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# ***PLANNING AREA 32539 CRESTVIEW/DORCAS***

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

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# OKALOOSA COUNTY PLANNING PROFILES

## Foreward

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

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

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

## Data Sources

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

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

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

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

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

F. COMMUNITY FACILITIES: *Growth Management GIS*

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

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

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

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Appendix	Description
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LEGEND

Traffic Analysis Zones

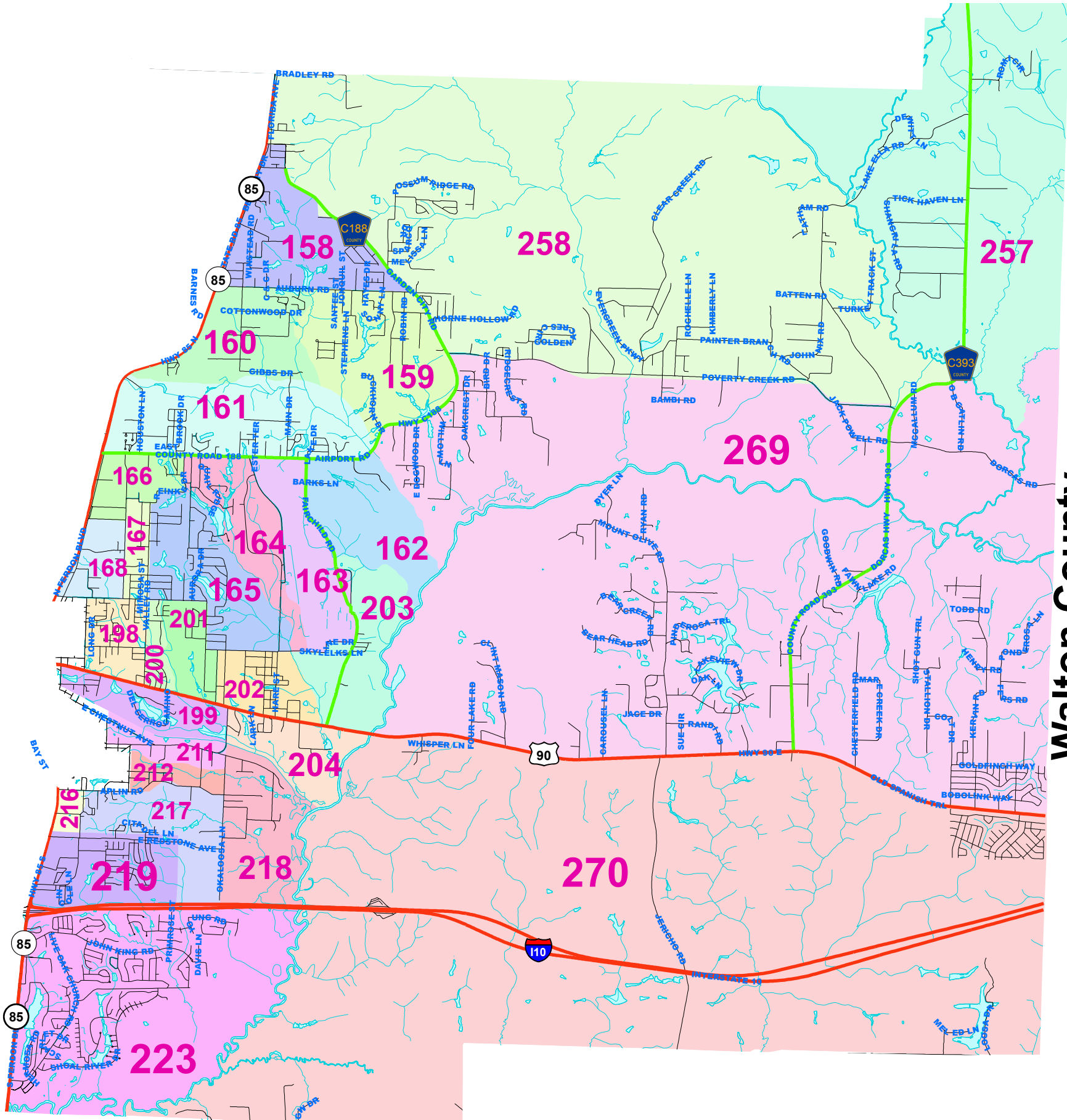
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159	199	218
160	200	219
161	201	223
162	202	257
163	203	258
164	204	269
165	211	270
166	212	
167	216	



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Walton County

A. GENERAL DEMOGRAPHICS

1. Population Data

a. Population Estimates

TAZ	Year	2004 Population	2010 Population	2020 Population
158		977	1154	1467
159		952	1000	1352
160		357	395	597
161		479	708	1167
162		35	40	279
163		0	0	0
164		196	224	307
165		1035	1111	1375
166		158	171	290
167		375	396	432
168		158	175	245
189		0	0	0
190		15	15	15
191		0	0	0
192		650	650	705
193		0	0	0
195		0	0	0
196		333	333	339
197		240	240	252
198		611	970	1093
199		371	375	418
200		420	420	565
201		215	259	508
202		510	558	747
203		145	242	365
204		171	181	336
210		815	836	868
211		123	131	202
212		143	159	203
216		0	0	0
217		666	708	1069
218		214	236	583
219		1108	1140	1733
223		4875	5619	8929
257		410	470	609
258 (part 80%)		977	1135	1302
269		2081	2518	3231
270		90	470	3808
TOTALS		19,905	23,039	35,391

b. Population Distribution

Males: 50.8%  
Females: 49.2%

c. Median Age: 35.1 years

d. Population Density: 81 persons per square mile (low)

2. Housing Data

a. Dwelling Unit Estimates

TAZ	Year	2004 Units	2010 Units	2020 Units
158		351	418	537
159		362	380	511
160		146	160	235
161		179	264	435
162		14	16	112
163		0	0	0
164		72	82	112
165		436	467	575
166		83	90	152
167		172	182	199
168		79	87	120
189		0	0	0
190		10	10	10
191		0	0	0
192		256	256	276
193		0	0	0
195		0	0	0
196		148	148	151
197		174	174	183
198		425	425	476
199		163	165	187
200		168	168	224
201		87	107	218
202		189	204	263
203		83	147	229
204		77	82	161
210		365	373	385
211		69	73	110
212		67	74	93
216		0	0	4
217		277	290	402
218		92	101	251
219		442	466	714
223		1704	1997	3270
257		189	216	278
258 (part 80%)		409	484	563
269		790	973	1271
270		45	219	2079
TOTALS		8123	9298	14,786

A. GENERAL DEMOGRAPHICS (continued)

b. Median House Value (2010): \$175,410

c. Estimate of House Values (2010):

\$20,000 to \$24,999: 130  
\$25,000 to \$29,990: 116  
\$30,000 to \$34,999: 130  
\$35,000 to \$39,999: 28  
\$40,000 to \$49,999: 240  
\$50,000 to \$59,999: 289  
\$60,000 to \$69,999: 96  
\$70,000 to \$79,999: 126  
\$80,000 to \$89,999: 227  
\$90,000 to \$99,999: 187  
\$100,000 to \$124,999: 613  
\$ 125,000 to \$149,999: 598  
\$150,000 to \$174,999: 804  
\$200,000 to \$249,999: 521  
\$250,000 to \$299,999: 375  
Over \$300,000: 777

d. Housing Units in Structures:

One, detached: 5544  
One, attached: 180  
Two: 1619  
3 or 4: 1519  
5 to 9: 683  
10 to 19: 74  
20 to 49: 190  
50 or more: 448  
Mobile homes: 1107

3. Household Data

a. Average Household Size: 2.7 persons

b. Number of Households: 18,079

c. Size of Family Households: 2078 2-person; 1023 3-person; 777 4-person; 442 5-person; 187 6-person; 1727 or more person.

d. Size of Non-Family Households: 1452 1-person; 480 2-person; 642 3-person

4. Income Data

a. Average Adjusted Gross Income (2004): \$36,990

b. Estimated Median Household Income (2010): \$50,667











c. Residents Below Poverty Level (2010): 12.1%

d. Residents Below 50% of Poverty Level (2010): 5.6%



## LEGEND

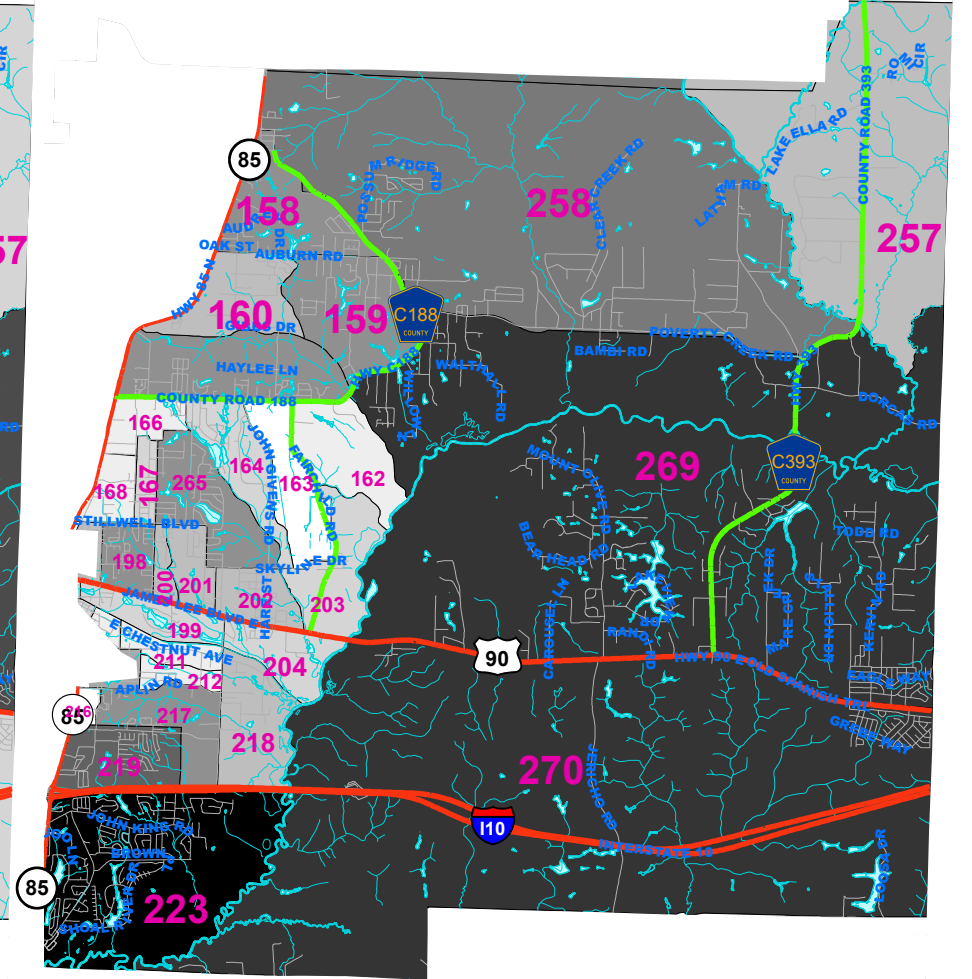
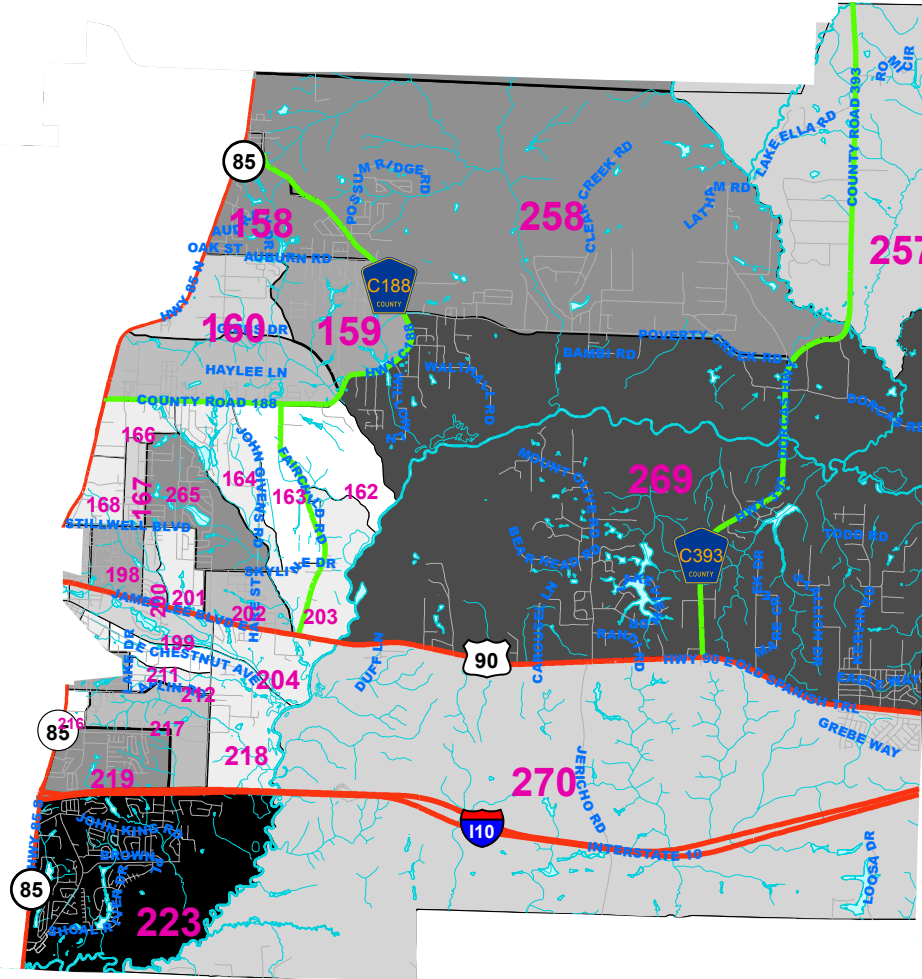
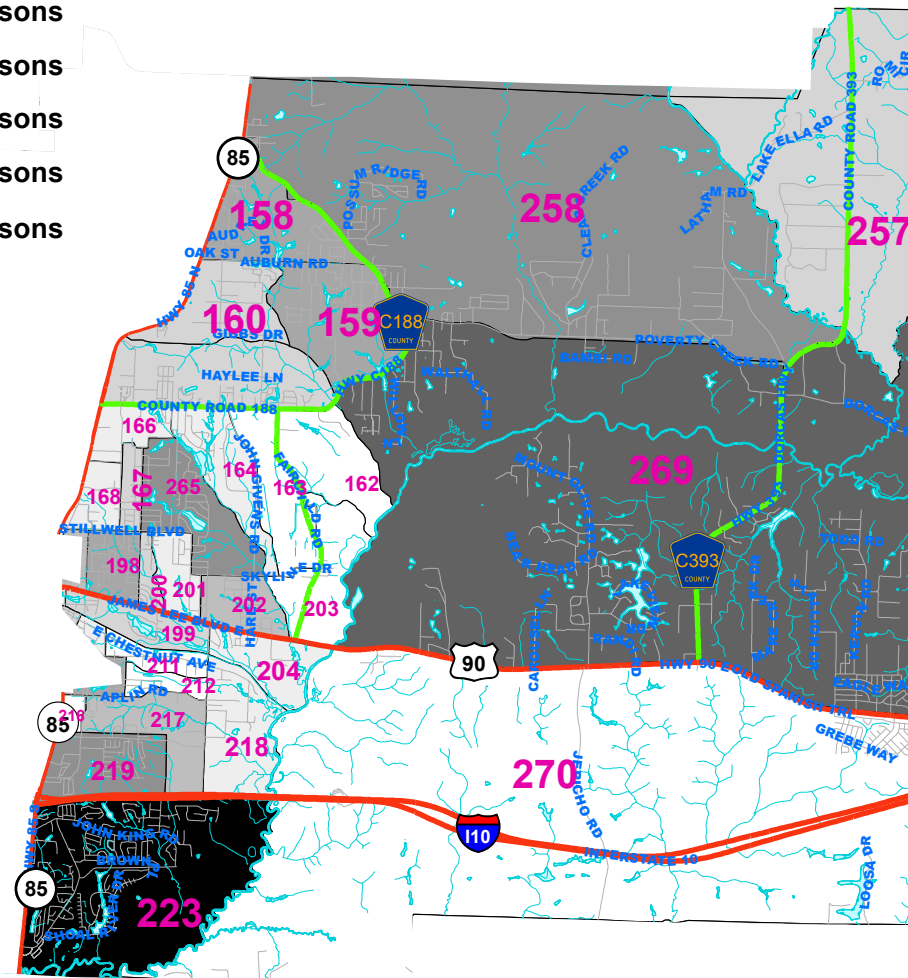
### Population Density

