

IN ORDER TO KEEP DOWNLOAD TIMES TO A REASONABLE MINIMUM, LOW RESOLUTION WAS USED IN CREATING THE MAPS. THUS, WHEN ZOOMING INTO THE MAPS LINE WORK WILL BE DISTORTED.

IF NEEDED PLEASE CONTACT THE [GROWTH MANAGEMENT GIS ANALYST](#) FOR A HIGHER RESOLUTION MAP.

ALSO NOTE: THE MAPS IN THIS DOCUMENT ARE ONLY UPDATED ONCE A YEAR OR AS NEEDED.

PLEASE VISIT OUR GIS WEB SITE

<http://webgis.co.okaloosa.fl.us/website/okaloosagis/disclaimer.htm>

WHERE THE INFORMATION IS UPDATED EVERY MONDAY OR CONTACT THE GM GIS ANALYST AT THE ABOVE EMAIL ADDRESS OR CALL 850-651-7523.



PLANNING AREA 32567

LAUREL HILL/ALMARANTE

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

DISCLAIMER

The information provided herein is for general planning purposes only. Although the information is updated periodically, Okaloosa County cannot guarantee or warrant that the information is current at any given time. This information should not be used for permitting, investment, or other similar purposes. Information should always be verified as to its accuracy at any given time.

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*

DISCLAIMER

THE INFORMATION CONTAINED HEREIN IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE. ANY RELIANCE UPON THE DATA PRESENTED HEREIN SHOULD BE INDEPENDENTLY VERIFIED AS TO RELIABILITY AND ACCURACY. OKALOOSA COUNTY SHALL NOT BE LIABLE FOR ANY ERRORS CONTAINED HEREIN OR ANY DAMAGES IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN.

Table of Contents

Description	Page
A. General Demographics	2
B. Land Use	5
C. Land Characteristics	9
D. Transportation	15
E. Utilities	18
F. Community Facilities	21
G. Public Schools	21
H. Conservation Area & Resources	24
I. Parks & Recreation	24
J. Capital Facilities Needs Assessment	28

List of Tables

Table No.	Description	Page
1	Existing Land Use Acreage	5
2	Future Land Use Acreage	5
3	Recorded Plats	9
4	Unrecorded Plats	9
5	Numbered County Roads	16
6	Un-Numbered County Roads	16
7	Auburn Water System	18
8	Laurel Hill Water System	18
9	Baker School	21
10	Residential Development Potential	30
11	Level of Service Characteristics	30
12	Auburn Water Characteristics	31
13	Laurel Hill Water Characteristics	31

List of Maps

Map No.	Description	Page
1	Planning Area & Traffic Analysis Zones	1
2	Population Density	3
2A	Aerial Photo	4
3	Existing Land Use	6
4	Future Land Use	7
4A	Zoning Map	8
5	Land Characteristics	10
5A	Prime Farmland	11
6	Large Landowners	12
7	Subdivisions	14
8	Transportation Map	17
9	Water System Map	19
10	Electric Power Map	20
11	Community Facilities	22
12	Public Schools	23
13	Conservation Areas & Resources	25
14	Parks & Recreation	26
15	Fire Districts	27

List of Appendix

Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

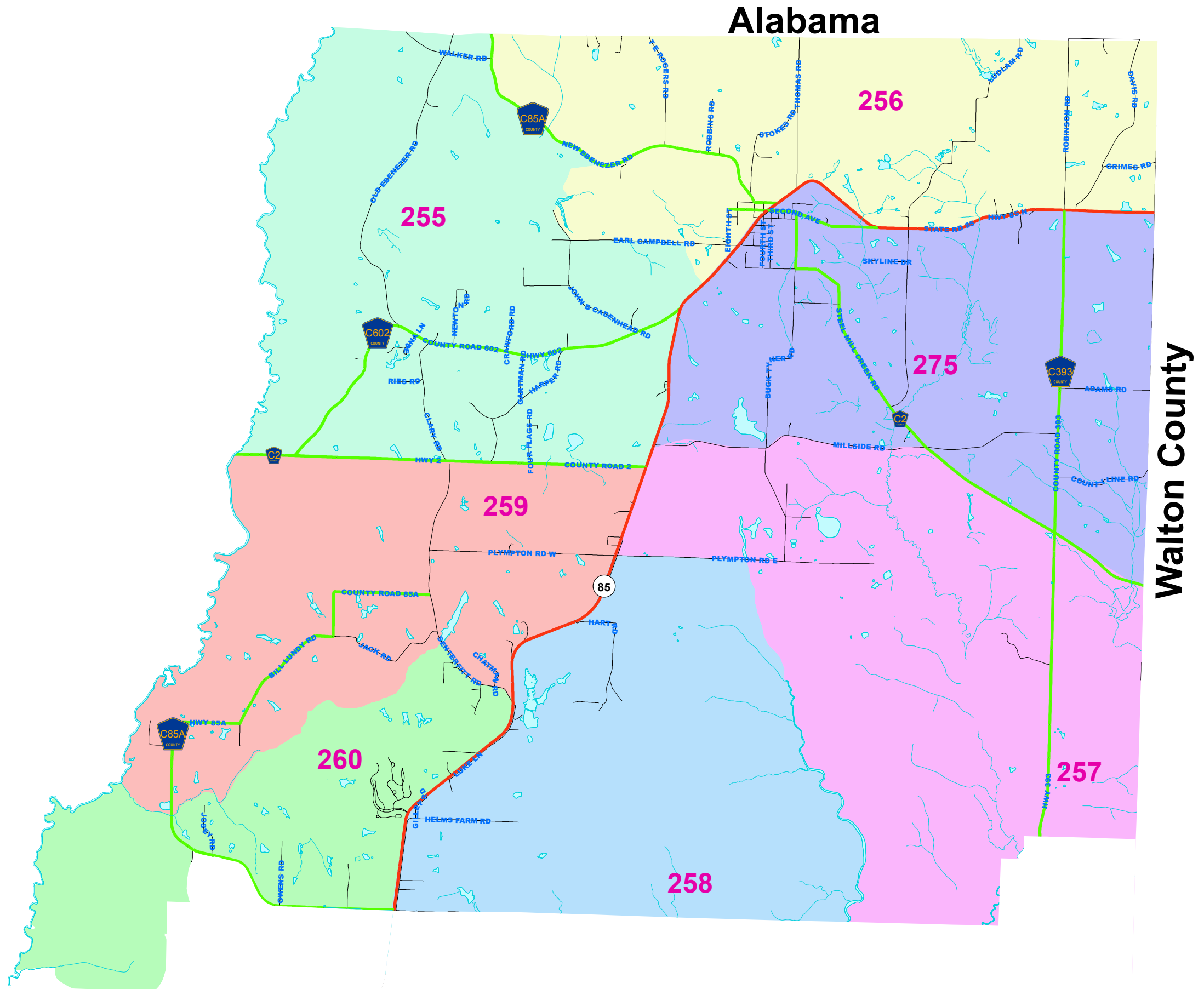
- 255
- 256
- 257
- 258
- 259
- 260
- 275



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



A. GENERAL DEMOGRAPHICS

1. Population Data

a. Population Estimates

Year	TAZ							TOTAL
	255	256*	257	258 (part 20%)	259	260	275*	
	Population							
2004	361	499	410	52	229	224	499	2274
2010	397	549	470	284	261	246	557	2764
2020	486	933	609	326	386	342	767	3849

b. Population Distribution

Males: 49.5%
Females: 50.5%

c. Median Age: 37.6 years

d. Population Density: 13 persons per square mile (very low)

* Includes City of Laurel Hill

2. Housing Data

a. Dwelling Unit Estimates

Year	TAZ							TOTAL
	255	256	257	258 (part)*	259	260	275	
	Units							
2004	174	218	189	102	107	101	218	1109
2010	197	240	216	121	117	115	243	1249
2020	254	408	278	141	156	175	461	1873

* 20% of planning area

b. Median House Value (2010): \$139,174

c. Estimate of House Values (2010):

\$20,000 to \$24,999: 41
 \$25,000 to \$29,999: 65
 \$30,000 to \$34,999: 21
 \$35,000 to \$39,999: 17
 \$40,000 to \$49,999: 60
 \$50,000 to \$59,999: 68
 \$60,000 to \$69,999: 151
 \$70,000 to \$79,999: 93
 \$80,000 to \$89,999: 72
 \$90,000 to \$99,999: 39
 \$100,000 to \$124,999: 177
 \$125,000 to \$149,999: 164
 \$150,000 to \$174,999: 257
 \$200,000 to \$249,999: 221
 \$250,000 to \$299,999: 58
 Over \$300,000: 159

d. Housing Units in Structures:

One, detached: 1617 5 to 9: 5
 One, attached: 21 10 to 19: 6
 Mobile homes: 703
 RV's, Vans, etc.: 23

3. Household Data

a. Average Household Size: 2.6 persons

b. Number of Households: 3693

c. Size of Family Households: 760 2-person; 312 3-person; 191 4-person; 113 5-person; 133 6-person; 21 7 or more persons.

