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PLANNING AREA 32569

WEST OKALOOSA

*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*

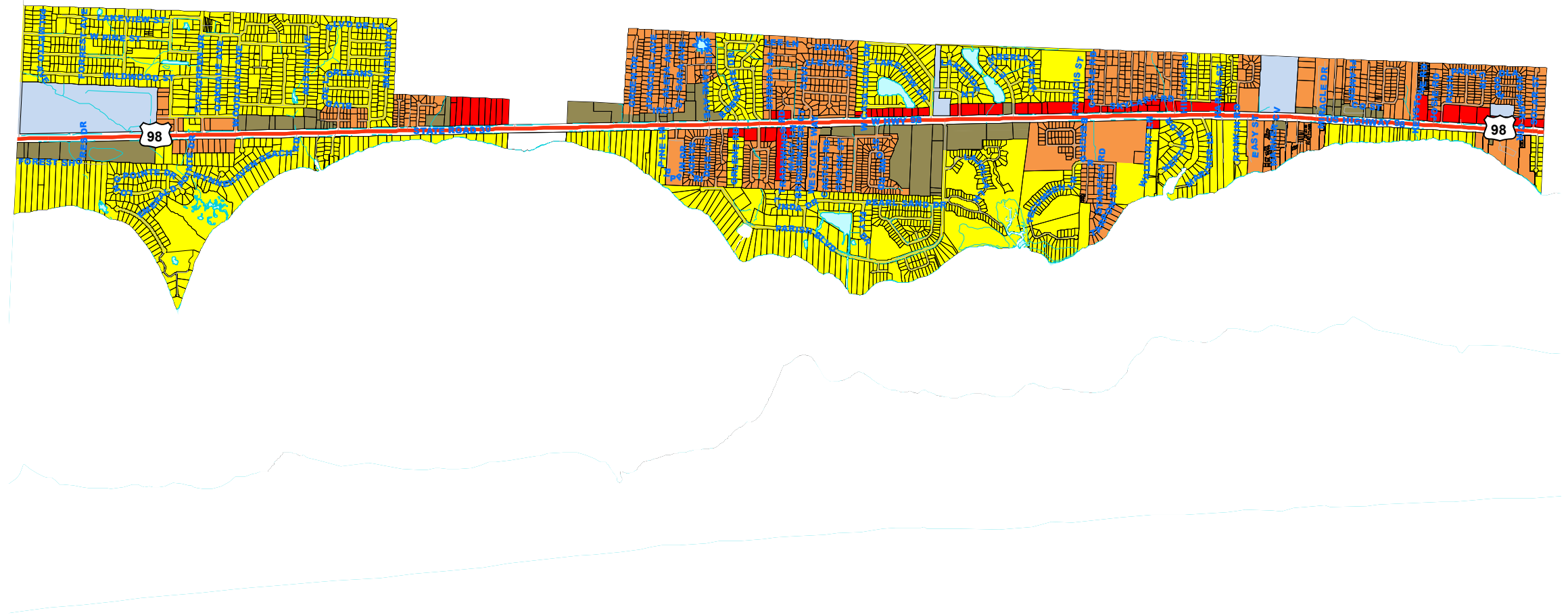
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LEGEND

FUTURE LAND USE

-  COMMERCIAL
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MIXED USE
-  SUBURBAN RESIDENTIAL



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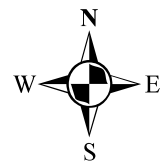
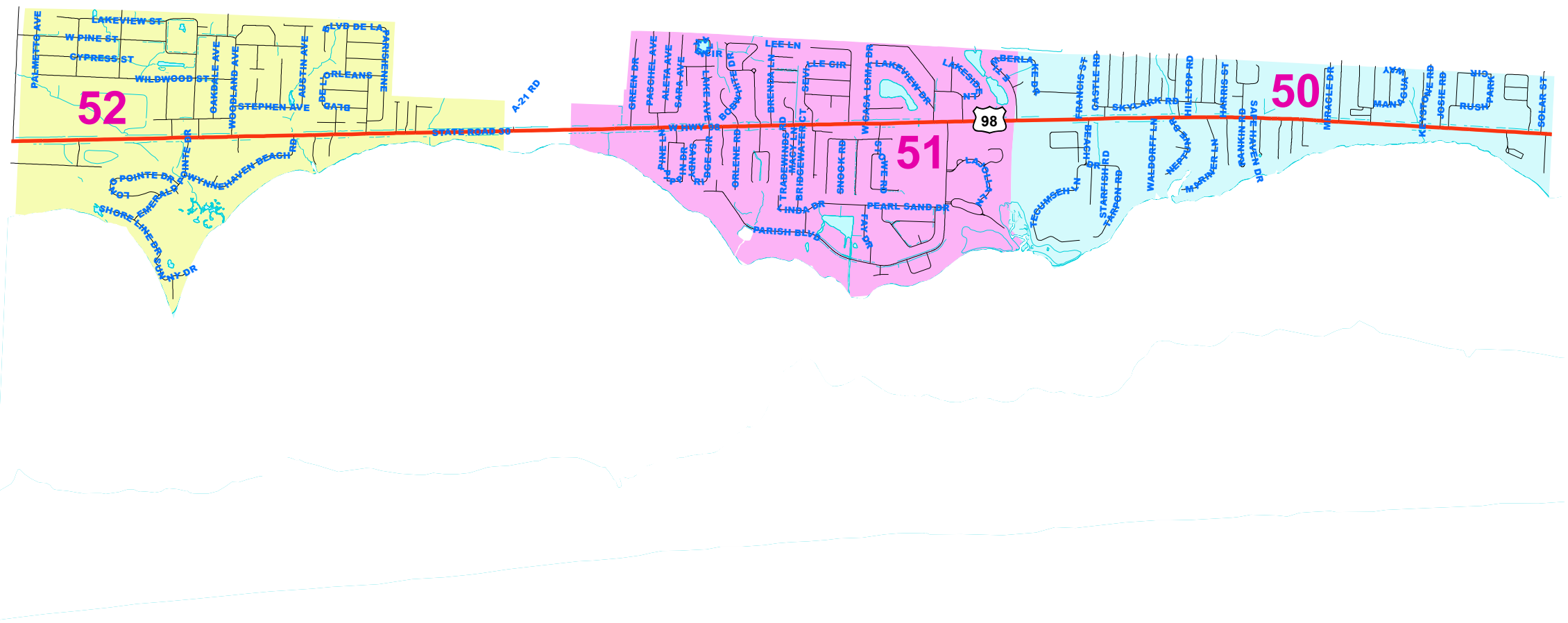
List of Appendix

Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

- 50
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A. GENERAL DEMOGRAPHICS

1. Population Data

a. Population Estimates

Year	TAZ 50		52	TOTAL
	Population			
2004	2135	4445	2393	8973
2010	2436	5012	2494	9942
2020	2652	5206	2729	10,587

b. Population Distribution

Males: 46.3%
Females: 53.7%

c. Median Age: 36 years

d. Population Density: 1295 persons per square mile (low)

2. Housing Data

a. Dwelling Unit Estimates

Year	TAZ 50		52	TOTAL
	Units			
2004	883	1722	895	3500
2010	996	1936	932	3864
2020	1076	2009	1018	4103

b. Median House Value (2010): \$206,200

c. Estimate of House Values (2010):