-  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

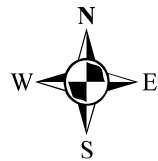
2020



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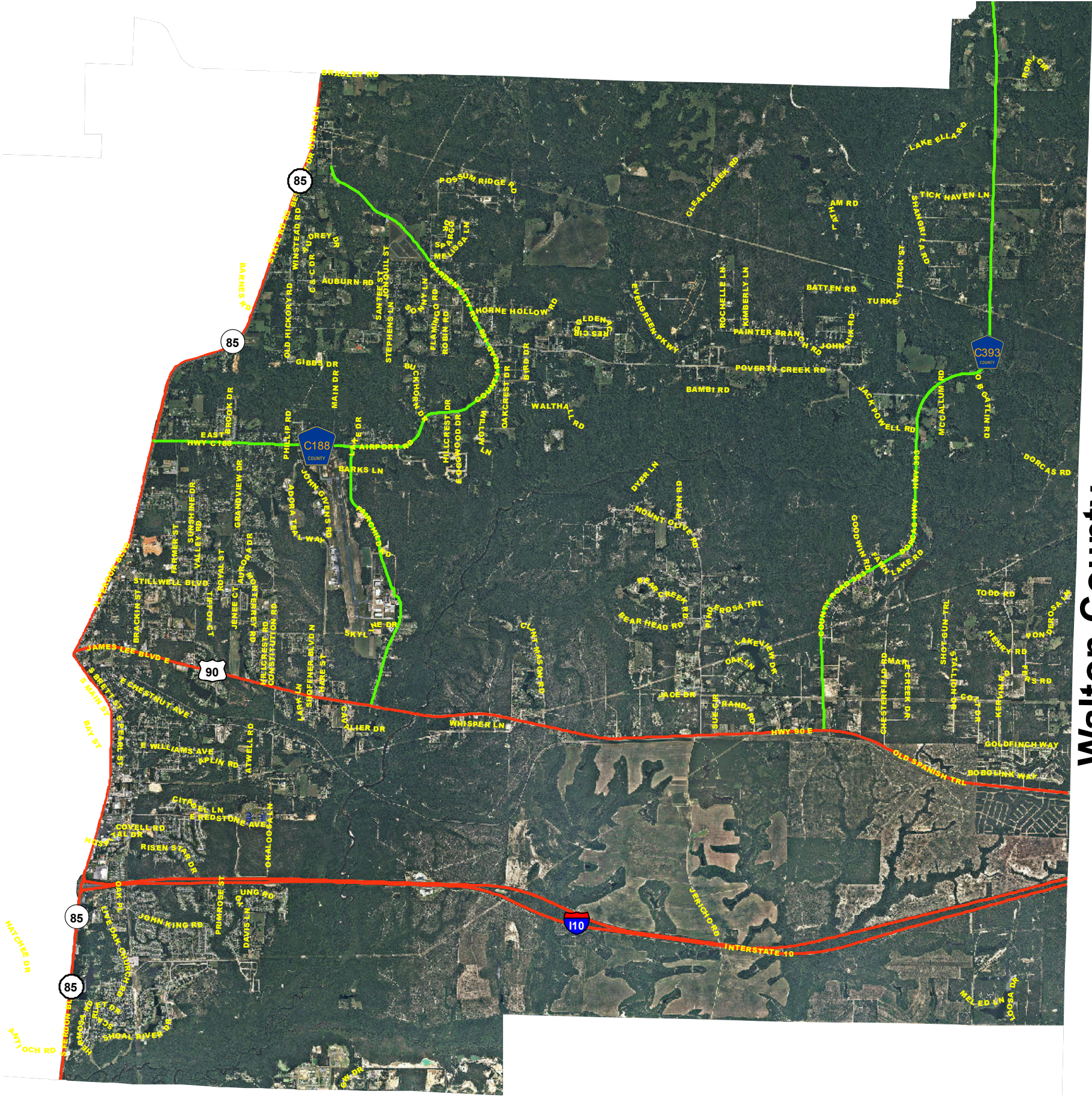
- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM



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Walton County



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.

TABLE 1 EXISTING LAND USE	
Land Use	Acres
Residential	9,205
Commercial	733
Industrial	210
Agriculture	32,816
Institutional	89
Public	2,346
Other	7,722

Source: Okaloosa County GIS, November, 2013

2. Future Land Use Map








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

TABLE 2 FUTURE LAND USE	
Land Use	Acres
Agriculture	37,397
Rural Residential	9,952
Low Density Residential	7,960
Mixed Use	1,515
Industrial	3,798
Institutional	192
Commercial	153
Airport Compatibility - .5	571
Airport Compatibility - 1	835

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

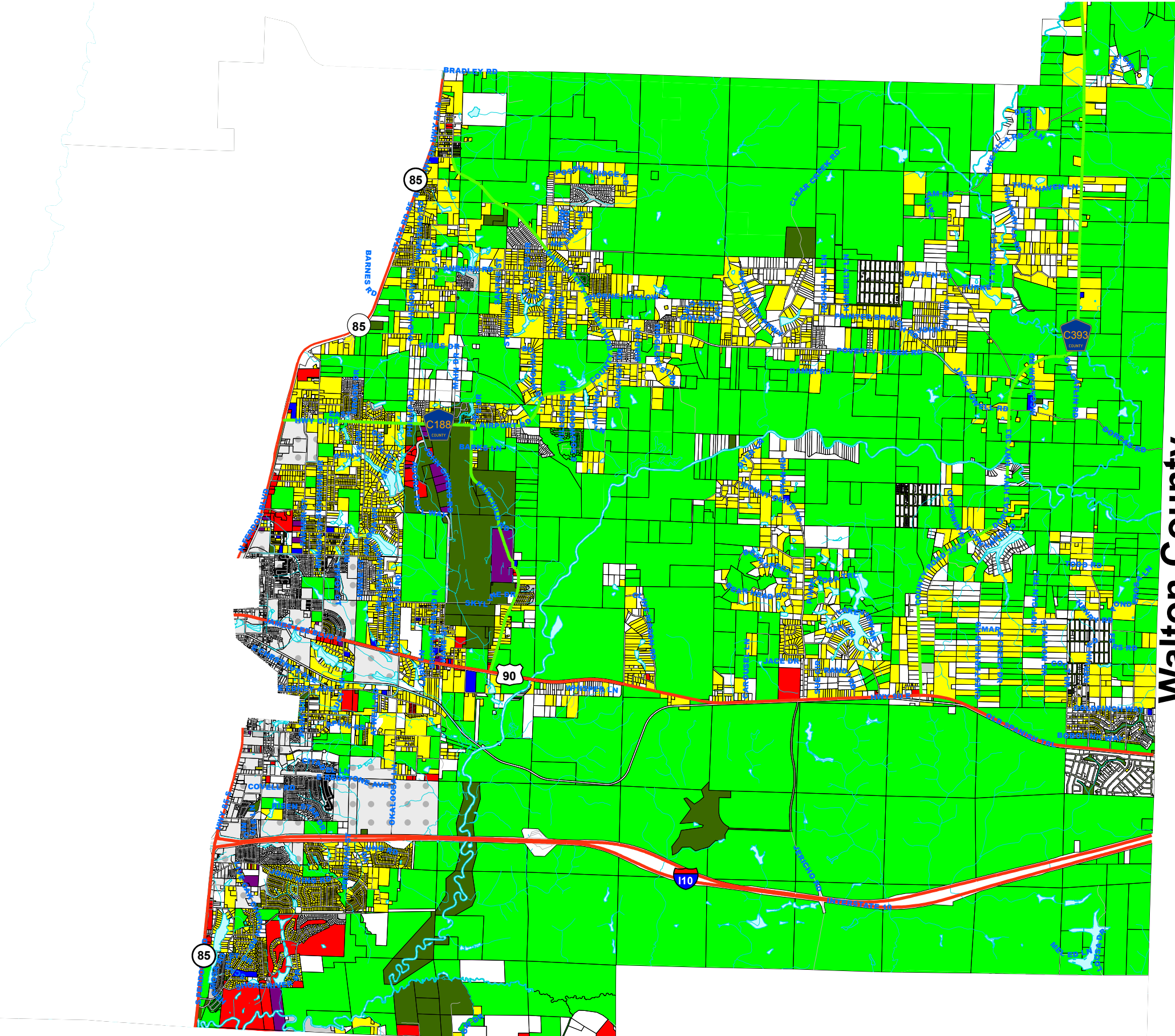
Land Use	Acres
Residential:	9,205
Commerical:	733
Industrial:	210
Agriculture:	32,816
Institutional:	89
Public:	2,346
Other:	7,722



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Walton County



LEGEND

FUTURE LAND USE

- AIRPORT COMPATIBILITY .5 ACRE
- AIRPORT COMPATIBILITY 1 ACRE
- AGRICULTURAL
- COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- EGLIN AFB NORTH ENCROACHMENT ZONE



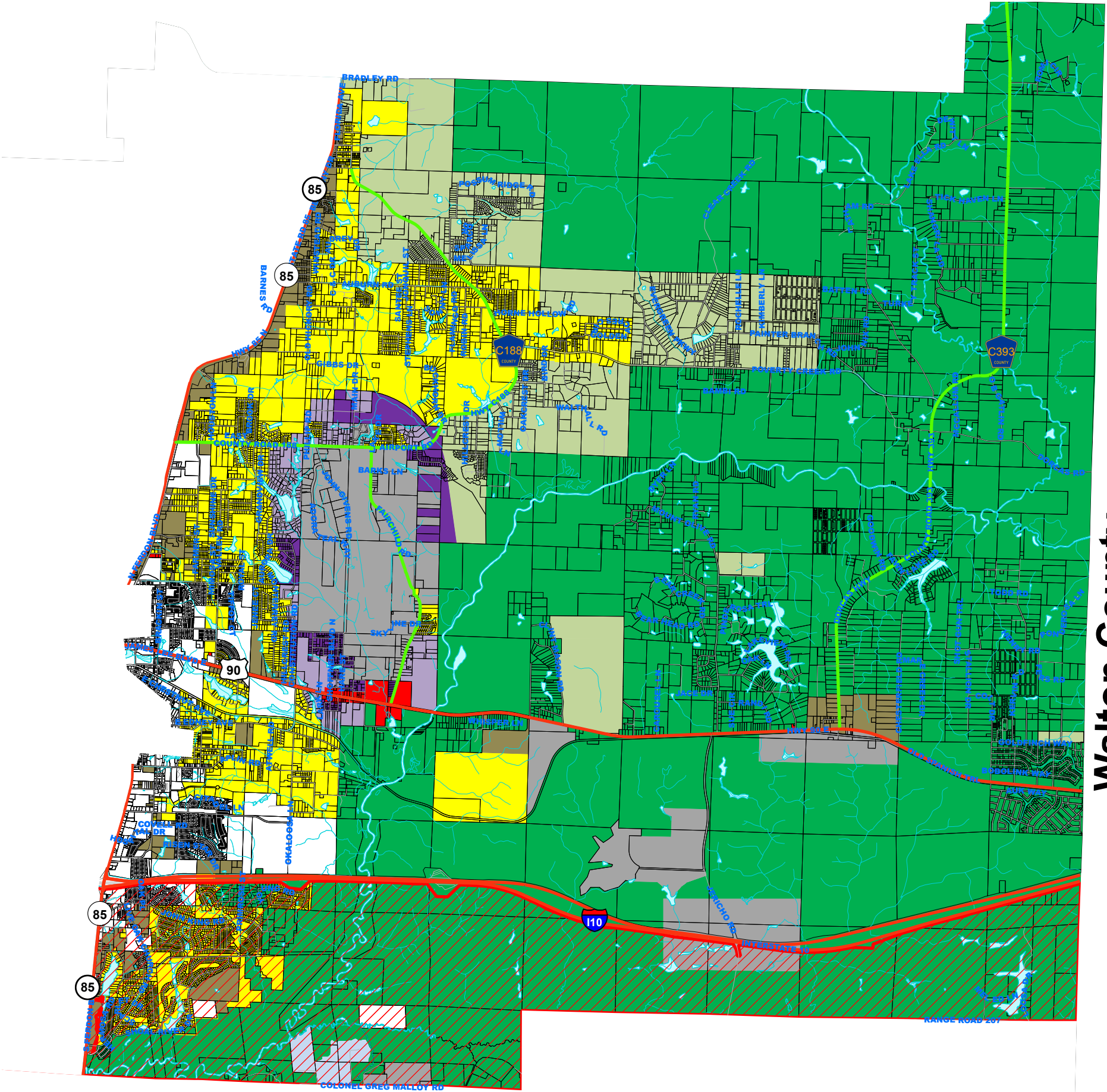
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Growth Management  
May 2013



Walton County



LEGEND

ZONING

- AGRICULTURAL
- AIRPORT CAPABILITY .5 ACRE
- AIRPORT CAPABILITY 1 ACRE
- GENERAL COMMERCIAL
- CITY
- AIRPORT INDUSTRIAL PARK
- INSTITUTIONAL
- MOBILE HOME PARK
- MIXED USE
- RESIDENTIAL - 1
- RURAL RESIDENTIAL



