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# ***PLANNING AREA 32547***

# ***FORT WALTON BEACH***

*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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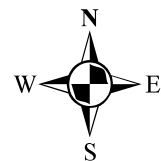
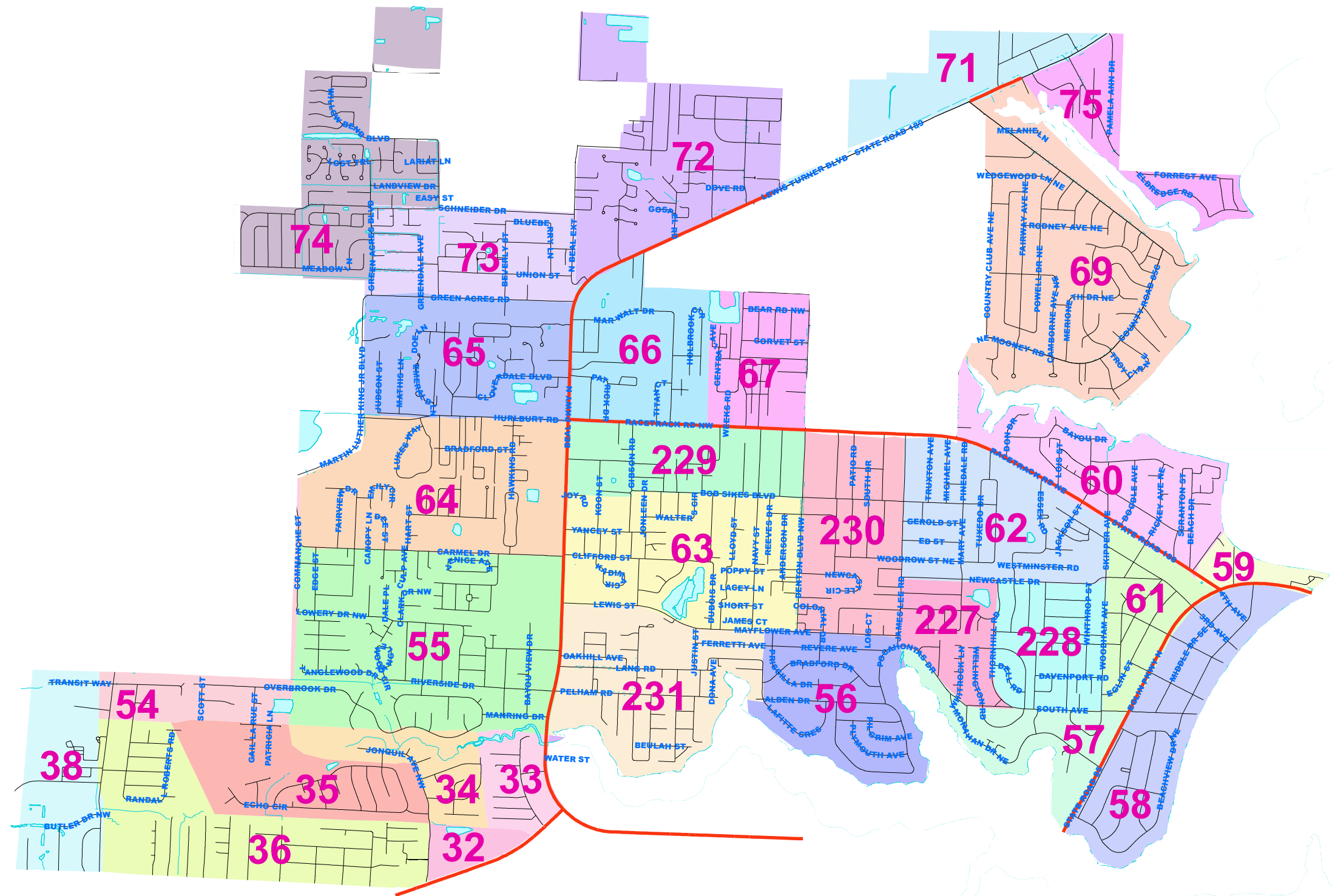
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**LEGEND**

Traffic Analysis Zones

32	63
33	64
34	65
35	66
36	67
38	69
54	71
55	72
56	73
57	74
58	75
59	227
60	228
61	229
62	230
	231



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**A. GENERAL DEMOGRAPHICS**

**1. Population Data**

**a. Population Estimates**

TAZ	Year	2004 Population	2010 Population	2020 Population
32		0	0	0
33		54	68	73
34		561	564	567
35		793	806	806
36		1504	1959	2063
38		260	260	330
53		0	0	0
54		750	794	797
55		2728	3137	3408
56		1140	1144	1154
57		496	520	524
58		946	951	963
59		244	244	244
60		832	928	941
61		418	420	420
62		951	958	975
63		1814	1981	2043
64		1816	2099	2160
65		951	978	1013
66		996	1010	1045
67		1000	1035	1051
68		610	610	612
71		90	90	93
72		2464	2668	2704
73		1323	1406	1445
74		3085	3088	3124
75		422	431	442
231		1538	1579	1592
<b>TOTALS</b>		<b>30,081</b>	<b>32,064</b>	<b>32,959</b>

**b. Population Distribution**

Males: 50.5%  
Females: 49.5%

c. Median Age: 35 years

d. Population Density: 443 persons per square mile (low)

**2. Housing Data**

**a. Dwelling Unit Estimates**

TAZ	Year	2004 Units	2010 Units	2020 Units
32		0	0	0
33		22	27	29
34		214	215	216
35		295	300	300
36		643	812	851
38		99	99	125
53		0	0	0
54		357	373	374
55		1109	1259	1357
56		563	565	569
57		306	318	320
58		379	381	386
59		138	138	138
60		473	522	528
61		174	175	175
62		423	426	433
63		1016	1088	1115
64		897	1024	1051
65		491	504	522
66		566	572	587
67		561	576	583
68		311	311	312
71		24	24	25
72		1203	1282	1296
73		612	644	658
74		1190	1191	1 204
75		147	150	154
231		681	699	704
<b>TOTALS</b>		<b>12,894</b>	<b>13,875</b>	<b>14,012</b>

**A. GENERAL DEMOGRAPHICS (CONTINUED)**

b. Median House Value (2010): \$189,725

c. Estimate of House Values (2010):

Less than \$10,000: 3,012	\$300,000 to \$399,999: 495
\$10,000 to \$14,999: 331	\$400,000 to \$499,999: 156
\$15,000 to \$19,999: 788	Over \$500,000: 798
\$20,000 to \$24,999: 714	
\$30,000 to \$34,999: 609	
\$35,000 to \$39,999: 0	
\$40,000 to \$49,999: 605	
\$50,000 to \$59,999: 2565	
\$60,000 to \$69,999: 883	
\$70,000 to \$79,999: 775	
\$80,000 to \$89,999: 1075	
\$90,000 to \$99,999: 1359	
\$100,000 to \$124,999: 2635	
\$ 125,000 to \$149,999: 760	
\$150,000 to \$174,999: 3950	
\$200,000 to \$249,999: 959	
\$250,000 to \$299,999: 627	

d. Housing Units in Structures:

One, detached: 7207  
One, attached: 1094  
Two: 185  
3 or 4: 916  
5 to 9: 937  
10 to 19: 571  
20 to 49: 858  
50 or more: 490  
Mobile homes: 1378  
Boats, RV's, vans, etc.: 2213

e. Number of Houses and Condos

Owner-occupied: 13,402  
Renter-occupied: 5,383

**3. Household Data**

a. Average Household Size: 2.3 persons

b. Number of Households: 27,999

c. Size of Family Households: 3,520 2-persons, 1,495 3-persons, 907 4-persons, 432 5-persons, 273 6-persons, 284 7 or more persons.

d. Size of Non-Family Households: 3,636 1-person, 2,381 2-persons, 869 3-persons, 1,373 4-persons

