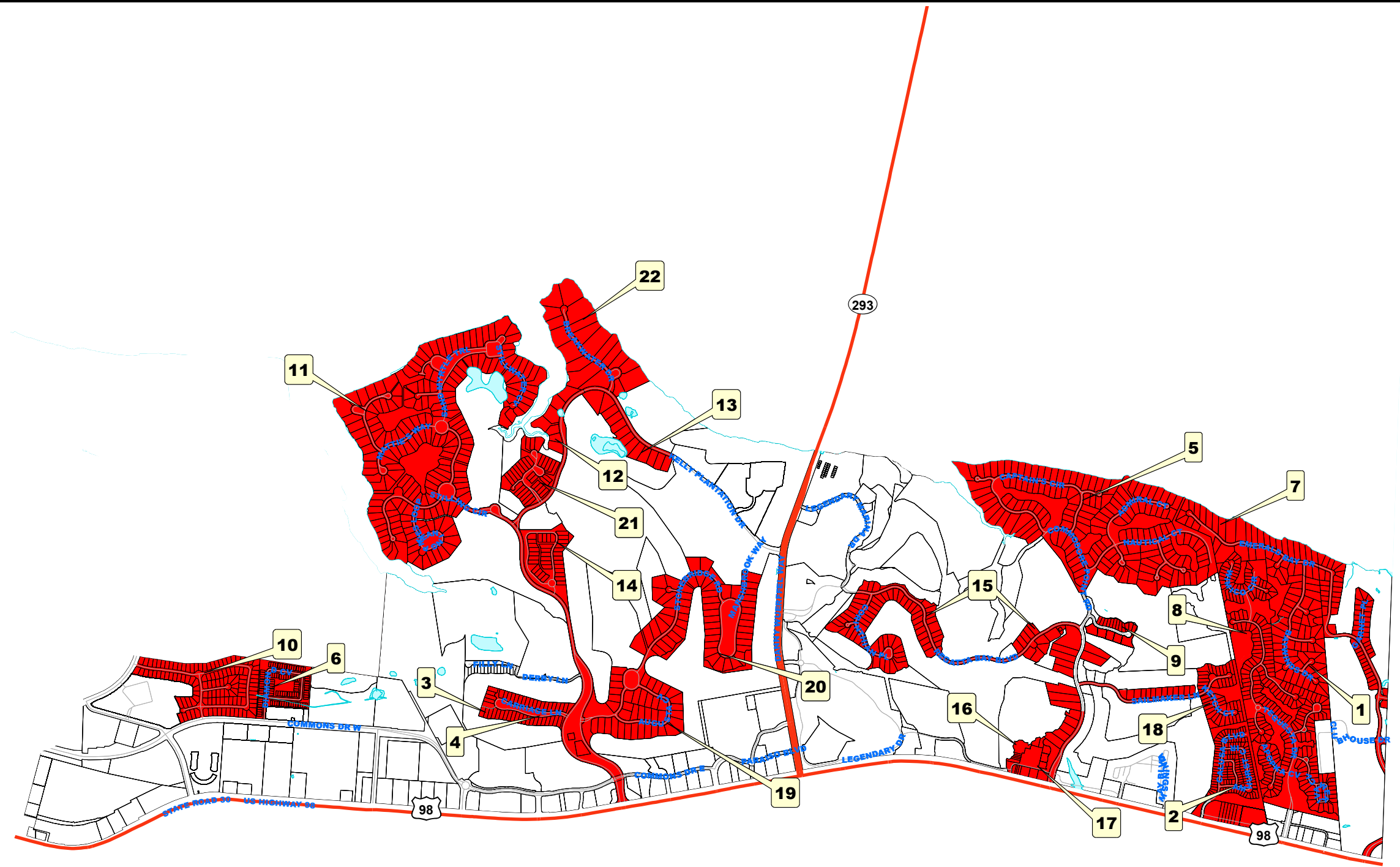


**LEGEND**

 PLATTED AREA

**A. RECORDED PLATS**

Name	Year Platted
1. Baywinds I	1992
Golf Estates II, III	1993
2. Calusa Bay	1998
3. Carriage Place at Kelly Plantation	1998
4. Carriage Place at Kelly Plantation II	1999
5. Commodore Point	1996
6. Diamond Lakes (Townhomes)	2003
7. Emerald Bay I-B/Wet	1992
8. Emerald Lakes I	1996
II	1997
III	2000
9. Golf Villas at Regatta Bay	2001
10. Indian Lake I	1995
II, III	1996
IV	1997
11. Kelly Plantation I	1994
II, III	1995
12. Plantation Cove	1999
13. Plantation Drive Estates at Kelly Plantation	1999
14. Plantation Place at Kelly Plantation	2004
15. Regatta Bay I	1996
II	1998
IIA	2002
III	2001
16. Regatta Commons (Commercial)	1998
17. Regatta Commons II (Commercial)	1999
18. Regatta Patio Homes	1998
19. Stonebridge at Kelly Plantation	1998
20. Stonebridge at Kelly Plantation II	2000
21. Turtle Creek at Kelly Plantation	1999
22. Waterford at Kelly Plantation	2001



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Okaloosa County  
Growth Management  
May, 2013

**E. TRANSPORTATION**

Transportation facilities in the planning area are limited to state, county, and local roads and highways as well as one private airstrip. As specified by statute roads and highways within the County as classified as “State Highway System” (s. 335.01, F.S.) or “County Road System” (s. 334.03, F.S.). These roadways are shown on Map 9.

**1. State Highway System**

State highways within the planning area include US Highway 98 and State Road 293. General characteristics of this roadway were taken from the Okaloosa-Walton TPO 2030 Long Range Transportation Plan Update (2030 LRTPU), May 2007 as follows. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

**a. US Highway 98 (Emerald Coast Parkway)**

No. of lanes: 4  
Functional Class: Principal Arterial  
Facility Type: Divided  
LOS Area: Urbanized  
FDOT LOS: D  
County LOS: E

FDOT Station 5026: CR 30F (Airport RD) 700' E of Main Street  
2006 AADT: 20,000 LOS: F                      2009 AADT: 14,800 LOS: C  
2012 AADT: 6900 LOS: C                      2030 AADT: 70,080 LOS: F  
LOS Area: Urbanized

FDOT Station 5143: SR 30 (US 98) 1000' W of SR 293  
2006 AADT: 48,000 LOS: C                      2009 AADT: 41,500 LOS: C  
2012 AADT: 47,500 LOS: C                      2030 AADT: 70,080 LOS: F  
LOS Area: Urbanized

**b. State Road 293 R 293 (Danny Wuerffel Way) 250' S of Mid Bay Bridge**

Functional Class: Minor Arterial  
Facility Type: Divided  
LOS Area: Urbanized  
FDOT LOS: D  
County LOS: None

FDOT Station 0296: 73 ft south of Mid-Bay Bridge  
2006 AADT: 23,000 LOS: F                      2009 AADT: 19,600 LOS: C  
2012 AADT: 15,500 LOS: C                      2030 AADT: 58,690 LOS: F  
LOS Area: Urbanized

**2. County Road System**

The County Road System (CRS) within the planning area is comprised of “numbered” county roads, un-numbered county roads, and local streets. Operation and maintenance responsibility for the CRS lies with Okaloosa County.