\$25,000 to \$29,999: 14
 \$40,000 to \$49,999: 40
 \$50,000 to \$59,999: 10
 \$70,000 to \$79,999: 9
 \$80,000 to \$89,999: 26
 \$90,000 to \$99,999: 21
 \$100,000 to \$124,999: 14
 \$125,000 to \$149,999: 51
 \$150,000 to \$174,999: 24
 \$200,000 to \$249,999: 114
 \$250,000 to \$299,999: 37
 \$300,000 to \$399,999: 8
 Over \$400,000: 94

d. Housing Units in Structures:

One, detached: 507
 One, attached: 38
 Two: 59
 Mobile homes: 63
 10 to 19: 29
 20 to 49: 86
 50 or more: 16

3. Household Data

a. Average Household Size: 2.0 persons

b. Number of Households: 11,332

c. Size of Family Households: 219 2-person; 36 3-person; 42 4-person; 27 5-person; 55 6-person; 43 7 or more persons.

d. Size of Non-Family Households: 218 1-person; 139 2-person; 33 3 person

4. Income Data

a. Average Adjusted Gross Income (2004): \$41,076











b. Estimated Median Household Income (2010): \$46,827

c. Residents Below Poverty Level (2010): 37%

d. Residents Below 50% of Poverty Level (2010): 30.4%

LEGEND

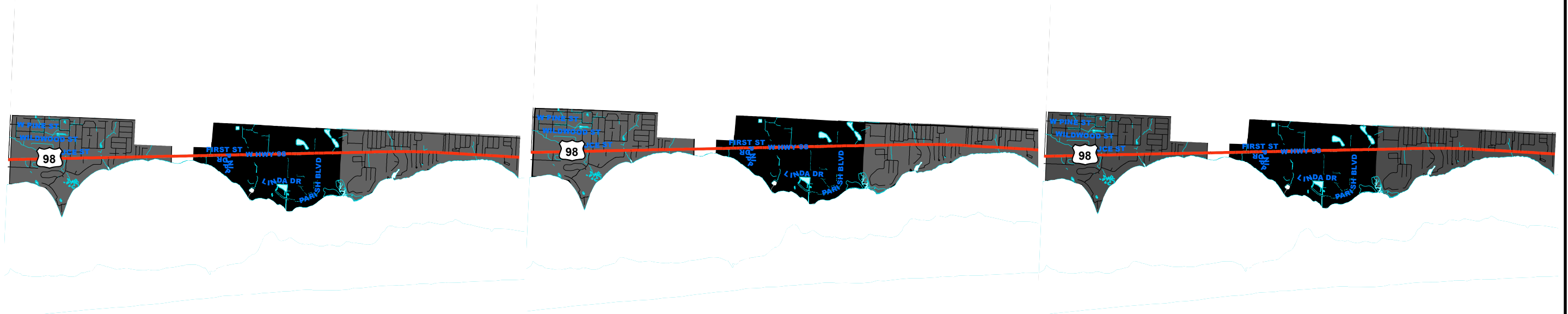
Population Density

-  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



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B. EXISTING LAND USE

1. Existing Land Use Map

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

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

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

**TABLE 1
EXISTING LAND USE**

Land Use	Acres
Residential	1,337
Commercial	121
Industrial	17
Agriculture	0
Institutional	16
Public	85
Other	104

Source: Okaloosa County GIS, November 2013

2. Future Land Use Map

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








**TABLE 2
FUTURE LAND USE**

Land Use	Acres
Low Density Residential	869
Medium Density Residential	407
Suburban Residential	14
Mixed Use	99
Commercial	56
Institutional	68

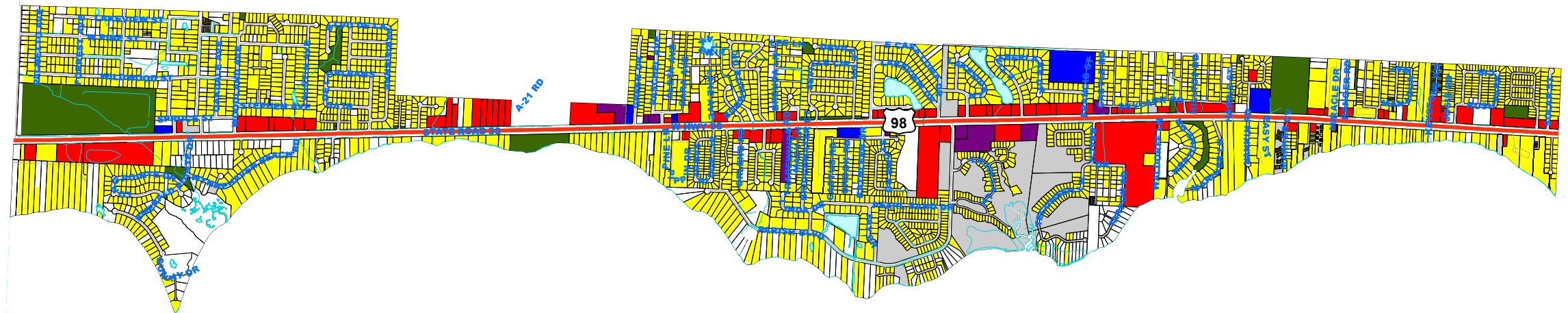
Source: Okaloosa County GIS, November, 2013

LEGEND

EXISTING LAND USE

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

<u>Land Use</u>	<u>Acres</u>
Residential:	1,337
Commerical:	121
Industrial:	17
Agriculture:	0
Institutional:	16
Public:	85
Other:	104



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




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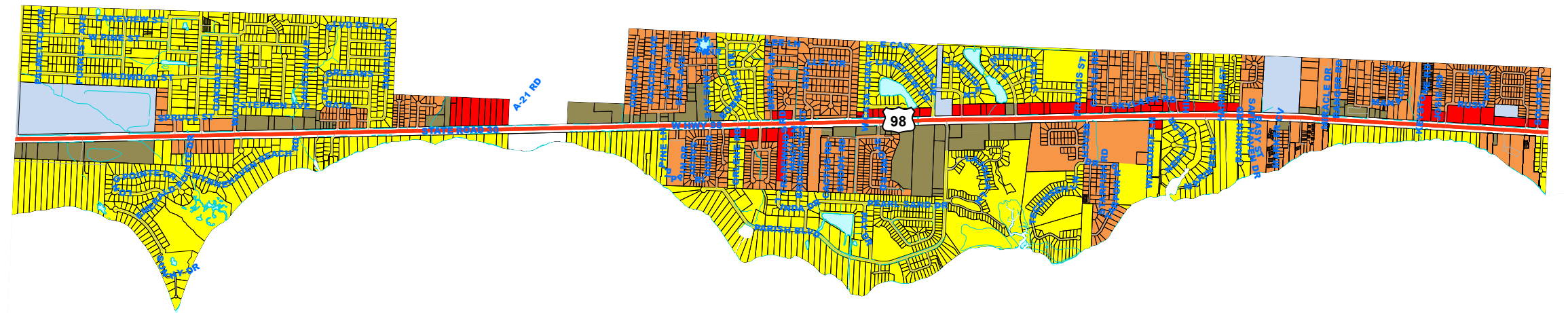
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LEGEND