**4. Income Data**

a. Average Adjusted Gross Income (2004): \$39,784

b. Estimated Median Household Income (2010): \$49,279

c. Residents Below Poverty Level (2010): 14.1%

d. Residents Below 50% of Poverty Level (2010): 10.2%

**LEGEND**

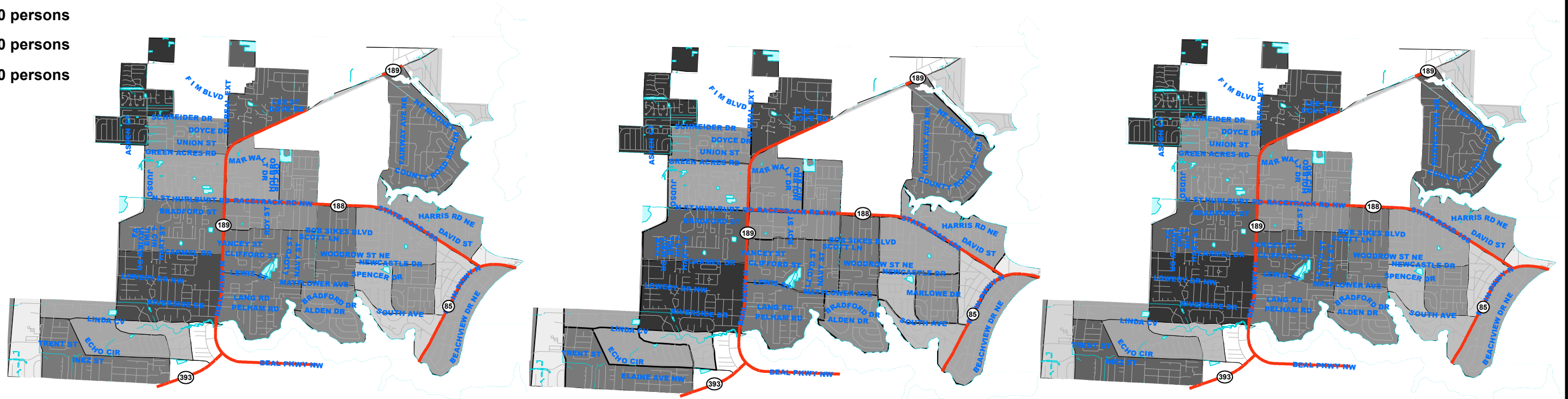
Population Density

- 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**

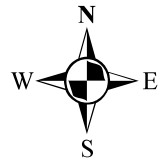
**2020**



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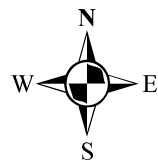
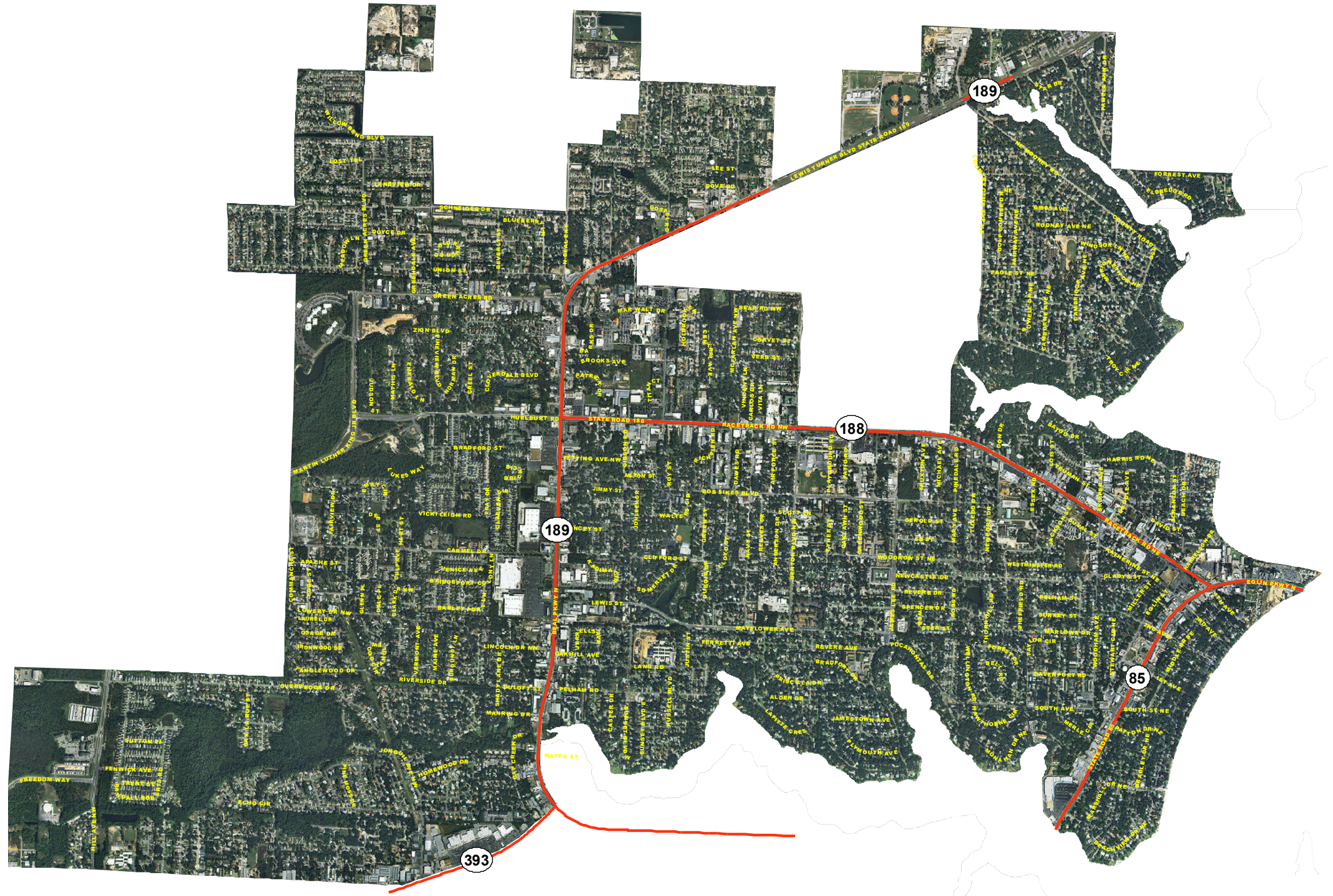
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**LEGEND**

- 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	4052
Commercial	620
Industrial	120
Agriculture	0
Institutional	118
Public	265
Other	117

*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
Low Density Residential	1634
Medium Density Residential	1091
High Density Residential	69
Suburban Residential	481
Mixed Use	615
Commercial	486
Industrial	71
Institutional	240

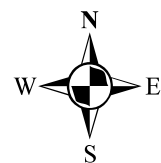
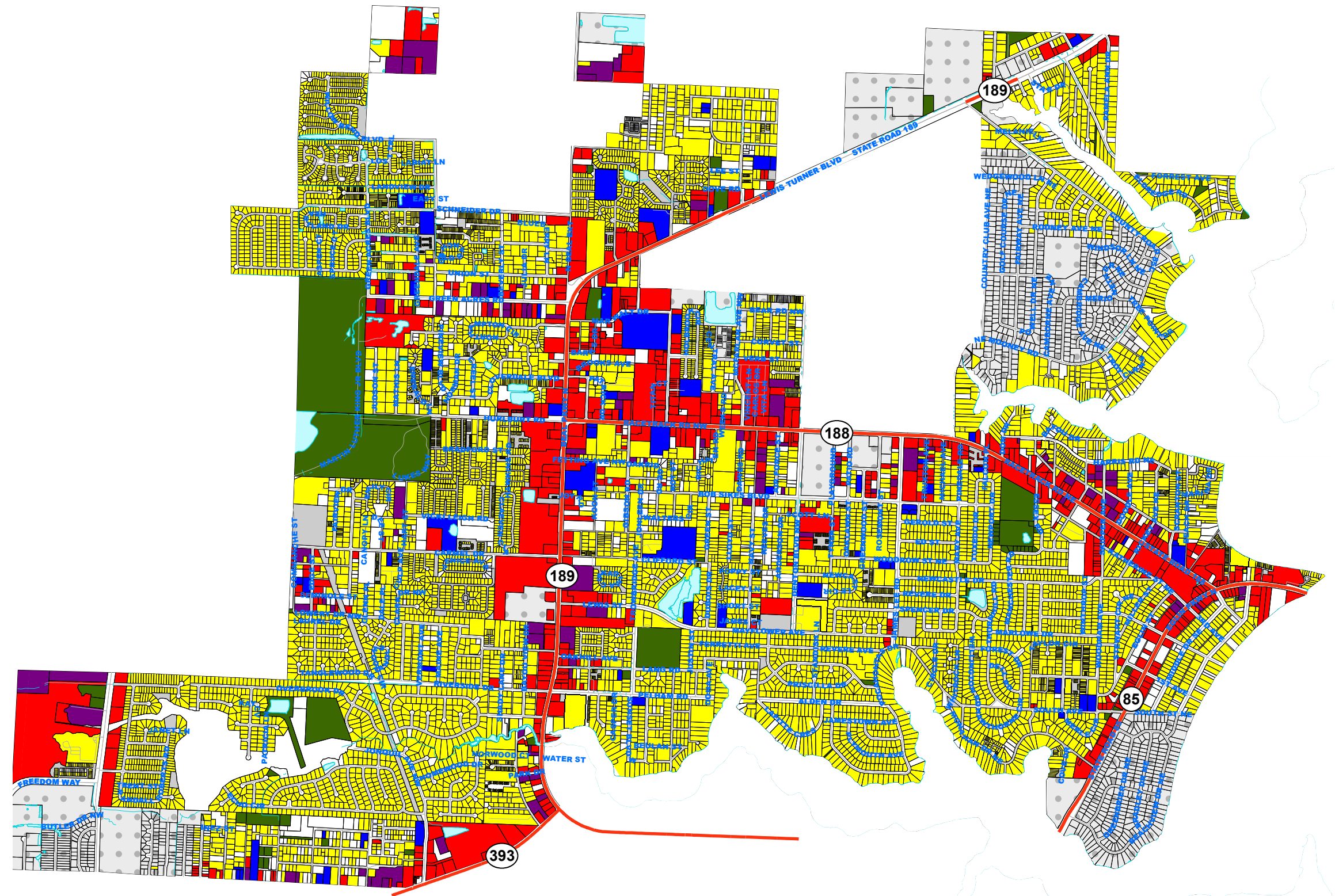
*Source: Okaloosa County GIS, November, 2013*