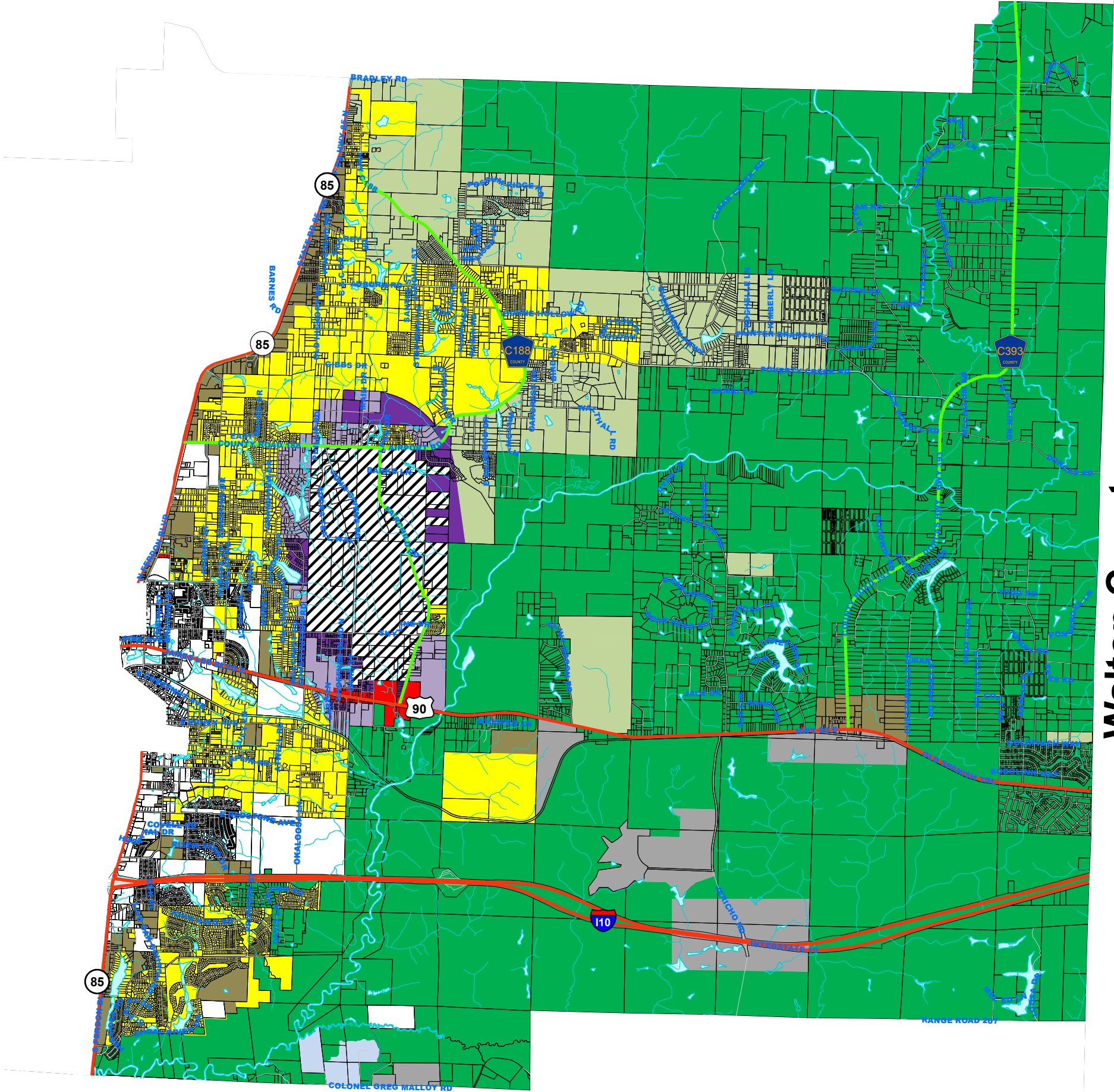
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Growth Management  
May 2013



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.

TABLE 3 RECORDED PLATS	
Name	Year Platted
Adams Powell East	1970
Ashtin Estates	2007
Auburn Acres	2002
Auburn Estates	1997
Auburn Heights	1980
Autumn Woods Estates	Pending
Briddlewood Estates Ph I	2006

TABLE 3 (Continued)  
RECORDED PLATS

Name	Year Platted
Brooke Estates Ph I	2002
Brooke Estates Ph II	2005
Brooke Estates Ph III	2007
Brownstone Manor	2009
Burleson Springs Master Plan	2006
Camellia Cove	2007
Chadwick Estates	Pending
Chanan Estates	2004
Chanan Estates 1st Addition	2007
Cherokee Bend S/D	1994
Cherokee Bend S/D Ph II	1996
Cinco Addition to Crestview	1932
Claire's Vineyard	2003
Clover Estates	2006
Cooks Addition to Crestview	1944
Coronado Village Ph I	1989
Coronado Village Ph II	1994
Coronado Village Ph III	1996
Coronado Village Ph IV	1998
Crestview Heights	1955
Del Cerro Vista	1967
Del Cerro Vista 1st Addition	1972
Duggan Pond Estates	2007
East Chestnut Addition	1953
Edneys 4th	1946
Fairchild Estates	2002
Forest Acres	1986
Foxworth Estates Ph I	1988
Foxworth Estates Ph II	1988
Golden Oaks Estates	2002
Harvest Hills Ph V	1987
Heritage Hills Unit 1	1980
Hidden Lake @ Garden City	Pending
Hidden Valley	2010

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



**TABLE 3 (Continued)  
RECORDED PLATS**

Name	Year Platted
Highland Hills	1992
Hilltop Acres	1957
Hilltop Acres 1st Addition	1957
Holley Grove East	1959
Holley Grove South	1959
Holley Grove West	1959
Homestead Manor	1997
Homewood Estates	2002
Hunter Woods	1986
Jayde Estates	2005
Kings Crossing Ph I	1989
Kings Crossing Ph II	1991
Kings Hill	Pending
Kittrell Estates	2008
Kyndall Ridge Estates	2004
Lake Okaloosa	1958
Lakeridge Estates	2007
Lakeside East	1986
Lakewood S/D	1965
Lost Creek Ph I	1980
Lost Creek Ph II	1983
Magnolia Blossom	1963
Mastels Addition to Auburn	1994
Morris Addition to Crestview	1948
Mount Olive Estates	2003
Oakcrest Farms & Groves Plat # 4	1926
Oakcrest Farms & Groves Plat # 5	1926
Oakdale Minature Farms	1963
Oakdale Minature Farms R/S Blk 13 Lts 11 & 12	1956
Oakdale Minature Farms R/S Blk 13 Lts 14 & 15	1956
Oakdale Minature Farms Resub Blk 16 Lts 1 & 3	1956
Oakdale Minature Farms Resub Blk 17	1956
Oakdale Minature Farms Resub Blk 18	1956
Oakdale Minature Farms Resub Blk 5	1956
Oakridge Place S/D	1994

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

**TABLE 3 (Continued)  
RECORDED PLATS**

Name	Year Platted
Old Hickory Estates	2006
Orange-Dale Northeast	1957
Orange-Dale Northwest	1957
Orange-Dale Southeast	1957
Orange-Dale Southwest	1957
Page II	1987
Page III Ph 1	1993
Page III Ph 2	1994
Page Place S/D	1986
Painter Branch Estates	2005
Parker Heights	1959
Pawnee Heights Resub	1963
Pinetree	1958
Pinnacle Point	1987
Plantation Oaks S/D	1988
Rabbit Run Ph I & II	Pending
River Park	Pending
Riverside North	1985
Royal Oaks S/D	1993
Sandringham Estates	Pending
Savannah Oaks	1988
Shoal Creek 1st Addition	1987
Shoal Creek Manor	1986
Shoal Creek Manor 1st Addition	1987
Shoal Creek Manor East	1987
Shoal Creek Manor West	1989
Shoal Creek S/D	1986
Shoal Lake Ph 1-A	1993
Shoal Lake Ph 1-B	1993
Shoal Landing East	1988
Shoal Ridge	1987
Shoal River Estates	Pending
Shoal Wood Estates	1986
Shoal Wood Estates 1st Ph I	1987
Shoal Wood Estates 1st Ph II	1988

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

TABLE 3 (Continued)  
RECORDED PLATS

Name	Year Platted
Shoal Wood Estates 1st Ph III	1988
Shoffner 2nd	1952
Southernaire	1957
Spring Hollow Estates S/D	2000
Stafford Estates	1990
Stonebridge Ph I	1988
Stonebridge Ph II	1989
Stonebridge Ph III	1990
Stonebridge Ph IV	1993
Sugar Creek S/D	1997
The Pines	1963
Timberland Ridge	2007
Timberline Estates	1986
Triple Lakes Estates Addition	1963
Willow Creek Plantation Ph I & II	2010
Wolford Acres	1980
Woodlands of Whispering Pines	2006

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.

TABLE 4  
UNRECORDED PLATS

Name
Rolling Hills of Dorcas
Joe Barley
Barnhill - Aplin Road
Bear Creek Woods

TABLE 4 (Continued)  
UNRECORDED PLATS

Name
Chardee Addition
Colonial Estates
Cottonwood Estates
Creekwood
Deer Springs
Deerfield Farms
Dogwood Groves
Druid Hills
Fairlane Farms
Golden Acres
Grandview Heights
Hannah Branch
Heritage Hills
Highland Hills
Jonquil
Kimberly Lane
Lakewood Country Estates
Lucky G Ranchetts
Mare Creek Farms
Meadow Lake
Possum Ridge Acres
Ridgecrest S/D
Robin Hill
Sabble Brook Estates
Southern Acres
Southwood West
Turkey Run
White Oak Estates
Windsong
Winstead Project
Winstead, Bill
Wright, Herman
Yellow Bluff Estates

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

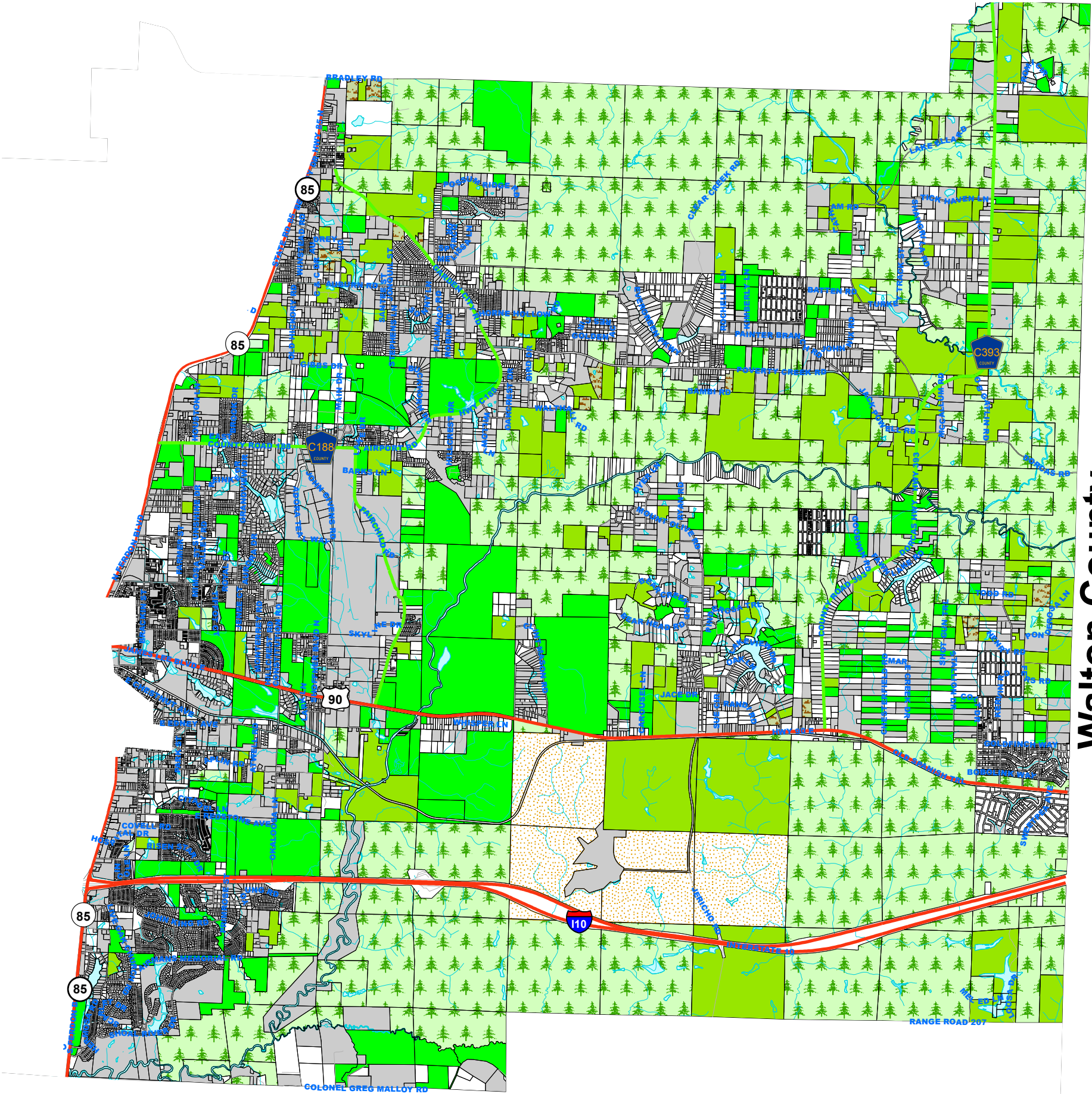
- Blackwater River State Forest
- Water Management Area



