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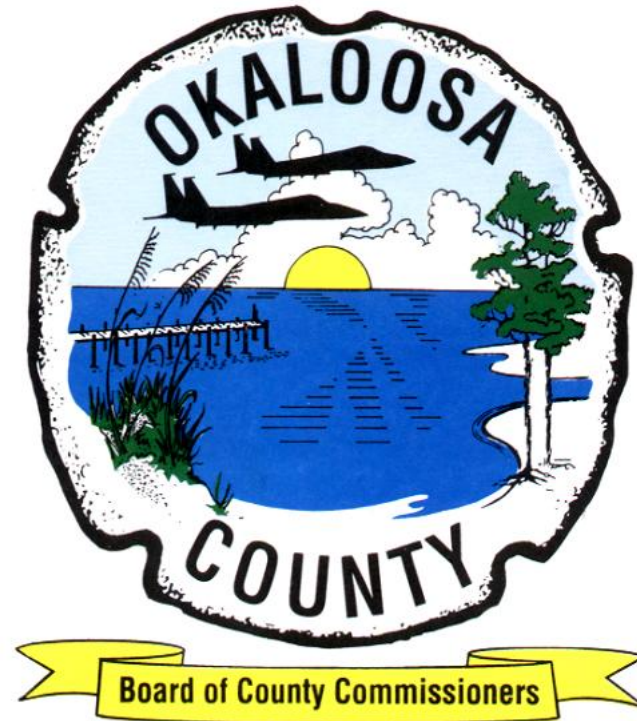
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PLANNING AREA 32564

HOLT/MILLIGAN

*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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Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

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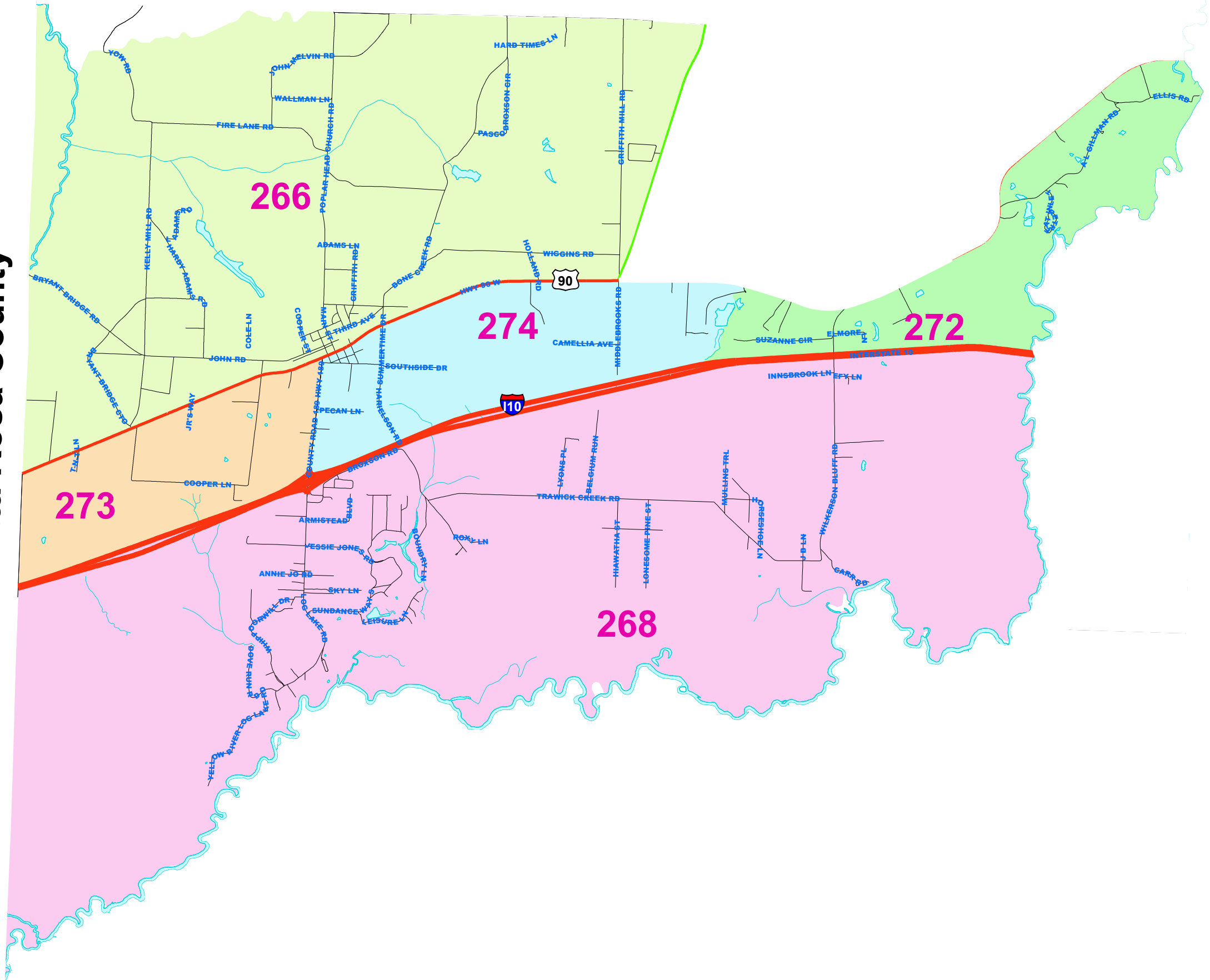
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272

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Santa Rosa County



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A. GENERAL DEMOGRAPHICS

1. Population Data

a. Population Estimates

Year	TAZ					TOTAL
	266	268	272	273	274	
2004	862	947	283	123	246	2461
2010	942	1331	350	151	286	3060
2020	1256	3686	1138	392	604	7078

b. Population Distribution

Males 53%
Females 47%

c. Median Age: 36.4 years

d. Population Density: 15 persons per square mile (very low)

2. Housing Data

a. Dwelling Unit Estimates

Year	TAZ					TOTAL
	266	268	272	273	274	
2004	402	347	138	57	115	1059
2010	434	489	167	68	131	1289
2020	560	1376	561	165	259	2921

b. Median House Value (2010): \$138,356

c. Estimate of House Values (2010):

Less than \$15,000: 29
 \$15,000 to \$19,999: 16
 \$20,000 to \$24,999: 24
 \$25,000 to \$29,999: 53
 \$30,000 to \$34,999: 34
 \$35,000 to \$39,999: 16
 \$50,000 to \$59,999: 115
 \$60,000 to \$69,999: 36
 \$70,000 to \$79,999: 49
 \$80,000 to \$89,999: 73
 \$100,000 to \$124,999: 152
 \$125,000 to \$149,999: 48
 \$150,000 to \$174,999: 84
 \$175,000 to \$199,999: 109
 \$200,000 to \$249,999: 71
 \$250,000 to \$299,999: 73
 Over \$300,000: 250

d. Housing Units in Structures:

One, detached: 790 3 to 4: 57 Mobile homes: 656
 One, attached: 33 5 to 9: 26
 Two: 13 20 to 49: 59

3. Household Data

a. Average Household Size: 2.7 persons

b. Number of Households: 2,475

c. Size of Family Households: 391 2-person; 315 3-person; 120 4-person; 78 5-person; 101 6-person; 102 7 or more persons

d. Size of Non-Family Households: 243 1-person; 83 2-person; 4 3-person; 60 4-person

4. Income Data

a. Average Adjusted Gross Income (2004): \$35,421

b. Estimated Median Household Income (2010): \$46,442

c. Residents Below Poverty Level (2010): 21.1%

d. Residents Below 50% of Poverty Level (2010): 15%

LEGEND

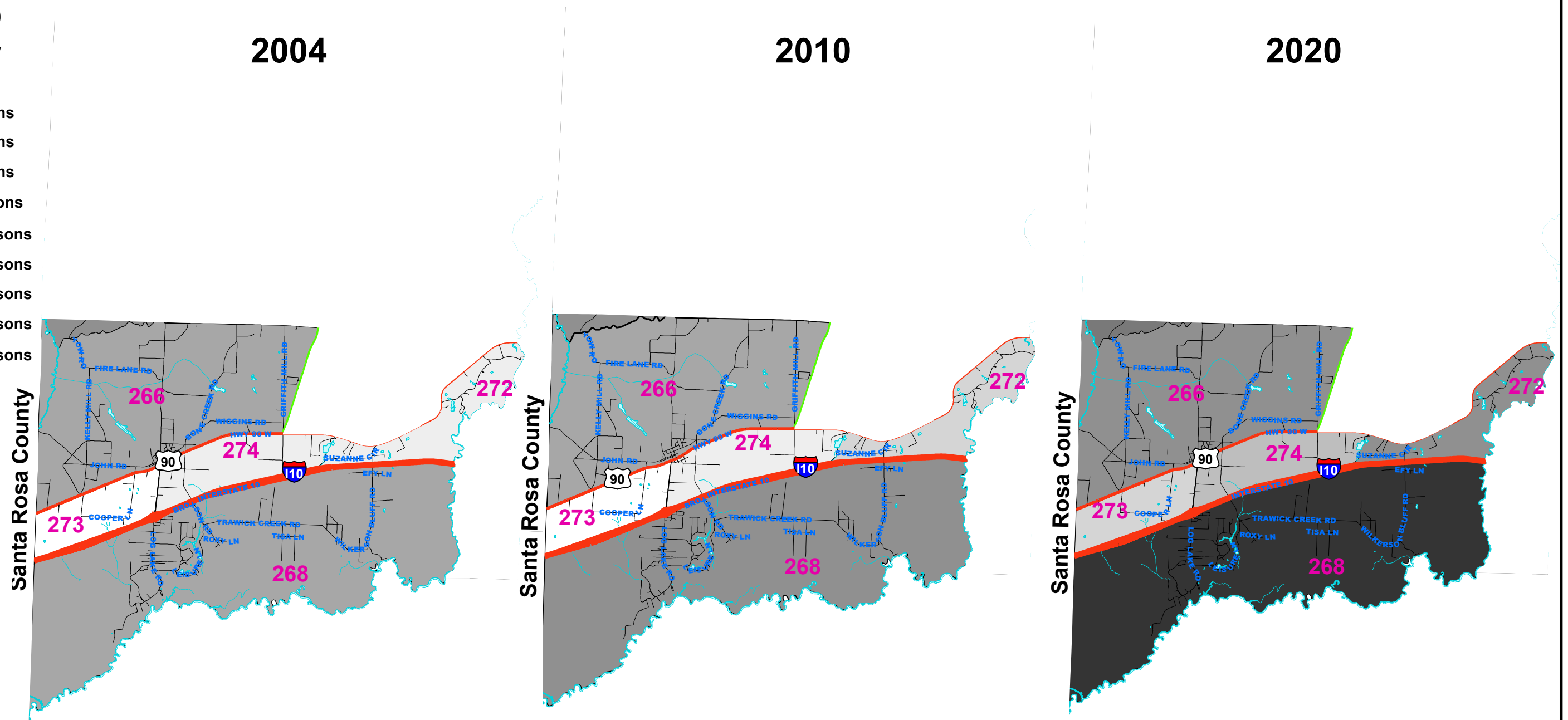
Population Density

- 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

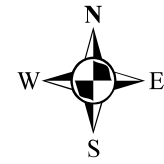
2020



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- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM

Santa Rosa County



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B. 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 Appendix 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
- 7. Other: 009100 - 009960

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.