**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:	3,797
Commercial:	651
Industrial:	112
Agriculture:	0
Institutional:	116.5
Public:	448
Other:	113



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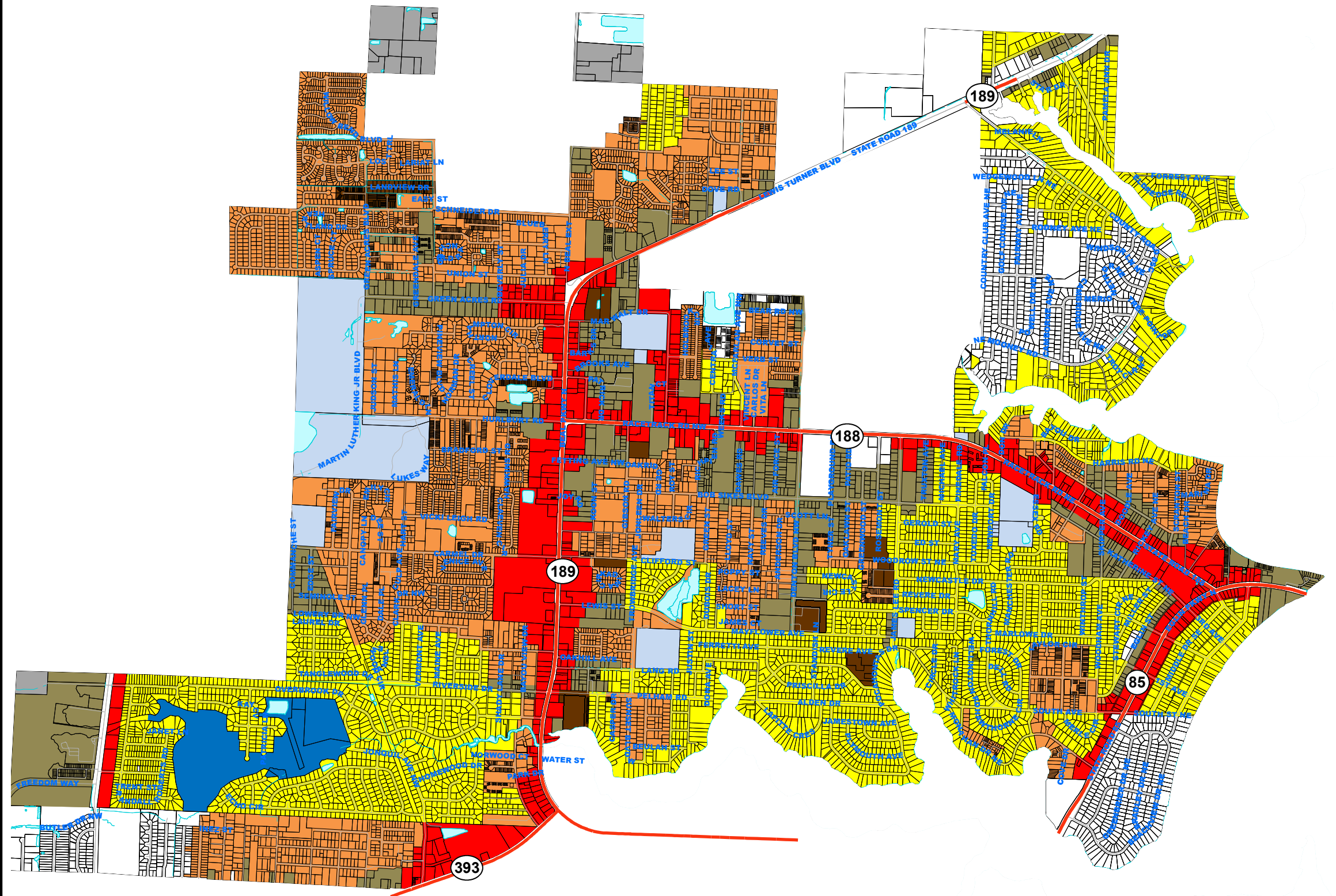


Source: Okaloosa County Geographic Information System, 2013

**LEGEND**

**FUTURE LAND USE**

- COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- RECREATIONAL
- SUBURBAN RESIDENTIAL



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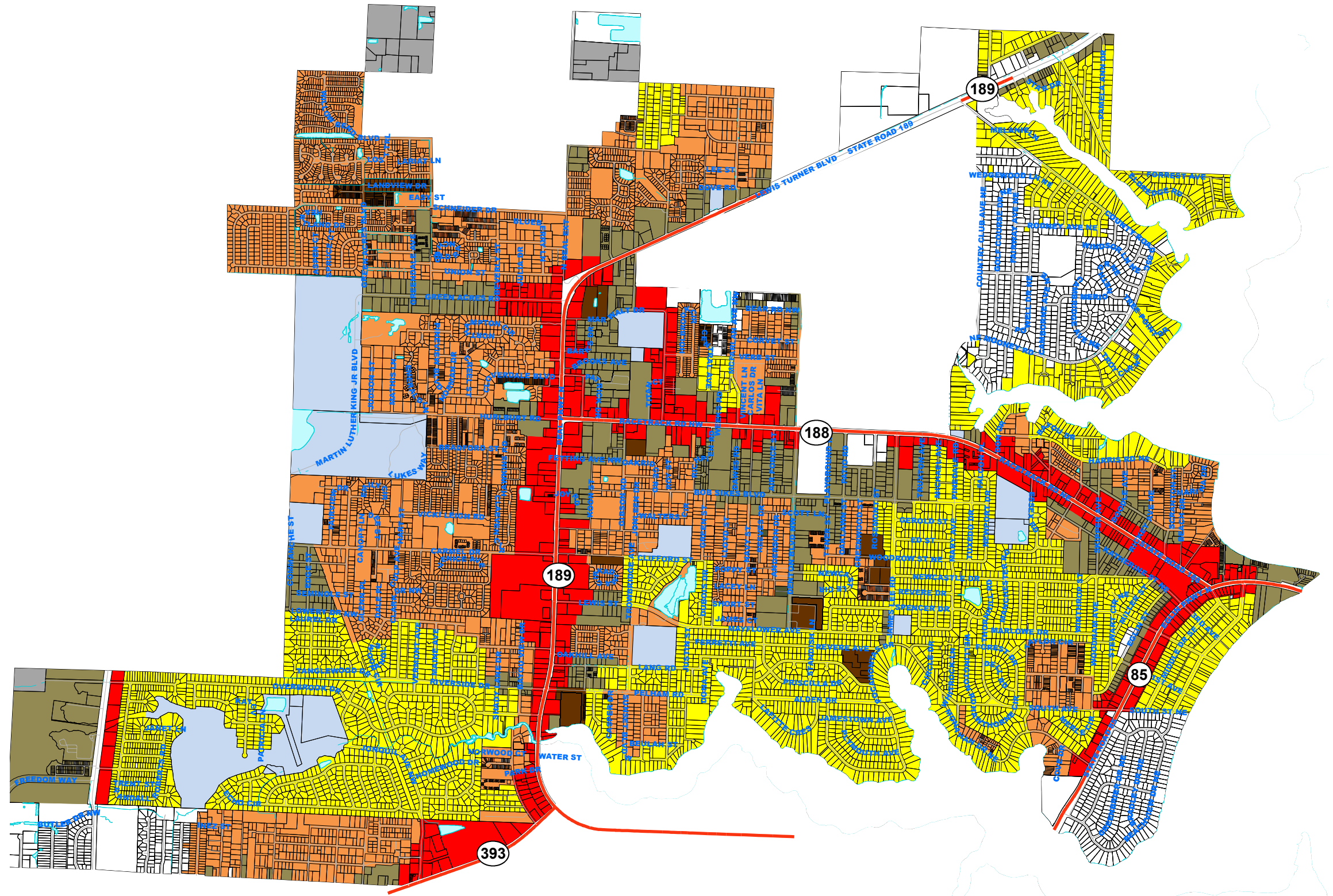
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**LEGEND**

**ZONING**

- GENERAL COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- MOBILE HOME PARK
- MIXED USE
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL - 3
- SUBURBAN RESIDENTIAL



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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. There are numerous recorded subdivisions within the planning area most of which are 80% or more built-out.

**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.

**3. Conservation Lands**

Conservation lands within the planning area are shown on Map 10.