FUTURE LAND USE

-  COMMERCIAL
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  MIXED USE
-  SUBURBAN RESIDENTIAL



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





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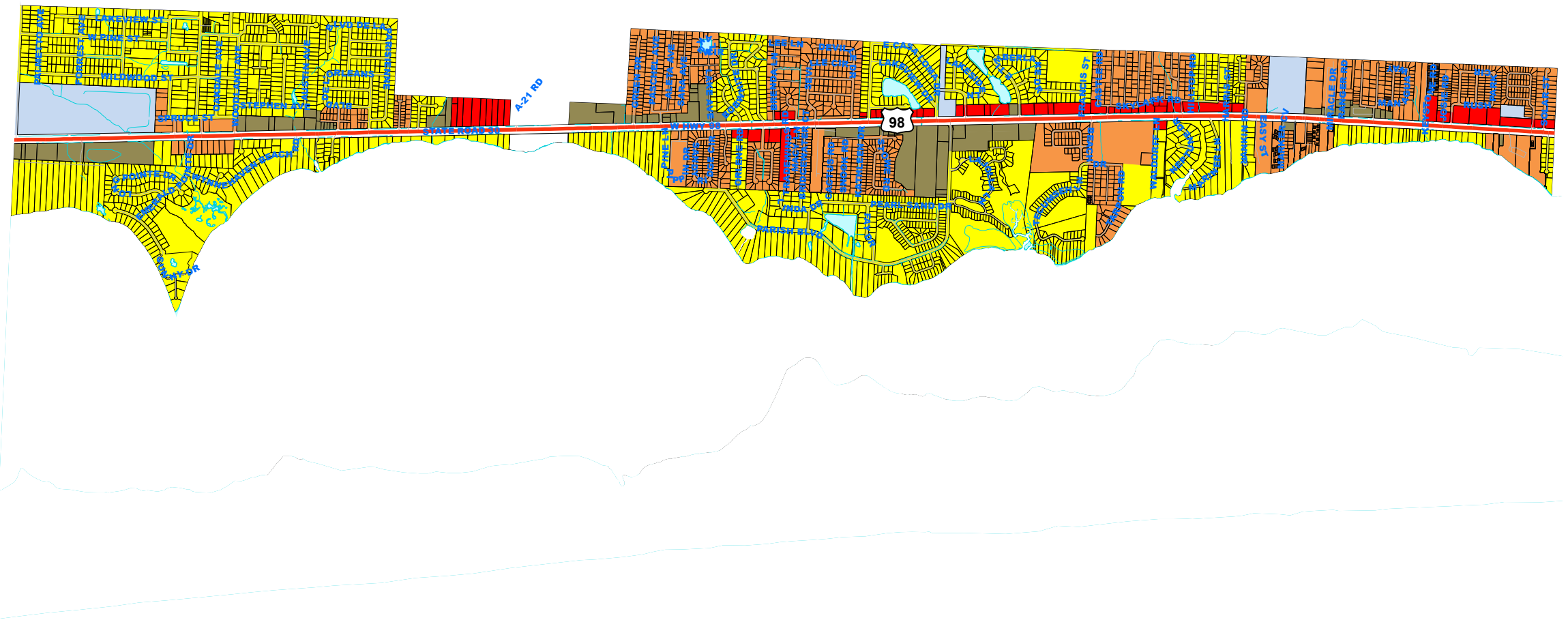
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LEGEND

ZONING

-  GENERAL COMMERCIAL
-  MIXED USE
-  INSTITUTIONAL
-  RESIDENTIAL - 1
-  RESIDENTIAL - 2
-  SUBURBAN RESIDENTIAL



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C. LAND CHARACTERISTICS

1. Vacant Land

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

2. Subdivided Lands

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

a. Recorded Plats

A recorded plat shows subdivided lands represented as a plat and recorded in the Official Records of Okaloosa County. Recorded plats are shown on Map 8 and described in Table 3.

b. Unrecorded Subdivisions

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

**TABLE 3
SUBDIVISION CHARACTERISTICS**

#	NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
1.	Atwater	1993	7	Varies	Yes (Private)	Yes	2
2.	Bristol Park	1992	27	.10	Yes	Yes	0
3.	Brookwood	1990	51	.15	Yes	Yes	1
4.	Bridgewater	1994	40	.12	Yes	Yes	0

**TABLE 3
SUBDIVISION CHARACTERISTICS (CONTINUED)**

#	NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
5.	Brooks Place	1985	2	.24	Yes	Yes	0
6.	Casa Loma	1962	102	.22	Yes	Yes	7
7.	Casa Loma 1 st Add.	1960	57	.22	Yes	Yes	0
8.	Colina Del Oro	1987	32	.14	Yes (Private)	Yes	0
9.	Colina Del Oro II	1995	5	.12	Yes (Private)	Yes	0
10.	Colina Del Oro III	1995	5	.05	Yes (Private)	Yes	0
11.	Cobia Bay South	2002	23	Varies	Yes (Private)	Yes	16
12.	Chateau Pres De Le Mar	1975	148	.25	Yes	Yes	0
13.	Cimarron Estates	1981	118	.20	Yes	Yes	0
14.	Cool Waters	1987	10	.30	Yes	Yes	1
15.	Emerald Pointe I	1986	31	.35	Yes	Yes	0
16.	Emerald Pointe II	1988	31	Varies	Yes	Yes	0
17.	Emerald Pointe III	1988	64	.25	Yes	Yes	0
18.	Emerald Pointe IV	1993	2	.37	Yes	Yes	0
19.	Falcon Estates Ph. 1	1990	6	.14	Yes	Yes	0
20.	Falcon Estates Ph. 2	1992	6	.14	Yes	Yes	0
21.	Falcon Estates Ph. 3	1992	6	.15	Yes	Yes	0
22.	Falcon Estates Ph. 4	1995	11	.14	Yes	Yes	0
23.	Falcon Estates Ph. 5	1994	4	.14	Yes	Yes	0
24.	Flamenco Properties (Townhomes)	2003	6	.10	Yes	Yes (Private)	0
25.	Forest Cove	1992	21	.18	Yes	Yes	1
26.	Forest Cove 1 st Add.	1992	23	.12	Yes	Yes	0
27.	Haven (Townhomes)	1995	6	.04	NA	Yes	0
28.	Hillcrest	1993	4	.28	Private	Yes	0
29.	Keystone (Townhomes)	1997	48	.03	NA	Yes	0
30.	La Mar West (Townhomes)	1983	6	.03	NA	Yes	0
31.	La Mar West II	1987	25	.03	NA	Yes	0
32.	Marker 68	1987	15	.14	Yes	Yes	4
33.	Marker 68 Office Park	1992	18	--	NA	Yes	0
34.	Magnolia Shores	1993	15	.16	Yes	Yes	1
35.	Magnolia Shores 1 st Add.	1994	15	.16	Yes	Yes	0
36.	Mariners Cove	1979	47	Varies	Yes	Yes	5
37.	Marsh Harbor	2002	82	Varies	Yes	Yes	0
38.	Omni Oaks	1993	6	.19	Easement	Yes	1
39.	Parish Pines	1986	52	.26	Yes	Yes	0
40.	Pine Haven	1984	10	.25	Yes	Yes	0
41.	Petite Chateau	1987	20	.07	Yes	Yes	0
42.	Quail Run	1984	83	.25	Yes	Yes	0
43.	Roxbury Manor	1989	5	.14	Yes (Private)	Yes	1
44.	Rush Park West	1994	77	.14	Yes (Private)	Yes	2