Land Use	Acres
Residential	2,565
Commercial	115
Industrial	125
Agriculture	11,569
Institutional	18
Public	9,178
Other	2,439

Source: Okaloosa County GIS, November, 2013

2. Future Land Use Map

Comparison between the Existing Land Use Map (ELUM) and the adopted Future Land Use Map (FLUM) of the Comprehensive Plan is shown on Map 4. The acreage of each FLUM category is shown in Table 2.

Land Use	Acres
Agriculture	18,446
Rural Residential	1,996
Low Density Residential	281
Mixed Use	642
Commercial	373
Industrial	301
Conservation	7,480

Source: Okaloosa County GIS, November, 2013

LEGEND

EXISTING LAND USE

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

Land Use	Acres
Residential:	2,565
Commerical:	115
Industrial:	125
Agriculture:	11,569
Institutional:	18
Public:	9,178
Other:	2,439



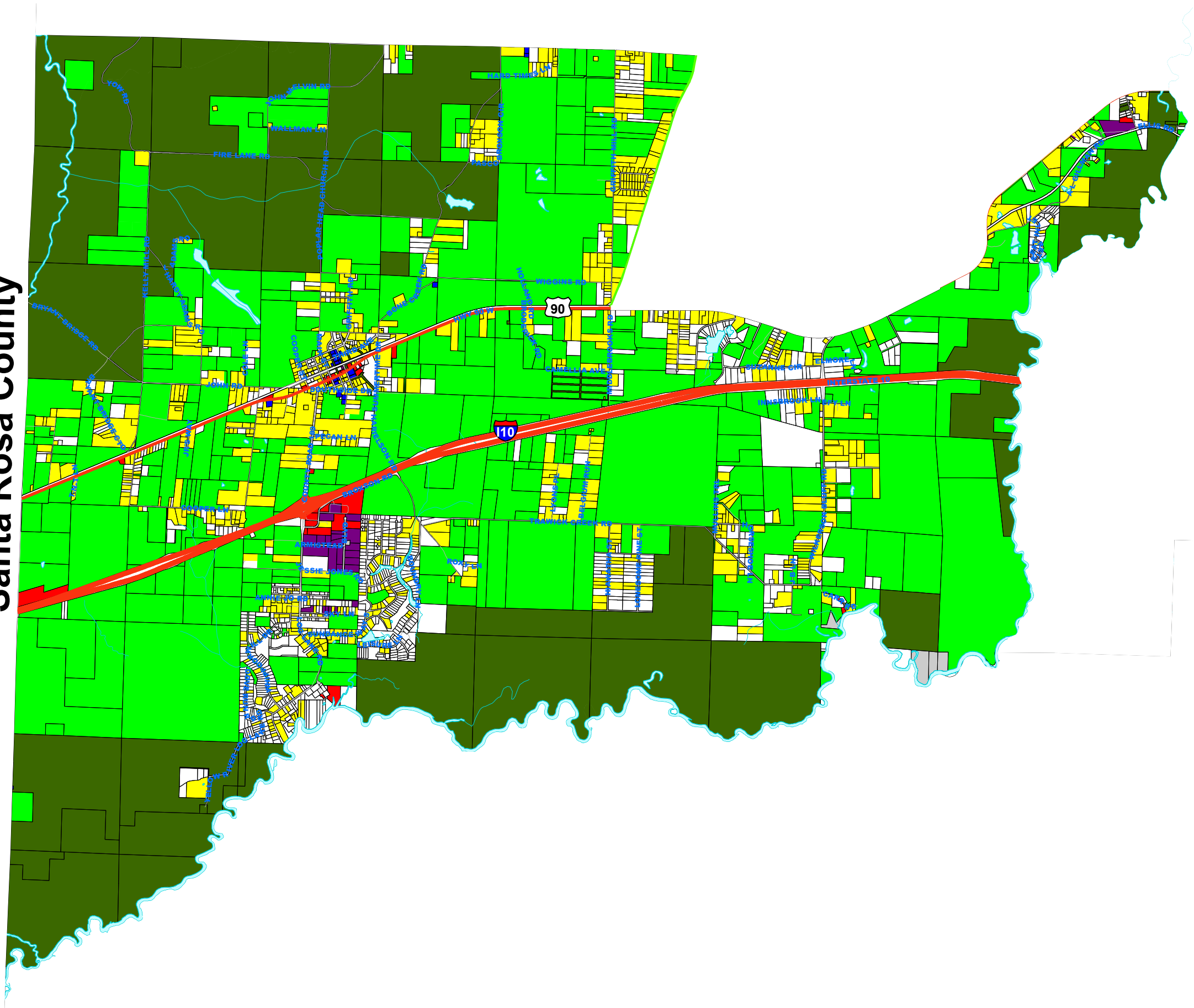
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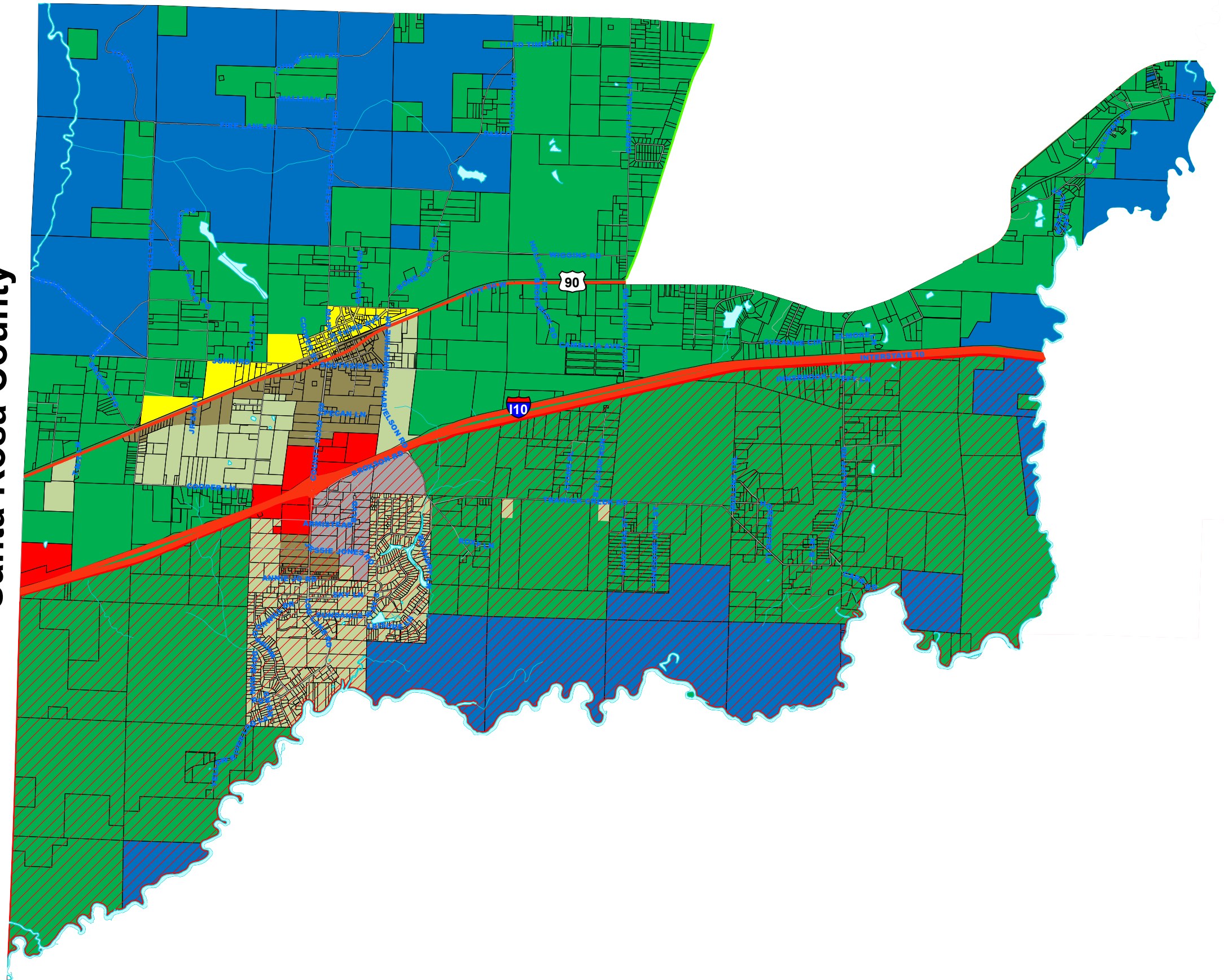


LEGEND

FUTURE LAND USE

- AGRICULTURAL
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- Eglin AFB North Encroachment Zone

Santa Rosa County



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





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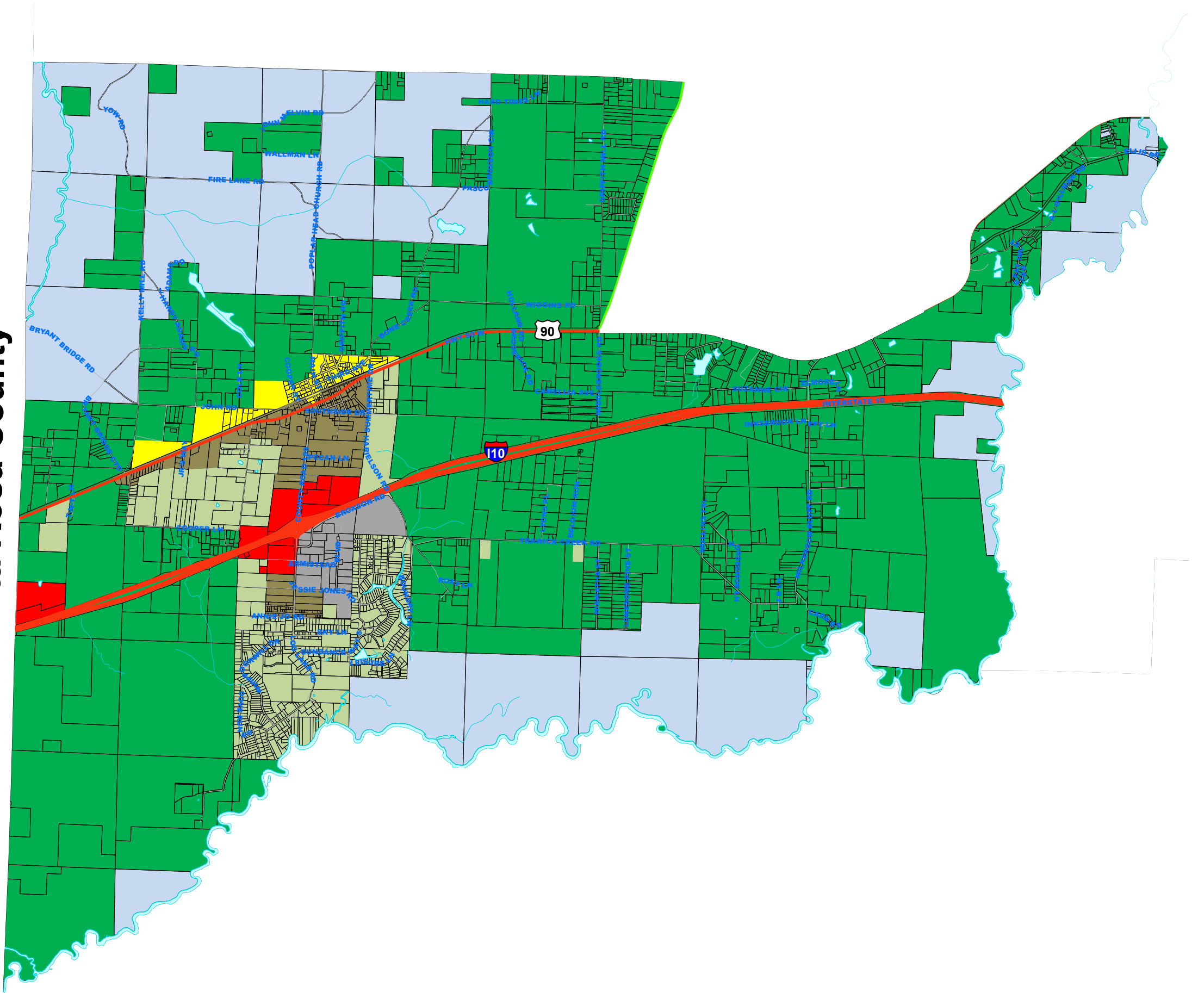
Source: Okaloosa County Geographic Information System, 2013