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

PUBLIC RECORD:  
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LEGEND

PRIME FARM LANDS

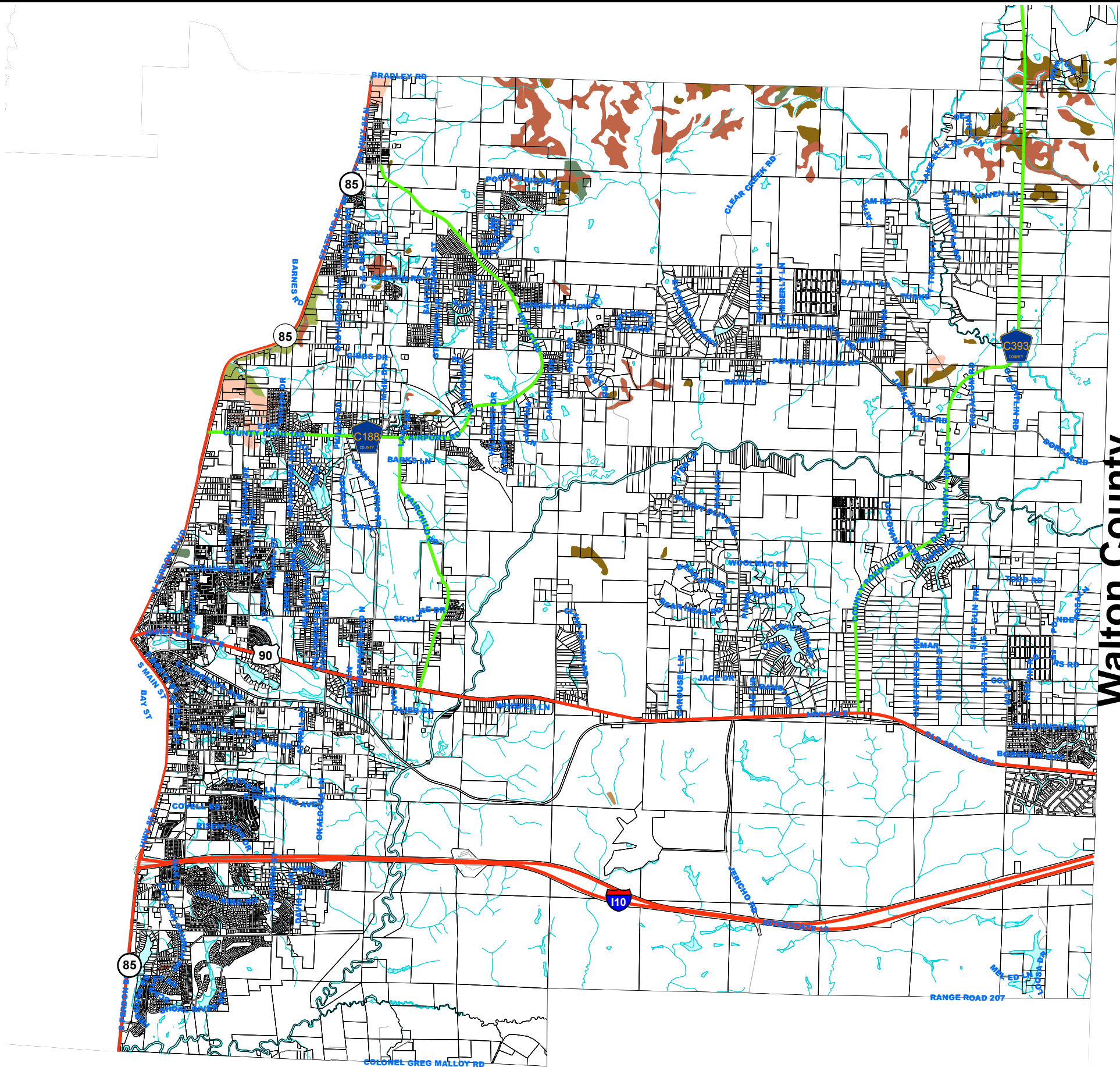
Type	Soil Code
Angie Sandy Loam 2 to 5 % Slopes	35
Dothan Loamy Sand 0 to 2 % Slopes	38
Dothan Loamy Sand 2 to 5 % Slopes	39
Orangeburg Sandy Loam 0 to 2 % Slopes	45
Orangeburg Sandy Loam 2 to 5 % Slopes	46
Escambia Fine Sandy Loam 0 to 3 % Slopes	52
Notcher Gravelly Sandy Loam 0 to 2 % Slopes	53
Notcher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



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Walton County



LEGEND

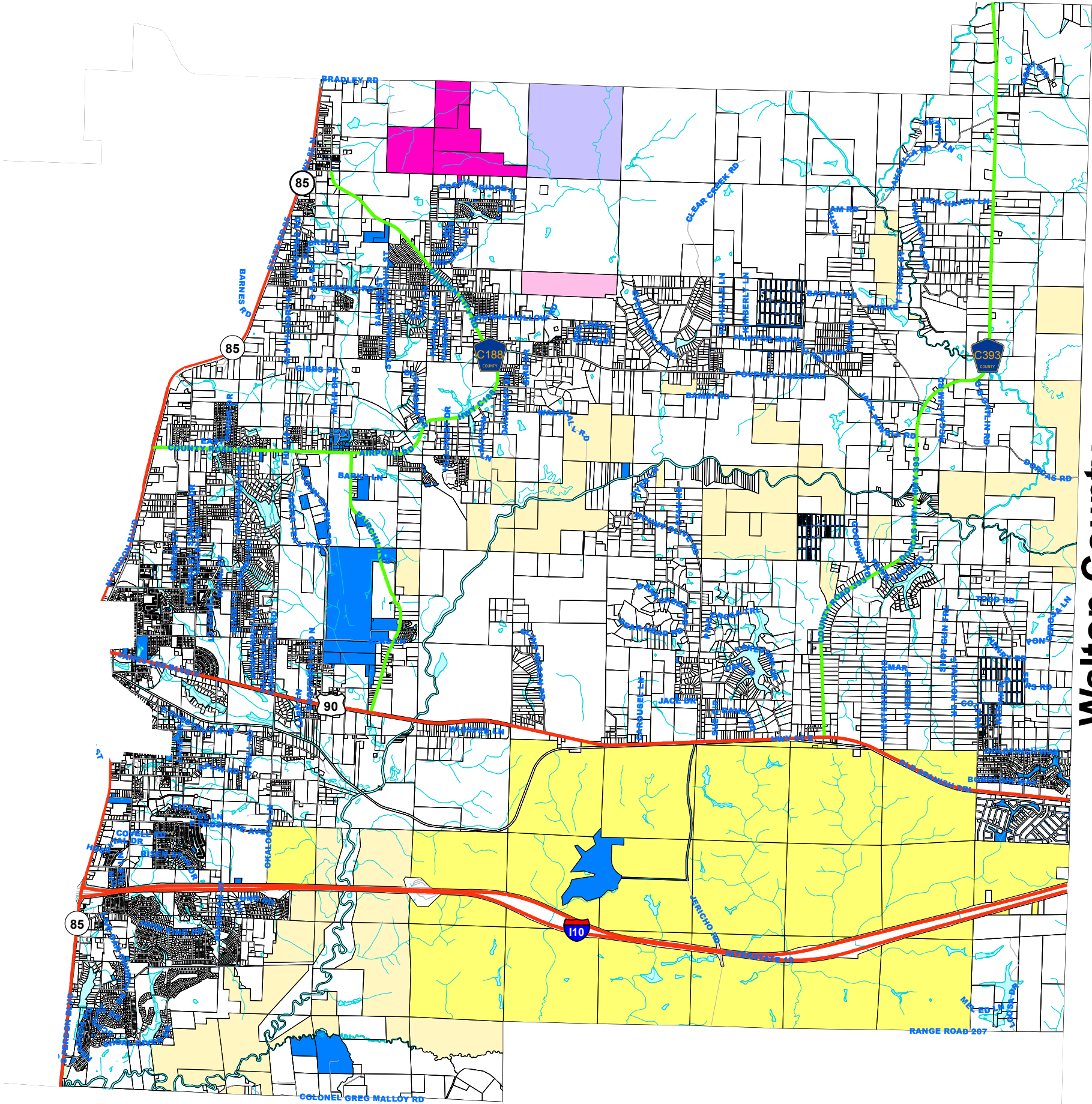
OWNERS	ACRES
BCC	2645
CRESTVIEW WEST LLC	4545
GIVENS FAMILY LTD PTR	1027
HAISEAL TIMBER CO	6007
HART BENJAMIN H TRUST	9730
REDUS FLORIDA LAND LLC	10,647



MAP PROJECTION:  
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Walton County



Source: Okaloosa County Growth Management, 2013

	Crestview 32539											
	Subdivision Name	Date Platted	# of Lots	Paved	Unpaved	Public	Private	Average Size	Public Water	Fire	Stormwater	Built Out Lots
PLAT#	RECORDED PLATS											
1	ADAMS POWELL EAST	1970	145	X		X		0.45	X			135
2	AUBURN ACRES	2002	38	X		X		0.26	X	X	X	38
3	AUBURN ESTATES	1997	9	X		X		.35 - .64	X	X	X	9
4	AUBURN HEIGHTS	1980	72			X		0.35	X			63
5	BROOKE ESTATES PH I	2002	58	X		X			X	X	X	55
6	BROOKE ESTATES PH II	2005	71	X		X		0.26	X	X	X	61
7	BROOKE ESTATES PH III	2007	76	X		X		0.26	X	X	X	26
8	CAMELLIA COVE	2007	49	X			X	0.5	X	X	X	19
9	CHANAN ESTATES	2004	80	X			X	0.25	X	X	X	56
10	CHANAN ESTATES 1ST ADDITION	2007	81	X			X	0.25	X	X	X	0
11	CHEROKEE BEND S/D	1994	61	X			X	0.24	X	X	X	61
12	CHEROKEE BEND S/D PH II	1996	119	X			X	0.24	X			119
13	CINCO ADDITION TO CRESTVIEW	1932	40	X		X		0.1	X			31
14	CLAIRE'S VINEYARD	2003	49	X			X	0.25	X	X	X	30
15	CLOVER ESTATES	2006	3	X		X		0.41	X	X	X	1
16	COOKS ADDITION TO CRESTVIEW	1944	10	X		X		0.85	X	X		9
17	CORONADO VILLAGE PH I	1989	21	X		X		0.35	X	X	X	20
18	CORONADO VILLAGE PH II	1994	25	X		X		0.35	X	X	X	23
19	CORONADO VILLAGE PH III	1996	43	X		X		0.35	X	X	X	43
20	CORONADO VILLAGE PH IV	1998	39	X		X		0.35	X	X	X	39
21	CRESCENT HEIGHTS (CITY)	1990	12	X					X	X	X	5
22	CRESTVIEW HEIGHTS	1955	70									
23	DEL CERRO VISTA	1967	13	X		X		1+	X			13
24	DEL CERRO VISTA 1ST ADDITION	1972	9	X		X		Varies	X			9
25	DUGGAN POND ESTATES	2007	149	X			X	0.16	X	X	X	105
26	EAST CHESTNUT ADDITION	1953	27	X		X		1 to 3 acres	X			21
27	EDNEYS 4TH	1946	12	X		X		Varies	X			12
28	FAIRCHILD ESTATES	2002	64	X		X		0.25	X	X	X	64
29	FOREST ACRES	1986	21	X		X		0.33	X	X	X	21
30	FOXWORTH ESTATES PH I	1988	10	X		X		0.25	X	X	X	8
31	FOXWORTH ESTATES PH II	1988	28	X		X		0.28	X	X	X	25
32	GOLDEN OAKS ESTATES	2002	15	X		X		0.25	X	X	X	15
33	HARVEST HILL PH V	1987	70	X		X		0.43	X	X	X	34
34	HERITAGE HILLS UNIT 1	1980	7	X		X		0.28	X			7
35	HIGHLAND HILLS	1992	19	X			X	1.5 to 3 acres	X	X	X	14
36	HILLTOP ACRES	1957	114	X		X		0.25	X			110
37	HILLTOP ACRES 1ST ADDITION	1957	103	X		X		0.25	X			
38	HOLLEY GROVE EAST	1959	834		X			0.06	Partial			0
39	HOLLEY GROVE WEST	1959	834		X			0.06	Partial			14
40	HOLLEY GROVE SOUTH	1959	869		X			0.06	Partial			115
41	HOLMES MANOR	1997	3	X		X		0.35	X	X	X	3
42	HOMEWOOD ESTATES	2002	103	X		X		0.31	X	X	X	5
43	HUNTER WOODS	1986	44	X		X		0.4	X			32
44	JAYDE ESTATES	2005	14	X		X		0.25	X	X	X	12
45	KINGS CROSSING PH I	1989	25	X		X		0.56	X	X	X	25
46	KINGS CROSSING PH II	1991	51	X		X		0.25	X	X	X	49
47	KYNDALL RIDGE ESTATES	2004	12	X		X		0.6	X	X	X	12

**OKALOOSA COUNTY  
PLANNING PROFILE**

**PLANNING AREA 32539**

**SUBDIVISIONS CHARACTERISTICS**

Source: Okaloosa County Growth Management, 2013

48	LAKE OKALOOSA	1958	400	None	None	X		0.15				1
49	LAKERIDGE ESTATES	2007	52	X			X	0.25	X	X	X	7
50	LAKESIDE EAST	1986	62	X		X		0.4	X	X	X	54
51	LAKEWOOD S/D	1965	40	X		X		0.25	X			39
52	LOST CREEK PH I	1980	19	X		X		0.75	X			12
53	LOST CREEK PH II	1983	19	X		X		1.25	X			16
54	MAGNOLIA BLOSSOM	1963	750		X	X		0.25	Partial			1
55	MASTELS ADDITION TO AUBURN	1994	5	X			X	1.25	X	X	X	5
56	MORRIS ADDITION TO CRESTVIEW	1948	1042	X		X		0.08	X			867
57	MOUNT OLIVE ESTATES	2003	56	X		X		1 acre	X	X	X	56
58	OAKCREST FARMS & GROVES PLAT # 4	1926	57	X					X			34
59	OAKCREST FARMS & GROVES PLAT # 5	1926	32	X					X			12
60	OAKDALE MINATURE FARMS	1963	198	X					X			141
61	OAKDALE MINATURE FARMS RESUB BLK 17	1956	110	X					X			83
62	OAKDALE MINATURE FARMS RESUB BLK 18	1956	143	X					X			116
63	OAKDALE MINATURE FARMS RESUB BLK 5	1956	11	X					X			4
64	OAKDALE MINATURE FARMS RESUB BLK 16 LTS 1 & 3	1956	106	X					X			23
65	OAKDALE MINATURE FARMS R/S BLK 13 LTS 11 & 12	1956	24	X					X			23
66	OAKDALE MINATURE FARMS R/S BLK 13 LTS 14 & 15	1956	32	X					X			24
67	OAKRIDGE PLACE S/D	1994	4	X		X		0.35	X	X	X	4
68	OLD HICKORY ESTATES	2006	6	X		X			X	X	X	5
69	ORANGE-DALE NORTHEAST	1957	470	None	None	X		0.05				0
70	ORANGE-DALE NORTHWEST	1957	470	None	None	X		0.05				0
71	ORANGE-DALE SOUTHWEST	1957	470	None	None	X		0.05				0
72	ORANGE-DALE SOUTHEAST	1957	470	None	None	X		0.05				0
73	PAGE PLACE S/D	1986	39	X		X		0.45	X	X	X	39
74	PAGE II	1987	36	X		X		Varies	X	X	X	34
75	PAGE III PH 1	1993	22	X		X		Varies	X	X	X	21
76	PAGE III PH 2	1994	16	X		X		Varies	X	X	X	15
77	PARKER HEIGHTS	1959	18			X		1 acre				11
78	PAWNEE HEIGHTS RESUB	1963	36			X		0.59				0
79	PINETREE	1958	1666		X			0.06				10
80	THE PINES	1963	329	X		X		0.25	X			152
81	PINNACLE POINT	1987	123	X			X	0.25	X	X	X	120
82	PLANTATION OAKS S/D	1988	64	X		X		0.27	X	X	X	62
83	RIVERSIDE NORTH	1985	23	X		X		0.27	X	X	X	20
84	ROYAL OAKS S/D	1993	50	X		X		0.45	X	X	X	50
85	SAVANNAH OAKS	1988	20	X		X		0.25	X	X	X	20
86	SHOAL CREEK S/D	1986	36	X		X		0.5	X			36
87	SHOAL CREEK 1ST ADDITION	1987	23	X		X		0.45	X			23
88	SHOAL CREEK MANOR	1986	16	X		X		0.35	X			12
89	SHOAL CREEK MANOR 1ST ADDITION	1987	17	X		X		0.35	X			17
90	SHOAL CREEK MANOR EAST	1987	16	X		X		0.4	X			16
91	SHOAL CREEK MANOR WEST	1989	18	X		X		0.4	X	X	X	18
92	SHOAL LAKE PH 1-A	1993	10	X		X		Varies	X	X	X	8
93	SHOAL LAKE PH 1-B	1993	18	X		X		0.35	X	X	X	16
94	SHOAL LANDING EAST	1988	34	X		X		0.35	X	X	X	32
95	SHOAL RIDGE	1987	11	X		X		Varies	X			11
96	SHOAL WOOD ESTATES	1986	12	X		X		0.35	X			12