d. Size of Non-Family Households: 425 1-person; 59 2-person ; 28 3 -persons

4. Income Data

a. Average Adjusted Gross Income (2004): \$34,499

b. Estimated Median Household Income (2010): \$44,829

c. Residents Below Poverty Level (2010): 12.5%

d. Residents Below 50% of Poverty Level (2010): 9.3%

LEGEND

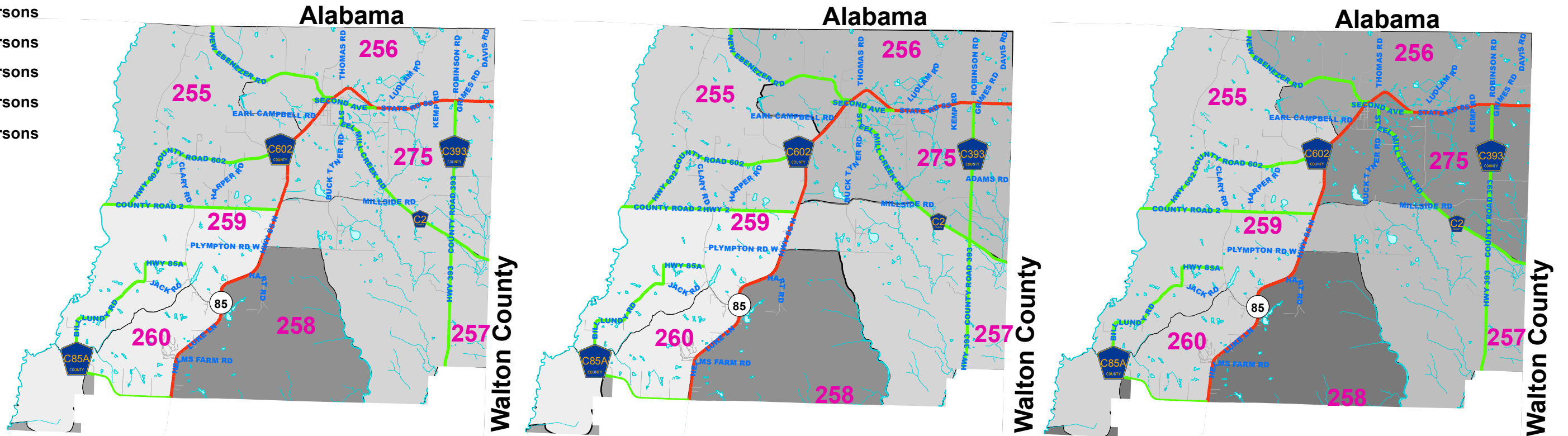
Population Density

- 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

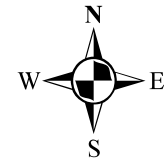
2020



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

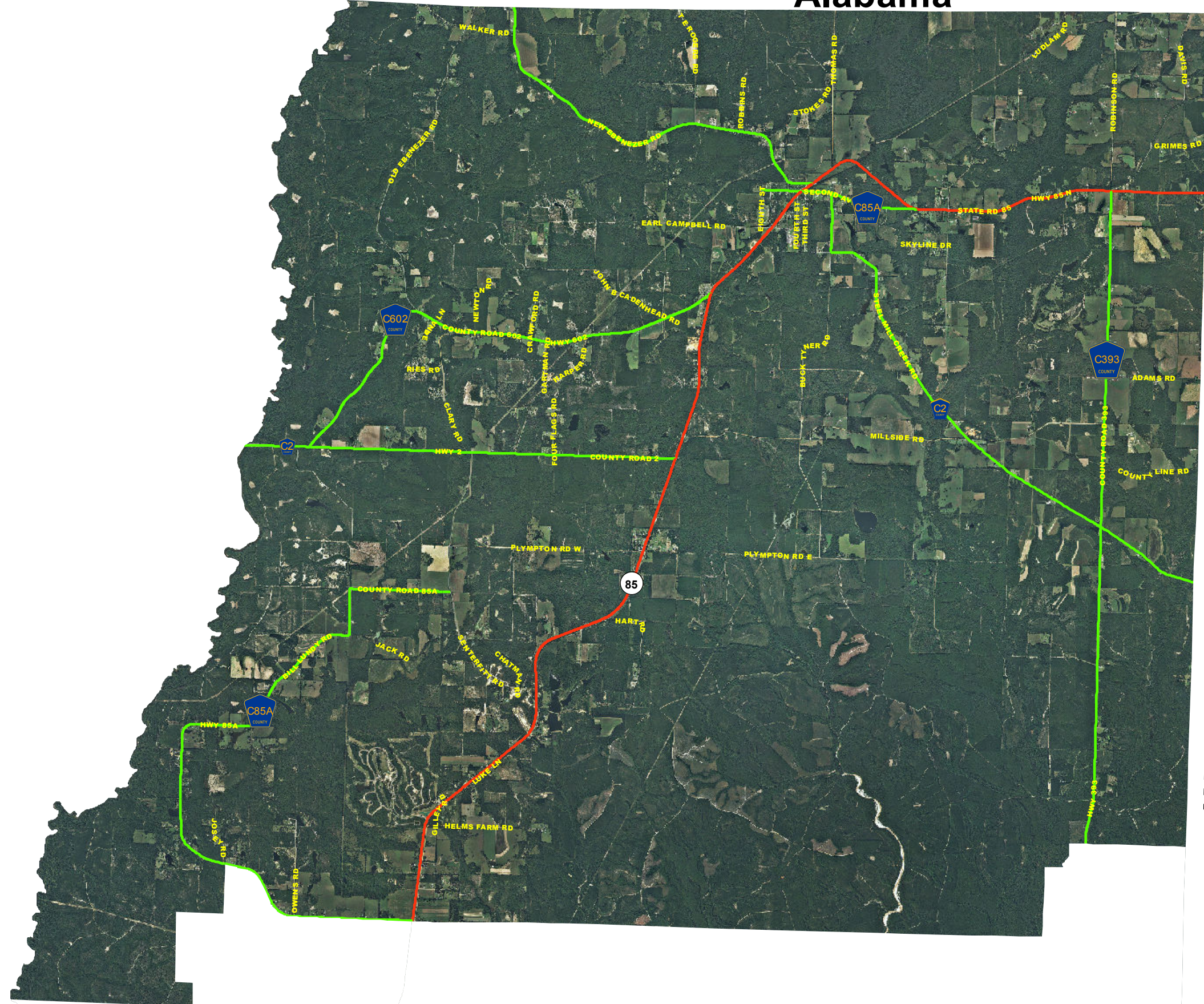
PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Alabama

- LEGEND**
- STATE HIGHWAY SYSTEM
 - COUNTY ROAD SYSTEM



Walton County



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



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	2,396
Commercial	435
Industrial	17
Agriculture	53,420
Institutional	60
Public	170
Other	2,960

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.

Land Use	Acres
Agriculture	54,316
Rural Residential	7,570
Mixed Use	14
Commercial	24
Conservation	7
Recreation	9

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:	2,396
Commerical:	435
Industrial:	17
Agriculture:	53,420
Institutional:	60
Public:	170
Other:	2,960



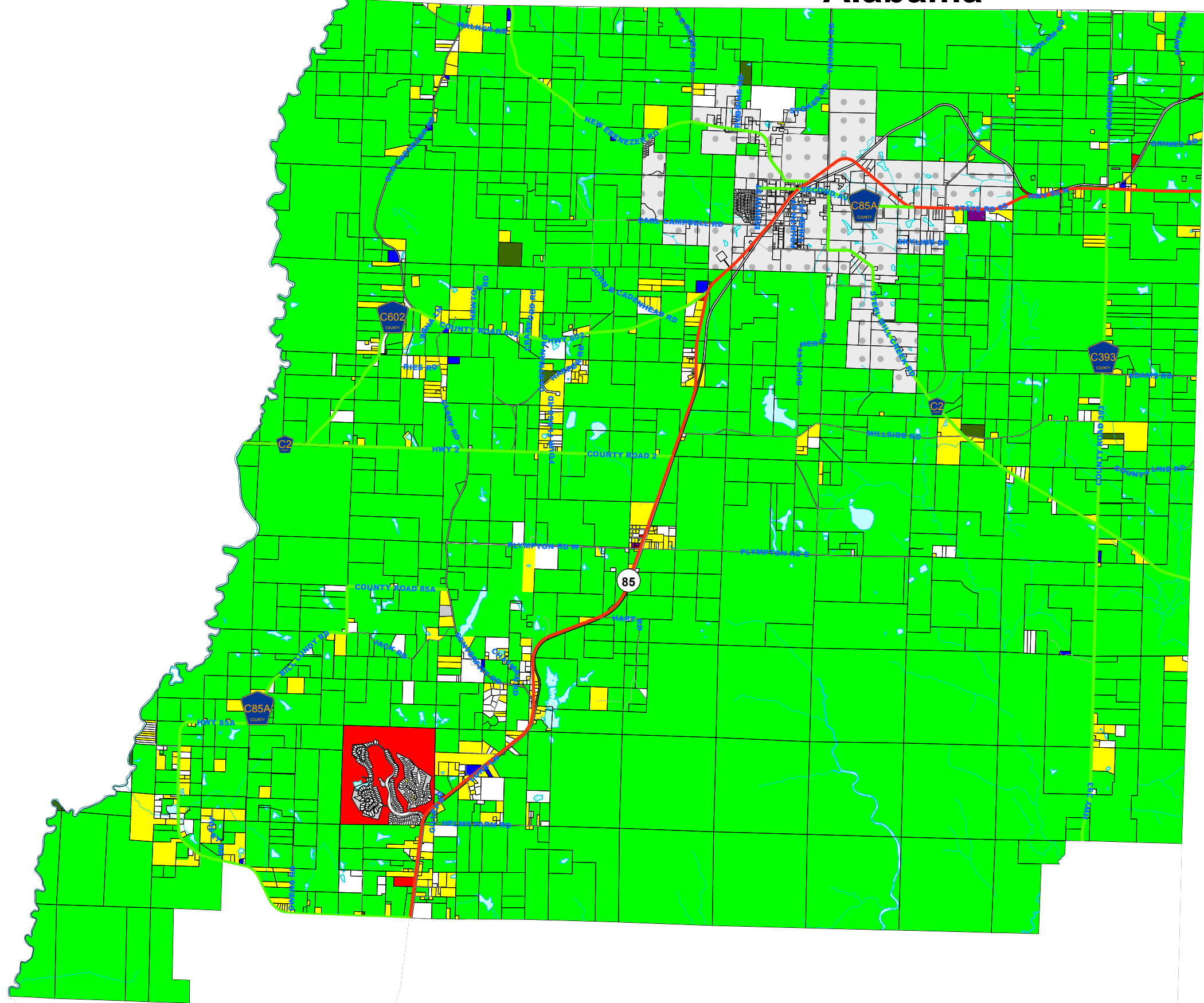
MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Alabama