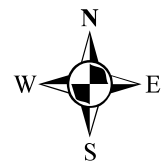
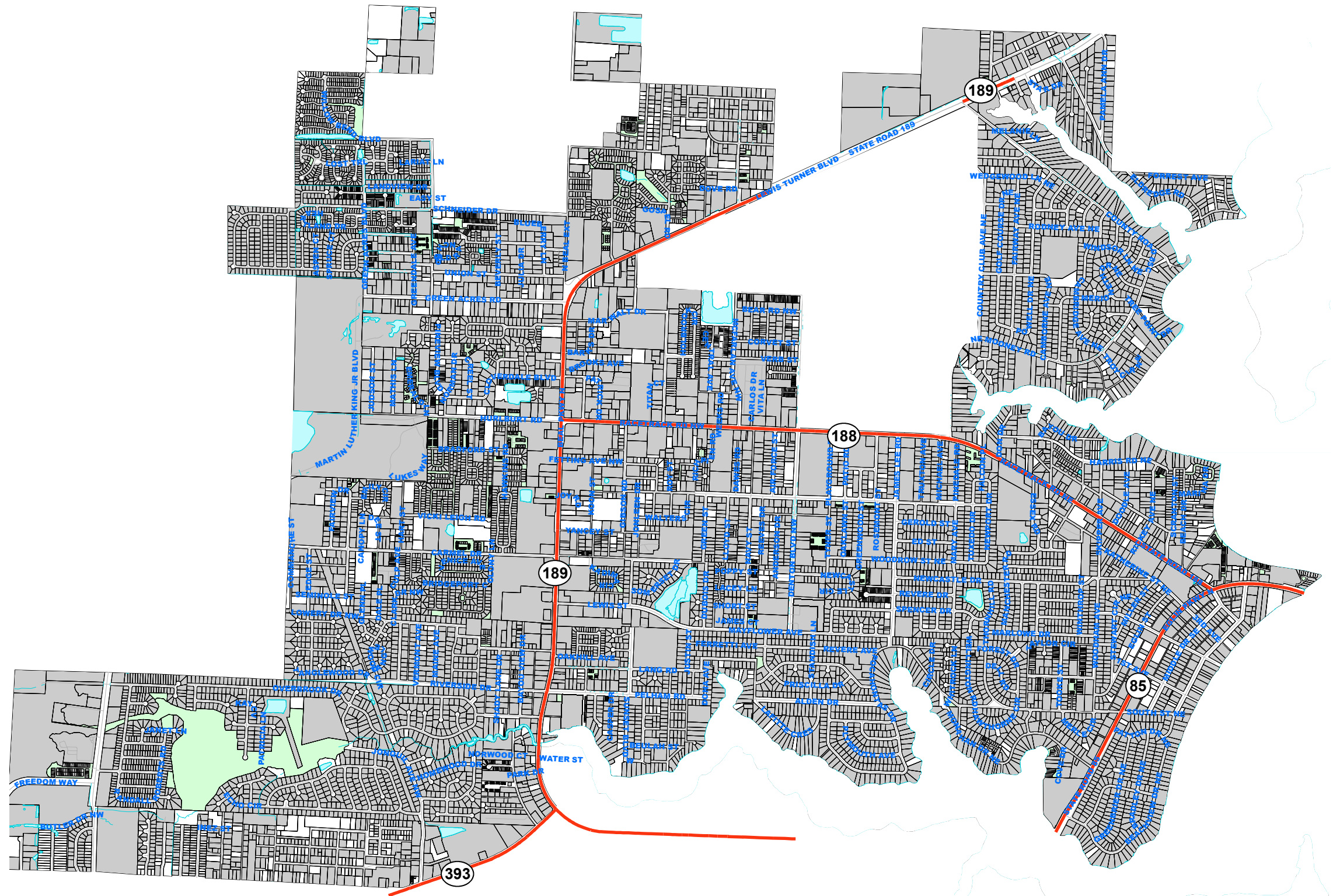
**LEGEND**

**VACANT LANDS (Undeveloped)**

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

**CONSERVATION LANDS**

-  Wetlands



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**D. TRANSPORTATION**

Transportation facilities in the planning area are limited to state, county, and local roads and highways. 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.). State and county roadways are shown on Map 6.

**1. State Highway System**

State highways within the planning area include State Road 188 (Racetrack Road), State Road 189 (Lewis Turner Blvd) and a portion of State Road 85 (Eglin Parkway). General characteristics of these roadways 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. State Road 188 (Racetrack Road)**

Segment: Beal Pkwy to SR 85  
No. of lanes: 4  
Functional Class: Urban Collector  
Facility Type: Divided  
LOS Area: Urbanized  
FDOT LOS: D  
County LOS: E

FDOT Station 5091: 950 ft east of SR 189 (Beal Pkwy)  
2006 AADT: 35,000 LOS: F  
2012 AADT: 27,000 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 29,500 LOS: C  
2030 AADT: 26,290 LOS: B

FDOT Station 5110: 625 ft E of Skipper Ave  
2006 AADT: 34,000 LOS: C  
2012 AADT: 27,500 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 28,500 LOS: C  
2030 AADT: 26,290 LOS: B

FDOT Station 5126: 1025 ft E of Denton Blvd  
2006 AADT: 31,500 LOS: C  
2012 AADT: 27,500 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 29,000 LOS: C  
2030 AADT: 26,290 LOS: B

Planned Improvements 2030 LRTPU: Corridor Management

**b. State Road 189**

Lewis Turner Boulevard

Segment: Mooney Rd to Beal Pkwy  
No. of lanes: 4  
Functional Class: Minor Arterial  
Facility type: Divided  
LOS Area: Urbanized  
FDOT LOS: D  
County LOS: E

FDOT Station 0250: 1.6 MI N of SR-188/US-98, Okaloosa County  
2006 AADT: 32,884 LOS: C  
2012 AADT: 27,500 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 28,828 LOS: C  
2030 AADT: 43,650 LOS: B

Beal Parkway

FDOT Station 5090: 300 ft north of SR 188 (Racetrack Rd)  
2006 AADT: 45,500 LOS: F  
2012 AADT: 34,000 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 34,000 LOS: C  
2030 AADT: 51,970 LOS: F

FDOT Station 5123: 500 ft south of SR 188 (Racetrack Rd)  
2006 AADT: 43,500 LOS: F  
2012 AADT: NO COUNT  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 34,000 LOS: C  
2030 AADT: 51,970 LOS: F

FDOT Station 5095: 200 ft N of Five Mile Bayou  
2006 AADT: 57,500 LOS: C  
2012 AADT: 49,500 LOS: C  
LOS Area: Urbanized  
No. of lanes: 4

2009 AADT: 47,500 LOS: C  
2030 AADT: 21,490 LOS: B

Planned Improvements: Corridor Management

**c. State Road 85 (Eglin Parkway)**

Segment: Garnier Bayou Bridge to Woodham Av  
No. of lanes: 6  
Functional Class: Principal Arterial  
Facility Type: Divided  
LOS Area: Urbanized  
FDOT LOS: D  
County LOS: Constrained Facility



FDOT Station 1707: South end of Garnier Bayou Bridge  
2006 AADT: 48,000 LOS: C  
2030 AADT: 34,190 LOS: B  
LOS Area: Urbanized  
No. of lanes: 6

2009 AADT: 38,500 LOS:C

FDOT Station 5108: 300 ft south of Katherine St  
2006 AADT: 52,000 LOS: C  
2030 AADT: 30,260 LOS: C  
LOS Area: Urbanized  
No. of lanes: 6

2009 AADT: 42,000 LOS:C

Planned Improvements 2030 LRTPU: None

**2. County Road System**

The County Road System 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**

There are no numbered county roads within the planning area.

**b. Un-Numbered County Roads**

In addition to the numbered county roads there are other significant roads that provide transportation corridors within the planning area. These un-numbered roads are listed as follows.

General characteristics of un-numbered county roadways are shown in Table 3.

**TABLE 3  
UN-NUMBERED COUNTY ROADS**

Name	Segment	Func. Class.	Area	Type	Lanes	2007 AADT	2009 AADT	2012 AADT	Adopted LOS
Mooney Road	Racetrack Rd to Lewis Turner Blvd	*	**	***	2				E
County Station 80	300 ft N of Racetrack Rd					9103	7593	NA	
County Station 90	450 ft S of Lewis Turner Blvd					2253	2060	NA	
Green Acres Road	Beal Pkwy to MLK, Jr Blvd	*	**	***	4				E
County Station 530	265 ft W of Beverly St					21,488	18,766	NA	
Martin Luther King Jr. Blvd	Green Acres Rd to Lovejoy Rd	*	**	***	4				E
County Station 130	1500 ft S of Green Acres Rd					20,616	15,050	17,546	
County Station 140	2100 ft N of Lovejoy Rd					27,408	24,937	24,536	
Hurlburt Road	Beal Pkwy to MLK Blvd	*	**	***	2				E
County Station 160	300 ft W of Beal Pkwy					11,571	11,449	11,546	
County Station 170	500 ft E of MLK Blvd					10,149	5058	10,108	
James Lee Road	Mayflower Av Racetrack Rd	*	**	***	2	NA	NA	NA	None

\* Collector      \*\* Urbanized      \*\*\* Undivided

**TABLE 3  
UN-NUMBERED COUNTY ROADS (CONTINUED)**

Name	Segment	Func. Class.	Area	Type	Lanes	2007 AADT	2009 AADT	2012 AADT	Adopted LOS
Lewis St/Mayflower Av/ South Av	Eglin Pkwy to Beal Pkwy	*	**	***	2				None
County Station 200 Lewis St 300 ft E of Beal Pkwy						9522	9171	8912	
County Station 210 Lewis St 300 ft W of Justin St						9291	8654	8585	
County Station 220 Mayflower Av 300 ft east of Justin St						10,605	10,224	10,206	
County Station 230 Mayflower Av 200 ft W of James Lee Rd						7764	7702	7517	
County Station 240 South Av 300 ft W of Eglin Pkwy						8932	7998	9540	

NA: Not Available  
Source: Okaloosa County Public Works Department (2012)

\* Collector      \*\* Urbanized      \*\*\* Undivided

**c. Local Streets**

Except for the collector roads listed in Table 3 the majority of the roads within the planning area are considered local streets.