**TABLE 3
SUBDIVISION CHARACTERISTICS (CONTINUED)**

# NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
45. Sandy Pointe	1989	10	Varies	Yes (Private)	Yes	6
46. Sandy Ridge Estates	1992	75	.13	Yes	Yes	0
47. Seashore Village (Townhomes)	1986	9	.07	NA	Yes	4
48. Seashore Villa (Townhomes)	1990	4	.04	NA	Yes	1
49. Soigne (Townhomes)	1984	22	.02	NA	Yes	0
50. Shangrila	1957	52	.16	Yes	Yes	4
51. Sparkling Waters	1998	40	NA	Yes (Private)	Yes	15
52. Springate	1993	12	Varies	Yes	Yes	0
53. Southwind	1977	12	.24	Yes	Yes	0
54. Southwind 1 st Add.	1978	13	.23	Yes	Yes	0
55. Solimar	2005	41	.16	Yes (Private)	Yes	0
56. Timberlake Estates	1980	39	.25	Yes	Yes	0
57. Timberlake Estates 1 st Add.	1982	75	.25	Yes	Yes	0
58. Victoria Park	1994	88	.13	Yes	Yes	0
59. Waterford Estates	1998	121	.13	Yes (Private)	Yes	0
60. Waterloo Estates	1993	6	.17	Yes (Private)	Yes	5
61. Wild Pines	2003	3	.29	Yes (Private)	Yes	0
62. Woodland Park Estates	1986	72	.20	Yes	Yes	0
63. Wynnhaven Beach Estates	1968	210	.22	Yes	Yes	0
64. Wynnhaven Beach 1 st Add.	1970	45	.25	Yes	Yes	1
65. Wynnhaven Beach Patio Homes	1984	10	.28	Yes (Private)	Yes	0
66. Wynnhaven Beach Patio Homes 1 st Add.	1985	21	.24	Yes (Private)	Yes	0
67. Wynnhaven Beach Patio Homes 2 nd Add.	1988	13	.24	Yes (Private)	Yes	0
TOTALS		2363				97

D. COASTAL AREA

1. Coastal Planning Area

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

2. Coastal High Hazard Area



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

3. FIRM Coastal Flood Zones

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

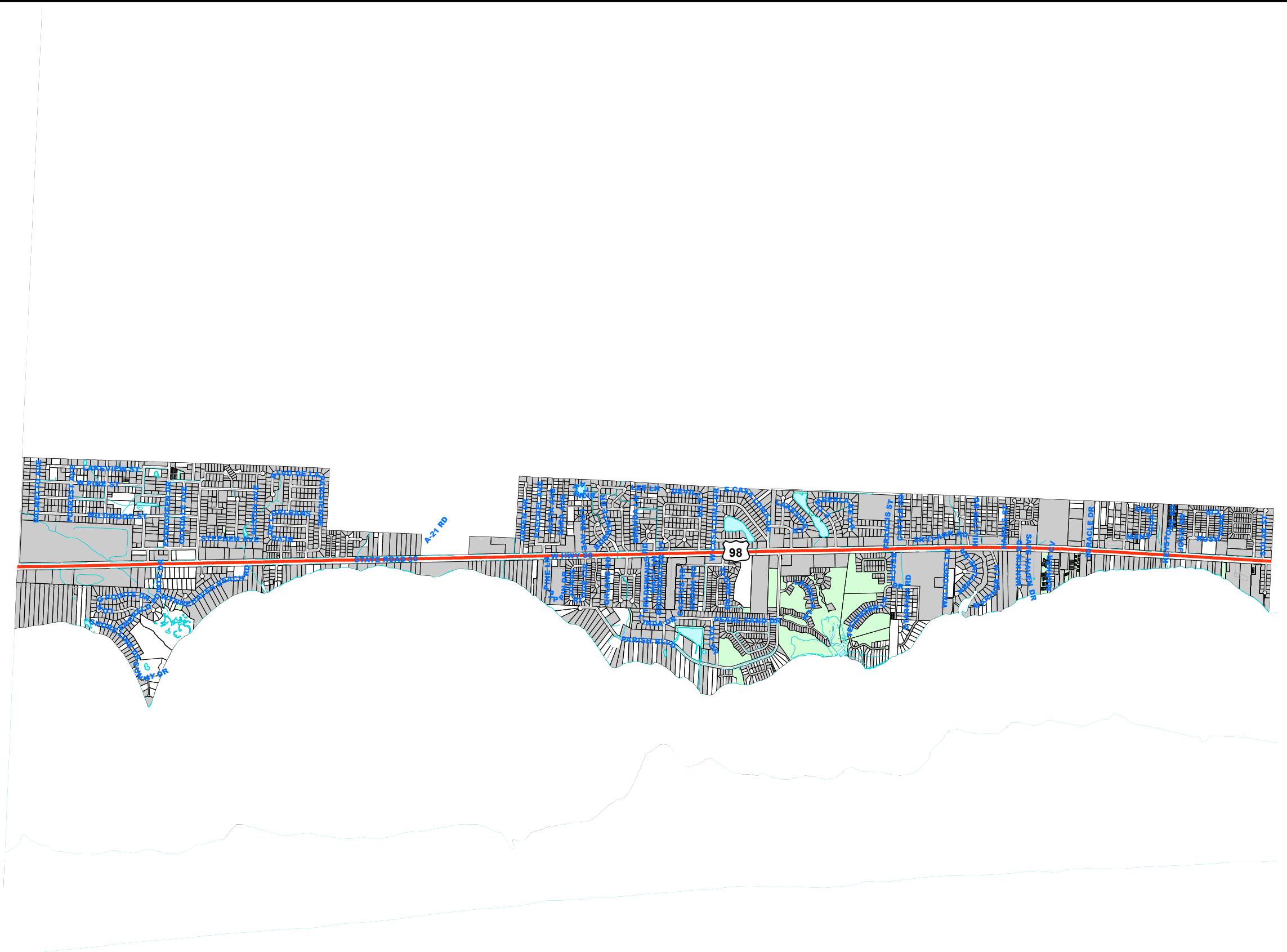
LEGEND

VACANT LANDS (Undeveloped)