**a. Numbered County Roads**

The only numbered county road within the planning area is CR 2387, Scenic U.S. Highway 98. Data relative to this roadway follows.

Functional Class: Collector  
Facility Type: Undivided  
LOS Area: Urbanized  
FDOT LOS: C  
County LOS: None

FDOT Station 0019 CR 2378 750' W of County Line (@ Enclave Condo)  
2006 AADT: 8400 LOS: C                      2009 AADT: 8700 LOS: C  
2012 AADT: 7300 LOS: C                      2030 AADT: Not available

**b. Un-Numbered County Roads**

There are no significant un-numbered county roads within the planning area. All other significant transportation corridors are owned and maintained by the City of Destin or private entities.





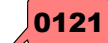
**c. Local Streets**

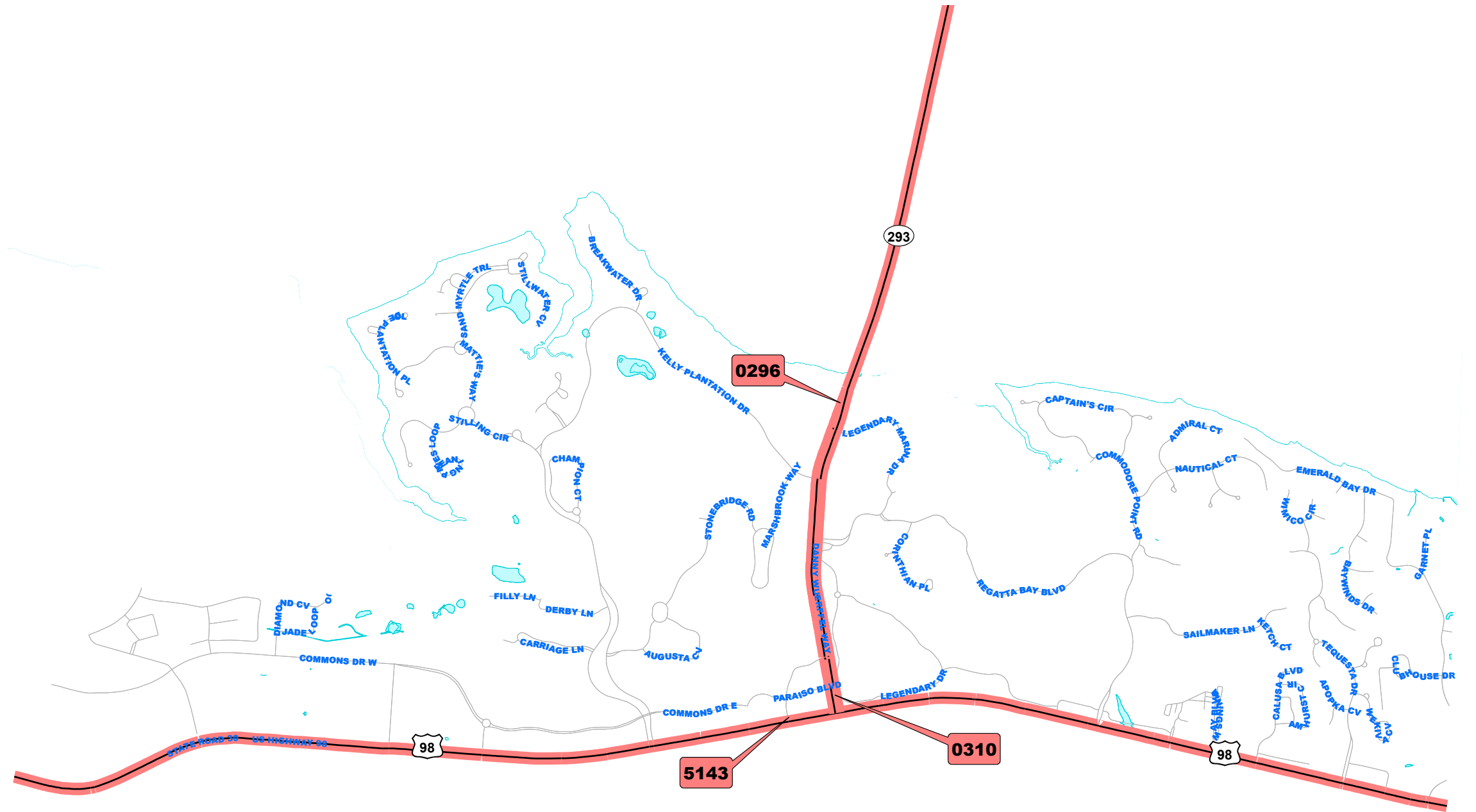
Except for US Highway 98, SR 293, and CR 2387 the majority of the roads within the planning area are considered local streets.

**d. Airports**

Destin Airport is a county owned and operated general aviation airport located within the city limits of the City of Destin.

**LEGEND**

-  **STATE HIGHWAY SYSTEM**
-  **COUNTY ROAD SYSTEM**
-  **Numbered County Roads**
-  **Un-Numbered Major County Roads**
-  **0121 FDOT Traffic Counting Stations**



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**F. UTILITIES**

For purposes of this report “utilities” are considered to be those infrastructure services that are essential for development. These include drinking water, sanitary sewer, solid waste disposal, and electric power.

**1. Drinking Water**

Drinking water within the planning area is provided by Destin Water Users, Inc. (DWU). The DWU service area and distribution area is shown on Map 10 and described in Table 4.

**TABLE 4  
DESTIN WATER USERS**

Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Consumption (12-06 to 11-07) (Monthly gpd)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
9.648	2.80	4.60	1.21E+08	8095	3.874	478	4.29	4.90	5.61

ADR: Average Daily Rate; MDR: Maximum Daily Rate; MMR: Maximum Monthly Rate  
Source: Fla. Dept. of Environmental Protection; Northwest Florida Water Management District

**2. Sanitary Sewer**

Central sewage collection and treatment is provided by Destin Water Users, Inc. within the planning area.

**3. Solid Waste**

Solid waste collection within the planning area is provided by private haulers. The County does not operate any Class I landfills any where in Okaloosa County.