LEGEND

ZONING

-  AGRICULTURAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  MIXED USE
-  RESIDENTIAL - 1
-  RURAL 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. Large Landholders

Large landholders are single-person (including corporations) land owners who own 250 acres of land or more. Large landholders are shown and described on Map 6.

3. 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 7 and further described in Table 3 as follows.

Name	Year Platted
Holt & 1 st Addition of Porter’s Re-plat	1927
Lakewood Estates	1958
Sunshine Estates	1958
Virginia Ridge	2005

Source: Okaloosa County GIS, November, 2013
Okaloosa County Property Appraiser, November 2030

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. Unrecorded subdivisions are shown on Map 7 and further described in Table 4.

Name
Bethea Property (Wilkerson Bluff)
Bryan Adams (Creola)
Crystal Lake Estates (Wilkerson Bluff Rd)
Griffith Place (Lighthouse Church Rd)
Hanberg Place (Griffith Mill Rd)
Horseshoe Lane (Wilkerson Bluff)
Innsbrook Lane (Wilkerson Bluff)
Johns Road
Pecan Lane (Pecan Lane)
Shady Ridge
Taylor - Wilkerson Bluff
Yellow River Valley
Yellow River Valley Sky Lane

Source: Okaloosa County GIS, November, 2013
Okaloosa County Property Appraiser, November 2013

4. Agricultural Lands



The planning area contains significant amounts of agricultural lands. For planning purposes these have been categorized by Property Use Code as follows:
Improved Agriculture 005000 - 005068; Cropland 005100 - 005300; Timberland 005400 - 005900; Pastureland 006000 - 006500; Groves 006600 - 006400; Poultry, Bees, Fish 006700; Dairies, Feedlots 006800; and, Ornamentals 006900. The distribution of agricultural lands by use code is shown on Map 5. Prime farmland is shown on Map 5A.

5. Conservation Lands

Conservation lands are those areas set aside for the purpose of conserving or protecting natural resources. There are extensive conservation lands within the planning area including Blackwater River State Forest and Northwest Florida Water Management District Water Management Areas. Conservation lands within the planning area are shown on Map 13.

LEGEND

VACANT LANDS (Undeveloped)



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

AGRICULTURAL LANDS

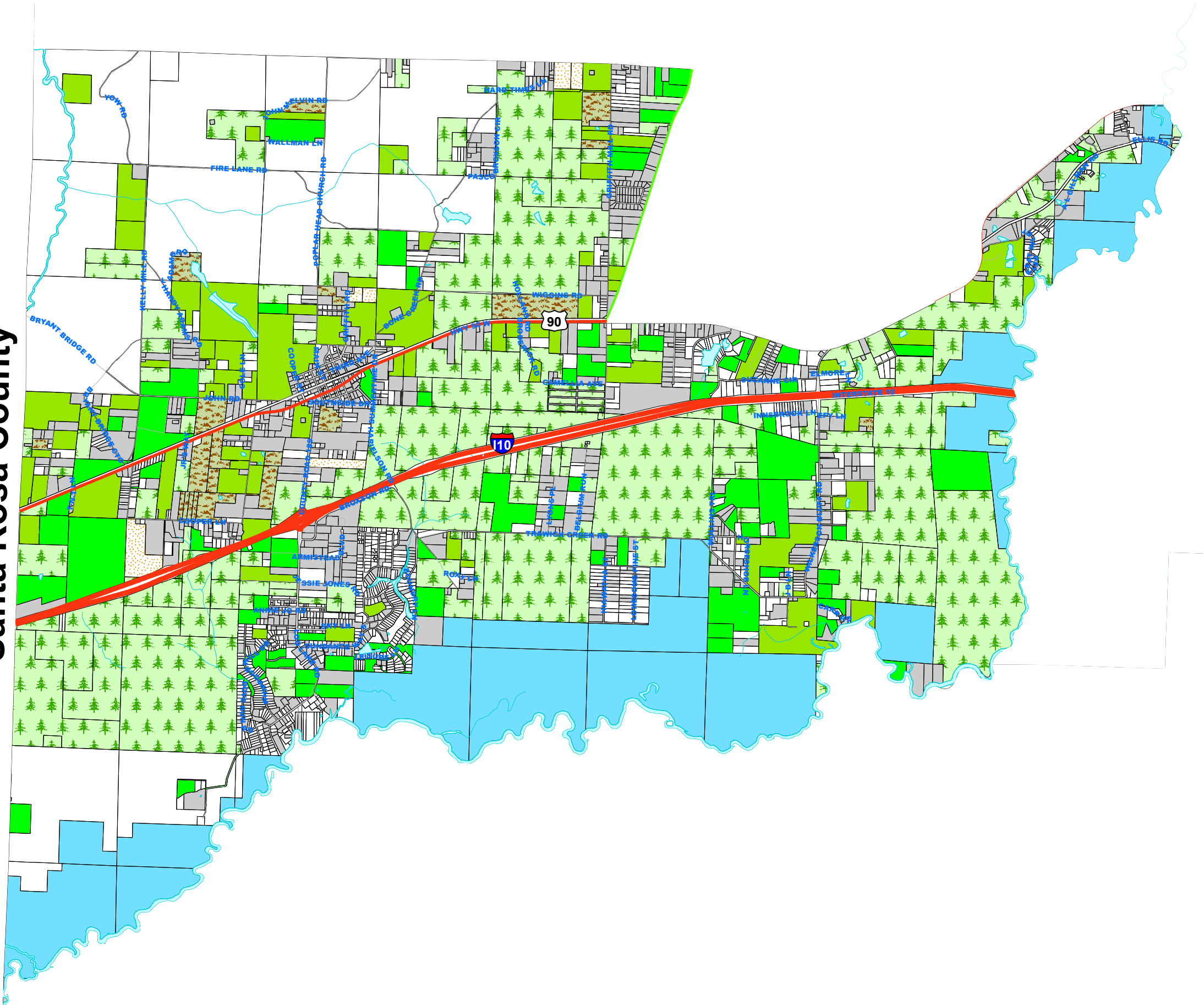
Type Property Use Code

-  Improved Agriculture 005000 - 005068
-  Timberland 005400 - 005900
-  Pastureland 006000 - 006500
-  Groves 006600 - 006640
-  Poultry, Bees, Fish 006700
-  Dairies, Feedlots 006800
-  Ornamentals 006900

CONSERVATION LANDS

-  Blackwater River State Forest
-  Water Management Area

Santa Rosa County



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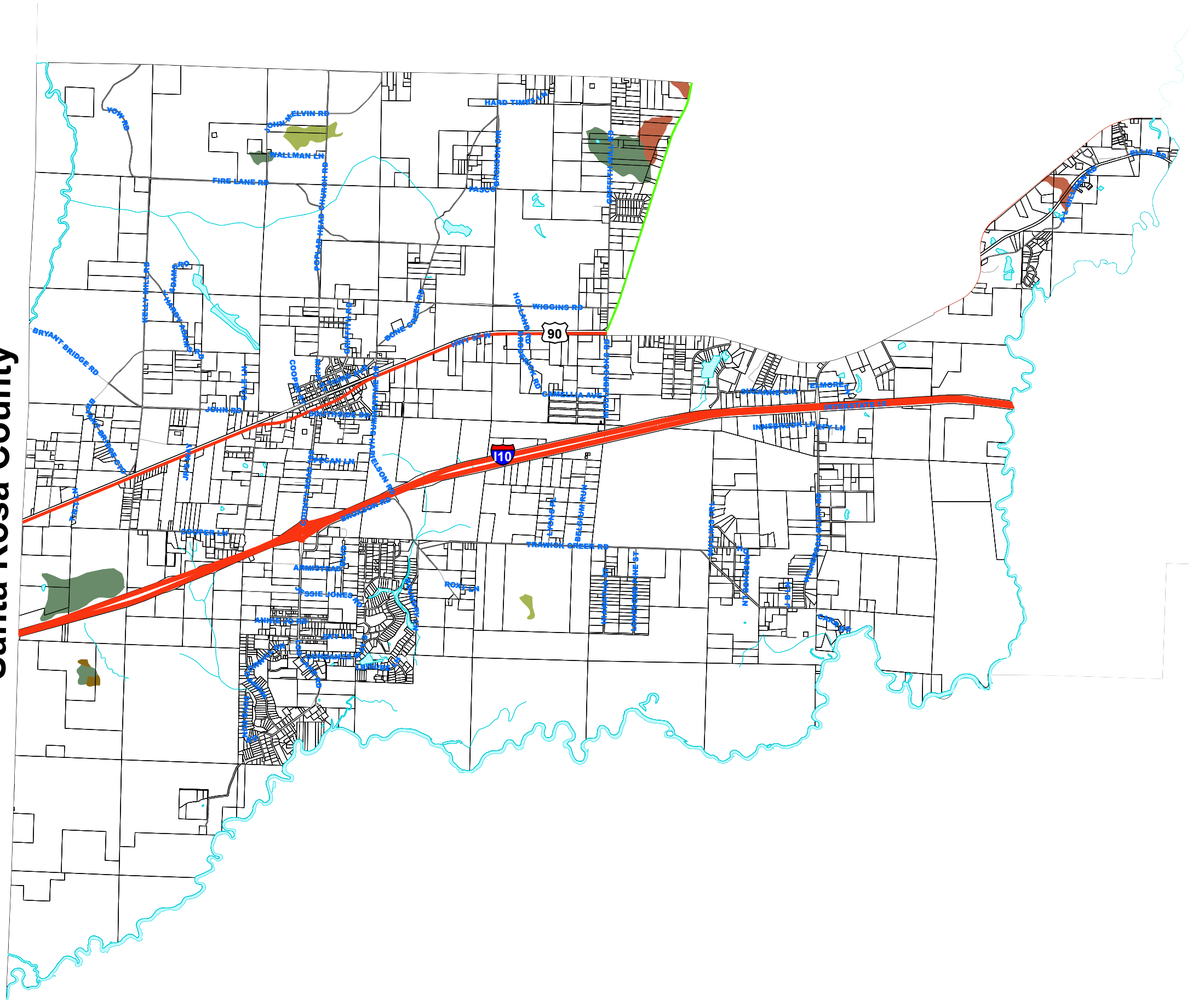