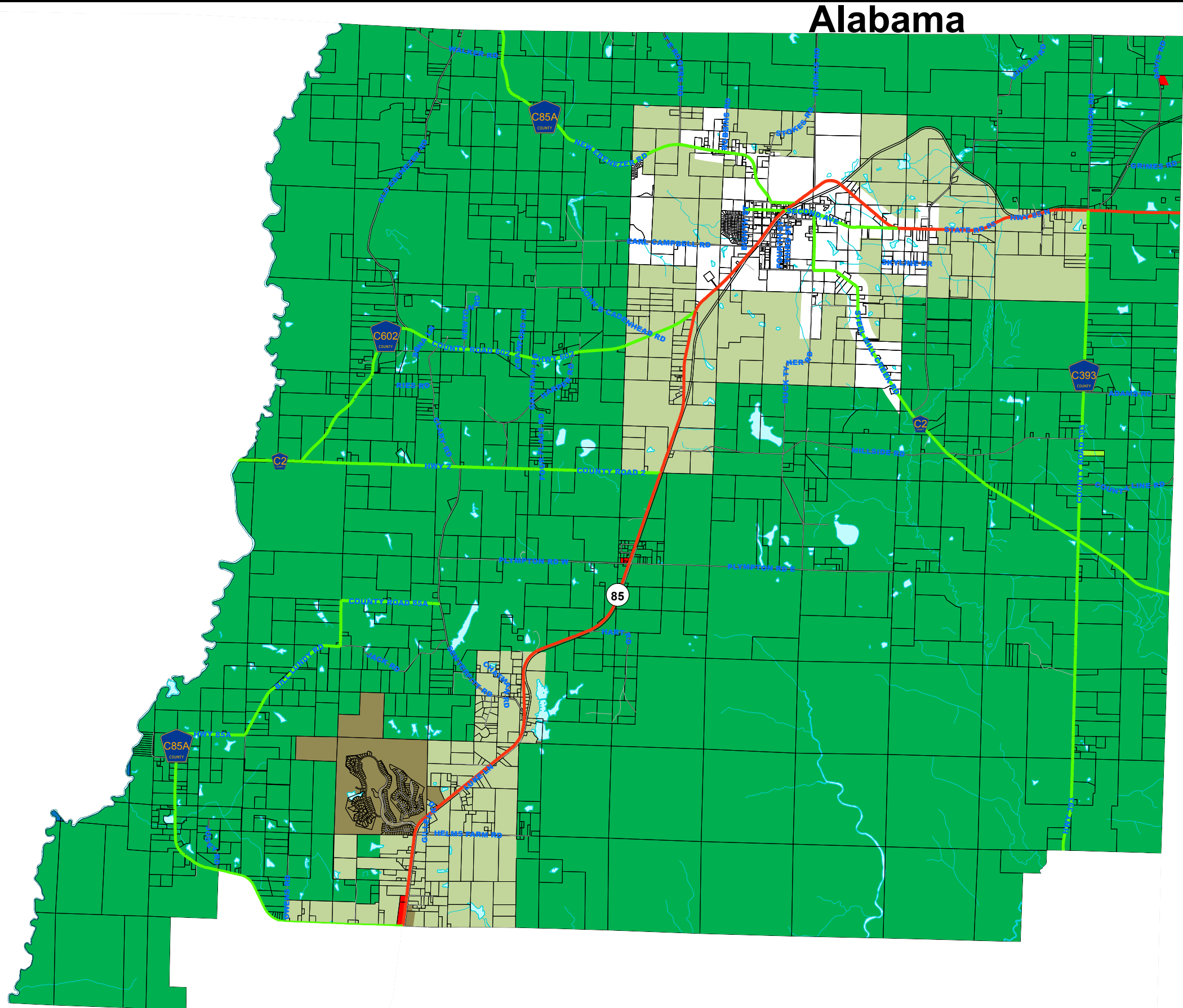


Walton County

LEGEND

FUTURE LAND USE

- AGRICULTURAL
- COMMERCIAL
- CITY
- CONSERVATION
- MIXED USE
- RECREATIONAL
- RURAL RESIDENTIAL



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



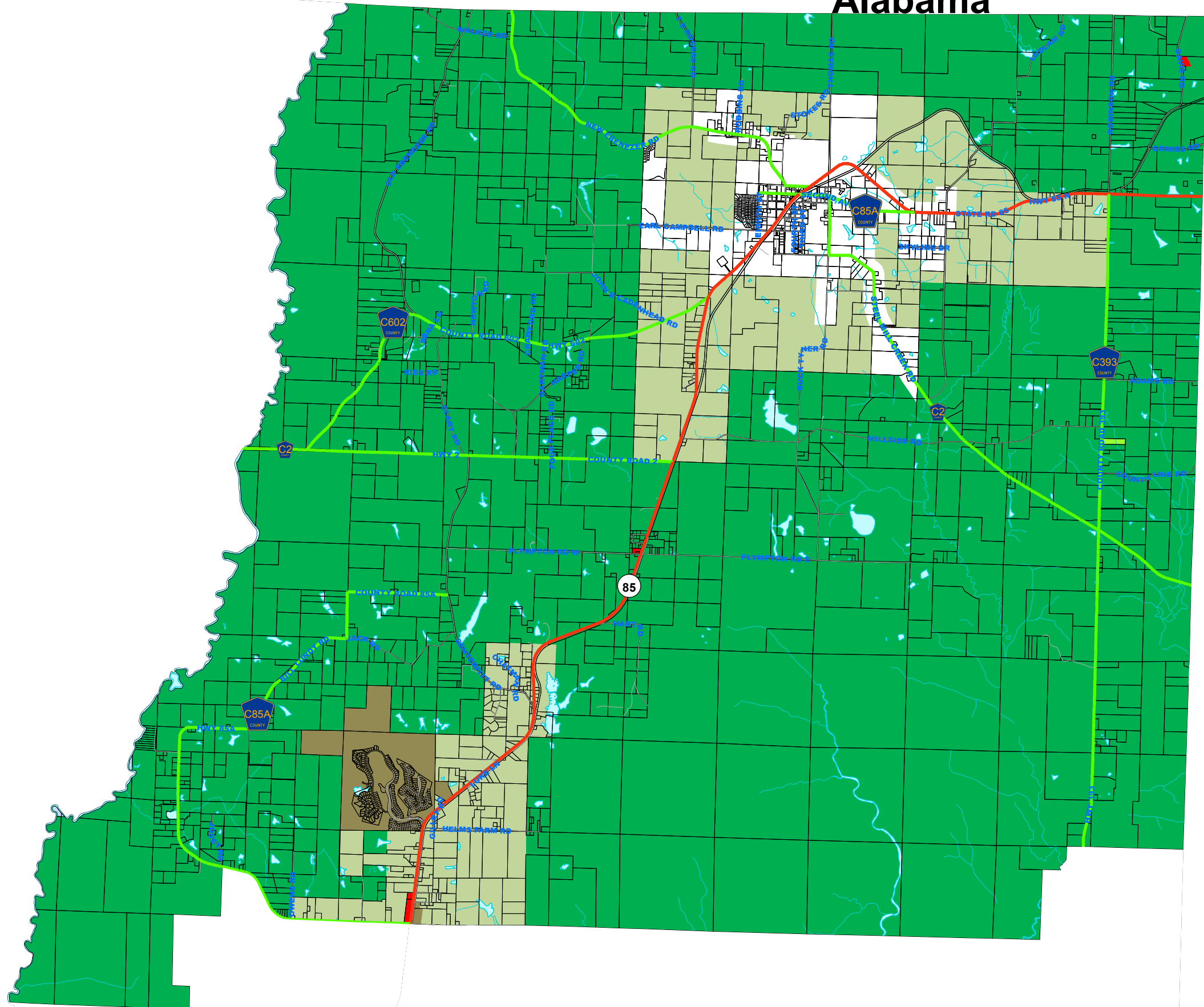
Source: Okaloosa County Geographic Information System, 2013

LEGEND

ZONING

- AGRICULTURAL
- GENERAL COMMERCIAL
- CITY
- RECREATIONAL
- RURAL RESIDENTIAL

Alabama



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Okaloosa County
Growth Management
May, 2013

Walton County

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
Heritage Plantation	2009
Heritage Plantation Phase II	2009
Corner Stone at The Preserve at Campton	Pending
Natures Walk at The Preserve at Campton	Pending
Natures Edge at The Preserve at Campton	Pending
Harmony Way at The Preserve at Campton	Pending
Natures Crossing at The Preserve at Campton	Pending

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

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
Bill Lundy Road
Carl Ries
Four Flags Road
Hawks Run
Turpine Still Road

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
-  Cropland 005100 - 005300
-  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



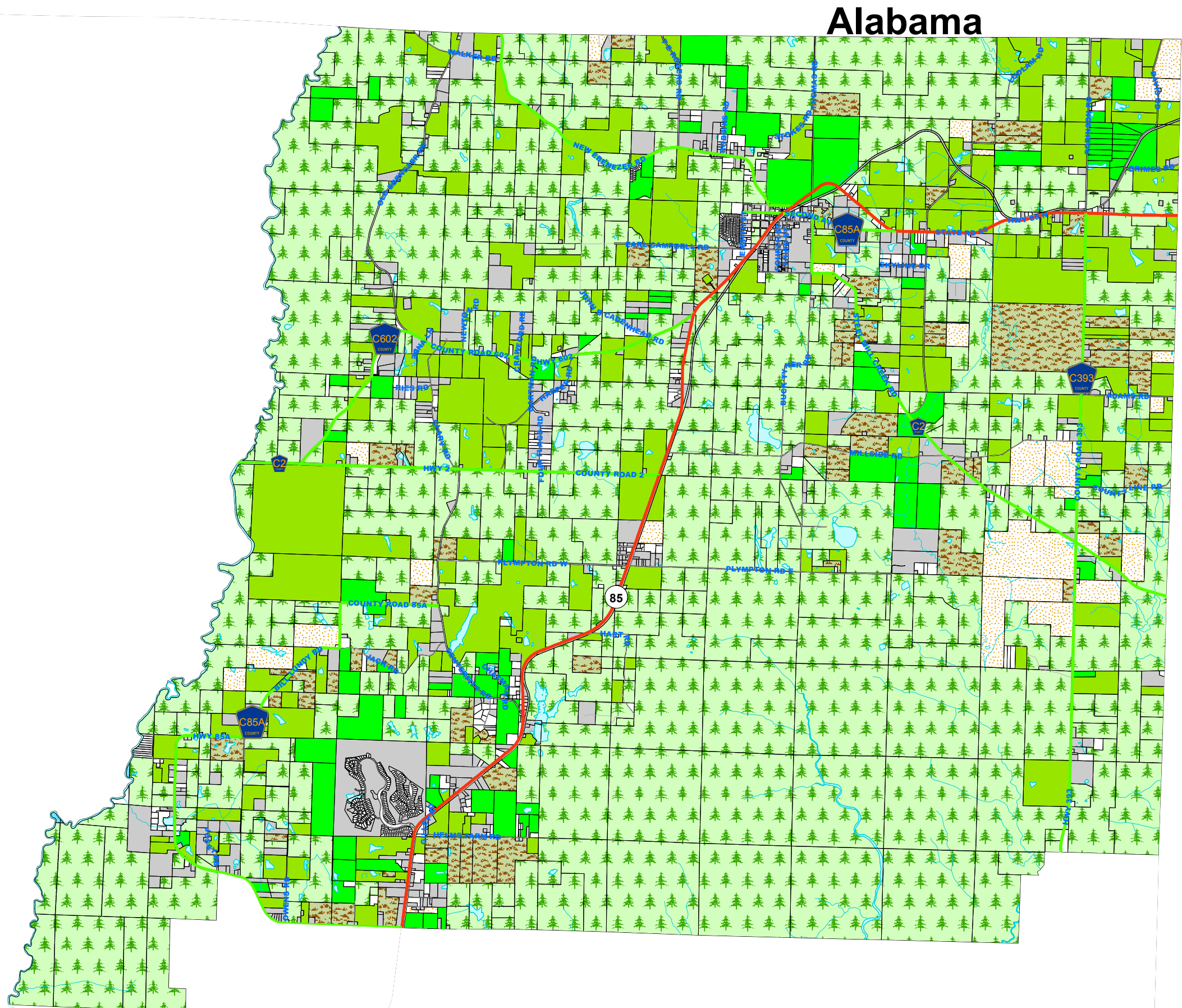
MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane - Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Okaloosa County
Growth Management
May, 2013



Walton County

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



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (9903)
NAD 1983(90), NAVD 1988.