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

CONSERVATION LANDS

-  Wetlands - Marsh



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 Coastal Planning Area



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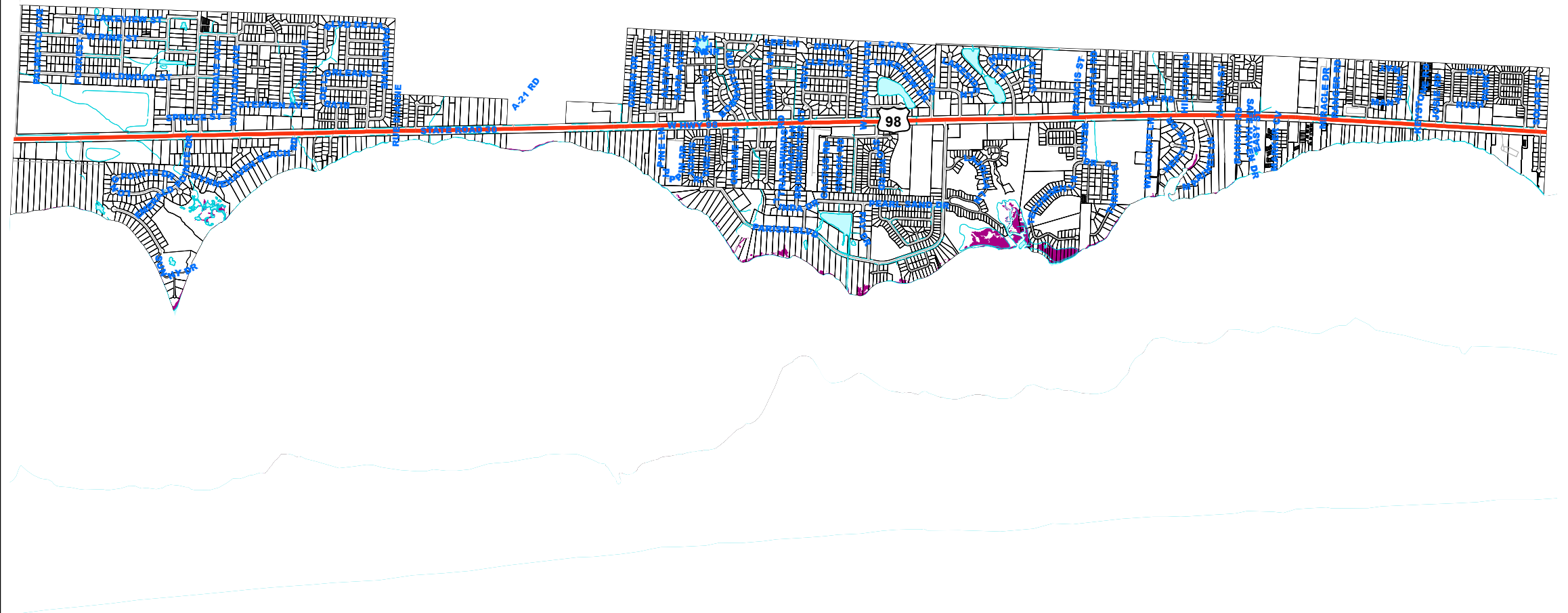
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 Coastal High Hazard Area



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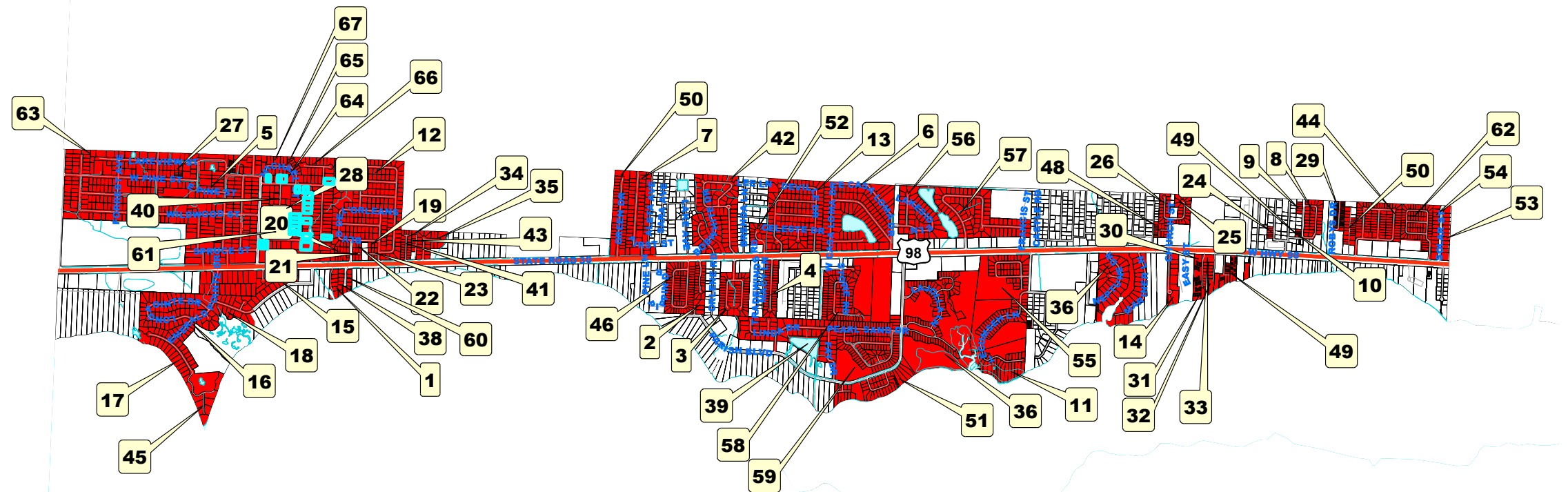
LEGEND

 PLATTED AREA

A. RECORDED PLATS

Name **Year Platted**

See Pages 9-10 for corresponding Plat#, Name,
and Year Platted



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E. TRANSPORTATION

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

1. State Highway System

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

a. US Highway 98 (Miracle Strip Parkway)

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

FDOT Station 0167 .3 miles east of Santa Rosa County line
2006 AADT: 37,661 LOS: C
2009 AADT: 36,403 LOS C
2012 AADT: 35,752 LOC C
2030 AADT: 96,130 LOS: F
LOS Area: Urbanized

Planned Improvements 2030 LRTPU: Widen to 6 lanes.

2. County Road System

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

a. Numbered County Roads

There are no numbered county roads within the planning area.

b. Local Streets

Except for US Highway 98 the majority of the roads within the planning area are considered local streets.

F. UTILITIES

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

1. Drinking Water

Drinking water within the planning area is provided by Okaloosa County Water and Sewer (OCWS). The OCWS service area and distribution area is shown on Map 10 and described in Table 4.

**TABLE 4
WEST COUNTY SERVICE AREA**






Design Capacity (mgd)	Permitted Capacity (mgd)			No. of Connections	Avg. Monthly Consumption (12-06 to 11-07)	Consumption per Connection (gpd)	Water Demand		
	ADR	MDR	MMR				2010	2015	2020
2.376	.810	1.400	3.400	4363	729,399 gpd	211	1.03	1.23	1.45