LEGEND

PRIME FARM LANDS

Type	Soil Code
Angie Sandy Loam 2 to 5 % Slopes	35
Dothan Loamy Sand 0 to 2 % Slopes	38
Dothan Loamy Sand 2 to 5 % Slopes	39
Orangeburg Sandy Loam 0 to 2 % Slopes	45
Orangeburg Sandy Loam 2 to 5 % Slopes	46
Escambia Fine Sandy Loam 0 to 3 % Slopes	52
Notcher Gravelly Sandy Loam 0 to 2 % Slopes	53
Notcher Gravelly Sandy Loam 2 to 5 % Slopes	54

Santa Rosa County



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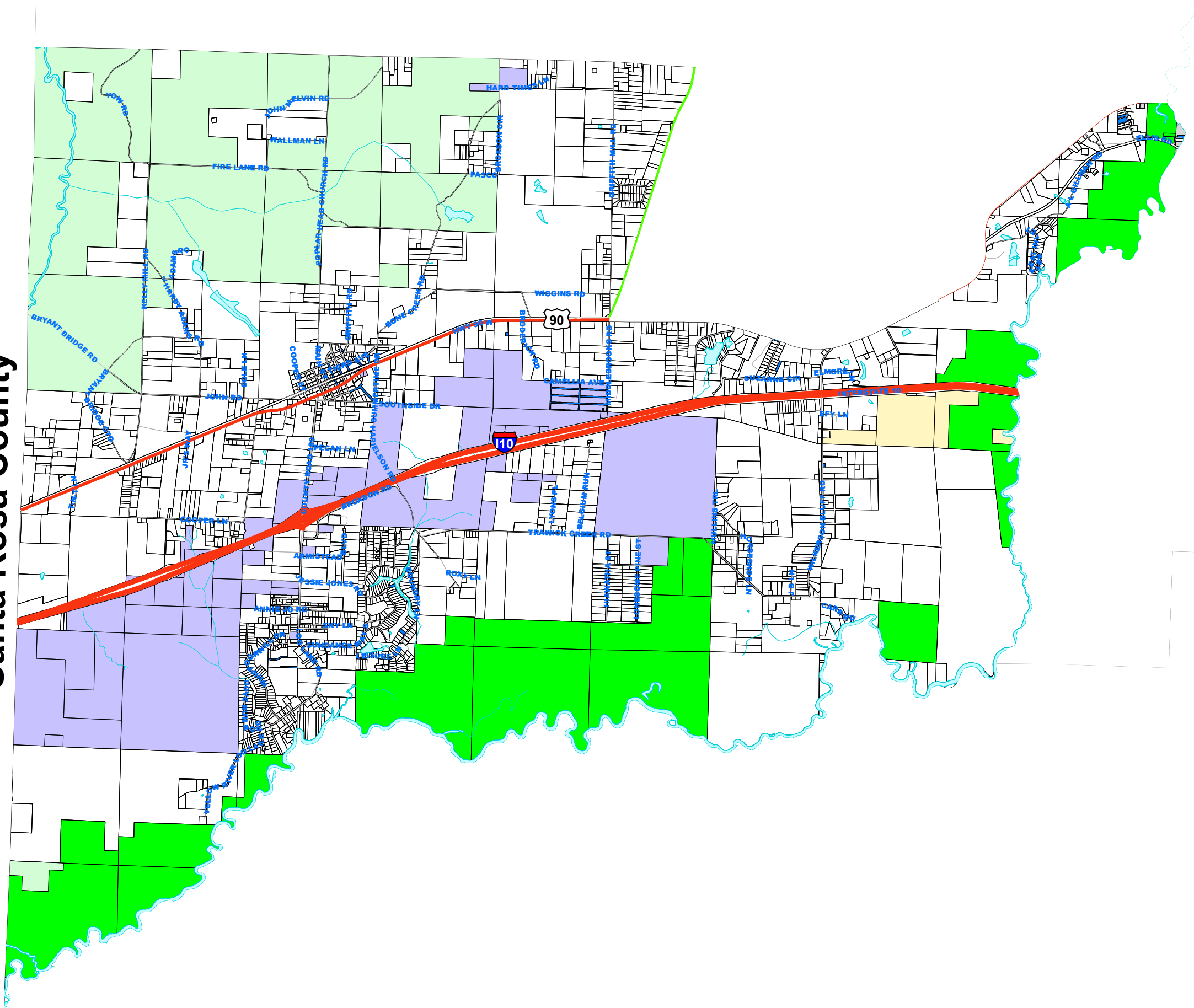
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OWNERS	ACRES
 BCC	2645
 CRESTVIEW WEST LLC	4545
 HAISEAL TIMBER CO	6007
 NWF WATER MNGT DIST	10,254
 TIITF/AGR-DIV FORESTRY	59,204

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Source: Okaloosa County Growth Management, 2013

HOLT 32564											
Subdivision Name	Date Platted	# of Lots	Paved	Unpaved	Public	Private	Average Size	Public Water	Fire	Stormwater	Built Out Lots
RECORDED PLATS											
HOLT & 1ST ADDITION OF PORTER'S RE-PLAT	1927	346	X	X	X		0.3	X			165
SUNSHINE ESTATES	1958	320		X			0.17				5
LAKEWOOD ESTATES	1958	400	X	X			0.07				74
VIRGINIA RIDGE	2005	24	X		X		1 acre	X	X	X	17
UNRECORDED SUBDIVISIONS											
YELLOW RIVER VALLEY	1990	215		X		X	1 to 3 acres				98
YELLOW RIVER VALLEY SKY LANE	1990	34		X		X	1 acre				21
TAYLOR - WILKERSON BLUFF	1990	18	X	X	X	X	1 to 10 acres				4
SHADY RIDGE	1990	25	X		X		1 to 2 acres				9
BRYAN ADAMS (CREOLA)	1990	12		X		X	1 acre	X			8
BETHEA PROPERTY (WILKERSON BLUFF)	1990	15		X			1 acre				12
CRYSTAL LAKE ESTATES (WILKERSON BLUFF RD)	1990	98	X	X	X	X	1 to 5 acres				17
GRIFFITH PLACE (LIGHTHOUSE CHURCH RD)	1990	6	X	X	X	X	1 to 3 acres				3
HANBERG PLACE (GRIFFITH MILL RD)	1990	5	X		X		5 acres				1
HORSESHOE LANE (WILKERSON BLUFF)	1990	34	X	X	X		1 to 8.5 acres				20
INNSBROOK LANE (WILKERSON BLUFF)	1990	12		X		X	2 acres				11
JOHNS ROAD	1990	5	X		X		1 to 5 acres	X			5
PECAN LANE (PECAN LANE)	1990	14		X		X	1 to 10 acres	X			11
Unrecorded											

LEGEND

 PLATTED AREA

A. RECORDED PLATS

Name	Year Platted
1. Holt & 1st Addition of Porter's Re-plat	1927
2. Lakewood Estates	1958
3. Sunshine Estates	1958
4. Virginia Ridge	2005

B. UNRECORDED SUBDIVISIONS

5. Bethea Property (Wilkerson Bluff)
6. Bryan Adams (Creola)
7. Crystal Lake Estates (Wilkerson Bluff Rd)
8. Griffith Place (Lighthouse Church Rd)
9. Hanberg Place (Griffith Mill Rd)
10. Horseshoe Lane (Wilkerson Bluff)
11. Innsbrook Lane (Wilkerson Bluff)
12. Johns Road
13. Pecan Lane (Pecan Lane)
14. Shady Ridge
15. Taylor - Wilkerson Bluff
16. Yellow River Valley
17. Yellow River Valley Sky Lane

Source: Official Records of Okaloosa County



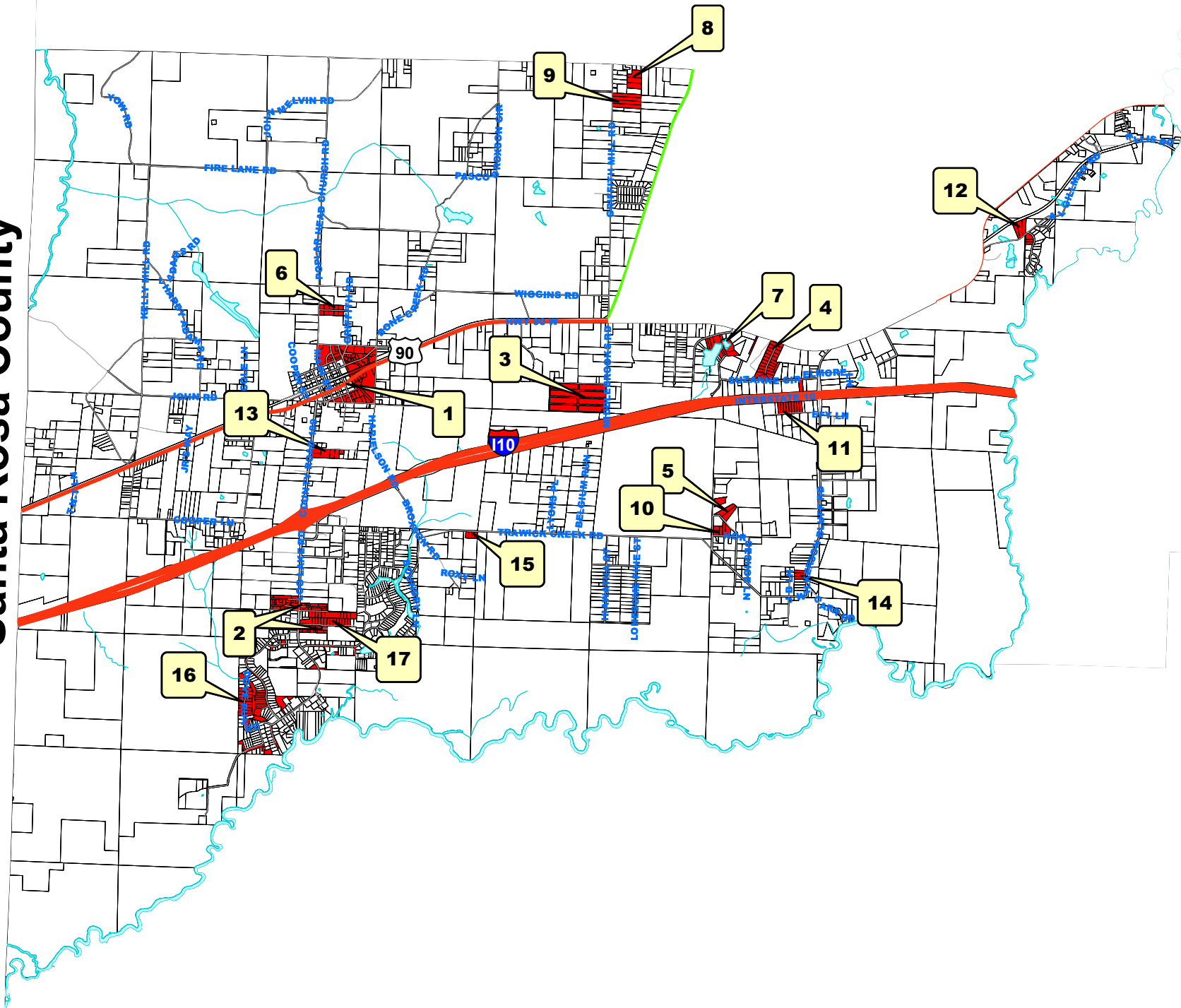
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Santa Rosa County