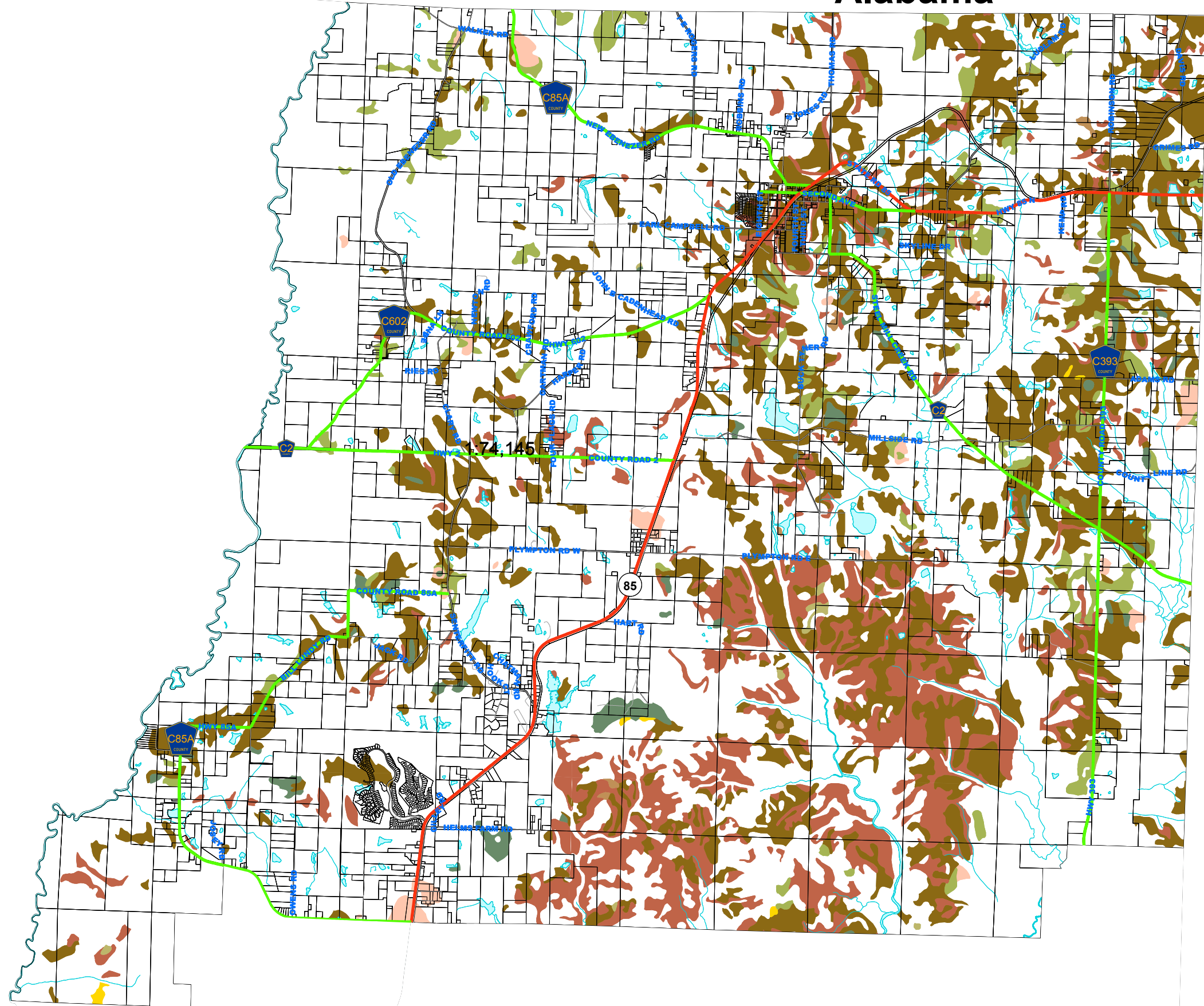
PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Okaloosa County
Growth Management
May, 2013

Alabama



Walton County

LEGEND

OWNERS

ACRES

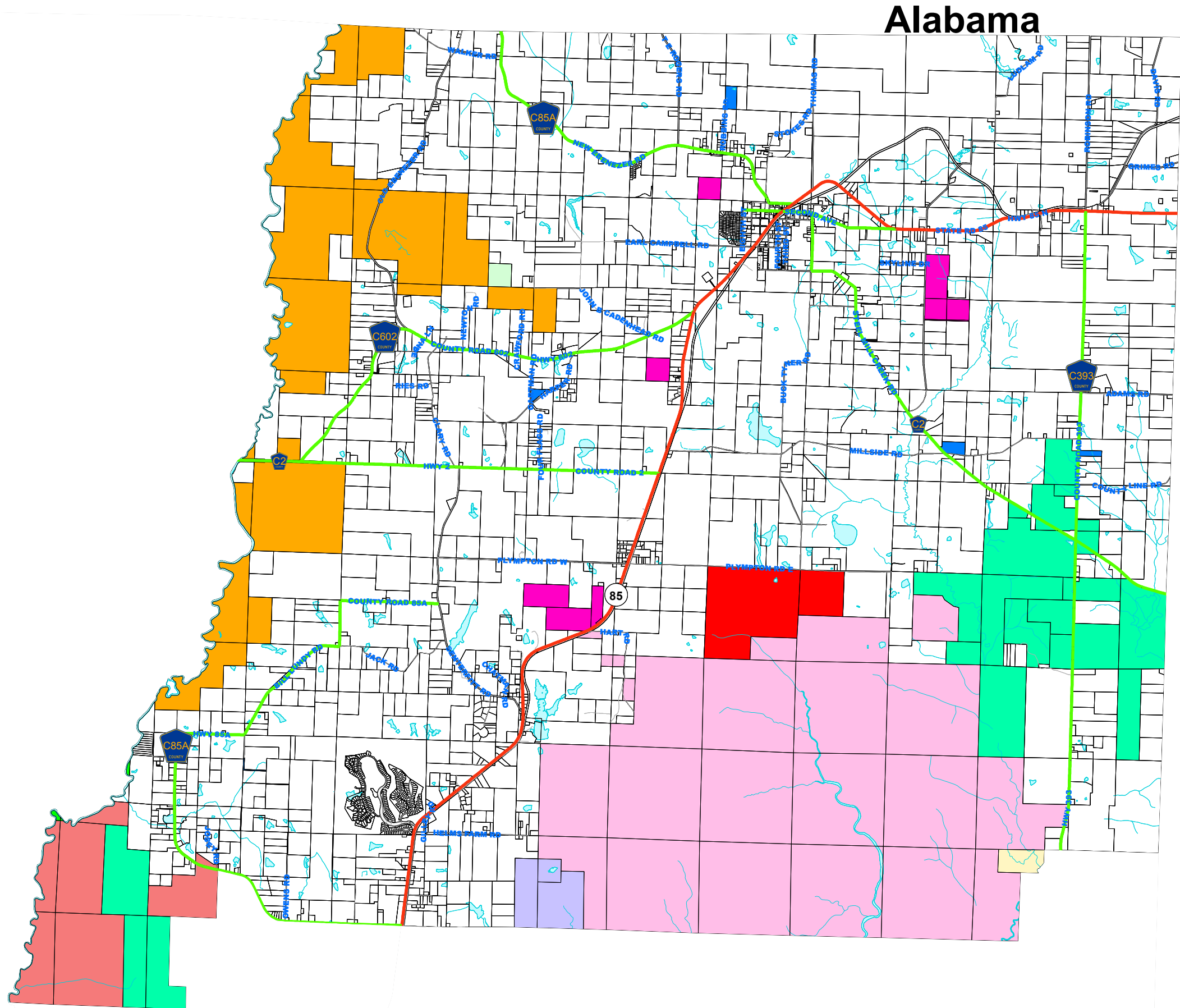
	BCC	2645
	CRESTVIEW WEST LLC	4545
	DORCAS LAND INVESTMENTS	3124
	GIVENS FAMILY LTD PTR	1027
	HART BENJAMIN H TRUST	9730
	T R MILLER MILL CO INC	1450
	THE H.T.L. FAMILY LTD PTR	6938
	TIITF/AGR-DIV FORESTRY	59,204
	UIL FAMILY LTD PTR	3067



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Walton County

Source: Okaloosa County Growth Management, 2013

LAUREL HILL 32567											
Subdivision Name	Date Platted	# of Lots	Paved	Unpaved	Public	Private	Average Size	Public Water	Fire	Stormwater	Built Out Lots
RECORDED PLATS											
Heritage Plantation	2009	172	X			X	0.33	X	X	X	4
Heritage Plantation Phase II	2009	108	X			X	0.33	X	X	X	0
Corner Stone at The Preserve at Campton	Pending	9	X			X	0.25	X	X	X	
Natures Walk at The Preserve at Campton	Pending	49	X			X	0.25	X	X	X	
Natures Edge at The Preserve at Campton	Pending	35	X			X	0.25	X	X	X	
Harmony Way at The Preserve at Campton	Pending	42	X			X	0.25	X	X	X	
Natures Crossing at The Preserve at Campton	Pending	5	X			X	0.25	X	X	X	
UNRECORDED SUBDIVISIONS											
Bill Lundy Road	1990	23	X	X	X	X	1 Acre	X			4
Carl Ries	1990	21		X	X	X	5 Acres	X			18
Four Flags Road	1990	28	X		X		1 to 5 Acres				12
Hawks Run	1990	10		X		X	1 to 3 Acres				4
Turpine Still Road	1990	4		X		X	10 Acres				3
Pending											
Unrecorded											

LEGEND

 PLATTED AREA

A. RECORDED PLATS

Name	Year Platted
1. Fairview Addition to Laurel Hill	1956
2. Heritage Plantation Ph I	2005
3. Hunter Creek Estates Ph I	2007
4. Laurel Hill	1885
5. Miller Addition to Laurel Hill	1912
6. White Oak Estates	2005

B. UNRECORDED SUBDIVISIONS

- 7. Carl Ries
- 8. Four Flags Road
- 9. Turpine Still Road
- 10. Bill Lunday Road
- 11. Hawks Run