Source: Okaloosa County Growth Management, 2013

99	SHOAL WOOD ESTATES 1ST PH III	1988	38	X		X		0.35	X	X	X	38
100	SHOFFNER 2ND	1952	15			X		0.1	X			13
101	SOUTHERNAIRE	1957	40			X		0.45	X			34
102	SPRING HOLLOW ESTATES S/D	2000	45	X		X		0.3	X	X	X	40
103	STAFFORD ESTATES	1990	51	X		X		0.5	X	X	X	51
104	STONEBRIDGE PH I	1988	33	X		X		0.25	X	X	X	32
105	STONEBRIDGE PH II	1989	17	X		X		0.27	X	X	X	17
106	STONEBRIDGE PH III	1990	15	X		X		0.25	X	X	X	15
107	STONEBRIDGE PH IV	1993	19	X		X		0.25	X	X	X	19
108	SUGAR CREEK S/D	1997	112	X		X		0.25	X	X	X	112
109	TIMBERLINE ESTATES	1986	51	X		X		0.3	X	X	X	45
110	TRIPLE LAKES ESTATES ADDITION	1963	261	X		X		0.25	X	X	X	231
111	VALLEY CREEK S/D - CITY	1999	11							X	X	7
112	VALLEY TOWNHOMES - CITY	1990	15							X	X	15
113	WOLFORD ACRES	1980	15	X		X		Varies	X	X	X	2
114	WOODLANDS OF WHISPERING PINES	2006	33	X			X	0.35	X	X	X	5
115	SHOAL RIVER ESTATES	Pending	41						X	X	X	0
116	SANDRINGHAM ESTATES	Pending	140						X	X	X	0
117	BURLESON SPRINGS MASTER PLAN	2006	245						X	X	X	
118	HIDDEN LAKE @ GARDEN CITY	Pending	85						X	X	X	0
119	ASHTIN ESTATES	2007	58	X		X		0.5	X	X	X	3
120	BROWNSTONE MANOR	2009	89						X	X	X	22
121	AUTUMN WOODS ESTATES	Pending	21						X	X	X	0
122	TIMBERLAND RIDGE	2007	102	X		X		0.33	X	X	X	0
123	HIDDEN VALLEY PHASE I	2010	27						X	X	X	2
124	CHADWICK ESTATES	Pending	18						X	X	X	0
125	BRIDDLE WOOD ESTATES PH I	2006	34	X		X		0.5	X	X	X	3
126	PAINTER BRANCH ESTATES	2005	9	X		X		.5 TO 1.5 Acres	X	X	X	4
127	KITTRELL ESTATES	2008	18						X	X	X	3
128	KINGS HILL	Pending	14						X	X	X	0
129	RIVER PARK	Pending	717						X	X	X	0
130	WILLOW CREEK PLANTATION PH I	2010	43						X	X	X	8
131	RABBIT RUN PH I	Pending	24						X	X	X	0
132	REDSTONE ESTATES - CITY	Pending	373						X	X	X	0

SUB#	UNRECORDED SUBDIVISIONS											
133	Rolling Hills of Dorcas	1990	120		X		X	1.5 to 5 Acres				0
134	Joe Barley	1990	22	X		X		1 acre	X			
135	Barnhill - Aplin Road	1990	26	X	X	X	X	5 Acres	X			
136	Bear Creek Woods	1990	92		X		X	1 to 25 Acres				
137	Chardee Addition	1990	35	X	X	X	X	1 acre	X			
138	Colonial Estates	1990	28	X		X		1/3 to 1 acre	X			
139	Cottonwood Estates	1990	25		X	X		1 acre	X			
140	Creekwood	1990	6		X	X		1 acre				
141	Deer Springs	1990	7		X	X		1 acre	X			
142	Deerfield Farms	1990	29		X		X	5 to 10 acres	X			
143	Dogwood Groves	1990	19	X	X	X	X	1 acre				
144	Druid Hills	1990	10		X		X	10 acres				
145	Fairlane Farms	1990	54	X	X	X	X	2 to 10 acres	X	X		
146	Golden Acres	1990	49	X		X		1 acre	X	X		
147	Grandview Heights	1990	176	X			X	1 acre	X			
148	Hannah Branch	1990	17		X		X	1 acre to 10 acres				
149	Heritage Hills	1990	279	X		X		1/4 acre	X	X		
150	Highland Hills	1990	44	X		X		1/4 acre	X			
151	Jonquil	1990	22	X	X	X		1 to 2 acres	X			
152	Kimberly Lane	1990	26		X		X	5 to 20 acres				
153	Lakewood Country Estates	1990	114		X	X		1 to 10 acres	X			
154	Lucky G Ranchetts	1990	38		X	X		1 to 8 acres	X			
155	Mare Creek Farms	1990	65		X		X	10 acres				
156	Meadow Lake	1990	40	X			X	1 acre	X			
157	Possum Ridge Acres	1990	8		X			1 acre				
158	Ridgecrest S/D	1990	80	X	X	X		1 to 4 acres	X			
159	Robin Hill	1990	11	X		X		1/4 acre	X			
160	Sabbe Brook Estates	1990	8		X		X	10 acres				
161	Southern Acres	1990	10	X		X		1 acre	X			
162	Southwood West	1990	8					1/4 to 1+ acres	X	X	X	
163	Turkey Run	1990	10		X	X		1 to 5 acres				
164	White Oak Estates	1990	19	X		X		1 acre	X			
165	Windsong	1990	20		X		X	1 to 2.5 acres				
166	Winstead Project	1990	4		X	X		1 acre	X			
167	Winstead, Bill	1990	16		X	X		1 to 2 acres				
168	Wright, Herman	1990	6	X		X		1 to 5 acres				
169	Yellow Bluff Estates	1990	106		X	X		1 to 10 acres				
		Total Lots	1635									
	Built out											
	Pending											
	Unrecorded Subdivision											



LEGEND

PLATTED AREA

A. RECORDED PLATS

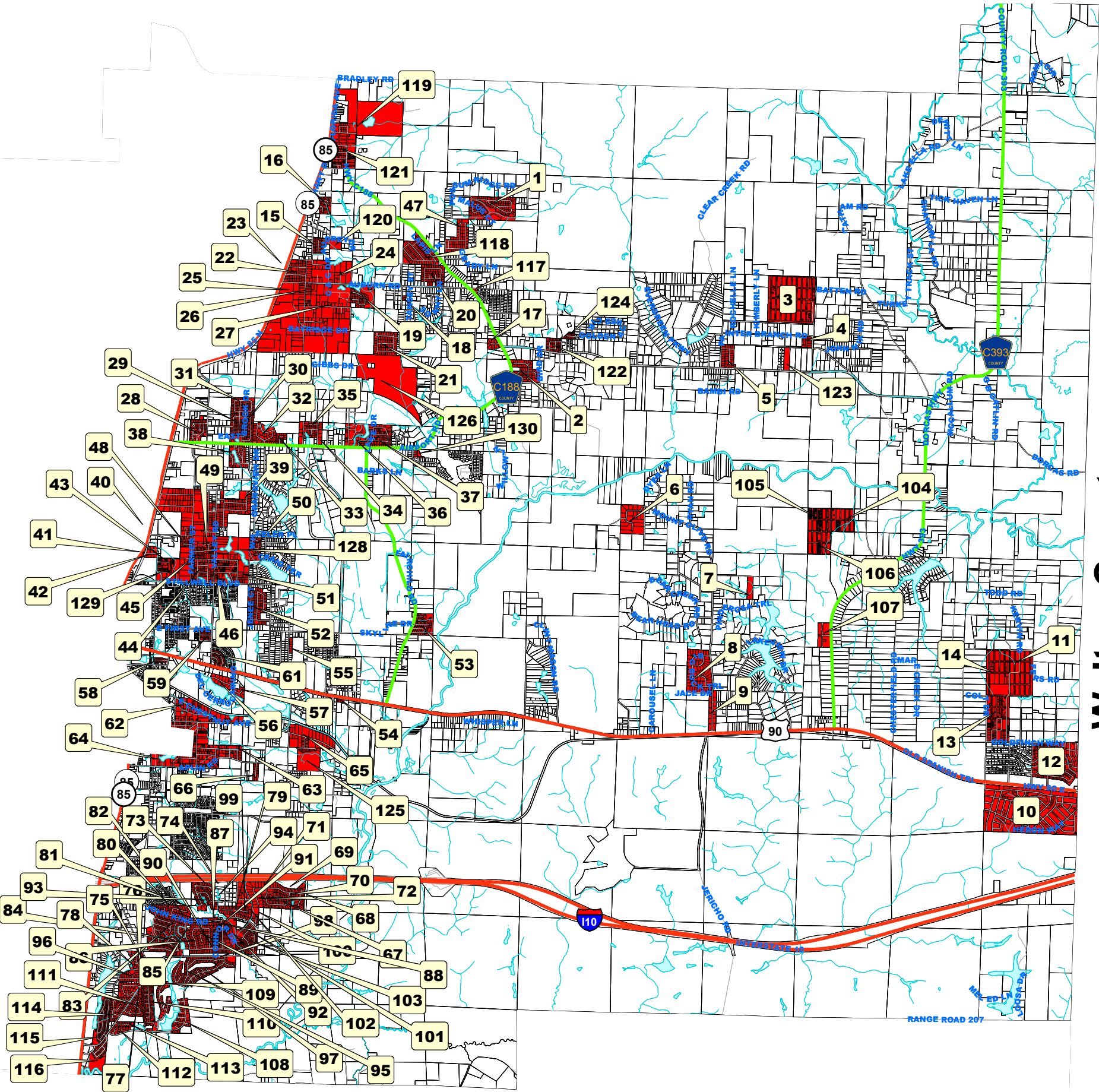
Name Year Platted

See Pages 17 - 19 for corresponding Plat#, Name,  
and Year Platted

B. UNRECORDED SUBDIVISIONS

See Page 20 for corresponding Sub#, Name,  
and Year Platted

Source: Official Records of Okaloosa County



Walton County



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Stateplane: Florida North (0903)  
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D. TRANSPORTATION

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

1. State Highway System

State highways within the planning area include State Road 85, Highway 10 (US 90) and Interstate 10. General characteristics of these roadways were taken from the Okaloosa-Walton TPO 2030 Long Range Transportation Plan Update (2030 LRTPU), May 2007 as follows. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. State Road 85 North

Segment: CR 85A (Bill Lundy Rd) to Eglin reservation north boundary

No. of lanes: 2, 4  
Functional Class: Principal Arterial  
Facility Type: Undivided (part), Divided (part)  
LOS Area: Transitioning  
FDOT LOS: C  
County LOS: C,D

FDOT Station 0138: 300 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  
No. of lanes: 2

FDOT Station 1603: 300 ft north of Third Avenue, Crestview  
2006 AADT: 25,500 LOS: C                      2009 AADT: 21,500 LOS: C  
2012 AADT: 23,000 LOS: C                      2030 AADT: 28,390 LOS: C  
LOS Area: Transitioning  
No. of lanes: 4

FDOT Station 5112: 300 ft north of Long Drive  
2006 AADT: 28,000 LOS: C                      2009 AADT: 27,000 LOS: C  
2012 AADT: 27,000 LOC: C                      2030 AADT: 28,390 LOS: C  
LOS Area: Transitioning

FDOT Station 5057: 150 ft south of SR 85 (Leg A, Hickory Av)  
2006 AADT: 31,500 LOS: F                      2009 AADT: 25,000 LOS: C  
2012 AADT: 26,500 LOS: C                      2030 AADT: NA      LOS: NA  
LOS Area: Transitioning  
No. of lanes: 4

FDOT Station 5058: 300 ft south of US 90  
2006 AADT: 38,500 LOS: F                      2009 AADT: 37,000 LOS: C  
2012 AADT: 36,000 LOS: C                      2030 AADT: 55,440 LOS: F  
LOS Area: Transitioning  
No. of lanes: 6

FDOT Station 5060: 150 ft north of Main Street, Crestview  
2006 AADT: 39,500 LOS: C                      2009 AADT: 37,000 LOS: C  
2012 AADT: 36,000 LOS: C                      2030 AADT: 55,400 LOS: F  
LOS Area: Transitioning  
No. of lanes: 6

FDOT Station 1606: 300 ft south of Duggan Av, north of I-10  
2006 AADT: 47,000 LOS: C                      2009 AADT: 45,500 LOS: C  
2012 AADT: 43,500 LOS: C                      2030 AADT: 55,400 LOS: F  
LOS Area: Transitioning  
No. of lanes: 6

FDOT Station 1607: 500 ft south of I-10, Crestview  
2006 AADT: 48,000 LOS: C                      2009 AADT: 43,000 LOS: C  
2012 AADT: 47,500 LOS: C                      2030 AADT: NA      LOS: NA  
LOS Area: Transitioning  
No. of lanes: 4

FDOT Station No. 0088: North end of Shoal River Bridge  
2006 AADT: 33,000 LOS: C                      2009 AADT: 32,000 LOS: F  
2012 AADT: 32,500 LOS: C                      2030 AADT: NA      LOS: NA  
LOS Area: Transitioning  
No. of lanes: 4

Planned Improvements 2030 LRTPU: SR 85 from I-10 to US 90, widen to 6 lanes

b. State Road 10 (US 90)

Segment: US 90 SR 85 to Walton Co. line  
No. of lanes: 4 to Shoal River Bridge, then 2 to county line  
Functional Class: Minor Arterial  
Facility type: Undivided  
LOS Area: Transitioning, Rural Developed  
FDOT LOS: SR 85 to Fairchild Rd.: D, Fairchild Rd. to county line: C  
County LOS: SR 85 to Fairchild Rd.: D, Fairchild Rd. to county line: C

FDOT Station 5051: 150 ft east of SR 85  
2006 AADT: 14,900 LOS: C                      2009 AADT: 13,000 LOS: C  
2012 AADT: 12,600 LOS: C                      2030 AADT: 17,520 LOS: A  
LOS Area: Transitioning  
No. of lanes: 4



FDOT Station 5055: Brackin St. 300 ft north of US 90  
2006 AADT: 2200 LOS: C  
2012 AADT: 1900 LOS: C  
LOS Area: Transitioning  
No. of lanes: 4

2009 AADT: 2100 LOS: C  
2030 AADT: NA LOS: NA

FDOT Station 5056: Valley Road 300 ft north of US 90  
2006 AADT: 4200 LOS: C  
2012 AADT: 3300 LOS: C  
LOS Area: Transitioning  
No. of lanes:4

2009 AADT: 4300 LOS: C  
2030 AADT: NA LOS: NA

FDOT Station 1601: US 90 300 ft east of Henderson St.  
2006 AADT: 12,000 LOS: C  
2012 AADT: 11,100 LOS: C  
LOS Area: Transitioning  
No. of lanes: 4

2009 AADT: 11,200 LOS: C  
2030 AADT: 17,520 LOS: A

FDOT Station 0304: Fairchild Rd 300 ft north of US 90  
2006 AADT: 3700 LOS: C  
2012 AADT: 2800 LOS: C  
LOS Area: Transitioning  
No. of lanes: 4

2009 AADT: 2700 LOS: C  
2030 AADT: NA LOS: NA

FDOT Station 0217: CR 393 300 ft north of US 90  
2006 AADT: 1900 LOS: C  
2012 AADT: 1400 LOS: C  
LOS AREA: Rural Developed  
No. of lanes: 2

2009 AADT: 1700 LOS: C  
2030 AADT: NA LOS: NA

FDOT Station 0124: US 90 .64 mile east of CR 393  
2006 AADT: 4700 LOS: C  
2012 AADT: 4400 LOS: C  
LOS Area: Rural Developed  
No. of lanes: 2

2009 AADT: 4600 LOS: C  
2030 AADT: 15,340 LOS: A

Planned Improvements 2030 LRTPU: Widen to 6 lanes, Antioch Rd. to Fairchild Rd.  
Widen to 4 lanes, Fairchild Rd. to Walton Co. line

c. Interstate 10

No data available.