D. 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 are shown on Map 8.

1. State Highway System

State highways within the planning area include Highway 4, Highway 189 and a portion of Highway 10 (US 90 West). 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. Highway 10 (US 90 West) Santa Rosa County line to SR 4

No. of lanes: 2
Functional Class: Minor Arterial
Facility Type: Undivided
LOS Area: Rural Undeveloped
FDOT LOS: C
County LOS: C
2030 AADT: 12,910
2030 LOS: A

Segment: Santa Rosa County line to 500 ft. west of CR 189 (Log Lake Rd.)

Station 0098
2006 AADT: 3000 LOS: C 2009 AADT: 3000 LOS: C 2012 AADT: 3400 LOS: C

Segment: 0.5 mile east of CR 189

Station 0128
2006 AADT: 5100 LOS: C 2009 AADT: 5200 LOS: C 2012 AADT: 5200 LOS: C

Segment: Log Lake Road-825 ft. S of SR 10 (US 90)

Station 0275
2006 AADT: 3700 LOS: C 2009 AADT: 3800 LOS: C 2012 AADT: 3800 LOS: C

Segment: 650 ft. west of SR 4

Station 0009
2006 AADT: 5900 LOS: C 2009 AADT: 4900 LOS: C 2012 AADT: 4400 LOS: C

b. State Road 8 (Interstate 10)

No. of lanes: 4
Functional Class: Principal Arterial
Facility Type: Divided
LOS Area: Rural Undeveloped
County LOS: B

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

Numbered county roads within the planning area include:

CR 189 Log lake Road

CR 189 Galliver Cut-Off

General characteristics of these roadways are shown in Table 5. It should be noted that 1995 data was the most recent information available; however, there has been very little change in the character of the area since that time.






**TABLE 5
NUMBERED COUNTY ROADS**

Road	Segment	Func. Class.	Area	Type	Lanes	2007 AADT	2006 AADT	2012 AADT	Adopted LOS
CR 189 Log Lake Road	US 90 to I-10	Collector	Rural	Undivided	2	NA	NA	3700	D
CR 189 Galliver Cut-Off	US 90 to Lighthouse Church Road	Collector	Rural	Undivided	2	NA	NA	2437	D

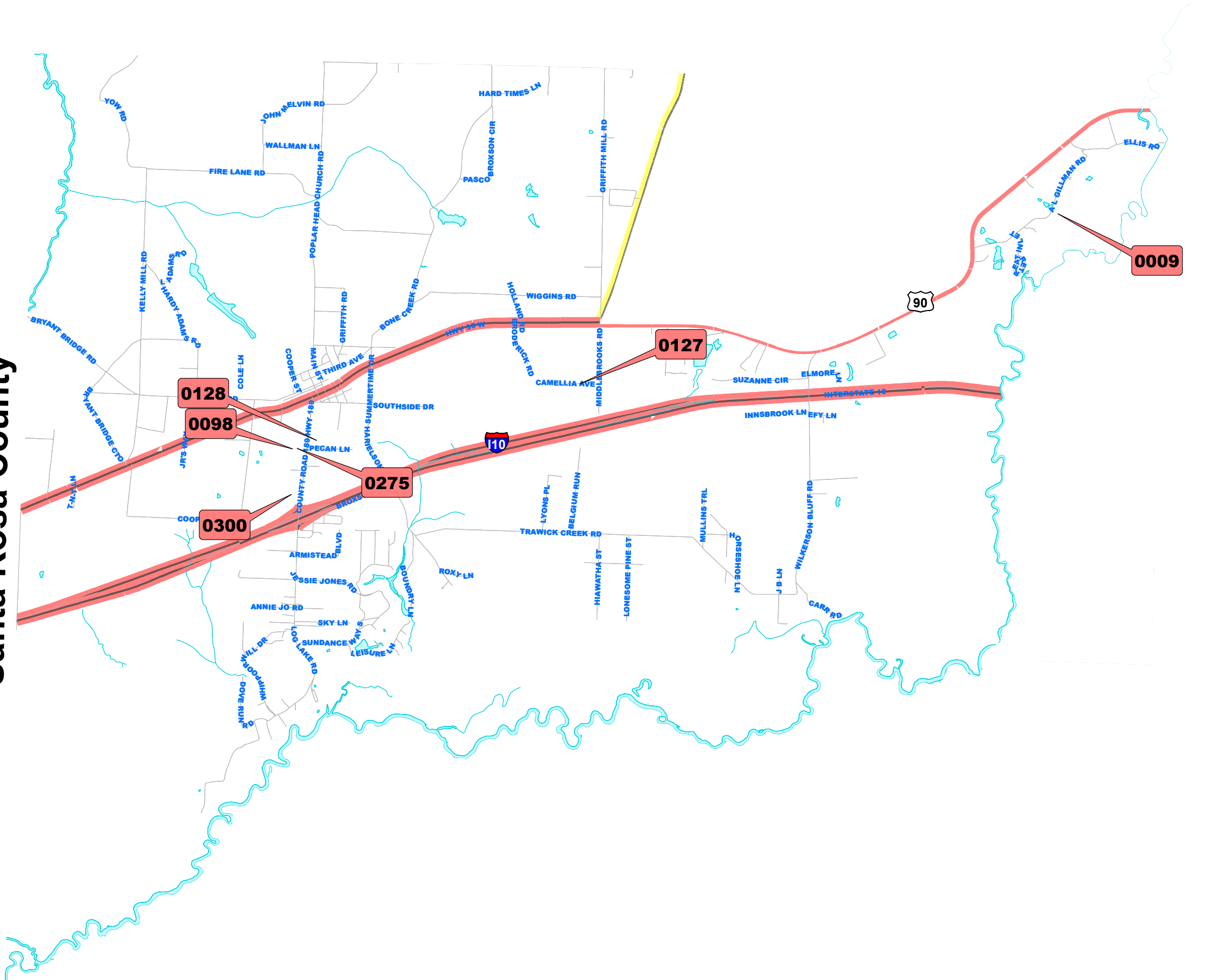
NA: Not Available

Source: Okaloosa County Comprehensive Plan Evaluation & Appraisal Report, September, 1997
Okaloosa County Public Works Department

LEGEND

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

Santa Rosa County



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b. Local Streets

Except for the collector roads listed in Tables 5 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 two community water systems and, where community system water is not available, by individual, private water wells. Community water systems include the Baker Water System and the Milligan Water System. These systems are both not for profit corporations established in the late 1960’s early 1970’s using U.S. Department of Agriculture Rural Development grants and loans.

a. Holt Water System

The Holt Water System service area and water distribution system is shown on Map 10. General characteristics of the Holt system are shown on Table 6.

**TABLE 6
HOLT WATER SYSTEM**

Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Monthly Consumption (12-06 to 11-07)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
.432	.180	.320	.980	479	150,708 (gpd)	315	.180	.240	.31

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

b. Private Water Wells

All areas shown on Map 9 located outside an actual water distribution area obtain water from individual, private water wells.

2. Sanitary Sewer

There are no central sewage treatment systems within the planning area. All sewage treatment is provided by on-site sewage treatment systems (septic tanks).

3. Solid Waste

Solid waste collection within the planning area is provided by private haulers. The County operates a construction and demolition (C & D) landfill and a transfer station at the landfill site. Solid waste is collected at the transfer station for disposal in Jackson County’s landfill. The County does not operate any Class I landfills any where in Okaloosa County.

4. Electric Power

Electric power is provided by Choctawhatchee Electric Cooperative (Chelco) and Gulf Power. Generalized service areas for these electricity providers are shown on Map 10.

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 11. These include the Holt Volunteer Fire Department station and the Holt Post Office. The nearest hospital is the North Okaloosa Medical Center in Crestview.