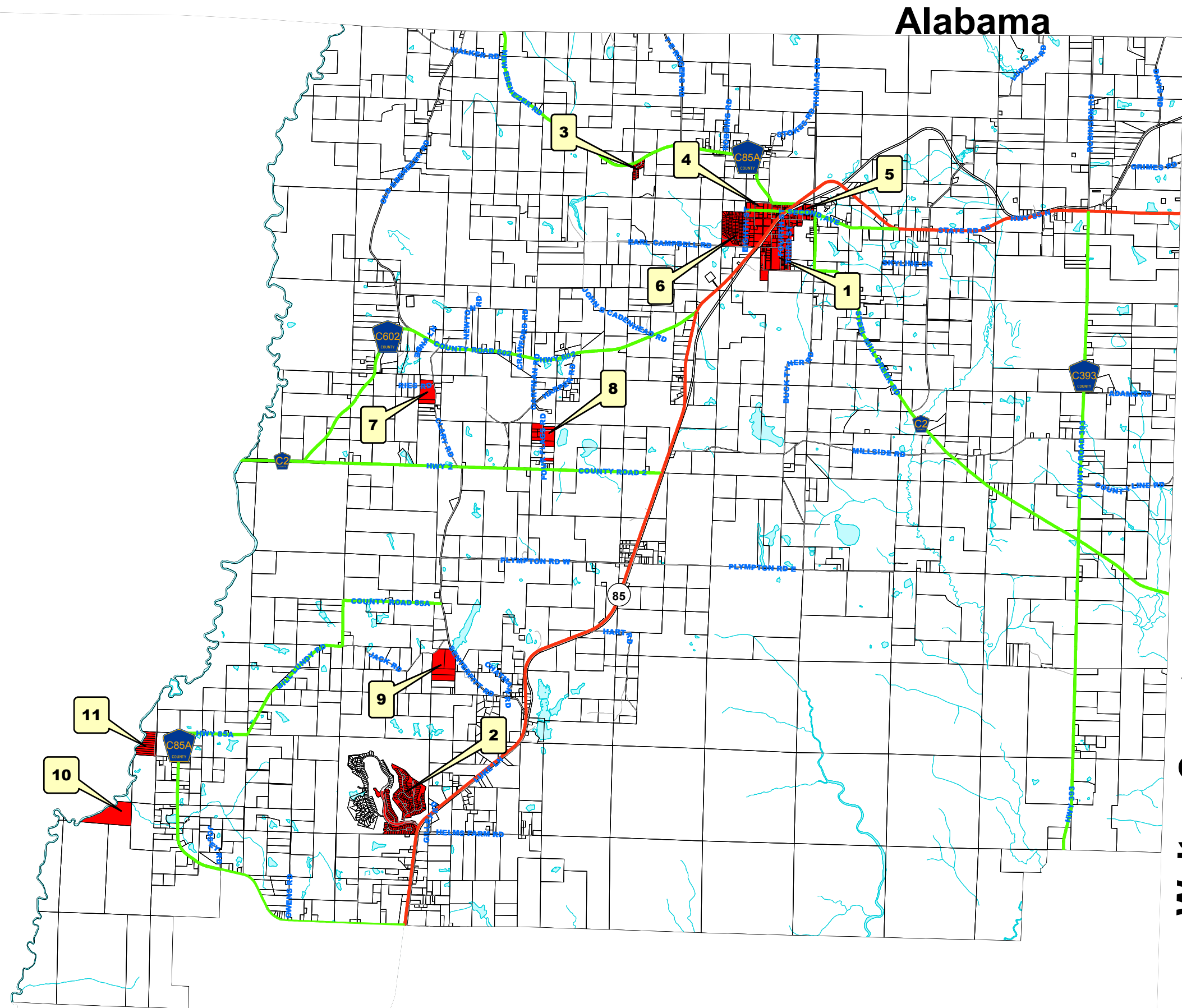
Source: Official Records of Okaloosa County



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1983

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



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 State Road 85 North. General characteristics of this roadway were taken from the Okaloosa-Walton TPO 2030 Long Range Transportation Plan Update (2030 LRTPU), May 2007 as follows. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. State Road 85 North

No. of lanes: 2
Functional Class: Minor Arterial
Facility Type: Undivided
LOS Area: Rural Undeveloped (part), Transitioning (part)
FDOT LOS: C
County LOS: D

FDOT Station 0051: 0.225 mile N of CR 602 (N of water tower)
2006 AADT: 4400 LOS: C 2009 AADT: 4200 LOS: C
2012 AADT: 3400 LOS: C 2030 AADT: 6890 LOS: C
LOS Area: Rural Undeveloped

FDOT Station 0054: 350 ft northeast of CR 85A, Laurel Hill
2006 AADT: 3800 LOS: C 2009 AADT: 3700 LOS: C
2012 AADT: 3000 LOS: C 2030 AADT: 6890 LOS: C
LOS Area: Rural Undeveloped

FDOT Station 0118: .975 ft east of CR 85A, Laurel Hill
2006 AADT: 3400 LOS: C 2009 AADT: 3300 LOS: C
2012 AADT: 2800 LOS: C 2030 AADT: 6890 LOS: C
LOS Area: Rural Undeveloped

FDOT Station 0138: 750 ft north of CR 85A (Bill Lundy Rd)
2006 AADT: 5400 LOS: C 2009 AADT: 4800 LOS: C
2012 AADT: 4200 LOS: C 2030 AADT: 8910 LOS: C
LOS Area: Transitioning

FDOT Station 9942: .75 miles south of CR 2, Laurel Hill
2006 AADT: 4372 LOS: C 2009 AADT: 3800 LOS: C
2012 AADT: NA 2030 AADT: 6890 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

Numbered county roads within the planning area include:

- CR 2
- CR 2 (Steel Mill Creek Road)
- CR 85A (New Ebenezer Road, 2nd Avenue)
- CR 85A (Bill Lundy Road)
- CR 393 (Robinson Road)
- CR 602

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
2	SR 85 N to Yellow River	Collector	Rural	Undivided	2	378	400(C)		D
2 (Steel Mill Creek Rd)	SR 85 N to Walton Co. line	Collector	Rural	Undivided	2	NA	300 – 400 (C)		None
85A (New Ebenezer Rd)	SR 85 N to Alabama State line	Collector	Rural	Undivided	2	NA	600 (C)		None
85A (Bill Lundy Rd)	SR 85 N to Senterfitt Rd	Collector	Rural	Undivided	2	NA	NA		None
393 (Robinson Rd)	SR 85 N to CR 2	Collector	Rural	Undivided	2	490	NA		D
602	SR 85 N to CR 2	Collector	Rural	Undivided	2	NA	NA		None

**NA: Not Available
Source: Okaloosa County Comprehensive Plan Evaluation & Appraisal Report, September, 1997
Okaloosa County Public Works Department
Florida Department of Transportation

**TABLE 6
UN-NUMBERED COUNTY ROADS**

Road	Segment	Func. Class.	Area	Type	Lanes	1995 AADT	2012 AADT	Adopted LOS
Senterfitt Road	SR 85 N to CR 2	None	Rural	Undivided	2	NA	NA	None
Millside Road	SR 85 N to CR 2 (Steel Mill Creek Rd)	None	Rural	Undivided	2	NA	NA	None

NA: Not Available
Source: Okaloosa County Comprehensive Plan Evaluation & Appraisal Report, September, 1997
Okaloosa County Public Works Department
Florida Department of Transportation

c. Local Streets

Except for the collector roads listed in Tables 5 and 6 the majority of the roads within the Planning area are considered local streets.





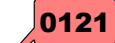
b. Un-Numbered County Roads

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.

Senterfitt Road
Millside Road

General characteristics of these roadways are shown in Table 6.

LEGEND

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

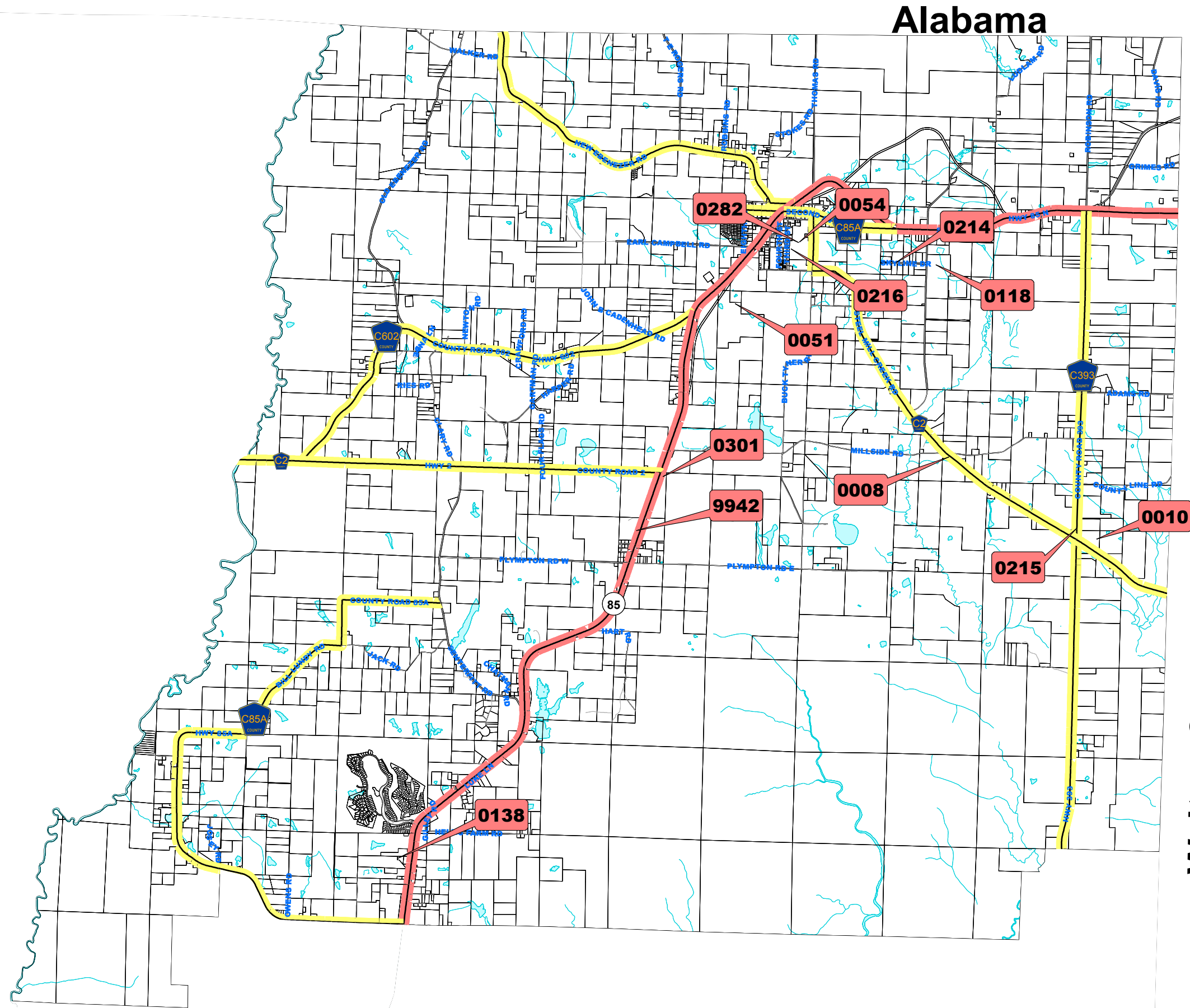
ALL ROADWAYS 2 LANES



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Walton County

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. Auburn Water System

The Auburn Water System service area and actual water distribution area is shown on Map 10. Most of the land within the planning area water service area is vacant, undeveloped. There is a limited water supply and distribution system within the planning area described on Table 7.

**TABLE 7
AUBURN 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
5.1	1.4	2.84	60.0	5480	1.562 (mgd)	285	1.67	1.95	2.97

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

b. Laurel Hill

The Laurel Hill water service area and actual water distribution area is shown on Map 11. The general characteristics and description of the water system are shown on Table 8.

**TABLE 8
LAUREL HILL WATER SYSTEM**

Design Capacity (GPD)	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
717,120	.170	.308	.620	529	127,785 gpd	242	.160	.170	.180

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

c. 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.