**4. Electric Power**

Electric power is provided by Gulf Power.

**G. COMMUNITY FACILITIES**

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. All of these types of facilities are located within the city limits of the City of Destin.

**H. PUBLIC SCHOOLS**

Public schools are educational facilities under the administration of the Okaloosa County School District. The only public school within the planning area is Destin Elementary shown on Map 11. Growth trends are shown in Table 5.

**TABLE 5  
STUDENT POPULATION GROWTH TRENDS**

School	1999	% Change	2007	% Change	2010	% Change	2012	% Change	2015	Max. Capacity
Destin Elementary	766	0.07	866	0	866	0	888	2.54	866	882

NA: Not available  
S Source: Okaloosa County School District 2011-2012 FISH report

**LEGEND**

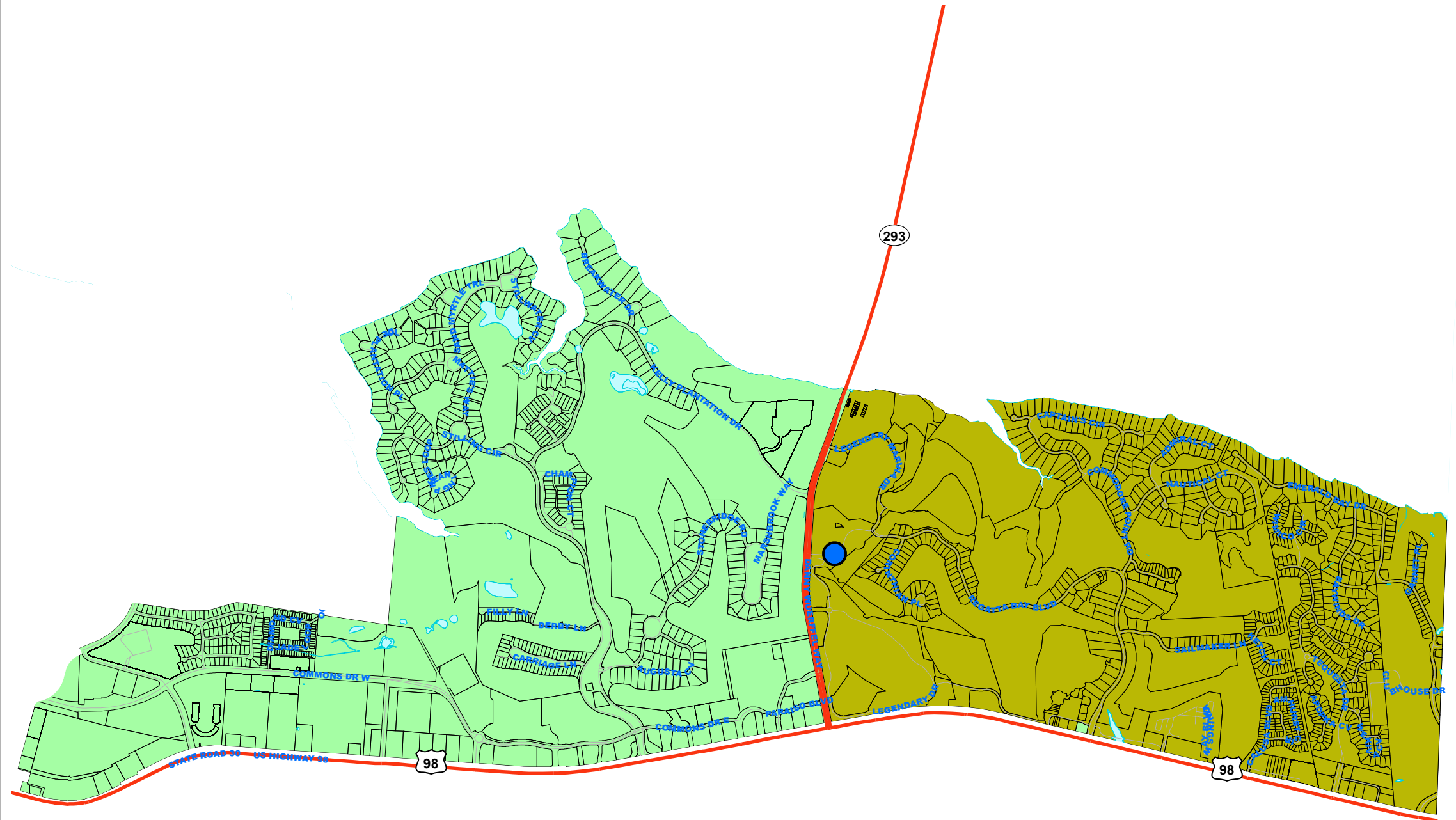
**DESTN WATER USERS SYSTEM**

 **SERVICE AREA**

**SOUTH WALTON UTILITY COMPANY**

 **SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**



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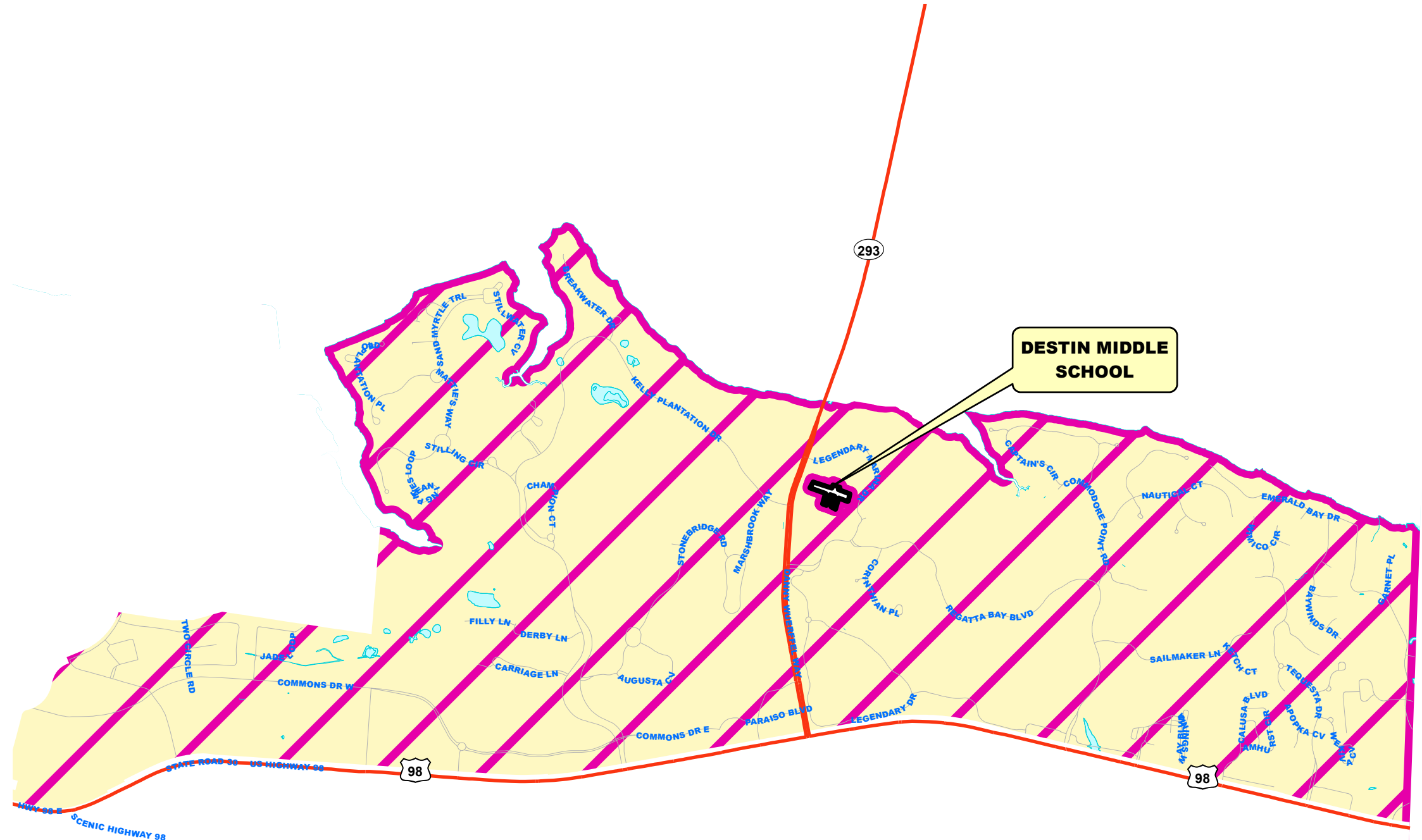


**LEGEND**

**SCHOOL NAME**

 Fort Walton Beach High School

 Destin Middle School



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**I. CONSERVATION AREAS AND RESOURCES**

Conservation areas and resources identified within the planning area include the following.

1. Archeological and historic sites.