**E. 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 the City of Fort Walton Beach and Okaloosa County Water and Sewer (OCWS). Of these, OCWS is the provider within the unincorporated county.

**a. Okaloosa County Water & Sewer Garnier System**

The OCWS Mid-County System service area and actual water distribution area is shown on map 7 and described in Table 4.





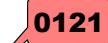
**TABLE 4  
OCWS Garnier SYSTEM**

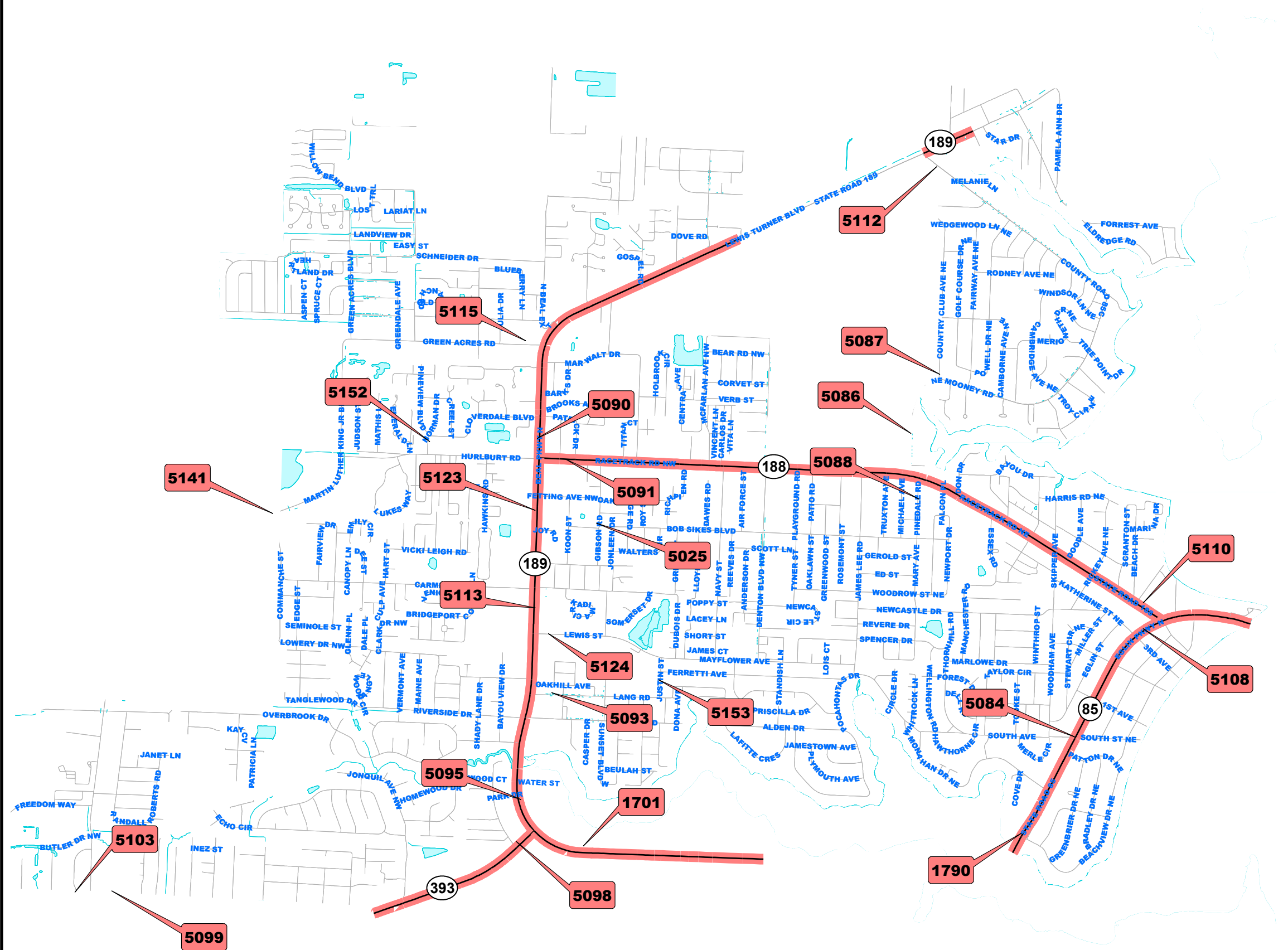
Design Capacity (mgd)	Permitted Capacity (mgd)			No. of Connections	Avg. Monthly Consumption (12-06 to 11-07)	Consumption per Connection (gpd)	Water Demand		
	ADR	MDR	MMR				2010	2015	2020
11.160	5.500	8.200	1.9E+08	25,203	3.740	148	5.38	5.53	5.82

\* Includes water pumped to Garniers Service Area

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

**LEGEND**

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



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**LEGEND**

**OKALOOSA COUNTY WATER SYSTEM**

 **SERVICE AREA**

**CITY OF FORT WALTON BEACH  
WATER SYSTEM**

 **SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**

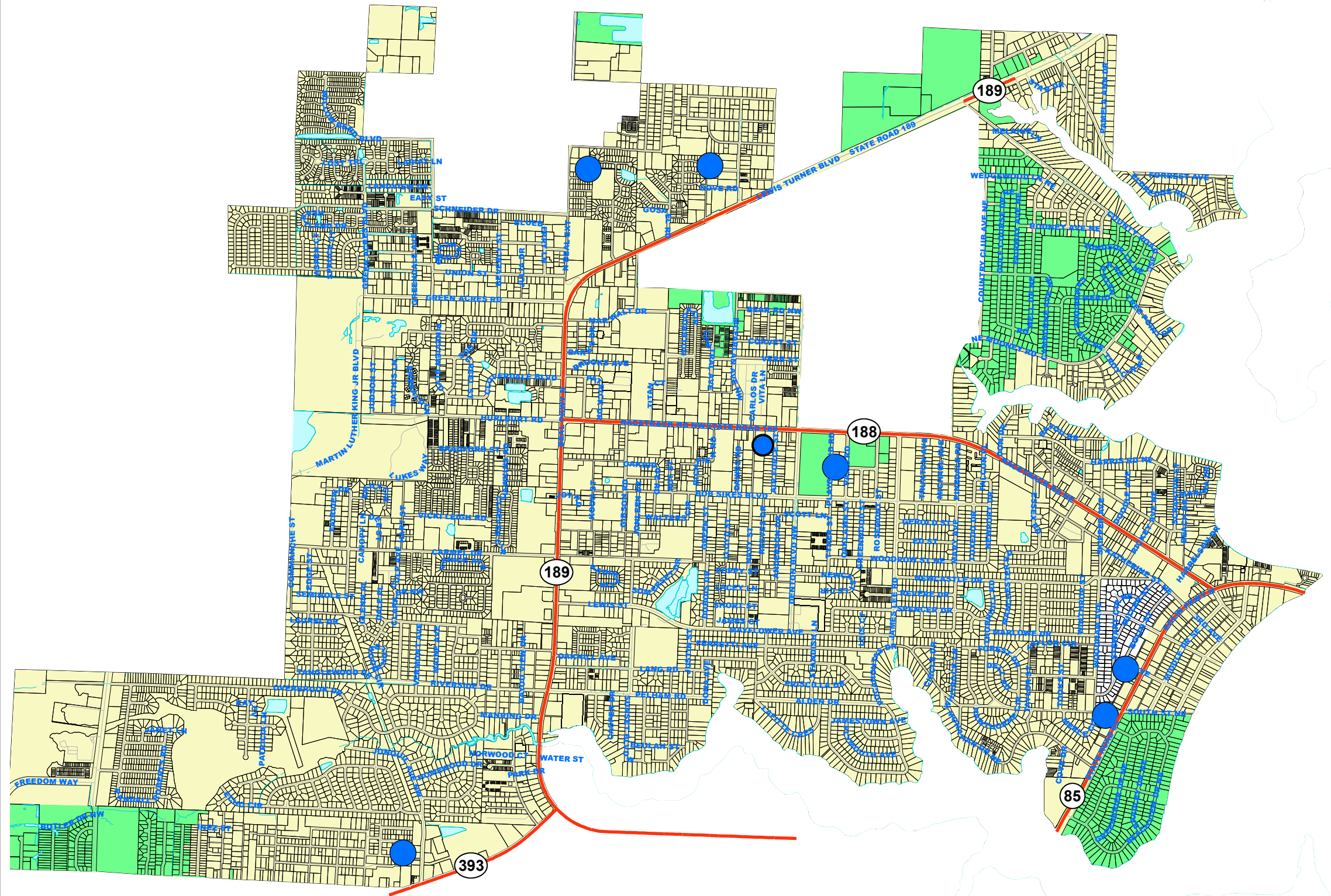
 **EGLIN AFB SERVICE**



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**2. Sanitary Sewer**

Sanitary sewer collection and treatment in the unincorporated area is provided by the Garniers wastewater treatment facility (WWTF). The design capacity of the facility is 6.5 million gallons per day. Average daily flows are shown in Table 5.