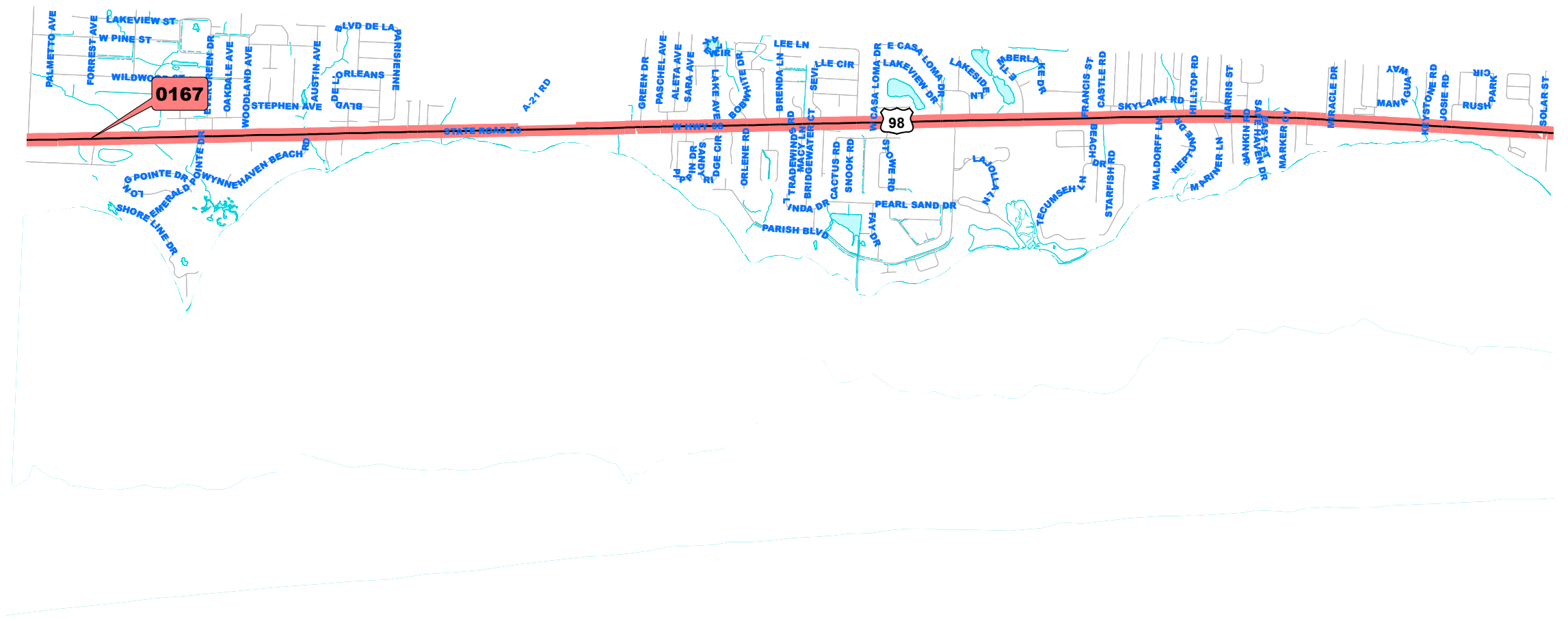
*ADR: Average Daily Rate; MDR: Maximum Daily Rate; MDR: Maximum Monthly Rate
Source: Fla. Dept. of Environmental Protection; Northwest Fla. Water Management District*

2. Sanitary Sewer

Central sewage collection and treatment is provided by OCWS within the planning area. Sewage treatment is provided by the Stephenson treatment facility which has treatment capacity of 1.0 million gallons per day (mgd). Average daily flows are shown in Table 5.

LEGEND

-  STATE HIGHWAY SYSTEM
-  COUNTY ROAD SYSTEM
-  Numbered County Roads
-  Un-Numbered Major County Roads
-  **0167** FDOT Traffic Counting Stations



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

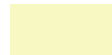

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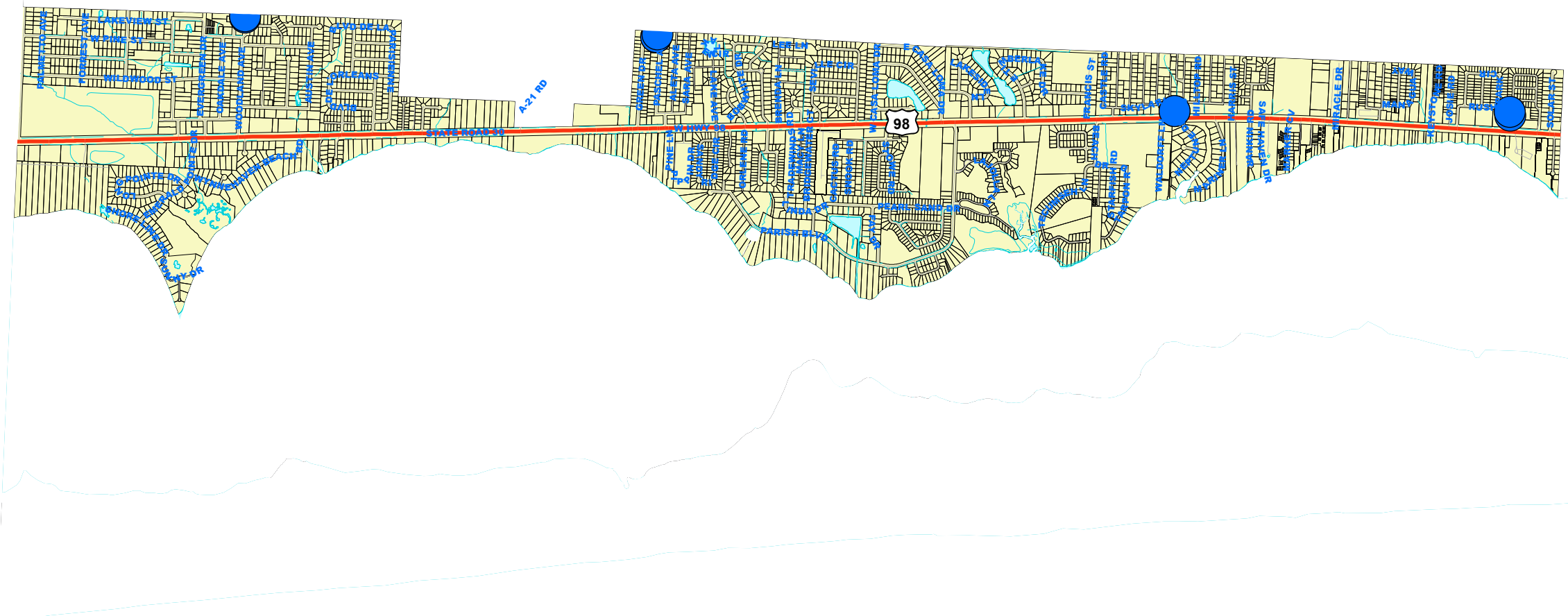
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LEGEND

OKALOOSA COUNTY WATER SYSTEM

-  WEST COUNTY SERVICE AREA
-  WATER WELL AND ELEVATED TANK



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**TABLE 5
STEPHENSON SEWAGE TREATMENT PLANT
AVERAGE DAILY FLOWS (mgd)**

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Year												
2003	0.43	0.42	0.43	0.43	0.44	0.50	0.54	0.38	0.37	0.41	0.46	0.48
2004	0.47	0.50	0.49	0.48	0.49	0.48	0.62	0.63	0.58	0.61	0.62	0.61
2005	0.60	0.59	0.60	0.65	0.64	0.62	0.63	0.64	0.61	0.60	0.53	0.46

Source: Okaloosa County Water & Sewer

3. Solid Waste

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

4. Electric Power

Electric power is provided by Gulf Power.

G. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. The only community facility within the planning area is the Florosa Volunteer fire station # 5.

H. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The only public school within the planning area is Florosa Elementary and is shown on Map 11. Growth trends are shown in Table 6.