2. Public water supplies and facilities.
3. Flood zones and floodways.
4. Jurisdictional wetlands.
5. River systems.
6. Identified habitat areas of threatened or endangered species.
7. Beaches and shorelines.

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

There are numerous archeological and historic sites located within the planning area. Locations of these sites are not shown on a map so as to prevent looting or vandalism.

2. Public water supplies

Public water supplies include Destin Water Users, Inc.. The locations of well sites for these systems is shown on Maps 10.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 12.

4. Wetlands

Generalized locations of wetland areas is shown on Map 12. Actual jurisdictional wetland determinations have not been established for most of the areas shown.

5. River systems

River systems including major tributaries are shown on Map 12.

6. Habitat areas

Known habitat areas for threatened and endangered species are shown on Map 12.

**J. PARKS AND RECREATION**

Parks and recreation facilities within the planning area are shown on Map 13.

These include the following.

County Neighborhood Parks

Midbay Bridge Park

City/Community Parks

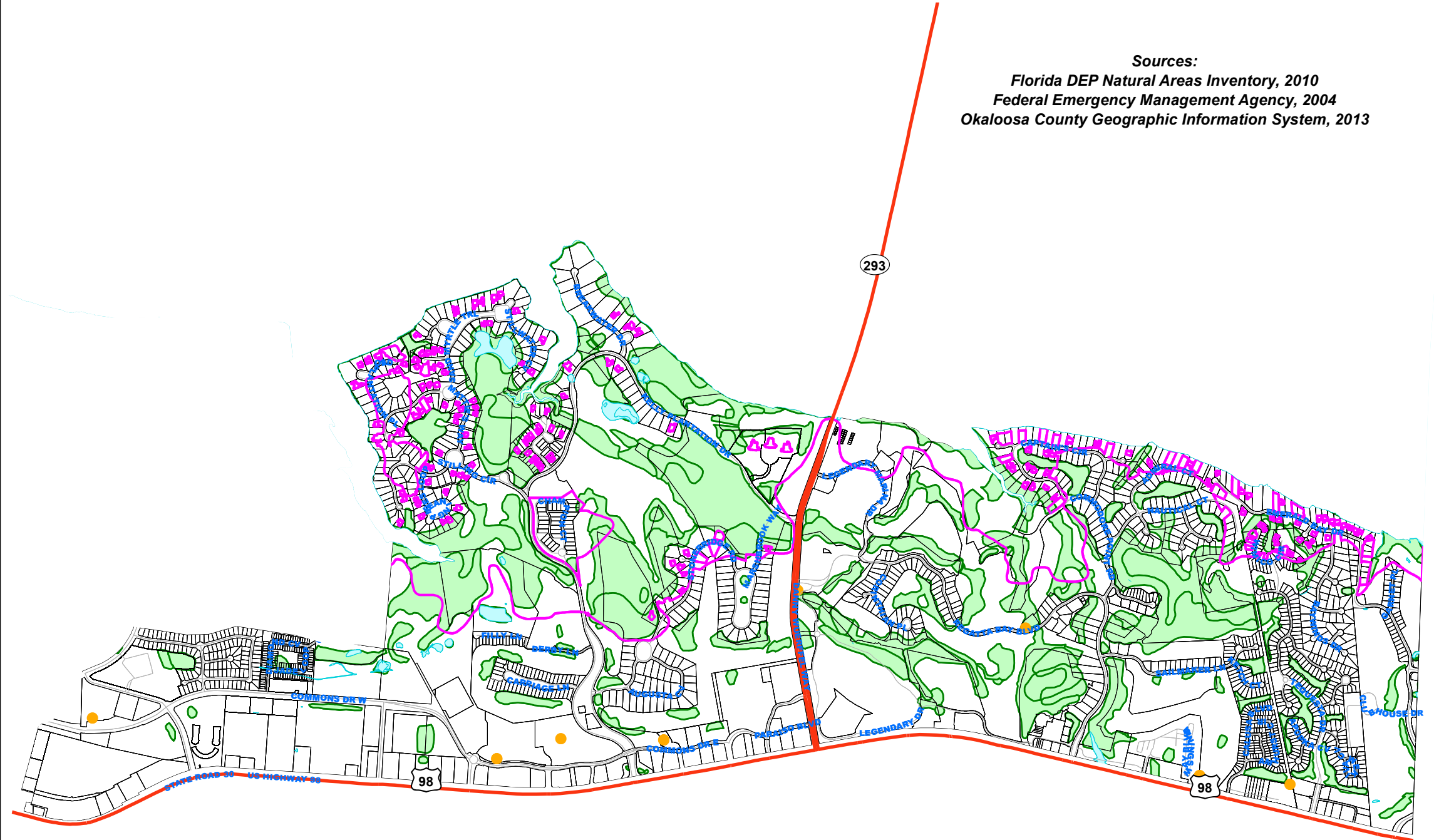
Destin Baseball Complex

Planned Improvements: Renovate Midbay Bridge Park Cost: \$150,000.