**TABLE 5  
GARNIERS WWTF (MGD)  
AVERAGE DAILY FLOWS**

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Year												
2003	4.27	4.13	4.69	4.81	5.23	6.15	6.88	5.61	5.34	4.92	4.47	4.68
2004	4.58	4.99	4.77	4.80	5.09	5.66	5.04	5.11	4.91	4.88	5.10	4.60
2005	4.40	4.46	4.69	6.88	5.62	5.61	4.64	5.55	4.97	4.50	4.24	4.27

Source: Okaloosa County Water & Sewer

**3. Solid Waste**

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

**4. Electric Power**

Electric power is provided by Gulf Power.

**F. COMMUNITY FACILITIES**

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. Community facilities are shown on Map 8. These include Northwest Florida Fairgrounds, Ocean City-Wright Fire Control District Stations 1 and 3, Wright Post Office, Fort Walton Beach Medical Center Hospital, Okaloosa Walton College/University of West Florida Fort Walton Beach Campus, and Troy State University Campus.

**G. PUBLIC SCHOOLS**

Public schools are educational facilities under the administration of the Okaloosa County School District. Public schools within the planning area include:

Elementary Schools

Kenwood  
Wright

Middle Schools

W. C. Pryor

High Schools

Choctawhatchee

All of the listed schools are within the city limits of Fort Walton Beach.

Student populations and projected growth trends are shown on Table 6. The location of public schools and attendance zones are shown on Map 9.

**TABLE 6  
STUDENT POPULATION GROWTH TRENDS**

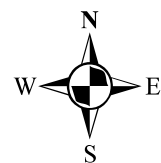
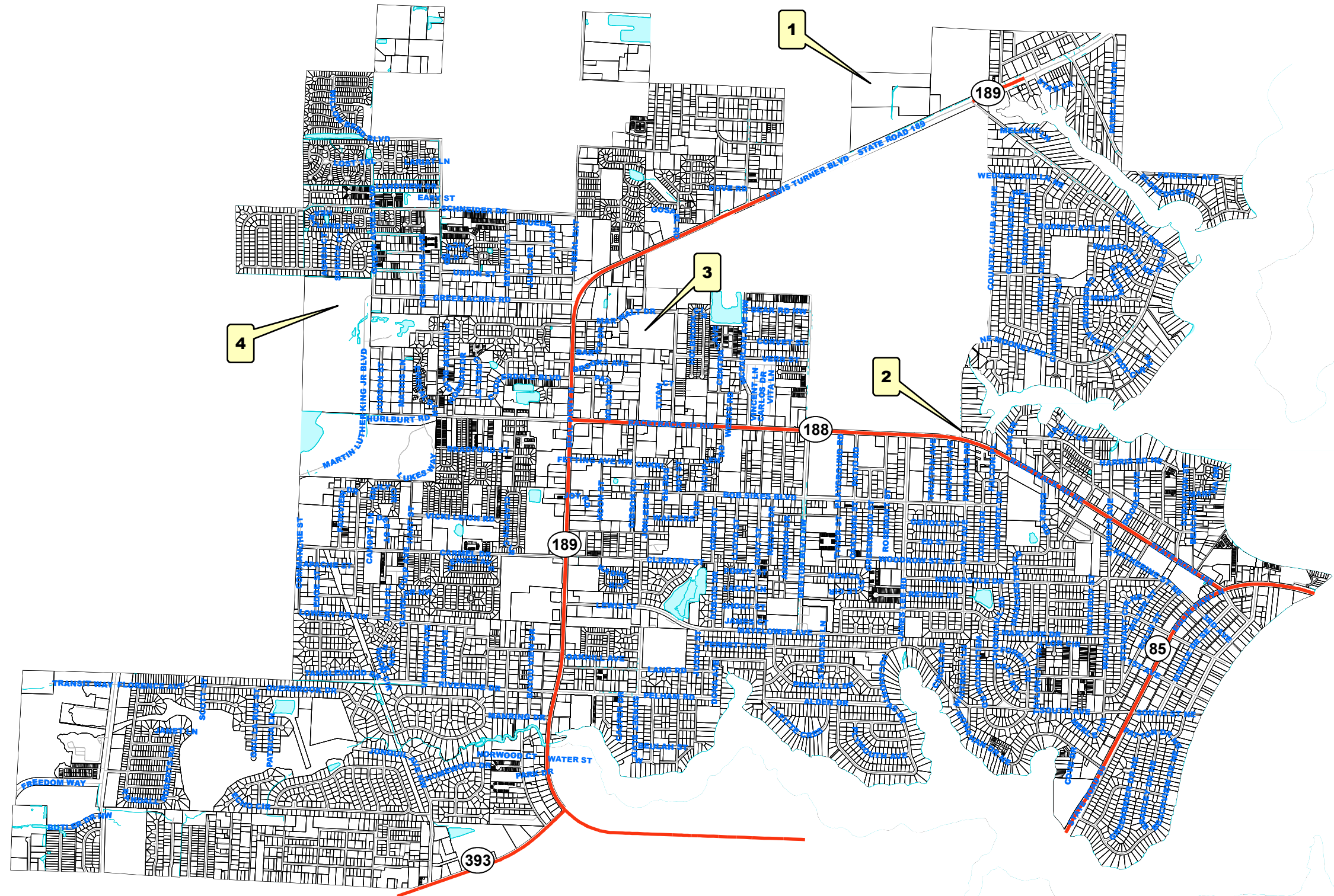
<u>Elementary School</u>	1999	%Change	2007	% Change	2010	% Change	2012	% Change	2015	Max. Capacity
Kenwood	581	-0.02	562	0	561	0	605	7.85	561	616
Wright	644	-0.04	644	0	567	-0.22	608	7.23	567	612
<u>Middle School</u>										
W. C. Pryor	891	-0.27	650	-0.06	610	-0.10	572	-6.22	550	976
<u>High School</u>										
Choctawhatchee	2023	-0.09	1835	-0.02	1805	-0.03	1630	-9.69	1757	2076

Source: Okaloosa County School District FISH Report, 2012

**LEGEND**

**FACILITY NAME**

- 1. Northwest Florida Fairgrounds
- 2. Ocean City-Wright Fire Control District Stations 1 and 3
- 3. Fort Walton Beach Medical Center Hospital
- 4. University of West Florida Northwest Florida State College and Troy State University Campus.



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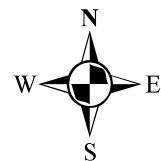
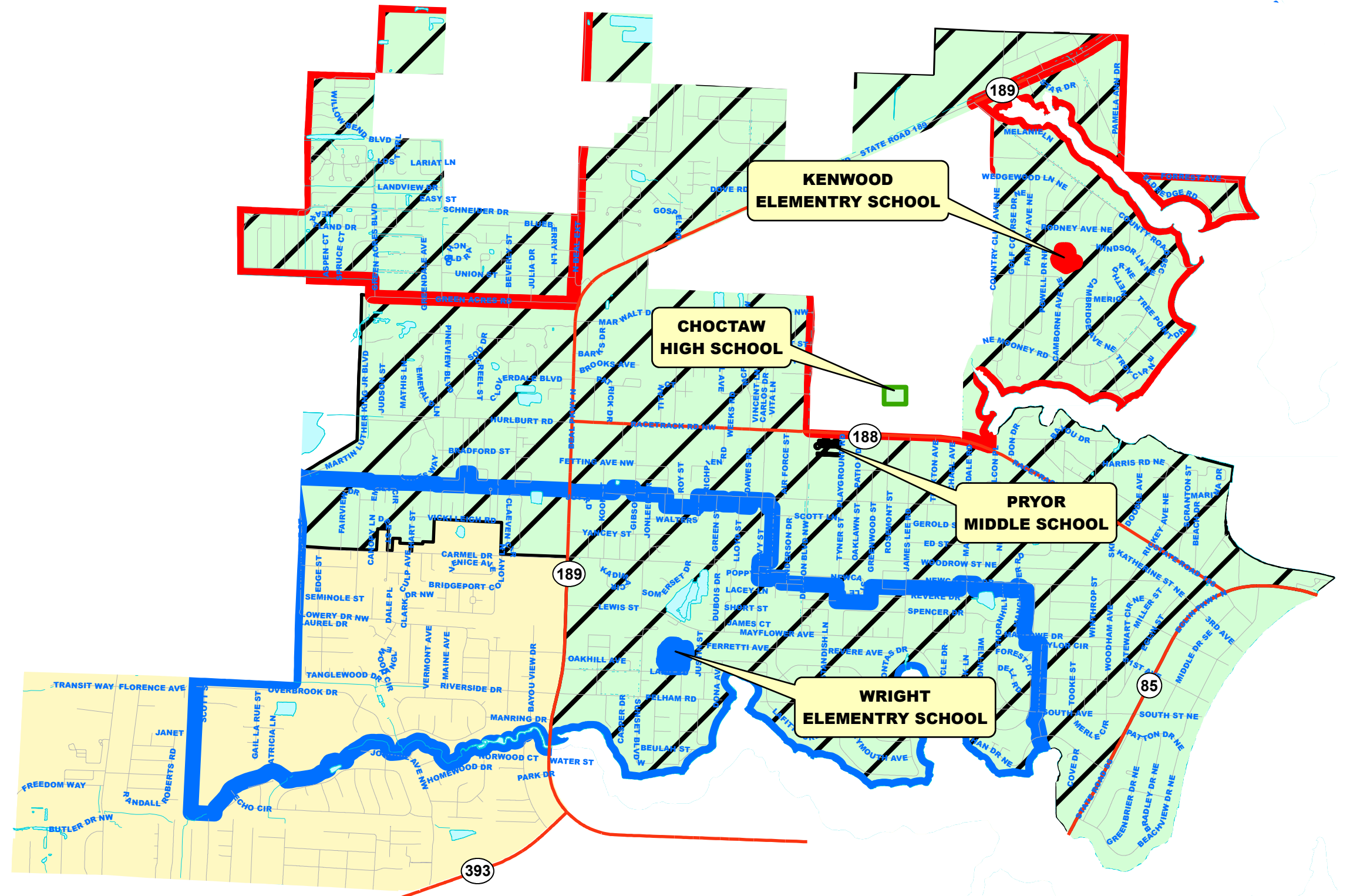
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**LEGEND**