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 188 Airport Road./Garden City Road  
CR 393

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 Adopted LOS	Segment	Func. Class.	Area	Type	Lanes	2012	2011	2009	2007
CR 188 Airport Rd./Garden City Rd.	FDOT Station 0289	Collector	Transitioning	Undivided	2				
	300' E of SR 85					6000	6600	6500(C)	6100 (C)
	County Station 400					7521	7272	7381	6971
	2000' E of SR 85								
County Station 410	330' S of Poverty Creek Rd.								
						2989	2793	2630	3055
CR 393	FDOT Station 0217	Collector	Rural	Undivided	2				
	300 ' N of US 90					1400	1700	1700	900 (C)
	County Station 360					463	479	468	490
	550' S of SR 85								
County Station 370	800' N of US 90					1611	1823	1827	2201
NA: Not Available									
1: Okaloosa County Public Works (2012)									
2: Florida Dept. of Transportation (2012)									

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.

Kennedy Bridge Road  
Beaver Creek Road  
Keyser Mill Road  
Buck Ward Road

General characteristics of these roadways are shown in Table 6.

TABLE 6 UN-NUMBERED COUNTY ROADS							
Name	Segment	Func. Class.	Area	Type	Lanes	1995 AADT	Adopted LOS
Auburn Rd	SR 85 to Garden City Rd	Collector	Transitioning	Undiv.	2	NA	None
Poverty Creek Rd.	Garden City Rd. to CR 393	Collector	Rural	Undiv.	2	NA	None
John Givens Rd.	Skyline Dr. to Airport Rd.	None	Urban	Undiv.	2	NA	None
Valley Rd.	US 90 to Airport Rd	Collector	Urban	Undiv.	2	NA	None
Stillwell Blvd.	SR 85 to Monterrey Rd	Collector	Urban	Undiv.	2	NA	None
East Chestnut Ave.	SR 85 to Okaloosa Ln	Collector	Urban	Undiv.	2	NA	None
Aplin Road	SR 85 to Okaloosa Ln	Collector	Urban	Undiv.	2	3500	None
John King Road	SR 85 to dead end	Collector	Urban	Undiv.	2	8341	None

NA: Not Available

c. Local Streets

Except for the collector roads listed in Tables 3 and 4 the majority of the roads within the planning area are considered local streets.

d. Bob Sikes Airport

Bob Sikes Airport is an Okaloosa County owned and operated public use airport that provides facilities for general aviation, air taxi service, corporate aviation, and some military operations. There are no air carrier or commuter airline services available at Bob Sikes.

e. Swaney Airfield. This is a private airstrip located in the vicinity of Dorcas.

LEGEND

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



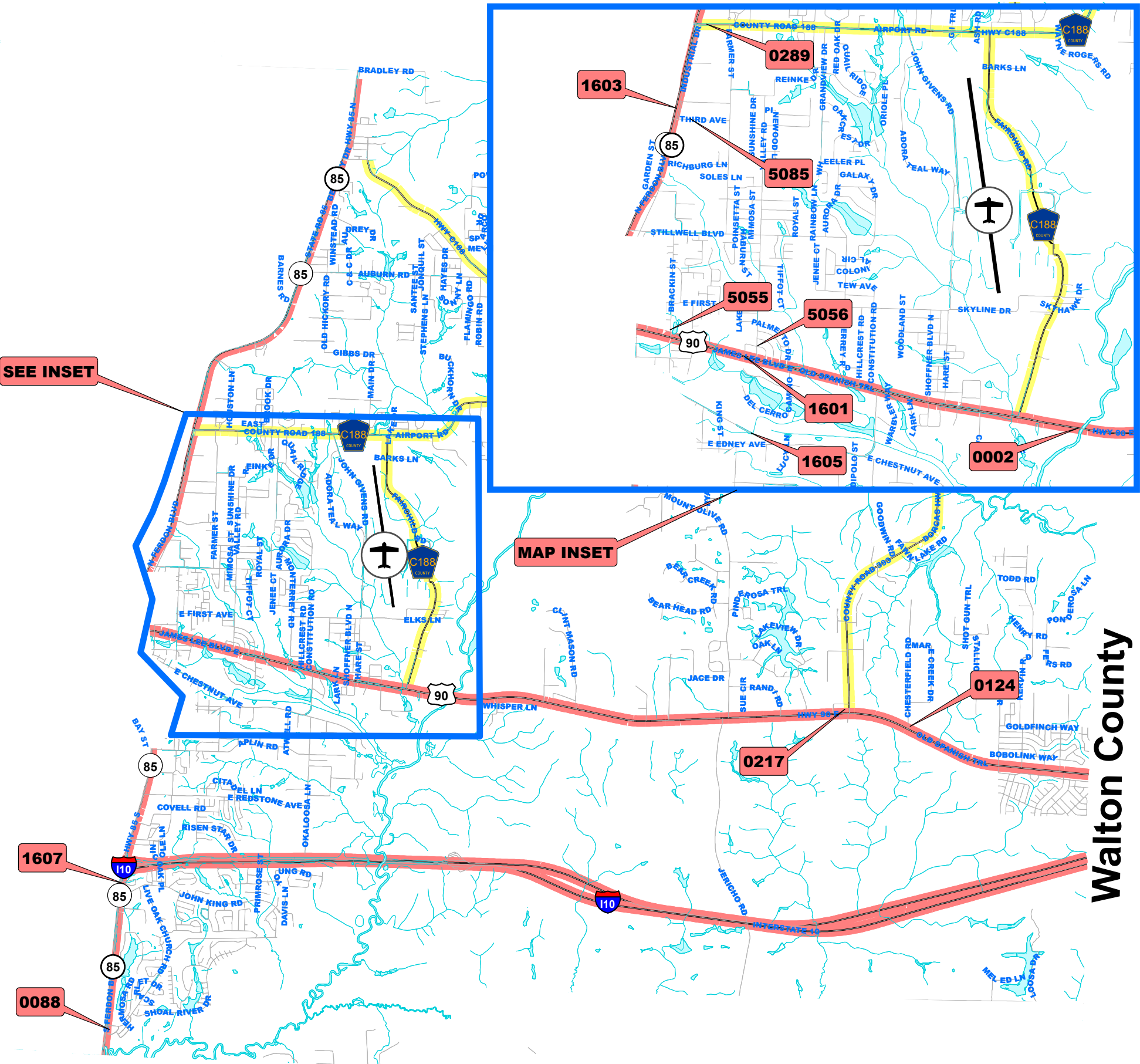
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May 2013



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 the Auburn Water System (AWS), City of Crestview, and Okaloosa County Water and Sewer (OCWS). Of these, AWS and OCWS are providers within the unincorporated county. Where central system water is not available water is provided by individual, private water wells.

a. Auburn Water System

The Auburn Water System service area and actual water distribution area is shown on Map 9. Most of the land within the planning area water service area is vacant, undeveloped. The AWS system is described in Table 7.

TABLE 7 AUBURN WATER SYSTEM									
Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Consumption (12-06 to 11-07) (Monthly gpd)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
5.1	1.40	2.84	60.00	5480	1.562	285	1.67	1.95	2.27
ADR: Average Daily Rate; MDR: Maximum Daily Rate; MMR: Maximum Monthly Rate Source: Fla. Dept. of Environmental Protection; Northwest Florida Water Management District									

b. Okaloosa County Water & Sewer Mid-County System

The OCWS Mid-County System service area and actual water distribution area is shown on map 9 and described in Table 8.

TABLE 8 OCWS MID-COUNTY SYSTEM									
Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Consumption (12-06 to 11-07) (Monthly gpd)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
6.192	3.610	6.300	1.51E+08	2290	1.726	754*	.740	.840	.950
ADR: Average Daily Rate; MDR: Maximum Daily Rate; MMR: Maximum Monthly Rat 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

Both the City of Crestview and OCWS provides central sewer service within the planning area. Publicly-provided sewer service is generally not available in the unincorporated county. City of Crestview and OCWS sewer service areas and sewer availability areas are shown on Map 12.

Planned OCWS sewer system improvements within the planning area include an upgrade of the Bob Sikes Airport sewage treatment system to provide approximately 56,000 foot sewage collection and distribution lines, water reclamation and reuse, and increase plant treatment capacity from 300,000 gpd to 1,000,000 gpd. Other system improvements involve construction of a force main and lift stations to run from the Bob Sikes plant along us 90 East to Shoal River Ranch as well as the construction of a new wastewater treatment plant at that location.

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 Choctawhatchee Electric Cooperative (Chelco) and Gulf Power. Generalized service areas for these electricity providers is shown on

F. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. Community facilities are shown on Map 11. These include North Okaloosa Fire District Station # 82 and Dorcas Volunteer Fire Department Stations # 41 and # 42.

G. PUBLIC SCHOOLS

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

Elementary Schools

Riverside  
Walker

Student populations and projected growth trends are shown on Table 9. The location of public schools and attendance zones are shown on Map 12.

TABLE 9  
STUDENT POPULATION GROWTH TRENDS

Elementary School	1999	%Change	2007	% Change	2010	% Change	2012	% Change	2015	Max Capacity
*Southside	474	0.07	570	0.05	598	0.045	81	*	626	494
Walker	757	-0.04	729	0.04	757	0.04	703	-7.13	785	753

\*Southside utilized for exceptional student Pre-kindergarten  
Source: Okaloosa County School District 2011-2012 FISH report