LEGEND

AUBURN WATER SYSTEM

SERVICE AREA

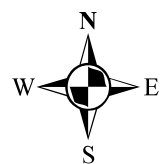
LAUREL HILL WATER SYSTEM

SERVICE AREA

ELEVATED TANK

WATER WELL

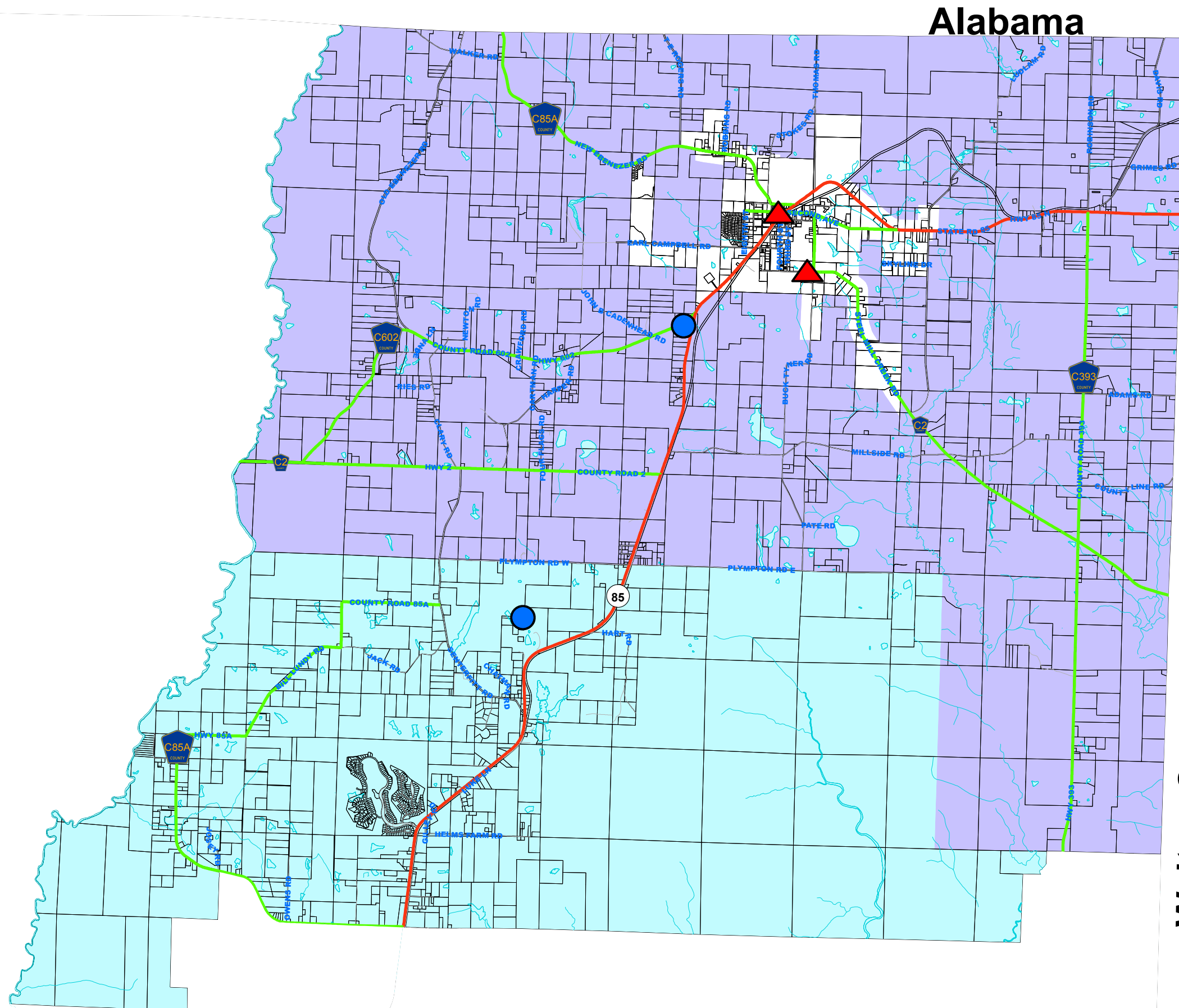
NO CENTRAL SANITARY SEWER SYSTEMS



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Walton County

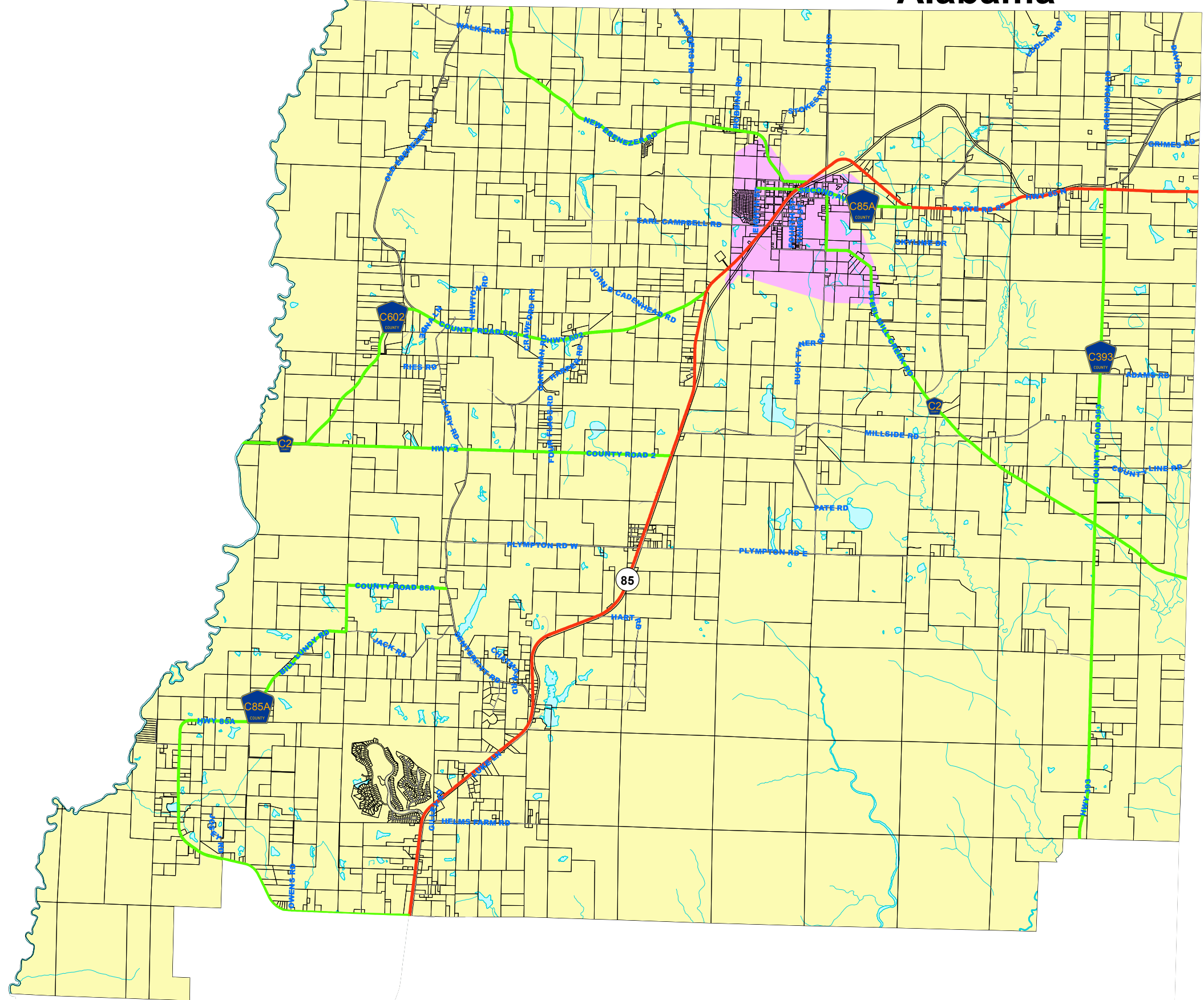
Source: Chelco Electrical Service & Gulf Power Electrical Service, 2013

Alabama

LEGEND

 **CHELCO SERVICE AREA**

 **GULF POWER SERVICE AREA**



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



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 13. These include the Laurel Hill City Hall, Fire Department station, and post office as well as the Almarante Fire Station.

G. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The entire planning area is within the Laurel Hill School attendance zone. General statistics for Laurel Hill School are shown on Table 9.

**TABLE 9
LAUREL HILL SCHOOL**

GRADES: Kindergarten through 12th

ATTENDANCE ZONE: North boundary – Alabama State Line; East boundary – Walton County line; West Boundary – Yellow River; South Boundary

ENROLLMENT: +- 419 students

TEACHERS: +- 10

STUDENT POPULATION GROWTH TRENDS

<u>1999</u>	<u>% Change</u>	<u>2007</u>	<u>% Change</u>	<u>2010</u>	<u>% Change</u>	<u>2012</u>	<u>% Change</u>	<u>2015</u>	<u>Max. Capacity</u>
452	-0.005	450	0.10	506	0.10	419	-17.19	562	601

CLASSROOM NEEDS ASSESSMENT

<u>2007 Actual</u>	<u>2015 Estimate</u>	<u>Needs Assessment</u>
31	33	2

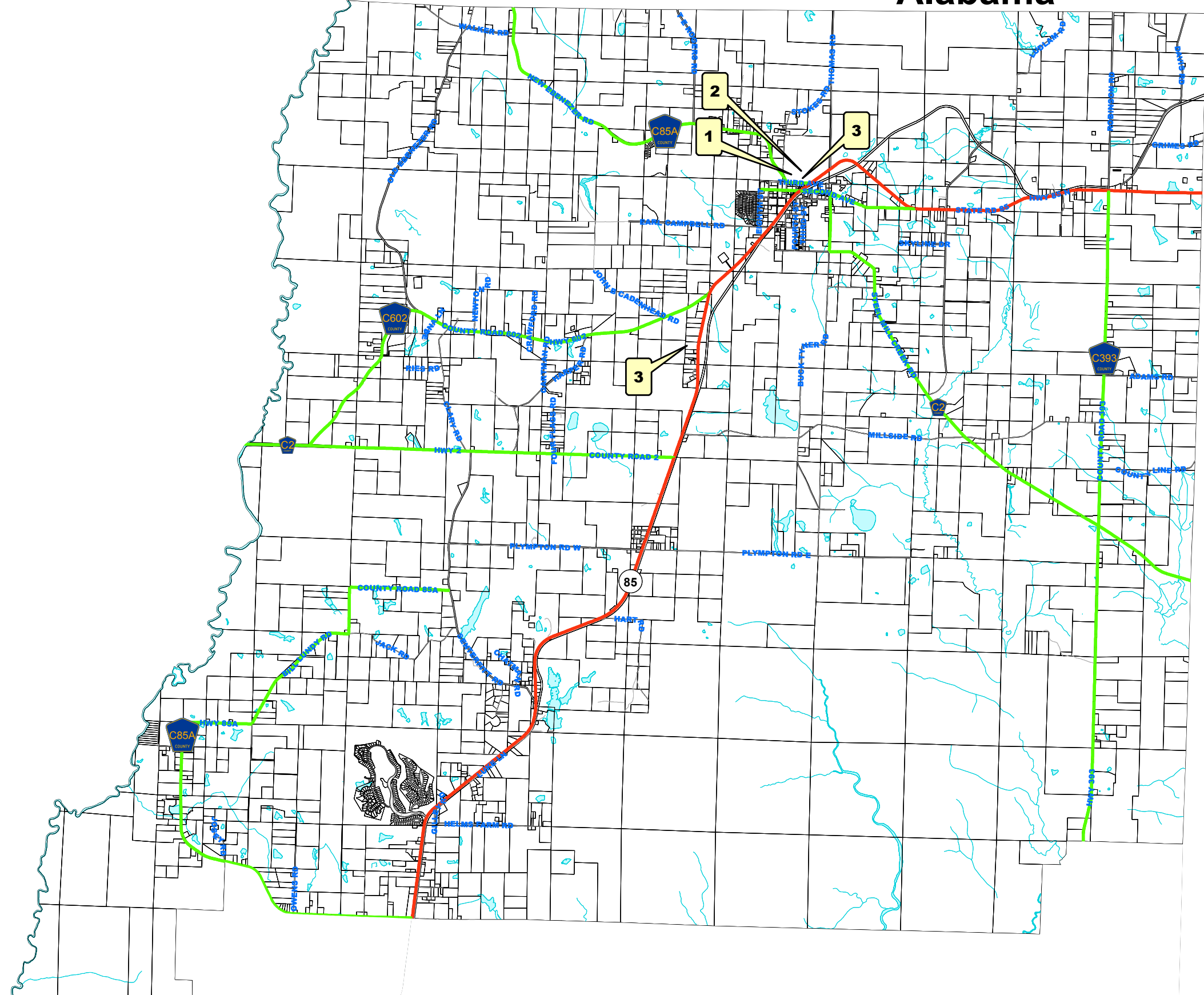
Source: Okaloosa County School District 2011-2012 FISH report