**LEGEND**

-  FLOOD ZONES
-  FLOODWAYS
-  WETLANDS
-  RIVER SYSTEMS
-  HABITAT AREAS

Sources:  
 Florida DEP Natural Areas Inventory, 2010  
 Federal Emergency Management Agency, 2004  
 Okaloosa County Geographic Information System, 2013



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**LEGEND**

**County Neighborhood Park**

**Park Name**

- 1. Midbay Bridge Park

**County Beach Parks & Access**

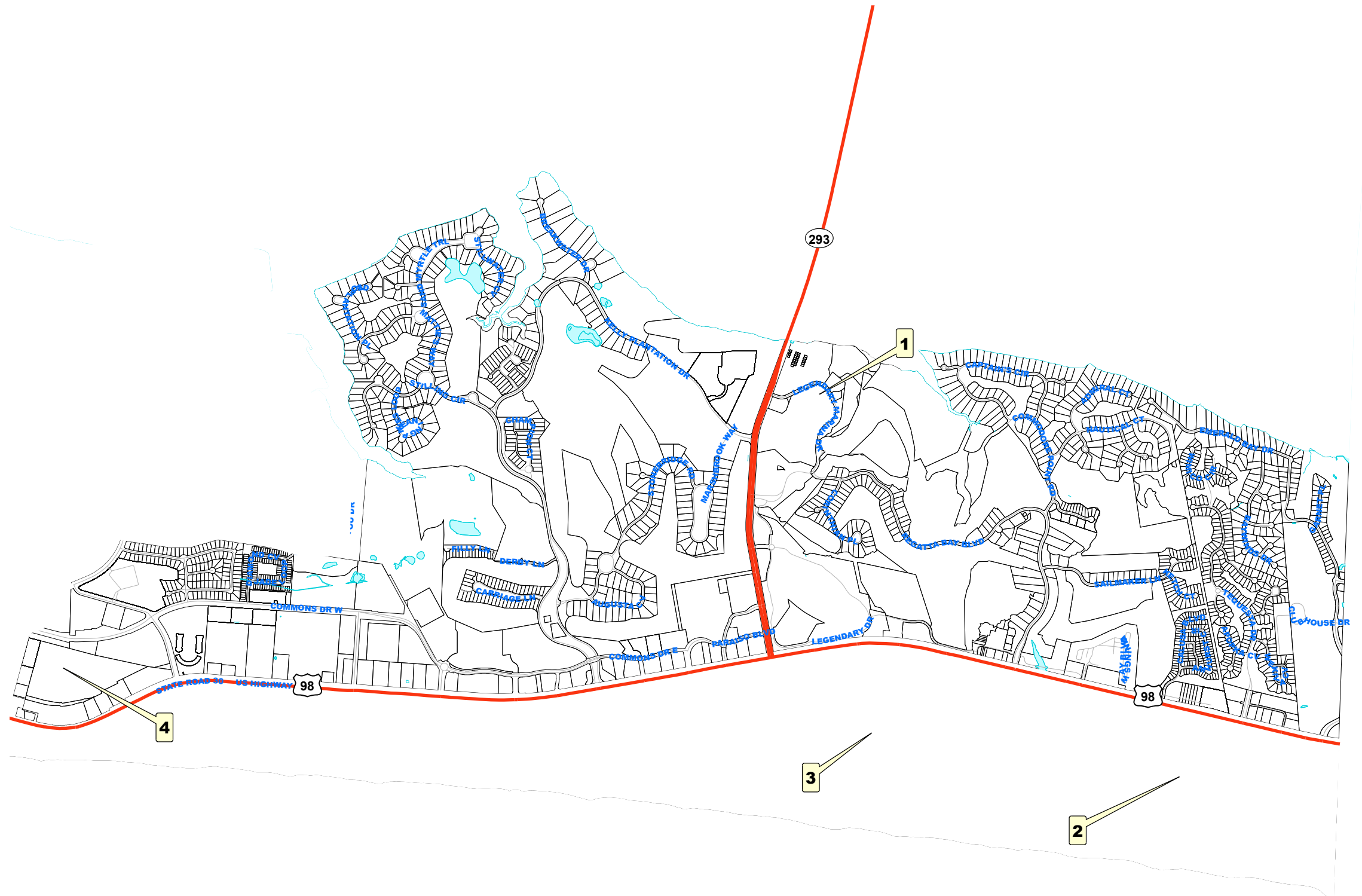
- 2. James Lee Park/Wayside Park

**State/Federal Areas**

- 3. Henderson Beach State Park

**City/Community Park**

- 4. Morgan Sports Center



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**LEGEND**

**FIRE DISTRICT**

 1. City of Destin



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**K. CAPITAL FACILITIES NEEDS ASSESSMENT**

**INTRODUCTION**

Section 163.3177(2), Florida Statutes requires all local government comprehensive plans to be financially feasible.

*(2) Coordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent, and the comprehensive plan shall be financially feasible. Financial feasibility shall be determined using professionally accepted methodologies and applies to the 5-year planning period, except in the case of a long-term transportation or school concurrency management system, in which case a 10-year or 15-year period applies.*

The term “financially feasible is defined in Section 163.3164(34), Florida Statutes as follows.

*“Financial feasibility” means that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a capital improvements schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. A comprehensive plan shall be deemed financially feasible for transportation and school facilities throughout the planning period addressed by the capital improvements schedule if it can be demonstrated that the level-of-service standards will be achieved and maintained by the end of the planning period even if in a particular year such improvements are not concurrent as required by s.163.3180.*

Section 163.3177(3), Florida Statutes requires that each local comprehensive plan must contain a “capital improvements element” designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities.

Summarily, state law requires local comprehensive plans to be financially feasible, **in their entirety**, including the distribution of population density using various land use regulations. It is further required that capital improvements be identified *to ensure that adopted level-of-service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements.*

The purpose of this report is to identify those capital improvements needed to achieve and maintain level-of-service standards based upon the land use patterns created by the Comprehensive Plan Future Land Use Map (FLUM), identify funding sources needed to finance the schedule of capital improvements, and provide recommendations toward maintaining sustainable public facilities and services.

**METHODOLOGY**

Capital Improvement

An important aspect of determining the financial feasibility of capital improvements is to identify what constitutes a capital improvement. The Department of Community Affairs Rule 9J-5.003(12) definition is as follows.