## LEGEND

# AUBURN WATER SYSTEM

## SERVICE AREA

## GENERAL DISTRIBUTION AREA

# OKALOOSA COUNTY WATER SYSTEM

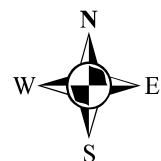
## SERVICE AREA

## GENERAL DISTRIBUTION AREA

## WATER WELL

**TANK**

## SHARED SERVICE AREA



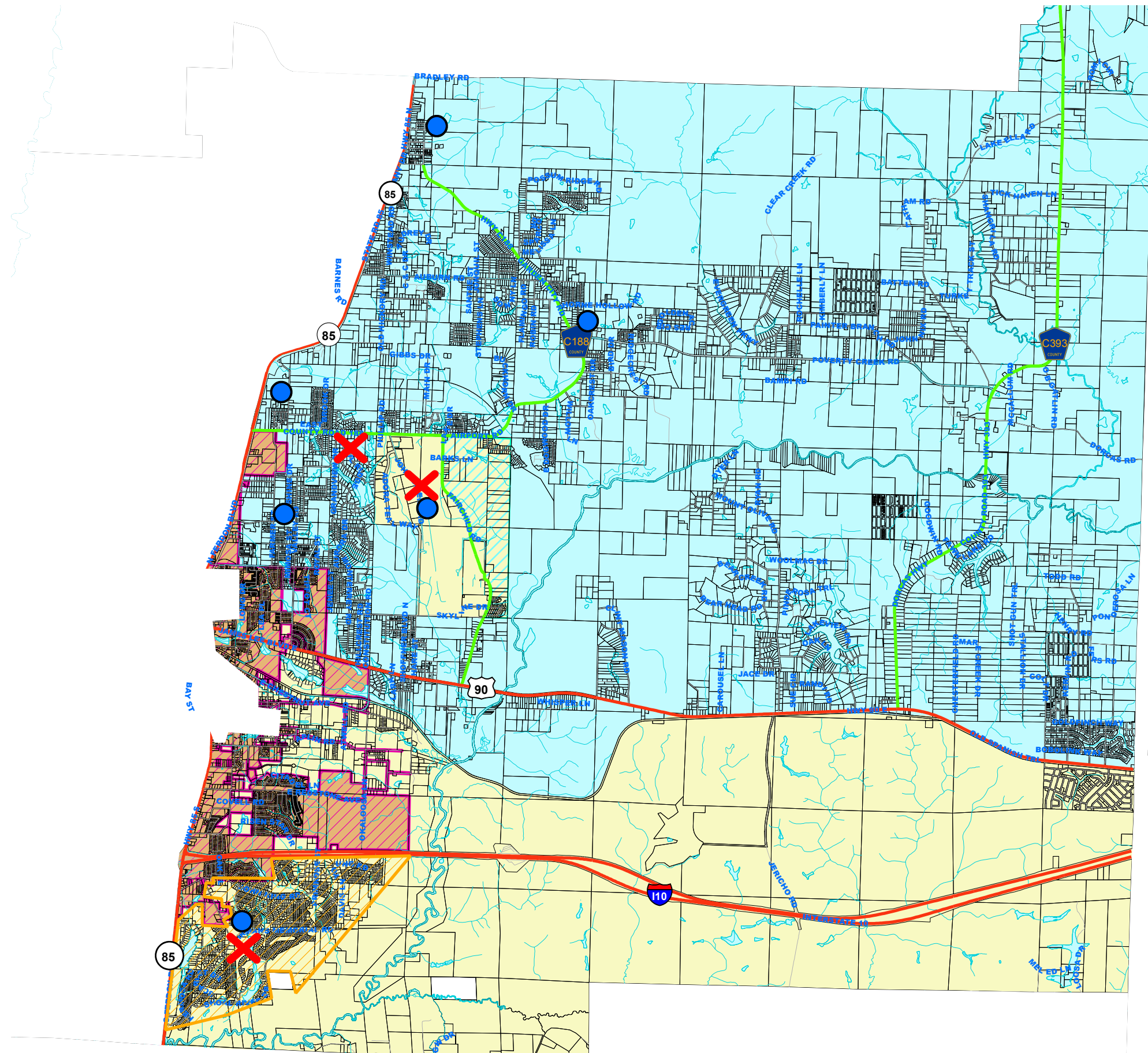
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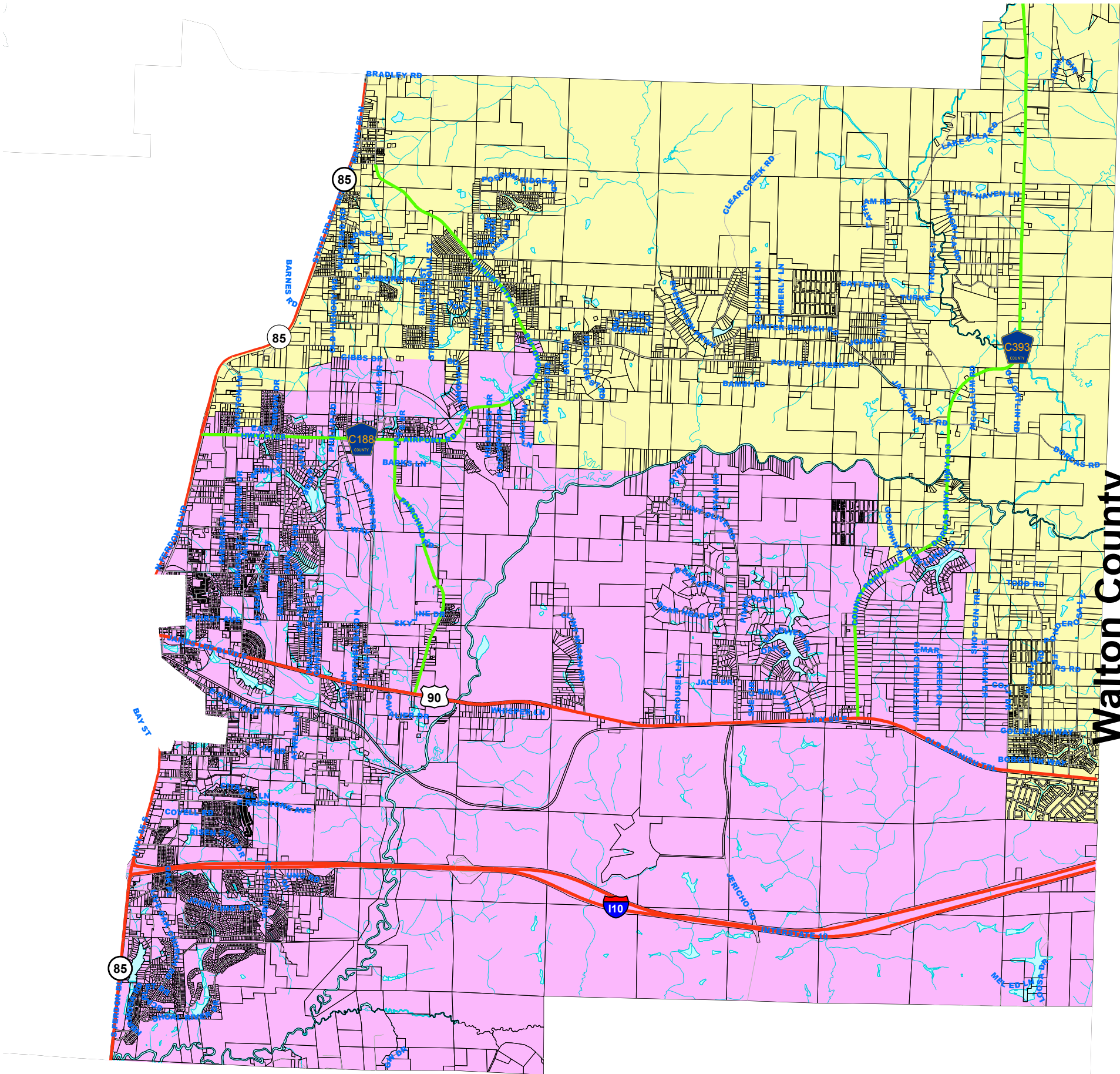


# Walton County



LEGEND

- CHELCO SERVICE AREA
- GULF POWER SERVICE AREA



Walton County



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LEGEND

FACILITY NAME

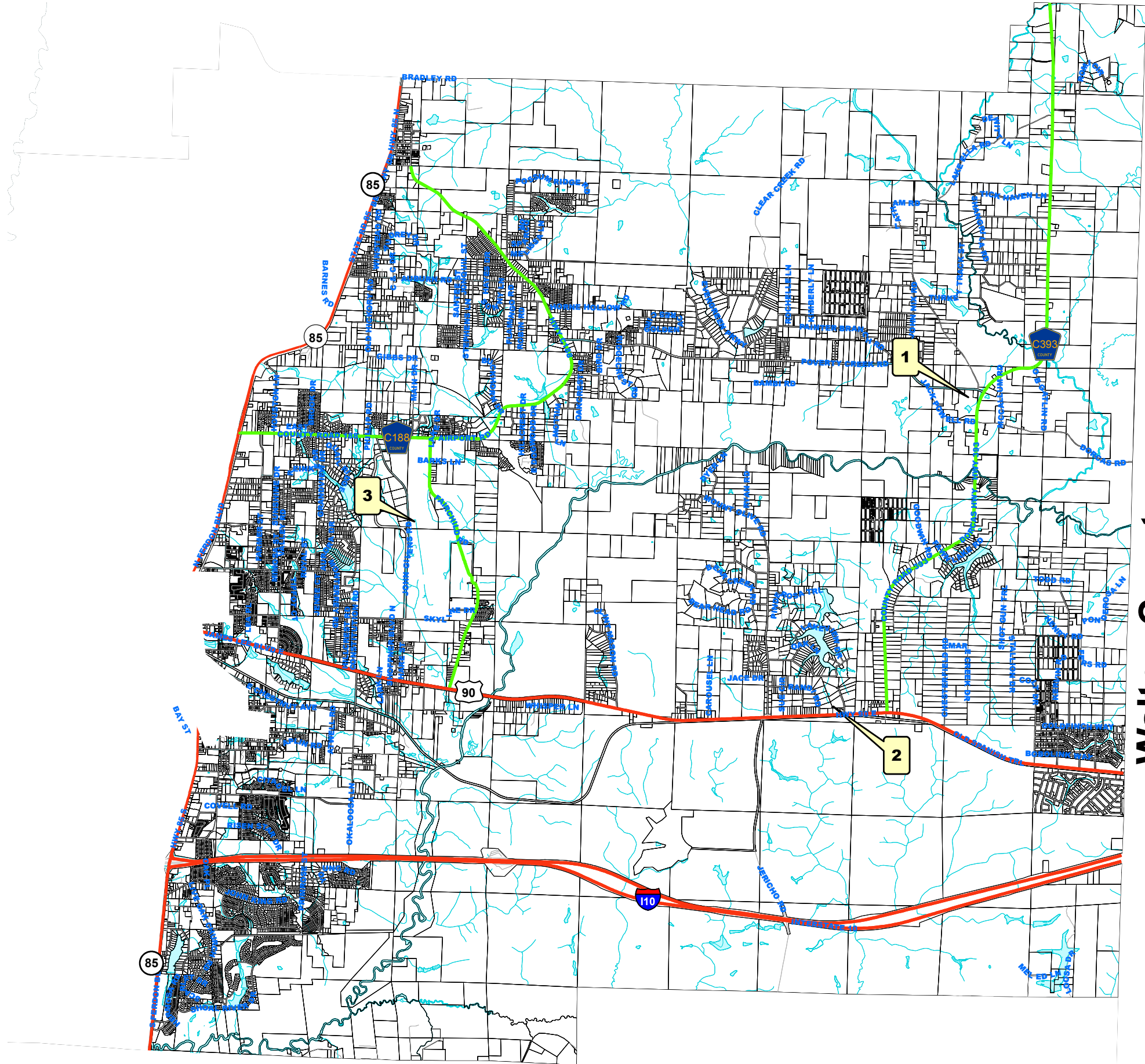
- 1. Dorcas Voluntary Fire Department  
Station No. 41
- 2. Dorcas Voluntary Fire Department  
Station No. 42
- 3. North Okaloosa Fire District  
District Station No. 82



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LEGEND

SCHOOL NAME

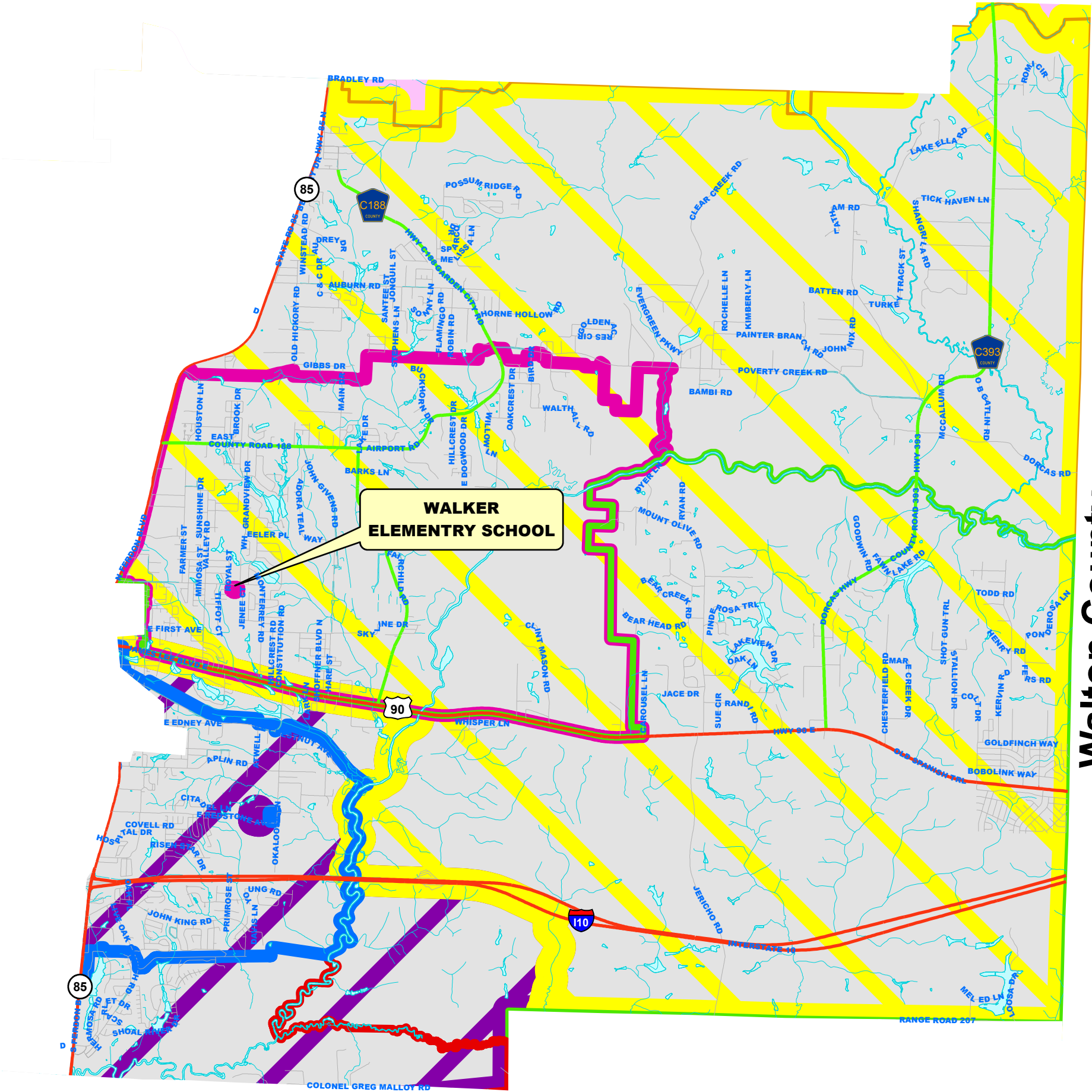
- Crestview High School
- Davidson Middle School
- Shoal River Middle School
- Antoich Elementary School
- Bob Sikes Elementary School
- Northwood Elementary School
- Riverside Elementary School
- Walker Elementary School



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Walton County



**H. CONSERVATION AREAS AND RESOURCES**

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

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

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

There are numerous archeological and historic sites located within the planning area. These sites are listed in Appendix B. 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 Okaloosa County Water System and the Auburn 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. Ray Lyn Barnes/Shoal River Park
- 2. Shoal River Wayside Park