**TABLE 6
STUDENT POPULATION GROWTH TRENDS**

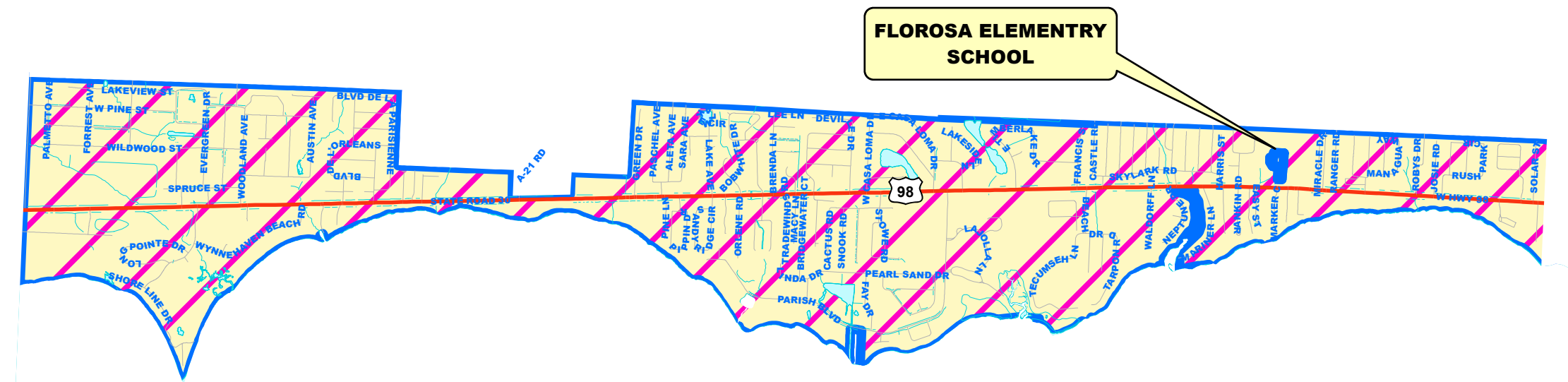
School	1999	%Change	2007	% Change	2010	% Change	2010	% Change	2015	Max. Capacity
Florosa Elementary	649	-0.05	632	0.04	660	0.04	541	-18.03	688	720

Source: Okaloosa County School District 2011-2012 FISH report

LEGEND

SCHOOL NAME

-  Fort Walton Beach High School
-  Bruner Middle School
-  Florosa Elementary School



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I. CONSERVATION AREAS AND RESOURCES

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

1. Archeological and historic sites.
2. Public water supplies and facilities.
3. Flood zones and floodways.
4. Jurisdictional wetlands.
5. Creeks and streams.
6. Identified habitat areas of threatened or endangered species.
7. Beaches and shorelines.
8. Water Resource Caution Area.

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 supply is provided by Okaloosa County Water and Sewer Service as shown on Map 10.

3. Flood zones

Flood zones and are shown on Map 12.

4. Wetlands

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

5. Creeks and Streams

Creeks and streams are shown on Map 12.

6. Habitat areas

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

7. Beaches and Shorelines

Santa Rosa Island is not included within zip code 32569 therefore there are no beaches per se within the planning area. The planning area does include the northern shoreline of Santa Rosa Sound as shown on map 12.

8. Water Resource Caution Area

The coastal area of Okaloosa County including the planning area has been designated as a Water Resource Caution Area (WRCA) by the Northwest Florida Water Management District. The WRCA designation subjects all non-exempt water withdrawals from the Floridan Aquifer to more rigorous scrutiny to ensure that any proposed withdrawals does not result in unacceptable impact upon the groundwater resource. As the water provider the county has increased water use reporting requirements, must implement water conservation measures, and must improve water use efficiencies. The county is also required to perform an evaluation of the technical, environmental, and economic feasibility of providing reclaimed water for reuse. Use of the Floridan Aquifer for non-potable purposes is prohibited within the WRCA.

J. PARKS AND RECREATION

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

These include the following.

County Undeveloped Neighborhood Parks

1. Chateau Pre De Le Mer
2. Wynnhaven Beach Estates Park

LEGEND

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

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



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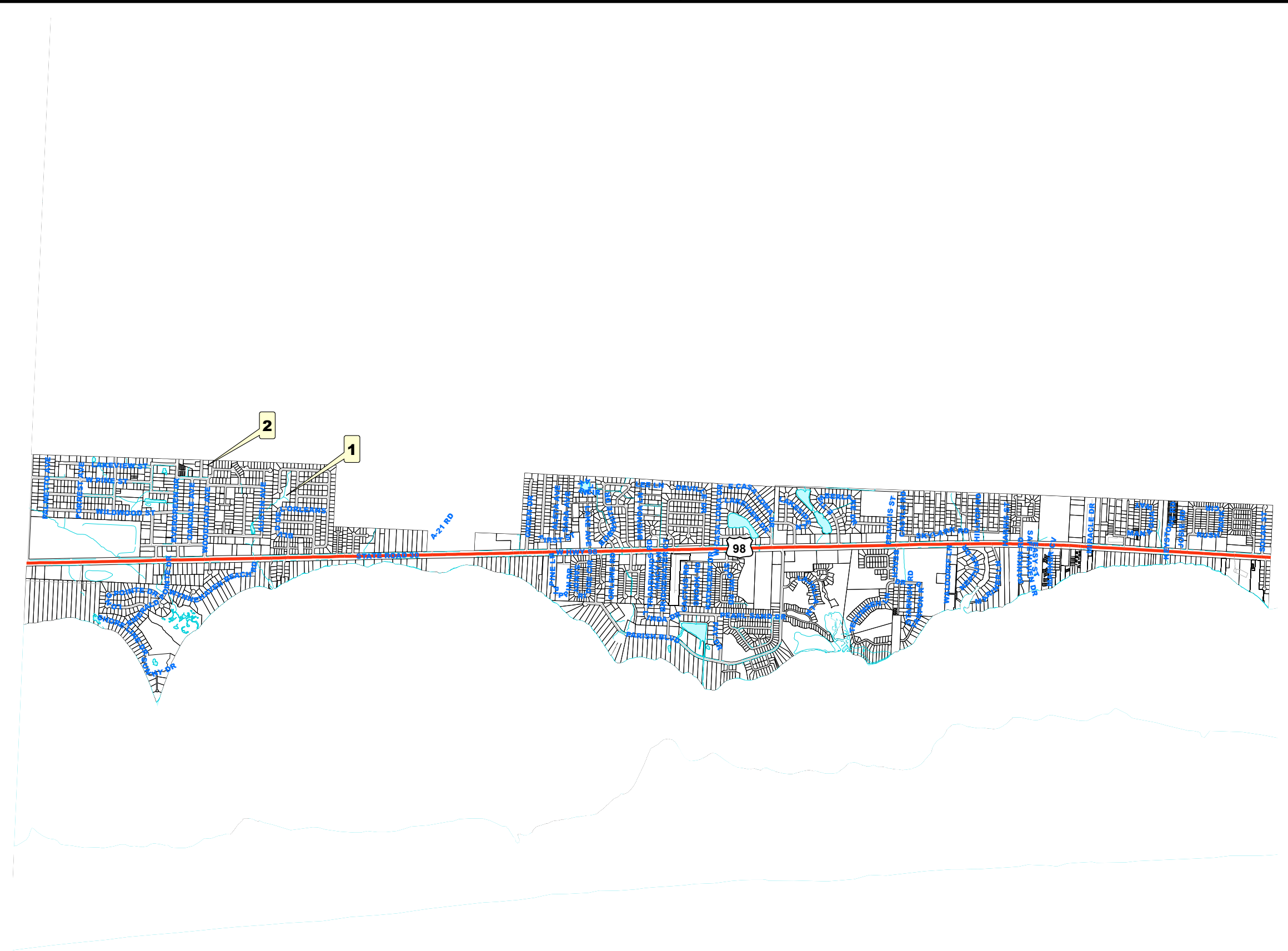