LEGEND

FACILITY NAME

- 1. Laurel Hill City Hall
- 2. Laurel Hill Fire Station
- 3. Laurel Hill Post Office
- 4. Almarante Fire Station

Alabama



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1983

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

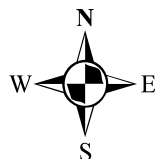
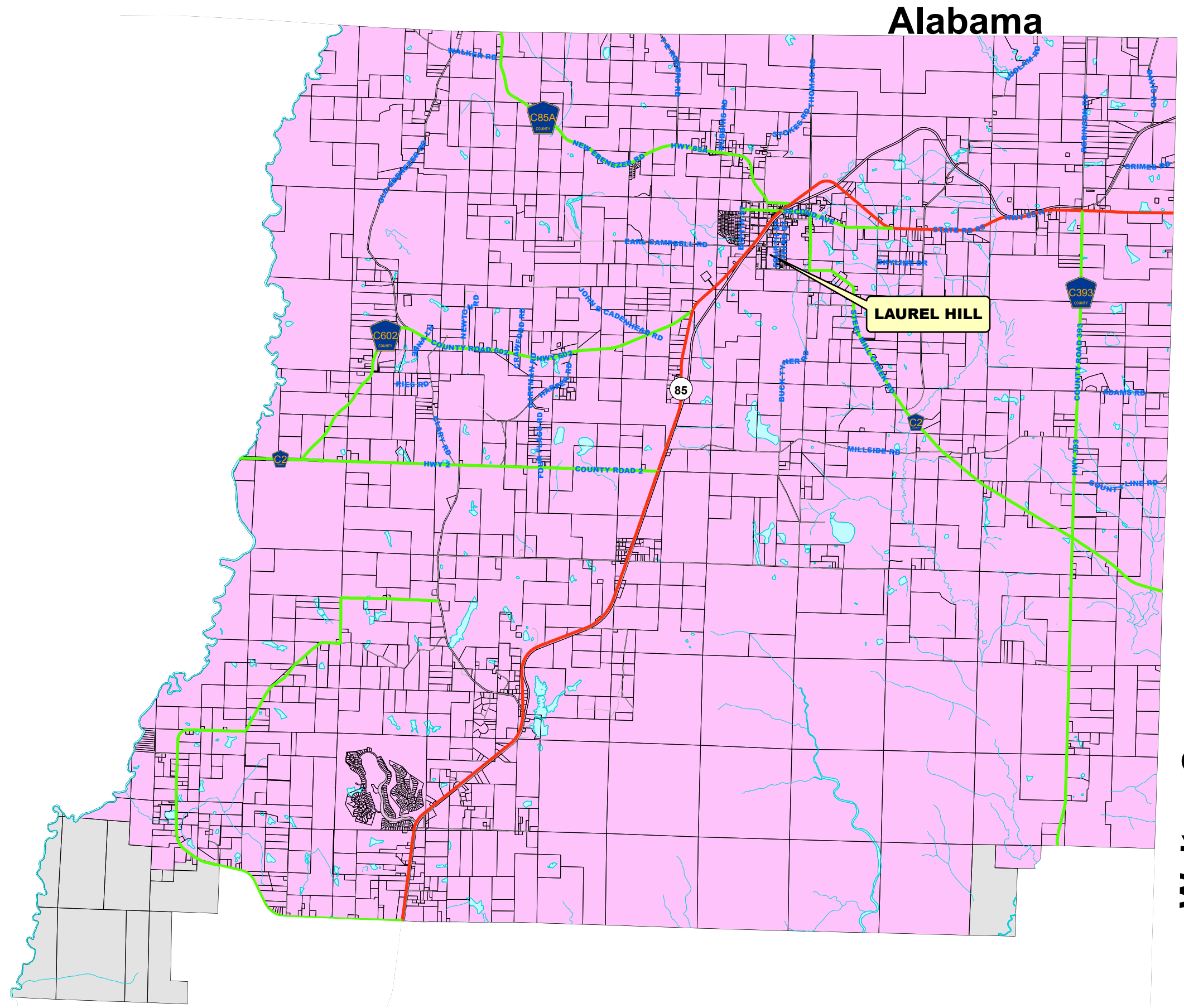
DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



LEGEND

SCHOOL NAME

- Crestview High School
- Laurel Hill School



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAD 1988

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



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.

I. PARKS AND RECREATION

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

These include the following.

County Neighborhood Parks

1. Oak Grove Park/Highway 2 boat ramp

LEGEND

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



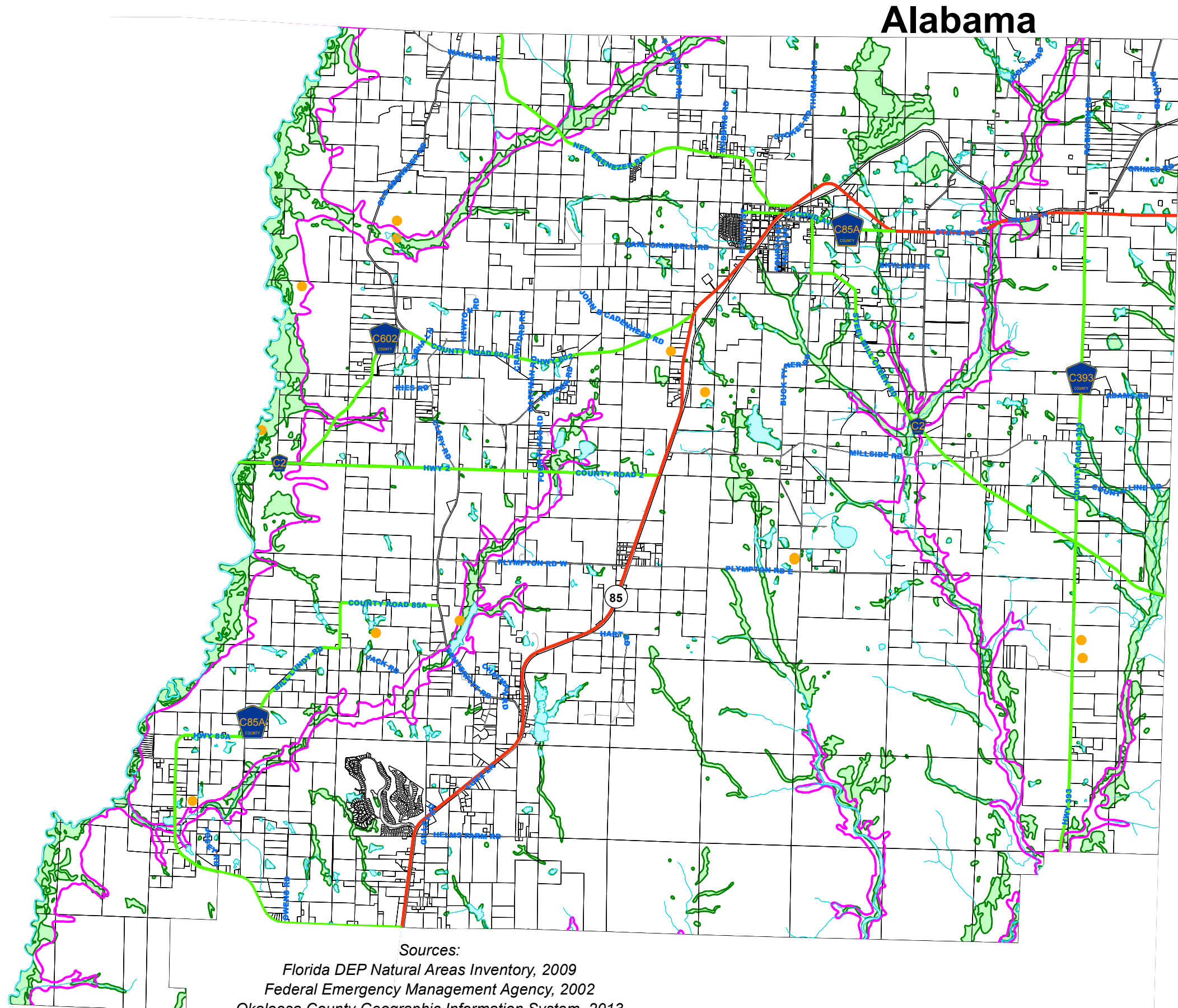
MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Okaloosa County
Growth Management
May, 2013



Sources:
Florida DEP Natural Areas Inventory, 2009
Federal Emergency Management Agency, 2002
Okaloosa County Geographic Information System, 2013