*“Capital improvement” means physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.*

Capital improvement is defined in The Practice of Local Government Planning, Second Edition, International City Management Association as:

*The common definition of capital improvement includes new or expanded physical facilities that are relatively large in size, expensive, and permanent. Some common examples include streets and expressways, public libraries, water and sewer lines, and parks and recreation facilities. In smaller communities certain expenditures, such as the purchase of a fire engine, may also be considered a capital expenditure. There is an extremely important fiscal planning principle underlying this definition, which is that capital improvements should include **only** those expenditures for physical facilities with relatively long-term usefulness and permanence. Capital improvements **should not** include expenditures for equipment or services that prudent management defines as operating budget items and which ought to be financed out of current revenues.*

Based on consideration of the preceding definitions from professionally accepted sources, for purpose of this report an item may be considered a capital improvement when:

1. the cost of the item is \$100,000 or more which may include county expenditures or developer contributions, or both;
2. the cost is generally nonrecurring except for expansion or replacement;
3. the item is a physical asset as opposed to a service, study, or operating expense;
4. the item is relatively large in size which may include components of a larger system (i.e. pump stations as part of a larger sewage treatment system), and;
5. the item will have long-term usefulness and permanence.

Also, for purposes of this report, identification of capital improvements will be limited to those public facilities for which an adopted level-of-service has been established in the County’s comprehensive plan. These include:

1. Roadways;
2. Potable water systems;
3. Sanitary sewer systems;
4. Solid waste facilities;
5. Stormwater management/drainage facilities;
6. Parks and recreation facilities, and;
7. Public schools.

Planning Districts and Areas

In order to determine capital improvements needs the county was divided into planning districts and planning areas. The planning districts include the North Okaloosa district for the area north of Eglin Reservation and the South Okaloosa district for the area south of Eglin Reservation. These districts were then subdivided into planning areas by U.S. Postal Service zip codes. That is to say a planning area was created for the area within each zip code. For purposes of population projections and housing estimates the planning areas were further subdivided into Traffic Analysis Zones (TAZ) established for the 2030 Long Range Transportation Plan created for the Okaloosa-Walton Transportation Planning Organization. Capital improvements needs assessments were then developed for each planning area. To the extent possible TAZ's within city limits were excluded from the planning areas so as to provide a more accurate representation of the unincorporated county.

Needs Assessment

Capital improvements needs assessments were based upon achieving and maintaining adopted level-of-service (LOS) standards. Identification of needed capital improvements for each planning area was determined using the following parameters: 1) financially feasible capital projects already included in the 5-year schedule of capital improvements; 2) anticipated population growth based on population projections; 3) development potential based on availability of developable land; 4) development potential based upon the land use pattern shown on the FLUM, and; 5) physical, environmental, or other constraints to development. Each of these parameters was then applied to public facilities for which LOS standards have been adopted within the various planning areas.

The general theory is that growth and development will be dictated by the types and distribution of the various land use categories shown on the FLUM. These FLUM land use categories will then dictate the type, extent, location, and density of growth that can reasonably be expected during a particular planning timeframe. For example, within a Low Density Residential (LDR) FLUM category a maximum residential density of 5 dwelling units per acre is allowed. By applying persons per household estimates to the maximum dwelling units allowed in the LDR category the population density of a particular area can be estimated. Once the number of persons in a particular area has been determined that number can be used to determine the need for public facilities such as average daily water/sewer per household, vehicle trips per

household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvements needs.

**General Description**

Planning Area 32541 is located on the eastern end of south Okaloosa County including the City of Destin. It is moderately populated with 727 persons per square mile and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is fairly well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.2 persons with an estimated median household income of \$64,293 (2005) and estimated median house value of \$323,870 (2005).

**Needs Assessment Parameters**

1. Financially feasible capital improvements projects already included in the 5-year schedule of capital improvements.
2. Anticipated Population Growth.

Population projections were obtained from the *Transportation Statistical Data Report, Okaloosa-Walton Transportation Planning Organization, December, 2007*. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2004	1418
2010	2377
2020	2692

These figures indicate an increase of 959 persons or approximately 40% during 2004 to 2010 and only 315 persons or approximately 22% during 2010 to 2020. Overall, the projected population increase from 2004 to 2020 is 1274 persons or 48%.

3. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 95 acres of land classified as "vacant." General developable land characteristics are shown on Maps 5 and 8.

4. Development Potential Based On Land Uses Shown On The FLUM.

Development potential for each land use category based on maximum allowable dwelling units per acre is shown on Table 6. The numbers shown represent gross density per acre less 30% to allow for infrastructure, environmental constraints, market conditions, etc. Potential population was determined by applying the average persons per household (2.2) to the number of dwelling units for each category.

<b>TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL</b>				
<b>FLU Category</b>	<b>Acres</b>	<b>Allowable units per acre</b>	<b>Number of units</b>	<b>Potential Population</b>
Medium Density Residential	16	16 du per acre	179	394
Mix Use - 1	269	25 du per acre	4,708	10,357
Mix Use - 2	1,256	16 du per acre	14,067	30,948
Mix Use	310	25 du per acre	5,425	11,935
Commercial	217	25 du per acre	3,798	8,355
Industrial	24	25 du per acre	420	924
<b>TOTAL RESIDENTIAL</b>	2,092	1,272 at 16 du per acre 820 at 25 du per acre	14,246 14,350	31,342 31,570
		<b>TOTALS AT 2,092 ACRES</b>	<b>28,596</b>	<b>62,912</b>

*Source: Okaloosa County Growth Management*

5. Physical, Environmental, and Other Constraints to Development.

Physical and environmental constraints to development are shown on Maps 5 and 8.

**32541 Needs Assessment by Level-of-Service Standard**

1. Roadways

Transportation information has been provided in Section D of this document. US Highway 98 (Emerald Coast Parkway) and State Road 293 are the only roadways which have an adopted LOS within the planning area. Based on average annual daily traffic counts from FDOT (2006) both roadways are operating at LOS D and is projected to be operating at LOS F in 2030.

Most of the local road and street network within the planning area is privately owned and maintained.

It should be noted that the Florida Department of Transportation has operation and maintenance responsibility for state roads while the County is responsible for county roads. Any needed improvements to state roads must be scheduled as part of the Transportation Planning Organization transportation planning process. In any event, the preceding traffic counts indicate that the roadway is operating well below their adopted LOS. Notwithstanding unforeseen circumstances it appears as though no improvements will be required which involve capital expenditures through the 5-year feasibility timeframe.