**SCHOOL NAME**

- Choctaw High School
- Fort Walton Beach High School
- W. C. Pryor Middle School
- Kenwood Elementary School
- Wright Elementary School



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**H. 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.

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. These sites are listed in Attachment A. Locations of these sites are not shown on a map so as to prevent looting or vandalism.

2. Public water supplies

Public water supply for this planning area comes primarily from outside the planning area.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 10.

4. Wetlands

Generalized locations of wetland areas is shown on Map 10. 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 10.

6. Habitat areas

Known habitat areas for threatened and endangered species are shown on Map 10.

**I. PARKS AND RECREATION**

Parks and recreation facilities within the planning area are shown on Map 11.

These include the following.

County Neighborhood Parks

1. Sylvania Heights playground

County Undeveloped Neighborhood Parks

2. Doncaster Woods
3. Berkshire Woods Park
4. Lang Road Park
5. Donalbrook Gardens

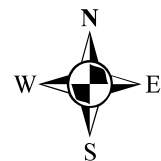
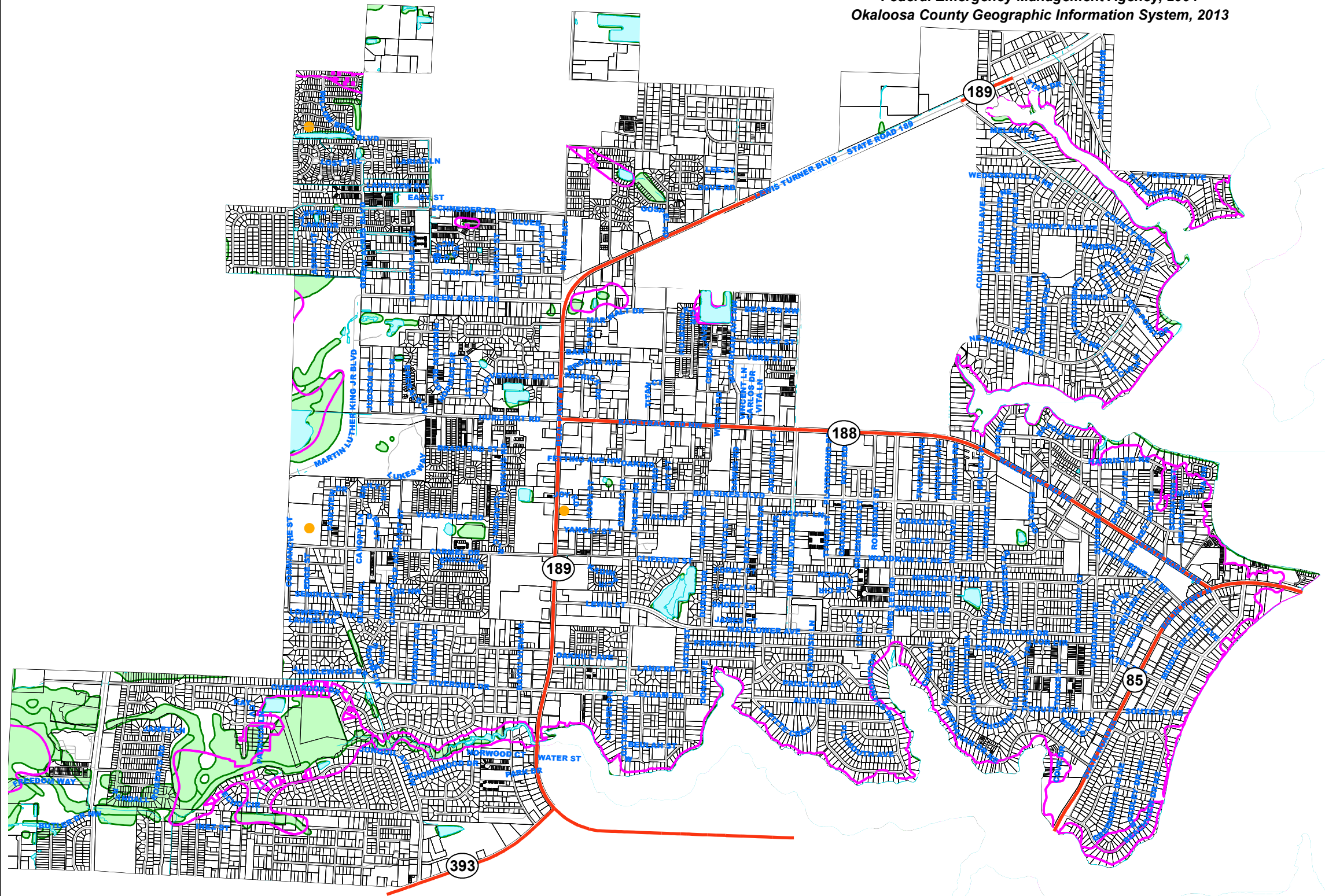
*Source: Okaloosa County Parks Master Plan, 2001*



**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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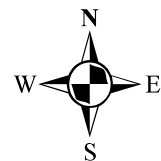
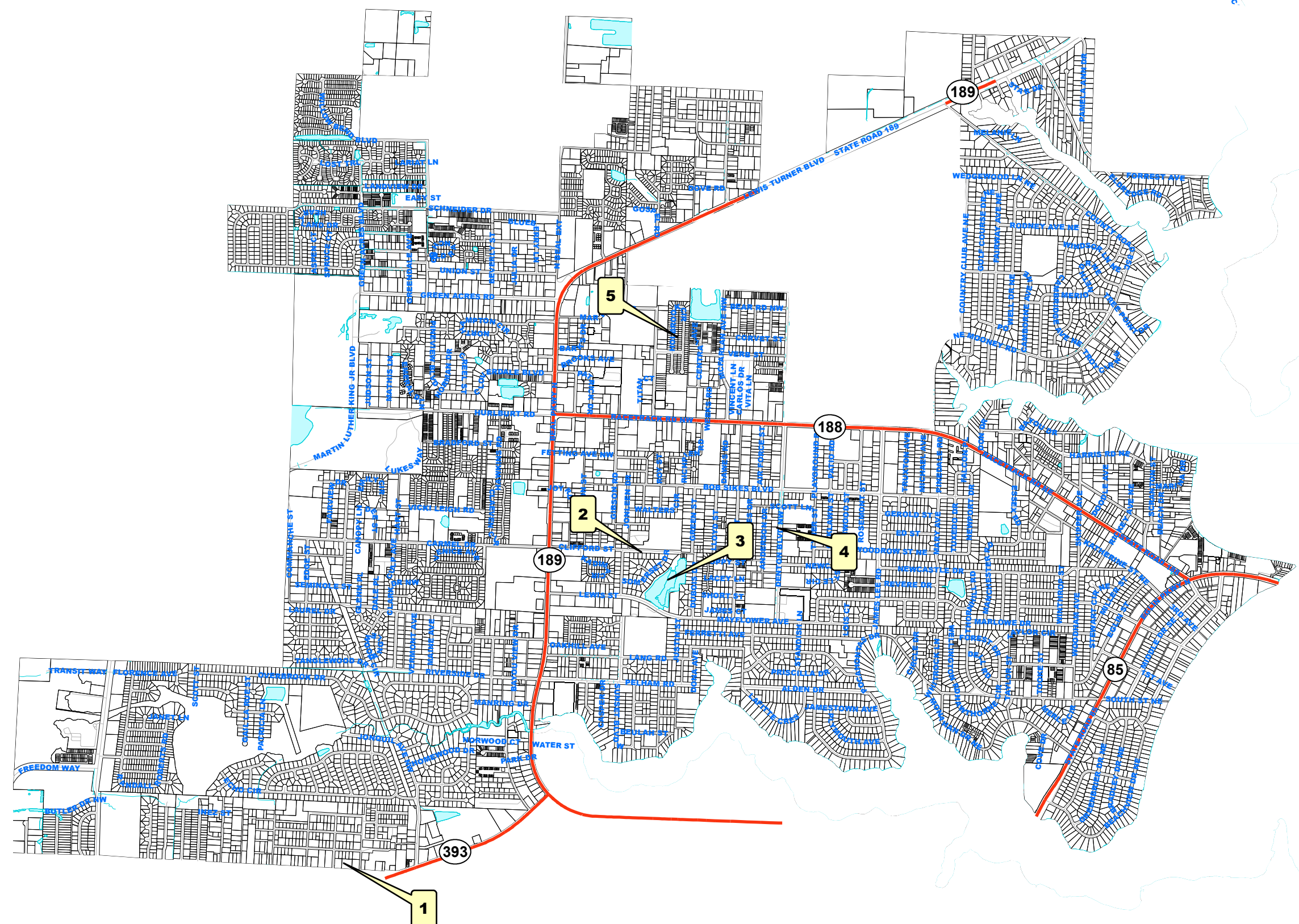
**County Neighborhood Park**