LEGEND

HOLT WATER SYSTEM



SERVICE AREA



GENERAL DISTRIBUTION AREA

MILLIGAN WATER SYSTEM



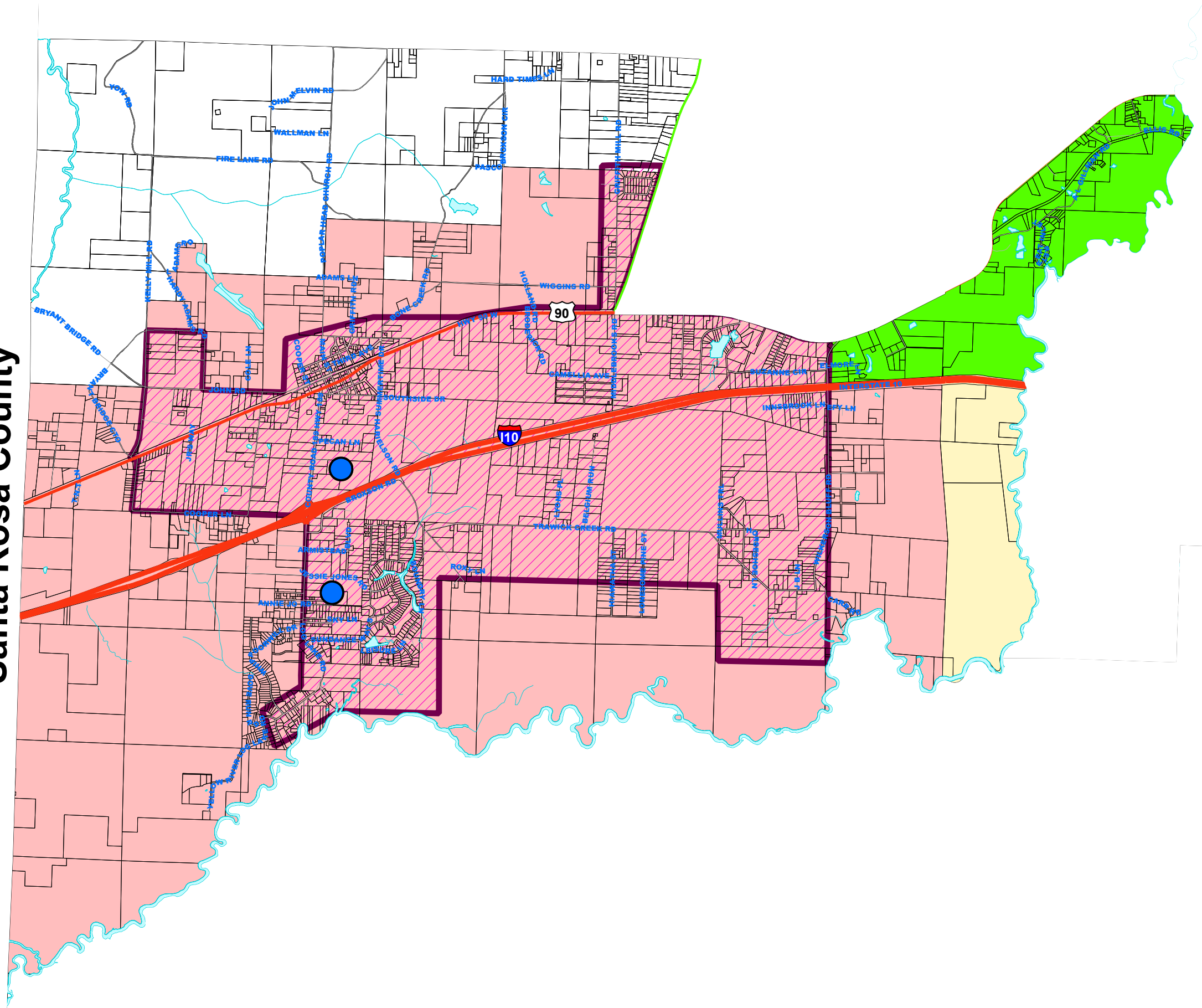
SERVICE AREA



WATER WELL AND ELEVATED TANK

NO CENTRAL SANITARY SEWER SYSTEMS

Santa Rosa County



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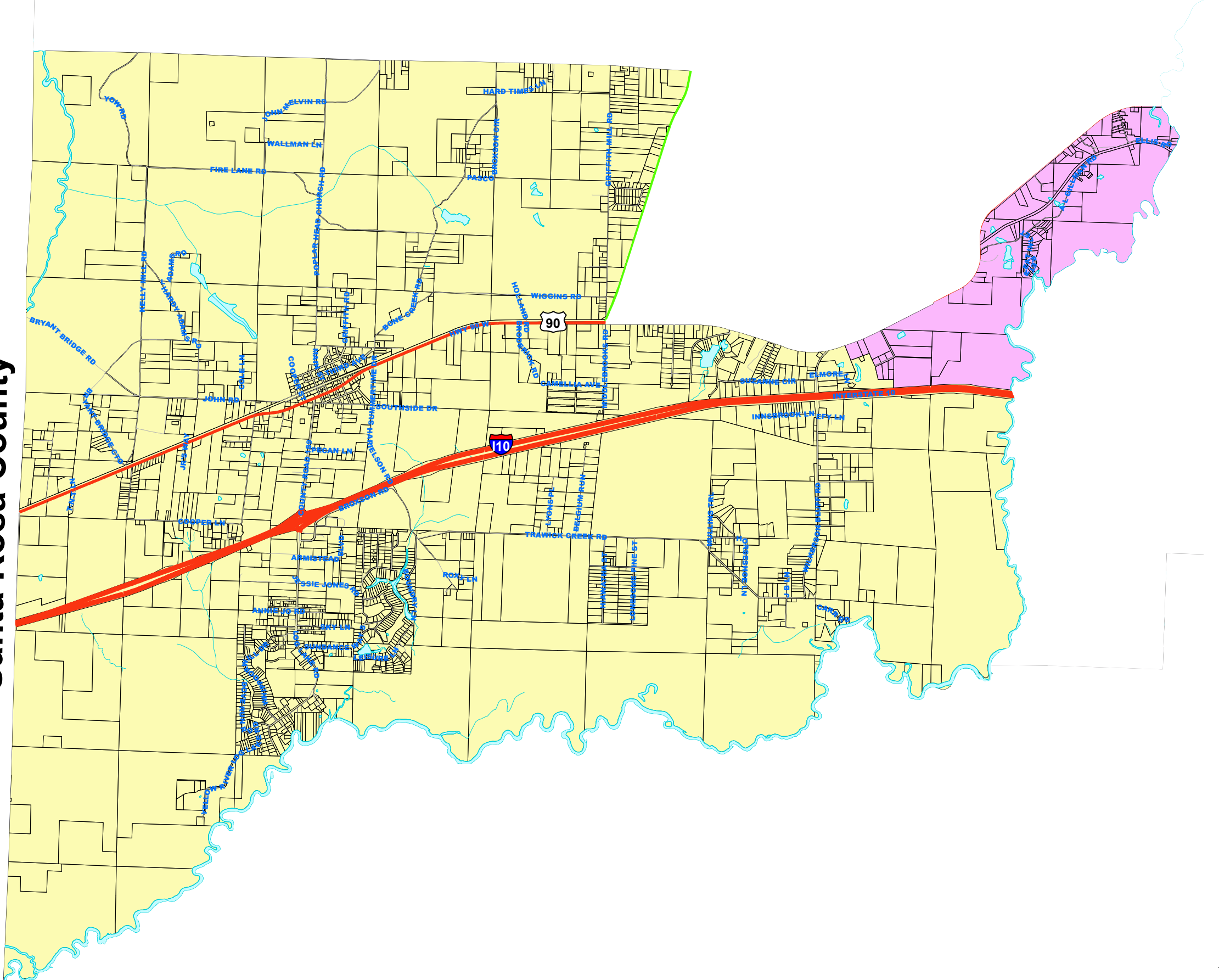
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LEGEND

- CHELCO SERVICE AREA
- GULF POWER SERVICE AREA

Santa Rosa County



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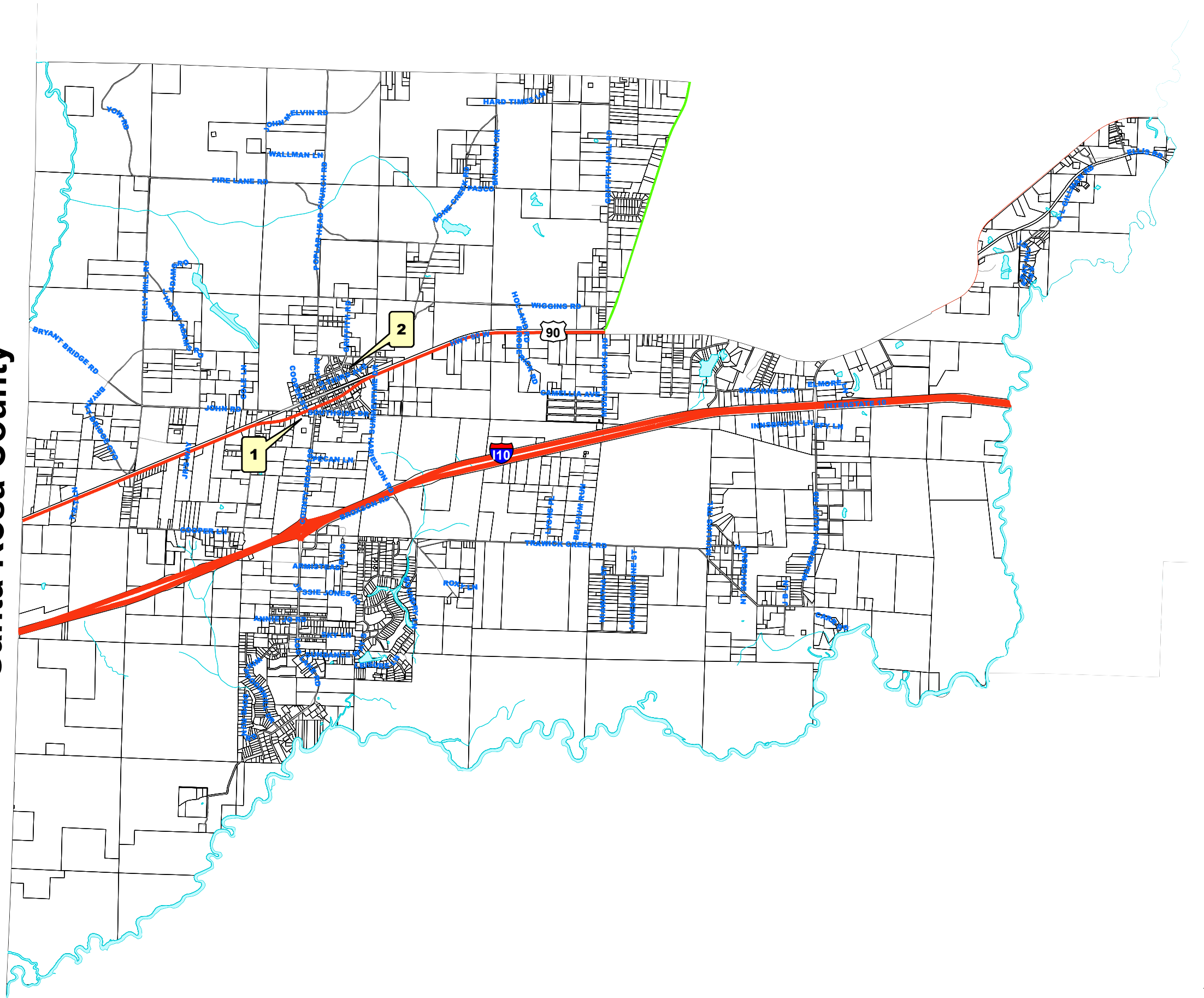


LEGEND

FACILITY NAME

- 1. Holt Volunteer Fire Department
- 2. Holt Post Office

Santa Rosa County



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G. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The entire planning area is within the Baker School attendance zone. General statistics for Baker school are shown on Table 7.

**TABLE 7
BAKER SCHOOL**

GRADES: Kindergarten through 12th

ATTENDANCE ZONE: North boundary – Alabama State Line; East boundary – Yellow River; West Boundary – Santa Rosa County Line; South Boundary – Eglin Reservation

ENROLLMENT: +- 1316 students

TEACHERS: +- 84

STUDENT POPULATION GROWTH TRENDS

1999	% Change	2007	% Change	2010	% Change	2012	% Change	2015	Max. Capacity
1415	-0.04	1357	0	1357	0	1316	-3.02	1357	1395

CLASSROOM NEEDS ASSESSMENT

2007 Actual	2015 Estimate	Needs Assessment
72	75	3

Source: Okaloosa County School District 2011-2012 FISH report

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. 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 those for the Baker Water System and the Milligan Water System. The locations of well sites for these systems are shown on Map 9.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 13.

4. Wetlands

Generalized locations of wetland areas is shown on Map 13. 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 13.