2. Potable Water Systems

Central water service within the planning area is provided by the Destin Water Users system which is a not-for-profit member owned cooperative. The design capacity of the system is 9.648 million gallons per day (mgd). According to the Okaloosa County Water Supply Plan 2008 Update average demand on the system in 2015 will be 4.90 mgd which is well below the design capacity. Even so, since the county does not own or operate this system no capital expenditures are required to maintain potable water LOS standards.

3. Sanitary Sewer

Sanitary sewer service is also provided by Destin Water Users so no county capital expenditures will be required to maintain LOS standards.

4. Solid Waste

Except for a transfer station and yard waste landfill the County does not own or operate any solid waste collection or disposal facilities. Household garbage is taken to Jackson County for disposal by a private contractor. As such, no capital expenditures are anticipated for solid waste facilities.

5. Stormwater Management/Drainage

The adopted LOS for stormwater is specifically oriented toward new development that has occurred since 2000. That is to say since 2000 all residential and nonresidential development has been designed and constructed in accordance with the established stormwater LOS standard at the expense of the developer. As such, the County has no capital expenditures for stormwater as a result of new development except for maintenance costs.

6. Parks and Recreation

The adopted LOS for parks and recreation is .06 acres of park per 1000 population. This LOS standard is applied to the unincorporated county as a whole not to any particular planning area. The University of Florida Bureau of Economic and Business Research (BEBR) estimates that the April, 2006 population in the unincorporated area was 114,483 persons. Based on the LOS standard this equates to a need for 69 acres of parks. The County currently has an inventory of 629 acres of park land or roughly ten times the acreage needed to maintain the LOS. As such, no capital expenditures are required.

7. Public Schools

Public schools within the planning area are as follows.

Florosa Elementary

As described in the Comprehensive Plan Public Schools Facilities Element the planning area is located within school Concurrency Service Area 6. Problems and opportunities for CSA 6 are presented in the element as follows.

*Currently, there is one school operating at over 100% of permanent capacity. It is Destin Middle School at 105% capacity. However, to meet class size requirements and to reduce the use of relocatable facilities the following enhancements are included as funded projects in the Work Program:*

*Mary Esther Elementary – classroom additions (permanent and relocatables)  
Florosa Elementary – classroom additions (relocatables)*

*No additional land is required and supporting infrastructure is adequate to support these enhancements (2006 Okaloosa County EAR). No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 6. The School District owns no vacant land in this CSA.*

Based on the preceding there is no need for capital expenditures to maintain LOS standards.

**Findings and Conclusions**

- No capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- The planning area is largely built-out with only 95 acres of vacant land remaining.
- The County does not own, operate, or maintain many public facilities within the planning area.
- No significant planning effort should be required for this planning area except for transportation planning for US 98.



**APPENDIX A**

**Property Appraisers Use Codes**

**USE CODE USE DESCRIPTION**

000000 VACANT  
 000009 VACANT TOWNHOUSE LAND  
 000060 VACANT/COMMERCIAL/XFOB  
 000070 VACANT/SINGLE FAMILY RESIDENT/XFOB  
 000080 VACANT/INST/XFOB  
 000100 SINGLE FAMILY  
 000102 SINGLE FAMILY RESIDENT/MOBILE HOME  
 000106 SINGLE FAMILY RESIDENT/RETIREMENT  
 000107 SINGLE FAMILY RESIDENT/ADULT CONGREGATE LIVING FACILITY  
 000108 SINGLE FAMILY RESIDENT/RENTAL  
 000109 SINGLE FAMILY RESIDENT/TOWNHOUSE  
 000110 SINGLE FAMILY RESIDENT/COMMERCIAL  
 000111 SINGLE FAMILY RESIDENT/STORE/SHOP  
 000117 SINGLE FAMILY RESIDENT/OFFICE  
 000119 SINGLE FAMILY RESIDENT/GOVERNMENT TOWNHOUSE LEASE  
 000120 SINGLE FAMILY RESIDENT BAYOU  
 000121 SINGLE FAMILY RESIDENT/RESTAURANT  
 000128 SINGLE FAMILY RESIDENT/ MOBILE HOME PARK  
 000130 SINGLE FAMILY RESIDENT BAY FRONT  
 000131 SINGLE FAMILY RESIDENT CANAL  
 000132 SINGLE FAMILY RESIDENT RIVER  
 000133 SINGLE FAMILY RESIDENT SOUND  
 000134 SINGLE FAMILY RESIDENT LAKE  
 000140 SINGLE FAMILY RESIDENT GOLF  
 000148 SINGLE FAMILY RESIDENT/WAREHOUSE/STORAGE  
 000172 SINGLE FAMILY RESIDENT/DAY CARE  
 000200 MOBILE HOME  
 000210 TRAILER PARK  
 000217 MOBILE HOME/OFFICE  
 000220 MOBILE HOME  
 000225 RV PARK  
 000230 MOBILE HOME/SINGLE FAMILY RESIDENT LOT  
 000240 MOBILE HOME/SINGLE FAMILY RESIDENT WTR  
 000250 MOBILE HOME/SINGLE FAMILY RESIDENT CNL  
 000260 MOBILE HOME/SINGLE FAMILY RESIDENT WATER

**USE CODE USE DESCRIPTION**

000270 MOBILE HOME/SINGLE FAMILY RESIDENT CANAL  
 000280 RH WATER  
 000290 REC. HOME  
 000300 MULTI-FAMILY  
 000400 CONDOMINIUM  
 000407 CONDO  
 000408 CONDO-TIMESHARE  
 000409 LTD CONDO-COM ELEMENT  
 000499 CONDO BOAT DOCKS  
 000500 COOPERATIVES  
 000600 RETIREMENT HOMES  
 000700 VOLUNTEER FIRE DEPT  
 000800 MULTI-FAMILY  
 000900 DO NOT USE/DOR  
 001000 VACANT COMMERCIAL  
 001100 STORES, 1 STORY  
 001101 STORE/SINGLE FAMILY RESIDENT  
 001102 STORE MOBILE HOME  
 001110 CONVENIENCE STORE  
 001111 STORE/FLEA MARKET  
 001126 CONVENIENCE STORE/GAS  
 001200 STORE/OFFICE/RESIDENT  
 001300 DEPARTMENT STORES  
 001400 SUPERMARKET  
 001500 REGIONAL SHOPPING  
 001600 COMMUNITY SHOPPING  
 001609 SHOPPING COMPLEX  
 001700 OFFICE BUILDINGS  
 001709 OFFICE COMPLEX  
 001710 COMMERCIAL CONDO  
 001703 OFFICE/MULTI FAMILY  
 001800 MULTI STORY OFFICE  
 001900 PROFESSIONAL BLDG  
 002000 TRANSIT TERMINALS  
 002010 AIRPARK  
 002100 RESTAURANTS/ARK