LEGEND

County Undeveloped Neighborhood Parks

Park Name

1. Chateau Pre De Le Mer
2. Wynnhaven Beach Estates Park



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
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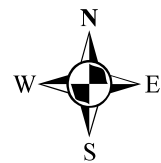
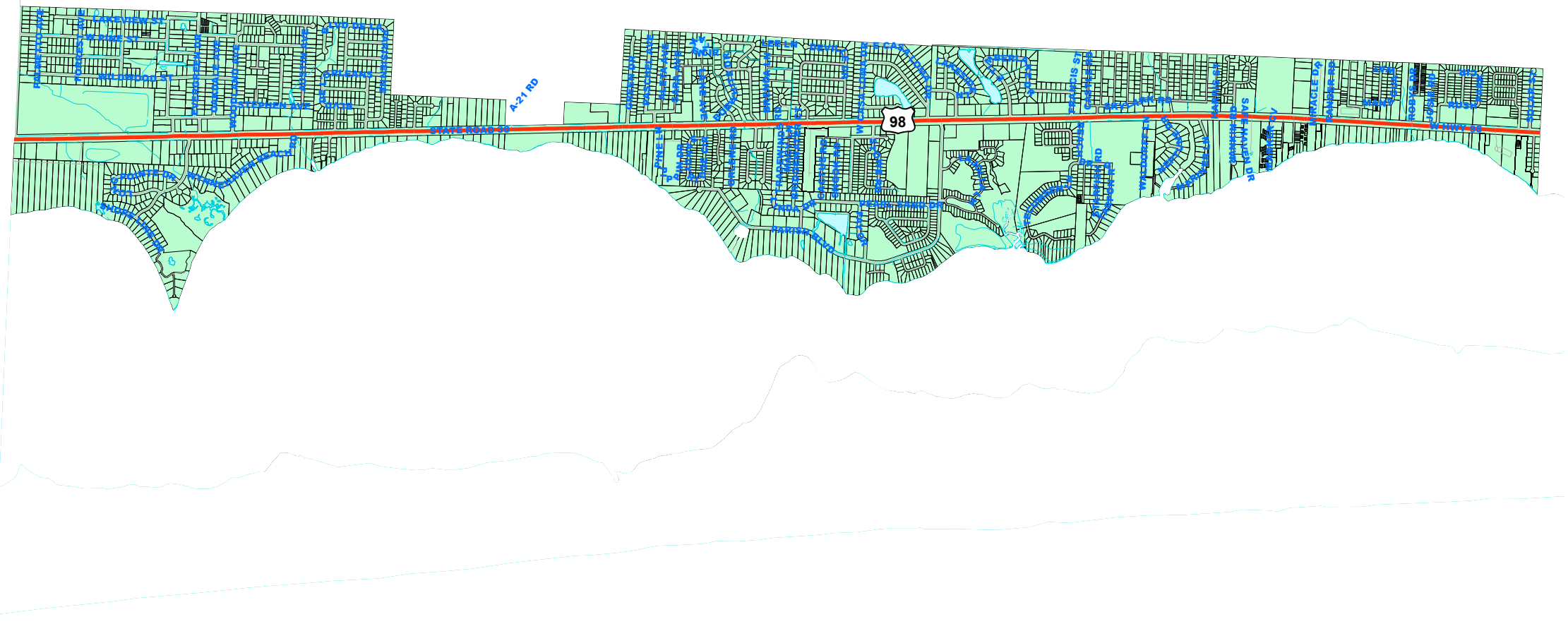
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LEGEND

FIRE DISTRICT

 1. Florosa



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K. CAPITAL FACILITIES NEEDS ASSESSMENT

INTRODUCTION

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

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

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

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

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

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

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

METHODOLOGY

Capital Improvement

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

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

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

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

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

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

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

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

Planning Districts and Areas

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

Needs Assessment

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

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

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

General Description

Planning Area 32569 is located on the western end of south Okaloosa County and includes the unincorporated communities of Florosa and Wynnehaven Beach. It is densely populated with 2776 persons per square mile and contains somewhat limited urban services such as retail sales and services, restaurants, shops, etc. but is primarily residential in nature. The planning area is fairly well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.5 persons with an estimated median household income of \$53,314 (2005) and estimated median house value of \$183,417 (2005).

Needs Assessment Parameters

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

Population projections were obtained from the *Transportation Statistical Data Report*, Okaloosa-Walton Transportation Planning Organization, February, 2006. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2004	8973
2010	9942
2020	10,587

These figures indicate an increase of 969 persons or approximately 10% during 2004 to 2010 and only 645 persons or approximately 7% during 2010 to 2020. Overall, the projected population increase from 2004 to 2020 is 1614 persons or 15%.

3. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 110 acres of land classified as "vacant." General developable land characteristics are shown on Maps 5 and 8.

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

Development potential for each land use category based upon maximum allowable dwelling units per acre is shown on Table 7. The numbers shown represent gross density per acre less 30% to allow for infrastructure, 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.

Physical, Environmental, and Other Constraints to Development.

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

32569 Needs Assessment by Level-of-Service Standard

1. Roadways

Transportation information has been provided in Section D of this document. US Highway 98 (Miracle Strip Parkway) is the only roadway which has an adopted LOS within the planning area. Based on average annual daily traffic counts from FDOT (2006) this segment of US 98 is operating at LOS D and is projected to be operating at LOS F in 2030 even if the planned six-lane widening occurs as outlined in the 2030 Long Range Transportation Plan.

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

2. Potable Water Systems

Central water service within the planning area is provided by Okaloosa County Water & Sewer (OCWS) West County system. The design capacity of the system is 2.376 million gallons per day (mgd). According to the Okaloosa County Water Supply Plan 2008 Update average demand on the system in 2015 will be 1.23 mgd which is well below the design capacity. As such, no capital expenditures are required to maintain potable water LOS standards.

3. Sanitary Sewer

Central sewer service within the planning area is provided by OCWS Stephenson wastewater treatment plant (WWTP). According to OCWS records the WWTP has an annual average daily flow of .60 mgd and a design capacity of 1.0 mgd. This results in excess treatment capacity of .40 which is almost half of the design capacity. As such, no capital expenditures will be required to maintain LOS standards during the 5-year planning timeframe.

**TABLE 7
RESIDENTIAL DEVELOPMENT POTENTIAL**

FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Low Density Residential	869	5 du per acre	3,042	7,604
Medium Density Residential	407	16 du per acre	4,558	11,396
Suburban Residential	14	16 du per acre	157	392
Mix Use	99	25 du per acre	1,733	4,331
Commercial	56	25 du per acre	980	2,450
Institutional	68	25 du per acre	1,190	2,975
TOTAL RESIDENTIAL	1,513	869 at 5 du per acre 421 at 16 du per acre 223 at 25 du per acre	3,042 4,715 3,903	7,604 11,788 9,756
		TOTALS AT 1,513 ACRES	8,618	21,544

Source: Okaloosa County Growth Management

4. Solid Waste

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

5. Stormwater Management/Drainage

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

6. Parks and Recreation

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

7. Public Schools

Public schools within the planning area are as follows.

Florosa Elementary

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

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

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

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

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

Findings and Conclusions

- No capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- The planning area is largely built-out with only 110 acres of vacant land remaining.
- Unless it becomes the target of a major redevelopment scheme no significant planning effort should be required for this planning area except for transportation planning for US 98.

APPENDIX A

Property Appraisers Use Codes

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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