Walton County

LEGEND

County Neighborhood Parks

Park Name

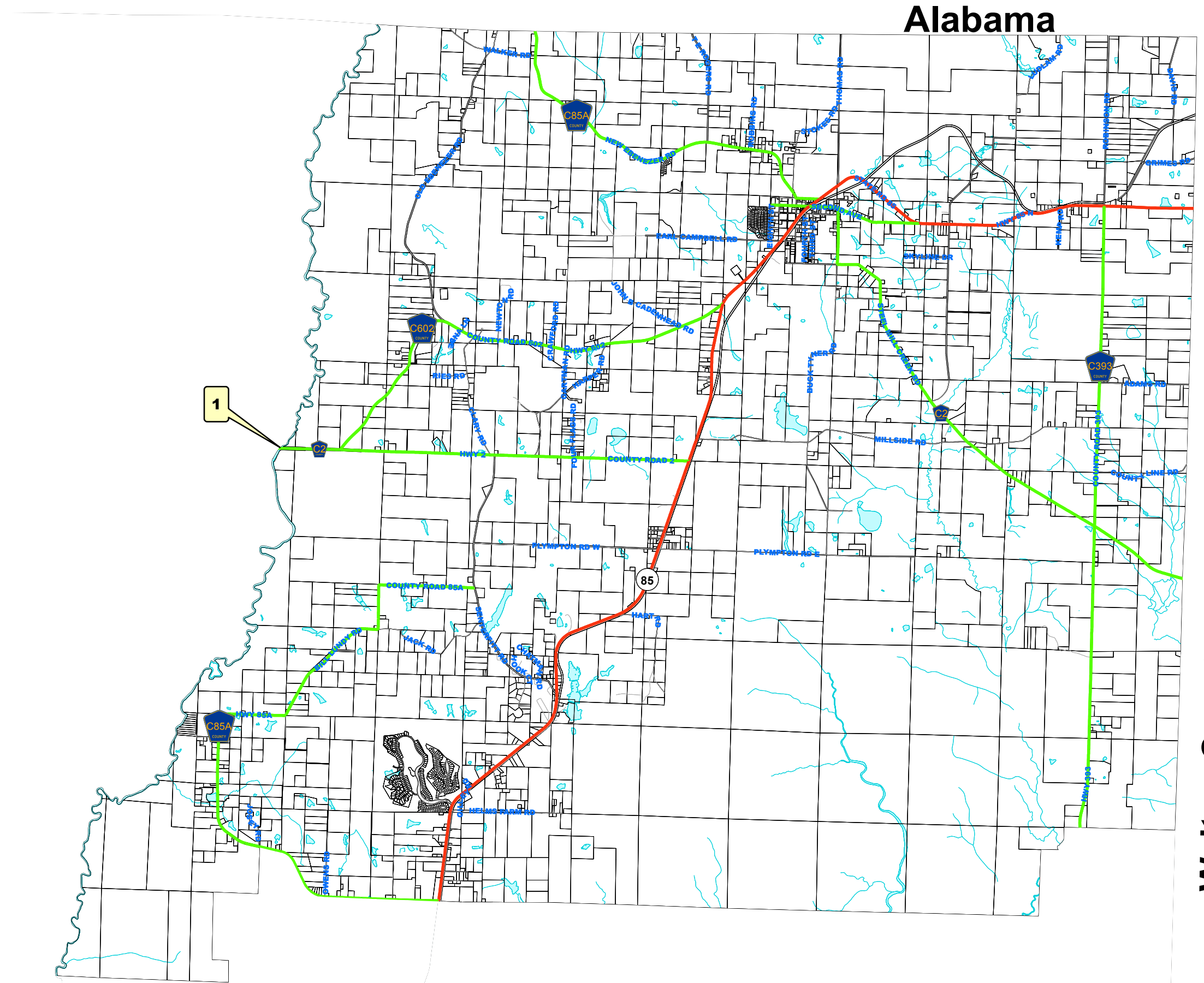
- 1. Oak Grove Park/Hwy 2 Boat Ramp



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



Walton County

LEGEND

FIRE DISTRICT

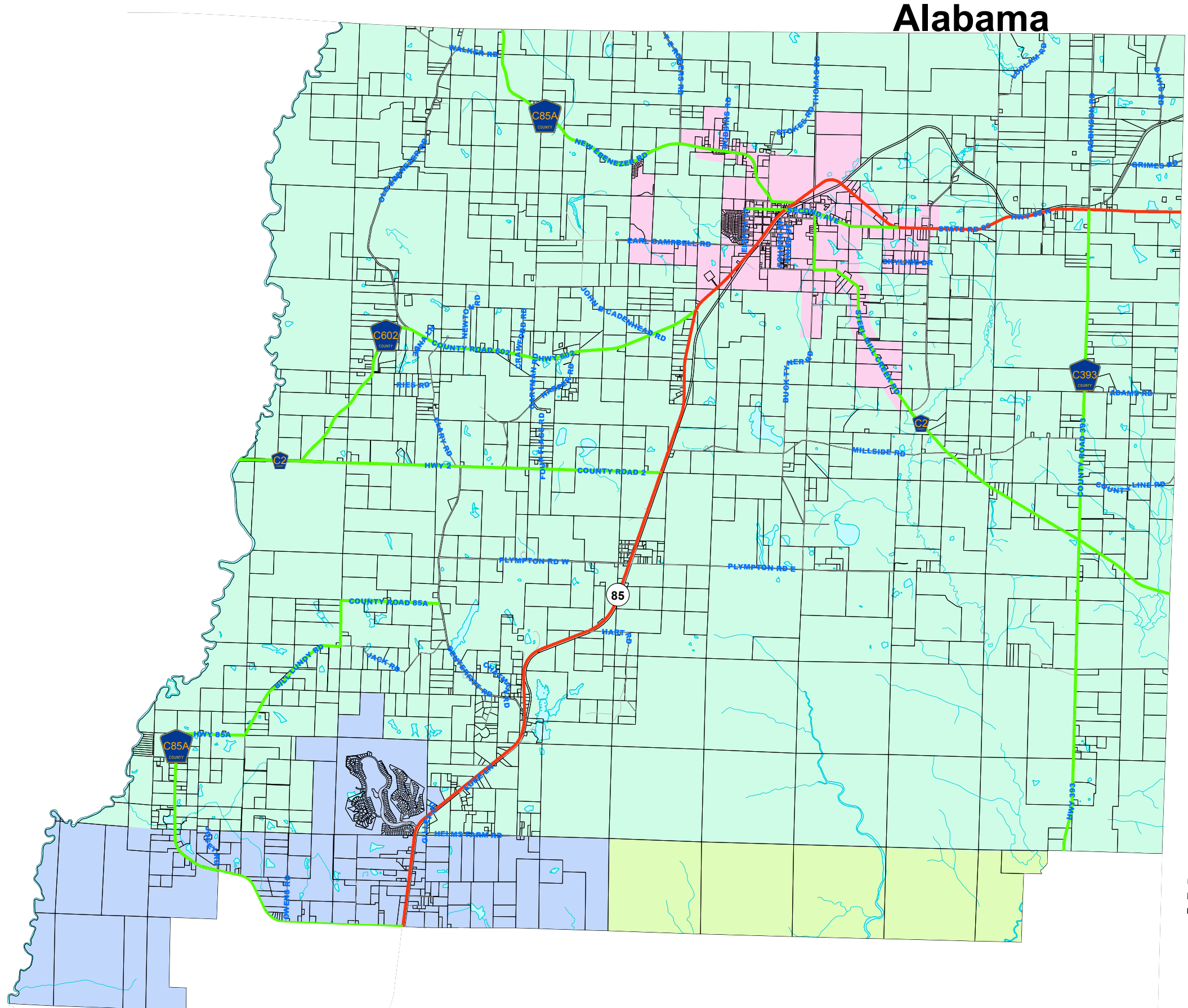
- 1. Almarante
- 2. City of Laurel Hill
- 3. Dorcas
- 4. North Oakloosa



MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (0903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
This map was created by Okaloosa County GIS
and is in the public domain pursuant
to Chapter 119, Florida Statutes.

DISCLAIMER:
Okaloosa County hereby expressly disclaims
any liability for errors or omissions in
these maps, indexes or legends.



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 32567 is very rural in character comprised primarily of undeveloped land and agricultural land. Population density is 27 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 2.5 persons with an estimated median household income of \$32,317 (2005) and estimated median house value of \$133,324 (2005). This area includes the incorporated community of Laurel Hill. The Laurel Hill area provides basic community services such as convenience store, 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, February, 2006*. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2004	2274
2010	2764
2020	3849

These figures indicate an increase of 490 persons or approximately 18% during 2004 to 2010 and 1085 persons or approximately 21% during 2010 to 2020, or an overall increase of 1575 persons or approximately 41% during the period 2004 to 2020. This represents an average annual increase of 2.9% 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 1,313 acres of land classified as "vacant" and another 2,608 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 gross density per acre 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 (2.5) 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	7,570	1 du per 5 acres	757	1,893
		1 du per acre *	3,785	9,463
		1 du per ½ acre *	7,570	18,925
Mix Use	14	4 du per acre **	28	70
Commercial	24	4 du per acre **	48	120
TOTAL RESIDENTIAL	7,608	7,570 at 1 du per 5 acres	757	1,893
		7,570 at 1 du per 1 acre *	3,785	9,463
		7,570 at 1 du per ½ acre *	7,570	18,925
		38 at 4 du per acre **	76	190
TOTALS AT 7,608 ACRES			12,188	30,470

Agriculture	18,446	1 du per 10 acres 1 du per acre *	461 4,612	1,245 12,451
TOTAL RESIDENTIAL AND AGRICULTURAL	26,054	7,608 at 1 du per 5 acres	757	1,893
		18,446 at 1 du per 10 acres	461	1,153
		26,016 at 1 du per 1 acre *	8,397	20,991
		7,570 at 1 du per ½ acre *	7,570	18,925
		38 at 4 du per acre **	76	190
TOTALS AT 26,054 ACRES			17,261	43,152

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.

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

32567 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 85 North; County Roads 2, 85A, 393, 602. Average daily traffic counts and LOS characteristics for these are shown on Table 11.

**TABLE 11
LEVEL OF SERVICE CHARACTERISTICS**

Road Segment	ADT Station	2006 AADT/LOS	2030 AADT	FDOT LOS	County LOS	FDOT LOS	Table
State Road 85 North							
Walton Co. line to Laurel Hill	0051	4400/C	6890	C	C	C	13,800
Laurel Hill to CR 85A (Bill Lundy Rd.)	0138	5400/C	8910	C	C	C	13,800
CR 2							
SR 85 to Yellow River	380	378 (2007)	NA	NA	D	D	16,400
CR 393							
US 90 to CR 2	370	2201 (2007)	NA	NA	D	D	16,400
CR 2 to SR 85 N	360	490 (2007)	NA	NA	D	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.

2. Potable Water Systems

The County does not own or operate any potable water systems within the planning area. Central water is provided by the Laurel Hill Water System and Auburn Water System. Potable water outside these system service areas is from individual, private wells. Characteristics of this water system is shown in Table 12.

**TABLE 12
AUBURN WATER CHARACTERISTICS**

Design Capacity (mgd)	Permitted Capacity (mgd)			No. of Connect. (mgd)	Avg. Monthly Consumption 12-06 to 11-07	Consumption per Connection (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
5.1	1.4	2.84	60.00	5480	1.562 mgd	285	1.67	1.95	2.27

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

The Laurel Hill water service area and actual water distribution area is shown on Map 9. The general characteristics and description of the water system are shown on Table 13.

**TABLE 13
LAUREL HILL WATER CHARACTERISTICS**

Design Capacity (mgd)	Permitted Capacity (mgd)			No. of Connect. (mgd)	Avg. Monthly Consumption 12-06 to 11-07	Consumption per Connection (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
717,120 (gpd)	.170	.308	.620	529	127,785 gpd	242	.160	.170	.180

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

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 (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

Laurel Hill School is the only public school within the planning area and is a K – 12 school. Laurel Hill School is located within public schools Concurrency Service Area (CSA) 2. According to the Comprehensive Plan Public School Facilities Element, February, 2008:

Laurel Hill School enrollment for 2007-2008 is 440 and is projected to increase to 447 students by 2011-2012. This would indicate adequate capacity throughout the 5-year planning period.

Laurel Hill School is operating below 100% of permanent capacity and this level of service will continue to be met through year 2011-2012. It is located 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 40-acre parcel located off CR 602.

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 49,816 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 5,370 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