**USE CODE USE DESCRIPTION**

002400 INSURANCE COMPANY  
002500 REPAIR SERVICE  
002509 SERVICE SHOP COMPLEX  
002501 REPAIR SERVICE/SINGLE FAMILY RESIDENT  
002502 REPAIR SERVICE/MOBILE HOME  
002503 BOAT REPAIR/MOBILE HOME  
002525 BEAUTY PARLOR/BARBER  
002600 SERVICE STATION  
002628 SERVICE STATION/MOBILE HOME PARK  
002664 CAR WASH  
002700 VEHICLE SALE/REPAIR  
002702 VEHICLE SALE/REPAIR & MOBILE HOME  
002728 VEHICLE SALE/REPAIR/MOBILE HOME PARK  
002800 PARKING LOT  
002801 PARKING/MOBILE HOME PARK & SINGLE FAMILY RESIDENT  
002802 PARKING/MOBILE HOME PARK  
002900 WHOLESALE OUTLET  
003000 FLORIST/GREENHOUSE  
003100 DRIVE-IN/OPEN STADIUM  
003200 THEATER/AUDITORIUM  
003300 NIGHTCLUB/BARS  
003311 NIGHT CLUB/FLEA MARKET  
003400 BOWLING ALLEY  
003435 GYM/FITNESS  
003437 SKATING RINK  
003440 DRIVING RANGE-GOLF  
003500 TOURIST ATTRACTION  
003600 CAMPS  
003601 RV PARK/SINGLE FAMILY RESIDENT  
003611 CAMPGROUND/STORE  
003700 RACE TRACKS  
003800 GOLF COURSES  
003900 HOTELS AND MOTELS  
003901 HOTELS/MOTEL/SINGLE FAMILY RESIDENT  
004000 VACANT INDUSTRIAL  
004100 LIGHT MANUFACTURE  
004200 HEAVY MANUFACTURE  
004300 LUMBER YARD  
004400 PARKING PLANT/STOCK MARKET  
004500 CANNERIES/BOTTLERS  
004600 OTHER FOOD PROCESS

**USE CODE USE DESCRIPTION**

004700 MINERAL PROCESSING  
004800 WAREHOUSE-STORAGE  
004801 WAREHOUSE/STORE/SINGLE FAMILY RESIDENT  
004809 WAREHOUSE COMPLEX  
004817 STORAGE/OFFICE  
004849 BARN  
004900 OPEN STORAGE  
005000 IMPROVED AG  
005001 IMPROVED AG-RESIDENT  
005002 IMPROVED AG-MOBILE HOME  
005008 IMP AG/SINGLE FAMILY RESIDENT & DUPLEX  
005010 IMP AG/COMMERCIAL  
005011 IMP AG/STORE  
005017 IMP AG/OFFICE  
005019 IMP AG/PROFESSIONAL  
005020 IMP AG/BARN  
005026 IMP AG/SER STATION  
005028 IMP AG/MOBILE HOME/PARKING  
005036 IMP AG/CAMPGROUND  
005048 IMP AG/WAREHOUSE  
005065 IMP AG/TRAIN TRACK  
005067 IMP AG/POULTRY  
005068 IMP AG/DAIRY  
005100 CROPLAND CLASS 1  
005200 CROPLAND CLASS 2  
005300 CROPLAND CLASS 3  
005400 TIMBERLAND 1  
005410 TIMBERLAND 1-NATURAL  
005420 TIMBERLAND 1-PLANTED  
005500 TIMBERLAND 2  
005510 TIMBER 2 - NATURAL  
005520 TIMBER 2 - PLANTED  
005600 TIMBERLAND 3  
005601 TIMBERLAND 3- RESIDENT  
005602 TIMBERLAND 3- MOBILE HOME  
005610 TIMBER 3 - NATURAL  
005620 TIMBER 3 - PLANTED  
005700 TIMBERLAND 4  
005710 TIMBER 4 - NATURAL  
005720 TIMBER 4 - PLANTED  
005800 TIMBERLAND 5

**USE CODE USE DESCRIPTION**

005900 TIMBERLAND UN-CLASS  
006000 PASTURELAND 1  
006010 PASTURE/COMMERCIAL  
006100 PASTURELAND 2  
006148 PASTURELAND 2 - WAREHOUSE  
006200 PASTURELAND 3  
006300 PASTURELAND 4  
006400 PASTURELAND 5  
006500 PASTURELAND 6  
006555 AG LAND  
006600 PECAN GROVES  
006610 ORANGE GROVE  
006620 GRAPEFRUIT GROVE  
006630 SPEC GROVE  
006640 MIXED GROVE  
006700 POULTRY, BEES, FISH  
006800 DAIRIES, FEEDLOTS  
006900 ORNAMENTALS, MISCELLANEOUS  
007000 VACANT INSTITUTIONAL  
007100 CHURCHES  
007101 CHURCH/SINGLE FAMILY RESIDENT  
007200 PRIVATE SCHOOL/DAY CARE  
007300 PRIVATE HOSPITALS  
007400 HOMES FOR THE AGED  
007500 NON-PROFIT SERVICE  
007600 MORTUARY/CEMETERY  
007700 CLUBS/LODGES/HALLS  
007710 YACHT CLUB  
007720 COUNTRY CLUB  
007800 REST HOMES  
007801 REST HOMES/SINGLE FAMILY RESIDENT  
007900 CULTURAL GROUPS  
008000 WATER MANAGEMENT/STATE  
008100 MILITARY  
008200 FOREST, PARKS, RECREATION  
008260 ZOO  
008300 PUBLIC SCHOOLS  
008400 COLLEGES  
008500 HOSPITALS  
008600 COUNTY  
008700 STATE

**USE CODE USE DESCRIPTION**

008787 STATE PRISON  
008800 FEDERAL  
008900 MUNICIPAL  
009000 LEASEHOLD INTEREST  
009010 NO LAND INTEREST  
009100 UTILITIES  
009200 MINING  
009300 SUB-SURFACE RIGHTS  
009400 RIGHTS-OF-WAY  
009401 HANGER/SINGLE FAMILY RESIDENT  
009410 AIR STRIP/RUNWAY  
009420 R/O/W DOT  
009500 RIVERS AND LAKES  
009600 WASTELAND/DUMPS  
009700 MINERAL  
009703 CONSERVATION PARCEL  
009705 COMMON AREA  
009710 LESS MINERAL  
009800 CENTER ALLY ASSESSED  
009900 NO AG ACREAGE  
009920 RURAL 1 AC  
009968 NO AG AC/DAIRY  
009706 HOLDING POND  
009960 AG CARRY OVER  
009620 MARSH