6. Habitat areas

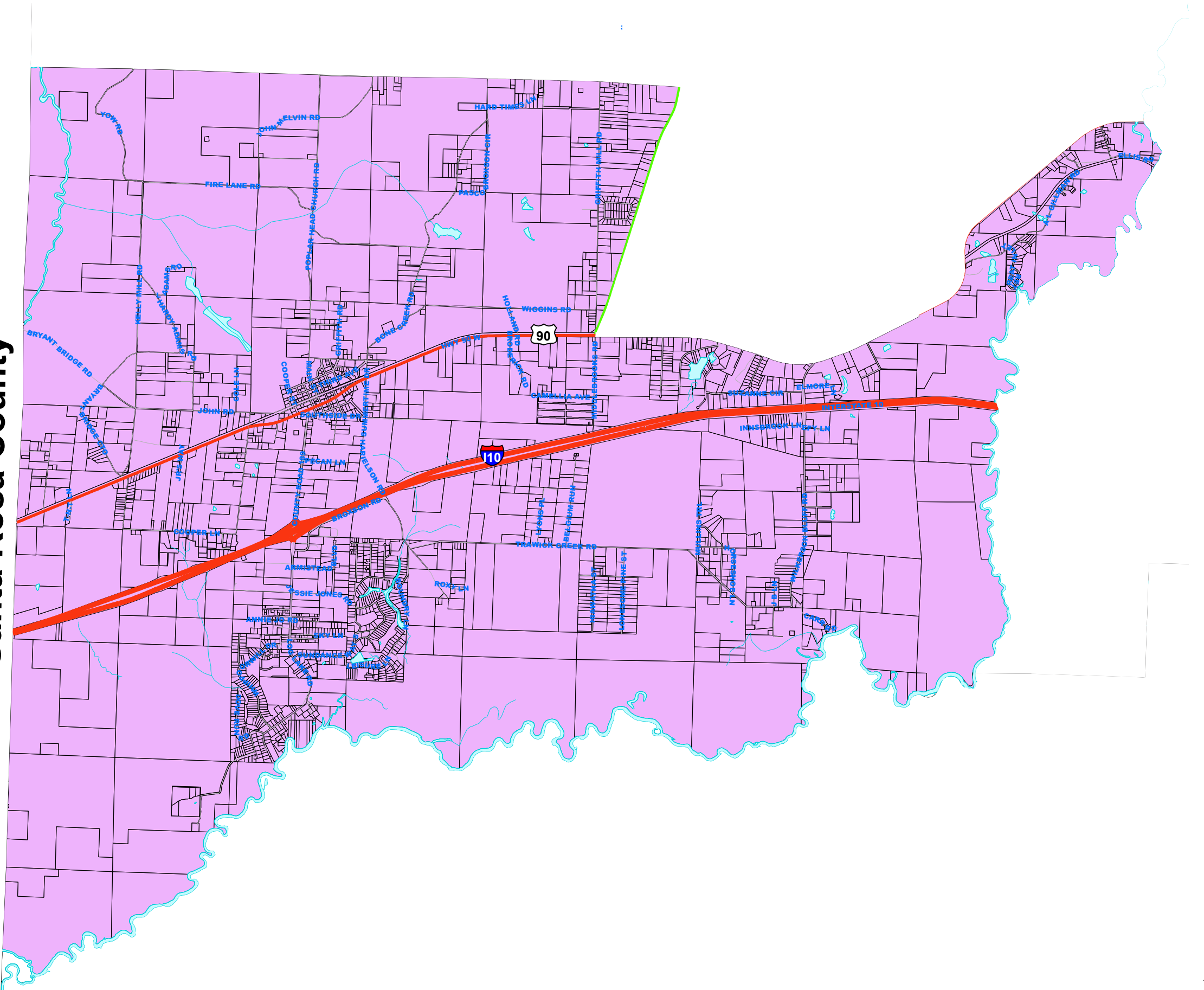
Known habitat areas for threatened and endangered species are shown on Map 13.

LEGEND

SCHOOL NAME

 Baker School

Santa Rosa County



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I. PARKS AND RECREATION

Parks and recreation facilities within the planning area are shown on Map 14.

These include the following.

County Neighborhood Parks

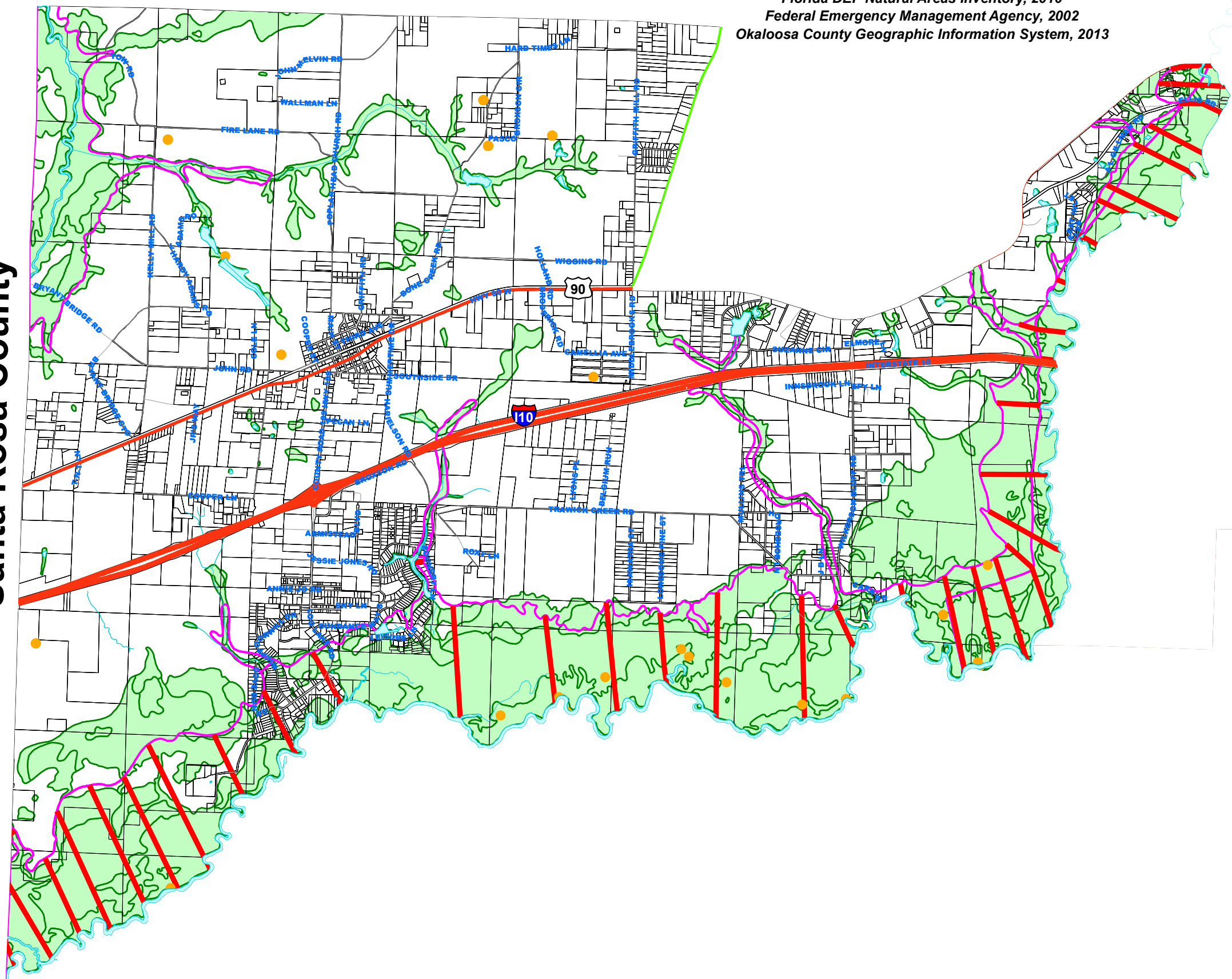
Guest Lake Park

LEGEND

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

Sources:
 Florida DEP Natural Areas Inventory, 2010
 Federal Emergency Management Agency, 2002
 Okaloosa County Geographic Information System, 2013

Santa Rosa County



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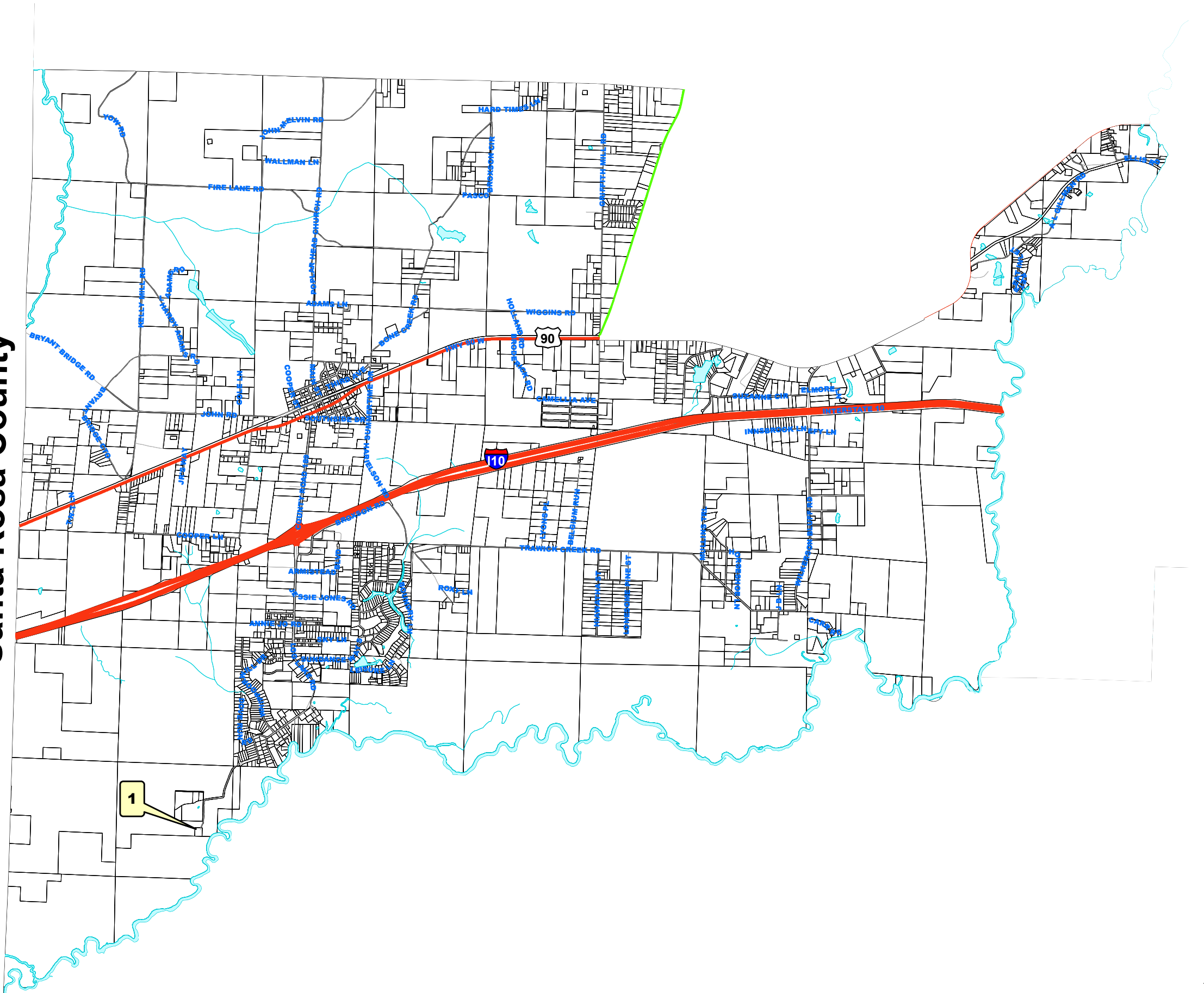
LEGEND