**Park Name**

- 1. Sylvania Heights playground

**County Undeveloped Neighborhood Park**

- 2. Doncaster Woods
- 3. Berkshire Woods Park
- 4. Lang Road Park
- 5. Donalbrook Gardens



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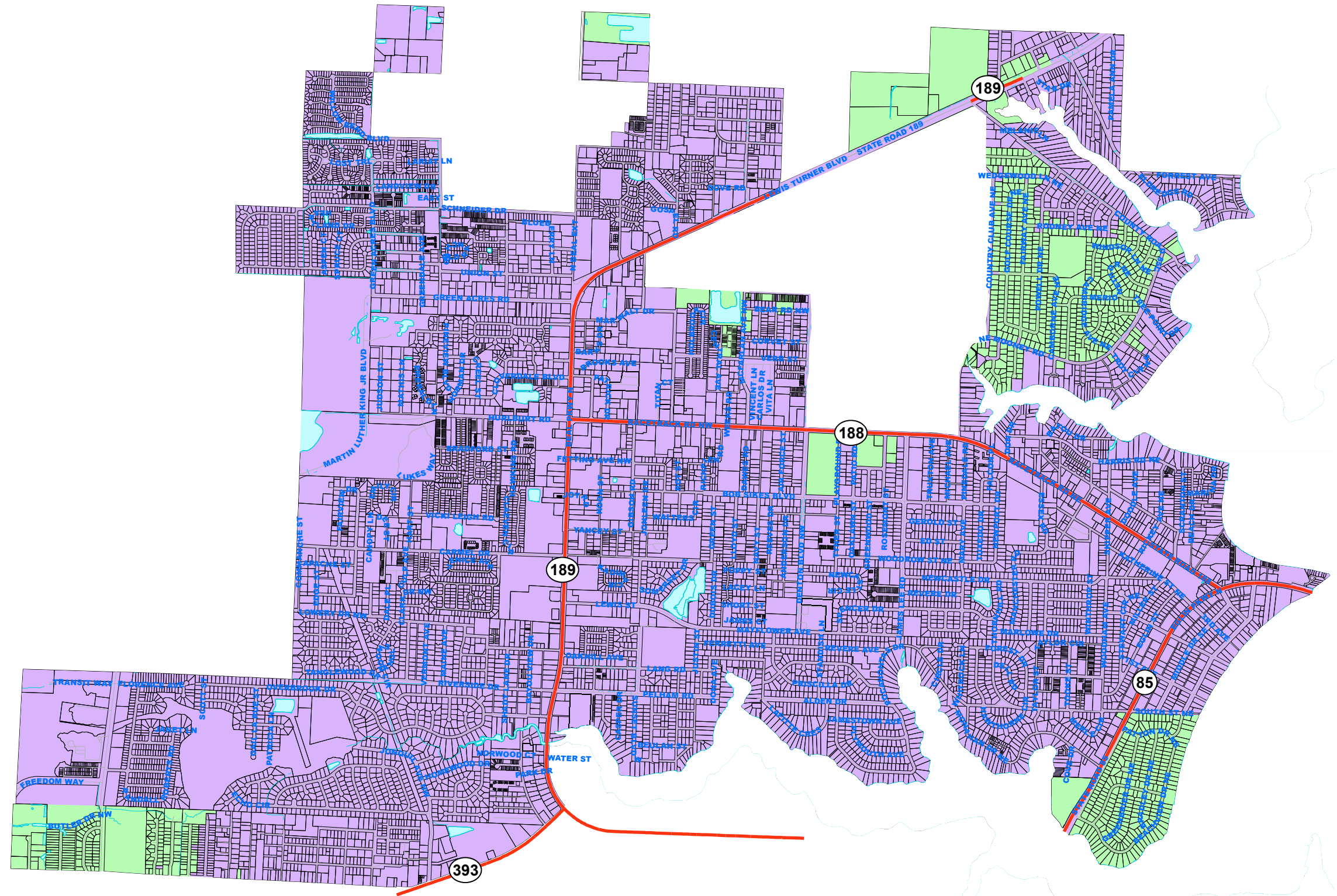
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**LEGEND**

**FIRE DISTRICT**

- 1. Ocean City - Wright
- 2. City of Fort Walton Beach



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## **J. 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 32547 is located on the eastern end of south Okaloosa County including the unincorporated communities of Ocean City and Wright. It is densely populated with 3575 persons per square mile and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.3 persons with an estimated median household income of \$46,357 (2005) and estimated median house value of \$172,821 (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, 2006. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2004	30,081
2010	32,064
2020	32,959

These figures indicate an increase of 1983 persons or approximately 6% during 2004 to 2010 and 895 persons or approximately 3% during 2010 to 2020. Overall, the projected population increase from 2004 to 2020 is 2878 persons or 9%.

3. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 361 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 7. 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 (2.3) to the number of dwelling units for each category.

<b>TABLE 7 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>
Low Density Residential	1,634	5 du per acre	5,719	13,154
Medium Density Residential	1,091	16 du per acre	12,219	28,104
High Density Residential	69	25 du per acre	773	1,777
Mix Use	615	25 du per acre	10,763	24,754
Suburban Residential	481	16 du per acre	3,848	8,850
Commercial	486	25 du per acre	8,505	19,562
Institutional	240	25 du per acre	4,200	9,660

Industrial	71	25 du per acre	1,243	2,858
<b>TOTAL RESIDENTIAL</b>	4,687	1,634 at 5 du per acre 1,572 at 16 du per acre 1,481 at 25 du per acre	5,719 16,067 25,483	13,154 36,955 58,610
<b>TOTALS AT 4,687 ACRES</b>			47,269	108,719
<i>Source: Okaloosa County Growth Management</i>				

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

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

**32547 Needs Assessment by Level-of-Service Standard**

1. Roadways

Transportation information has been provided in Section D of this document. Roadways within the planning area for which LOS standards have been adopted are: State Road 188 (Racetrack Road); State Road 189 (Lewis Turner Blvd.), and a portion of State Road 85 (Eglin Pkwy). Based on 2006 AADT counts the operational characteristics of these roadways are as follows: SR 188 – LOS C, F; SR 189 (Lewis Turner Blvd.) – LOS C, D, (Beal Pkwy) – LOS C, F; SR 85 – LOS C.

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.

2. Potable Water Systems

Central water service within the planning area is provided by Okaloosa County Water & Sewer (OCWS) Garnier system. The design capacity of the system is 11.160 million gallons per day (mgd). According to the Okaloosa County Water Supply Plan 2008 Update average demand on the system in 2015 will be 5.82 mgd which is well below the design capacity. As such, no capital expenditures are required to maintain potable water LOS standards.

**3. Sanitary Sewer**

Central sewer service within the planning area is provided by OCWS Garniers wastewater treatment plant (WWTP). According to OCWS records the WWTP has an annual average daily flow of 5 mgd and a design capacity of 6.5 mgd. This results in excess treatment capacity of 1.0 mgd. As such, no capital expenditures will be required to maintain LOS standards during the 5-year planning timeframe.

**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.

<u>High Schools</u> <u>Schools</u>	<u>Middle Schools</u>	<u>Elementary</u>
Choctawhatchee	Meigs Pryor	Wright Kenwood Longwood Shalimar Point

As described in the Comprehensive Plan Public Schools Facilities Element the planning area is located within school Concurrency Service Area 5. Problems and opportunities for CSA 5 are presented in the element as follows.

*Currently, there are no schools operating over 100% of permanent capacity in CSA 5. 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:*

- Shalimar Elementary – classroom additions (permanent and relocatables)*
- Wright 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 5. The School District owns a 40-acre vacant parcel contiguous to Shalimar Elementary School, though there are no concrete plans for use.*

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 340 acres of vacant land remaining.
- Unless it becomes the target of a major redevelopment scheme 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/OW 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