County Neighborhood Parks

Park Name

- 1. Guest Lake Park

Santa Rosa County



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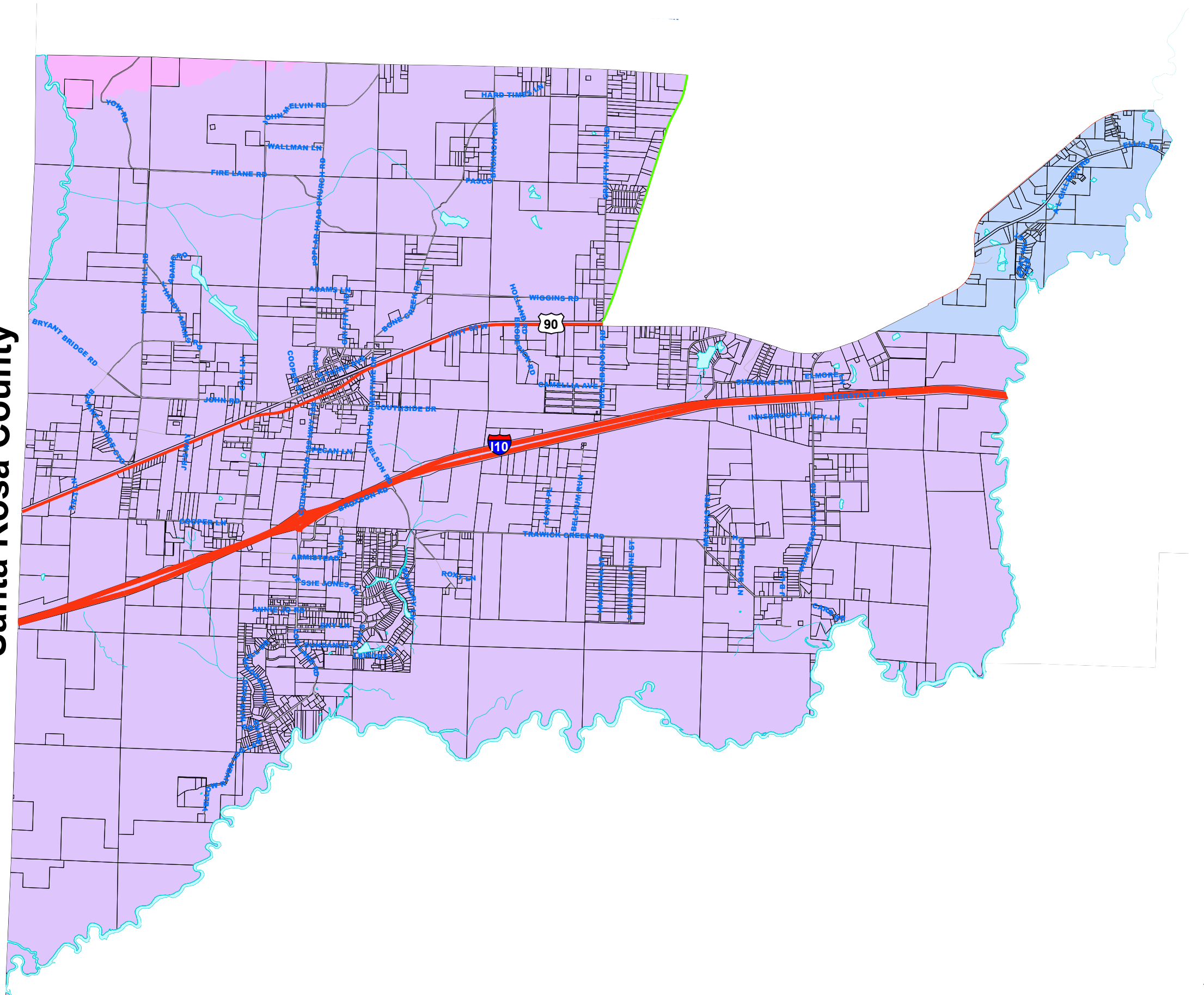


LEGEND

FIRE DISTRICT

- 1. Holt
- 2. North Okaloosa

Santa Rosa County



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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 4 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 32564 is very rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas). Population density is 34 persons per square mile which is extremely sparse with the majority of landholdings being 10 acres or greater in size. Some private landholdings are over 1,000 acres in size.

Average household size is 2.7 persons with an estimated median household income of \$43,426 (2005) and estimated median house value of \$102,883 (2005). This area includes the unincorporated communities of Holt and Milligan. The Holt area provides basic community services such as grocery stores, post office, fire stations, and restaurants.

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	2461
2010	3060
2020	7078

These figures indicate an increase of 599 persons or approximately 20% during 2004 to 2010 and 4,018 persons or approximately 57% during 2010 to 2020, or an overall increase of 4,617 or approximately 65% during the period 2004 to 2020. This represents an average annual increase of 4.6% per year from 2004 to 2020.

3. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 2,917 acres of land classified as

“vacant” and another 2,298 acres classified as “no-agriculture acreage.” 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 upon maximum allowable dwelling units per acre is shown on Table 10. The numbers shown represent total acres per category less 50% to allow for infrastructure, lands not available for sale, environmental constraints, market conditions, etc. Potential population was determined by applying average person per household (2.7) to the number of dwelling units for each FLUM category. The residential component of the Agriculture FLUM was calculated less 75% under the presumption that the majority of these lands will remain in agriculture use.

FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Rural Residential	1,996	1 du per 5 acres	200	539
		1 du per acre *	998	2,695
		1 du per ½ acre *	1,996	5,389
Low Density Residential	281	4 du per acre	562	1,517
Mix Use	642	4 du per acre **	1,284	3,467
Commercial	373	4 du per acre **	746	2,014

Industrial	301	4 du per acre **	602	1,625
TOTAL RESIDENTIAL	3,593	1,996 at 1 du per 5 acres	200	539
		1,996 at 1 du per 1 acre *	998	2,695
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
		281 at 4 du per acre	562	1,517
TOTALS AT 3,593 ACRES			6,388	17,247
Agriculture	18,446	1 du per 10 acres	461	1,245
		1 du per acre *	4,612	12,451
TOTAL RESIDENTIAL AND AGRICULTURAL	22,039	1,996 at 1 du per 5 acres	200	539
		18,446 at 1 du per 10 acres	461	1,245
		20,442 at 1 du per 1 acre *	5,610	15,146
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
TOTALS AT 22,039 ACRES			11,460	30,943

Source: Okaloosa County Growth Management

* Conditional ** Outside the Urban Development Boundary

The allowable density for the Rural Residential category is 1 dwelling per 5 acres which can be reduced to 1 dwelling per ½ acre if the property is located on a state or county maintained roadway. The allowable density for the Agriculture category is 1 dwelling per 10 acres which can be reduced to 1 dwelling per 1 acre when the property is located on a state or county maintained roadway.

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

A large portion of the planning area is consumed by the Blackwater River State Forest and Water Management District holdings. State-owned lands and environmental constraints are shown on Maps 5 and 8.

32564 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 10 (US 90); County Road 189, and; State Road 8 (Interstate 10). Average daily traffic counts and LOS characteristics for these are shown on Table 9.

**TABLE 9
LEVEL OF SERVICE CHARACTERISTICS**

Road Segment	ADT Station	2006 AADT/LOS	2030 AADT	FDOT LOS	County LOS	FDOT LOS Table
US 90						
Santa Rosa Co line to SR 189	0098	3000/C	12,910	C	C	LOS C 13,800
CR 189 to CR 189	0128	5100/C	12,910	C	C	LOS C 13,800
CR 189 to SR 4	0009	5900/C	12,910	C	C	LOS C 13,800
Interstate 10						
	NA	NA	NA	NA	C	
CR 189 (Galliver Cut-Off)	550	2437 (2007)	NA	NA	D	LOS D 16,400

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 roadways are 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.

The County does not own or operate any potable water systems within the planning area. Central water is provided by the Holt Water System. Potable water outside these system service areas is from individual, private wells. Characteristics of these water systems are shown in Table 10.

**TABLE 10
HOLT WATER CHARACTERISTICS**

Design Capacity (mgd)	Permitted Capacity (mgd)	No. of Connect. 12-06 to 11-07	Avg. Monthly Consumption (mgd)	Consumption per Connection (gpd)	Water Demand 2010	Water Demand 2015
.432	.180	479	150,708	315	.180	.240

Since the County does not own or operate a water system within the planning area no capital expenditures for potable water system are anticipated.

3. Sanitary Sewer

There are no central sanitary sewer collection or treatment facilities within the planning area and none are contemplated during the planning timeframe. Sewage treatment is provided by individual, private septic tanks. As such, no capital expenditures for sanitary sewer facilities are anticipated.

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 (BEER) 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

Baker School is the only public school within the planning area and is a K – 12 school. Baker School is located within public schools Concurrency Service Area (CSA) 1. According to the Comprehensive Plan Public School Facilities Element, May, 2013:

Baker School enrollment for 2007-2008 is 1,380 and is projected to increase by only 19 students by 2011-2012 with a projected capacity of 1,593 in 2011-2012.

Baker School is operating below 100% of permanent capacity and this level of service will continue to be met through year 2011-2012. Baker School is adjacent to CSA 3 and as such can meet the adopted level of service as needed through planned capacity improvements in CSA 3 to meet all school concurrency requirements.

Due to properties acquired in 2007 no additional land is required and supporting infrastructure is adequate to support the facility. No additional ancillary facilities will be required. The School District owns a 28-acre parcel contiguous to Baker School.

Based on the preceding no capital expenditures will be required.

Findings and Conclusions

- No capital expenditures are required to maintain adopted LOS standards within the planning area.
- Due to the sparsely populated and rural nature of the planning area the demand for public facilities is relatively low.
- If the rural nature of the area is maintained through appropriate FLUM designations the population density will remain low as well which will in turn lessen the demand for future capital expenditures.
- Under current circumstances, the land use distribution shown on the FLUM has the development potential for an estimated 36,282 persons which will increase the potential for future capital expenditures to maintain LOS standards.
- If the allowable residential density for the Agriculture FLUM category is held at 1 dwelling per 10 acres and the allowable density for the Rural Residential FLUM category is held at 1 dwelling per 5 acres the development potential is reduced to 14,113 persons.

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