County Undeveloped Neighborhood Parks

- 1. The Pines Park
- 2. Triple Lakes Estate Park
- 3. Willow Lane Park

LEGEND

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



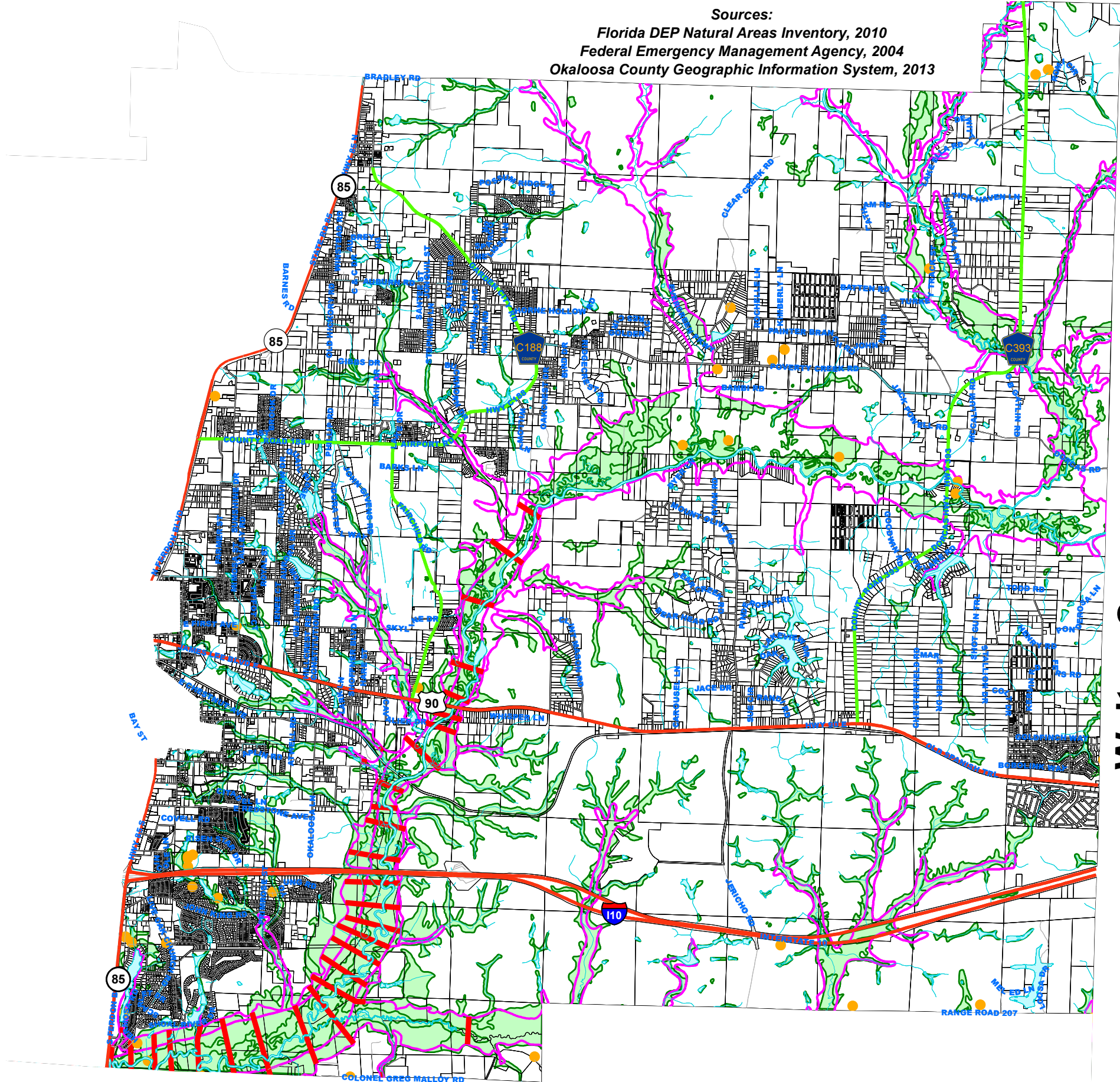
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LEGEND

County Neighborhood Parks

Park Name

- 1. Ray Lyn Barnes / Shoal River Park
- 2. Shoal River Wayside Park

Undeveloped Neighborhood Parks

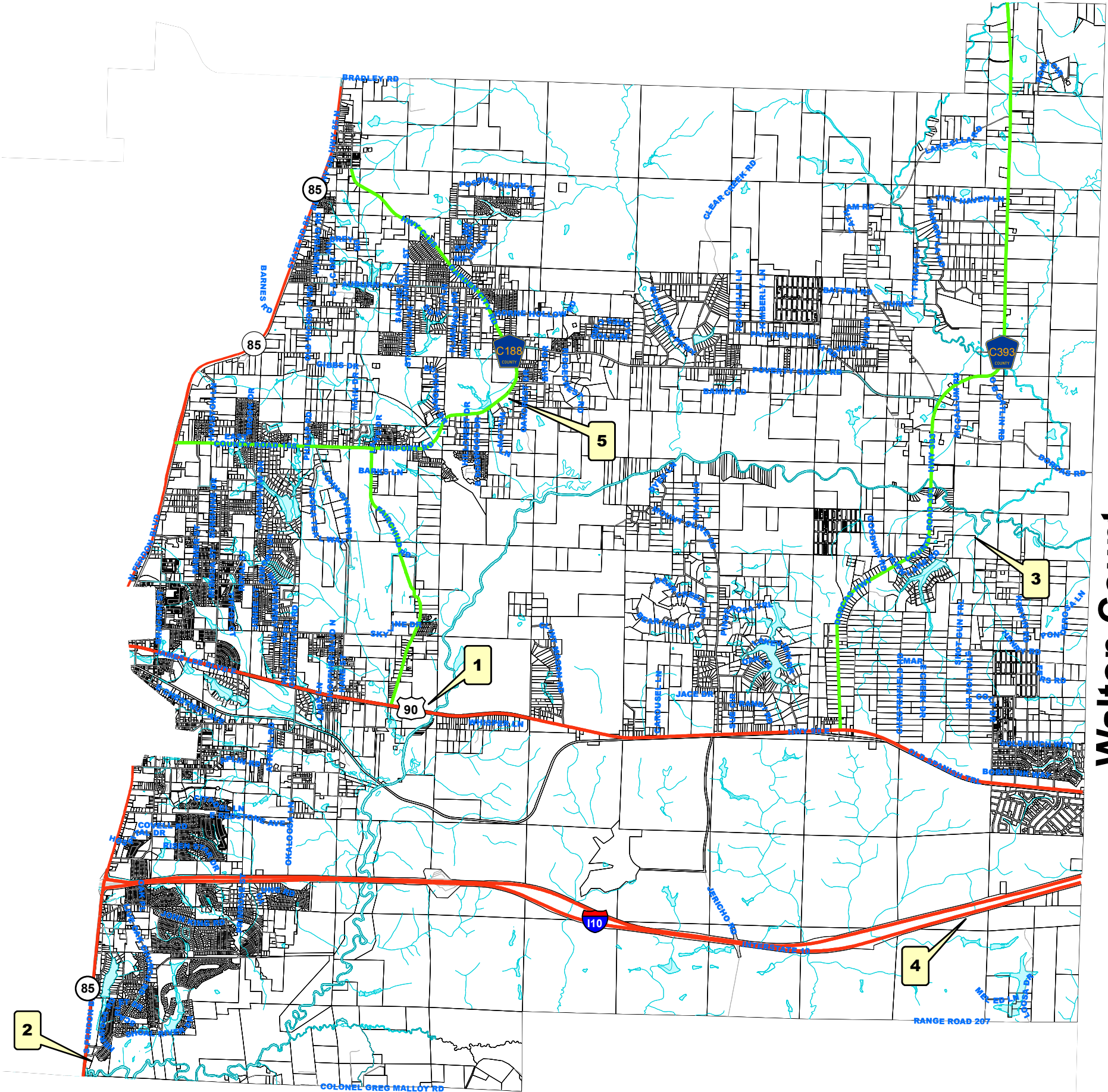
- 3. The Pines
- 4. Tripple Lakes
- 5. Willow Lane



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LEGEND

FIRE DISTRICT

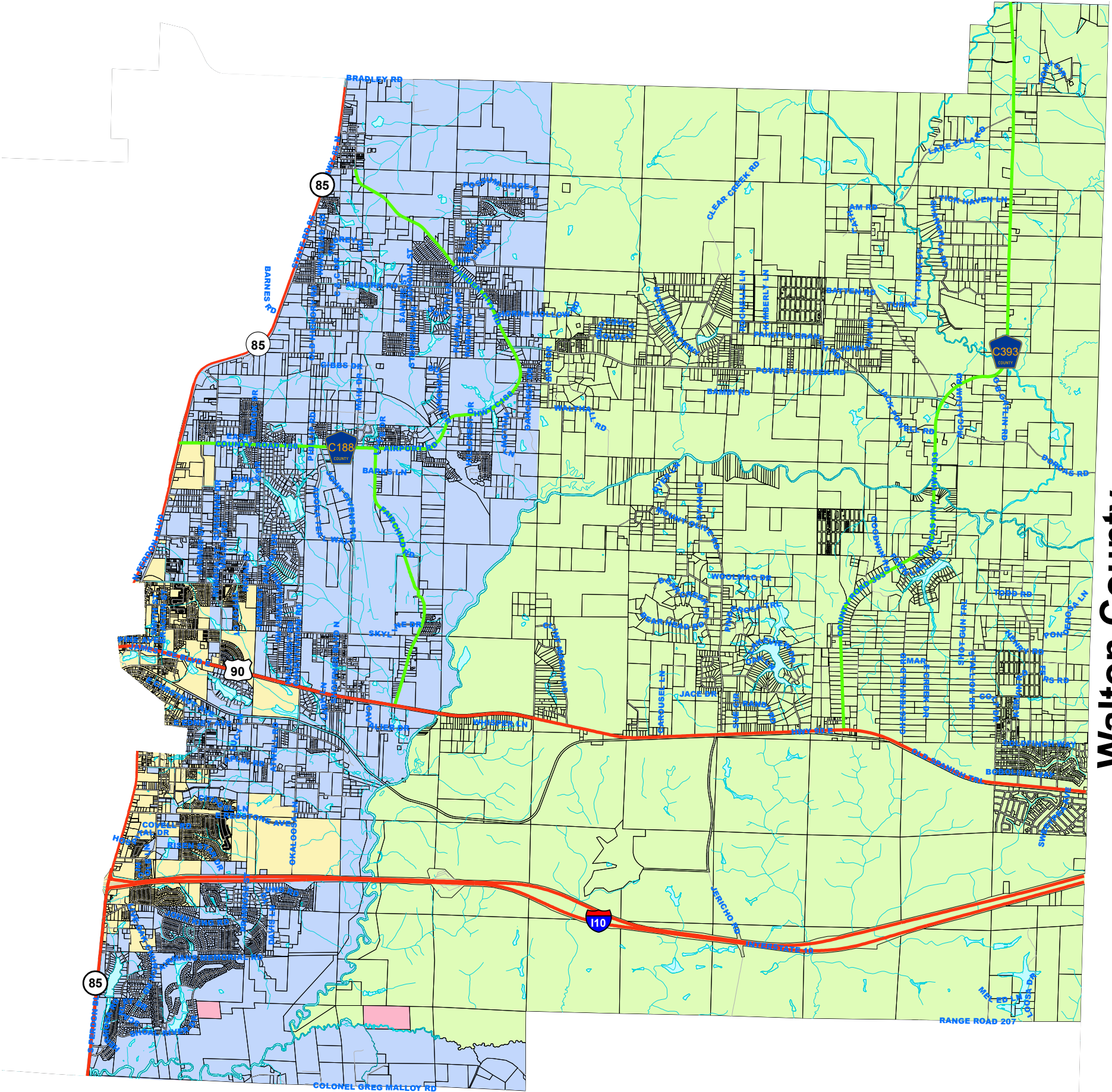
- 1. City of Crestview
- 2. Dorcas
- 3. North Oakloosa



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**J. CAPITAL FACILITIES NEEDS ASSESSMENT**

**INTRODUCTION**

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

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

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

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

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

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

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

**METHODOLOGY**

**Capital Improvement**

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

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

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

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

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

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

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

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

Planning Districts and Areas

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

Needs Assessment

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

The general theory is that growth and development will be dictated by the types and distribution of the various land use categories shown on the FLUM. These FLUM land use categories will then dictate the type, extent, location, and density of growth that can reasonably be expected during a particular planning timeframe. For example, within a Low Density Residential (LDR) FLUM category a maximum residential density of 4 dwelling units per acre is allowed. By applying persons per household estimates to the maximum dwelling units allowed in the LDR category the population density of a particular area can be estimated. Once the number of persons in a particular area has been determined that number can be used to determine the need for public facilities such as average daily water/sewer per household, vehicle trips per household, parks and

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

**General Description**

Planning Area 32539 is comprised of the City of Crestview urbanized area and the unincorporated Dorcas area. The planning area contains 170 persons per square mile and contains typical urban services including retail sales and services, shopping centers, grocery supermarkets, government offices, financial institutions, etc. This area is fairly well established with a defined land use pattern. The Garden City area has recently been transitioning from a primarily rural area into a more subdivided residential area. Average household size is 2.7 persons with an estimated median household income of \$44,882 (2005) and estimated median house value of \$143,921 (2005).

**Needs Assessment Parameters**

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

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

<u>Year</u>	<u>Population</u>
2004	19,904
2010	23,039
2020	35,391

These figures indicate an increase of 3135 persons or approximately 14% during 2004 to 2010 and 12,352 persons or approximately 35% during 2010 to 2020, or an overall increase of 15,487 or approximately 44% during the period 2004 to 2020. This represents an average annual increase of 3.1% 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 3394 acres of land classified as "vacant" and another 188 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 (2.7) to the number of dwelling units for each FLUM category. The residential component of the Agriculture FLUM was calculated less 75% under the presumption that the majority of these lands will remain in agriculture use.

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL				
FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Rural Residential	9,952	1 du per 5 acres	995	2,687
		1 du per acre *	4,976	13,435
		1 du per ½ acre *	9,952	26,870
Low Density Residential	7,960	4 du per acre	15,920	42,984
Mix Use	1,073	25 du per acre ***	13,413	36,214
	442	4 du per acre **	884	2,387
Industrial	1,792	25 du per acre ***	22,400	60,480
	3,798	4 du per acre **	7,596	20,509
Commercial	151	25 du per acre ***	302	815
	2	4 du per acre **	4	11

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL (CONTINUED)				
Institutional	192	4 du per acre **	384	1,037
Airport Capability ½ acre	571	1 du per ½ acre	571	1,542
Airport Capability 1 acre	835	1 du per acre	418	1,127
TOTAL RESIDENTIAL	26,768	9,952 at 1 du per 5 acres	995	2,687
		10,787 at 1 du per 1 acre *	5,394	14,562
		10,523 at 1 du per ½ acre *	10,523	28,412
		4,434 at 4 du per acre **	8,868	23,944
		3,016 at 25 du per acre ***	36,115	97,509
		7,960 at 4 du per acre	15,920	42,984
		TOTALS AT 26,768 ACRES	77,814	210,098
Agriculture	7,877	1 du per 10 acres	197	532
		1 du per acre *	1,969	5,317
TOTAL RESIDENTIAL AND AGRICULTURAL	34,645	9,952 at 1 du per 5 acres	995	2,687
		7,877 at 1 du per 10 acres	197	532
		18,664 at 1 du per 1 acre *	7,363	19,879
		10,523 at 1 du per ½ acre *	10,523	28,412
		4,434 at 4 du per acre **	8,868	23,944
		3,016 at 25 du per acre ***	36,115	97,509
		7,960 at 4 du per acre	15,920	42,984
TOTALS AT 34,645 ACRES	79,980	215,947		
Source: Okaloosa County Growth Management				
* Conditional    ** Outside the Urban Development Boundary    *** Inside 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 to development are shown on Maps 5 and 8.

32539 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; State US 90 West; Interstate 10; County Road 4 (Antioch rd.), and; County Road 188 (Old Bethel Rd.). 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						
At Third Ave.	1603	25,500/C	28,390	C	D	LOS D 35,700
500 ft S of I-10	1607	48,000/C	NA	C	C	LOS C 34,700
N end of Shoal River Bridge	0088	33,000/C	31,690	C	C	
US 90 West						
At Valley Road	5056	4200/C	NA	C	D	LOS D 35,700
At Henderson St	1601	12,000/C	17,520	C	D	
At CR 393	0124	4700/C	15,340	C	C	LOS C 13,800

TABLE 11  
LEVEL OF SERVICE CHARACTERISTICS (continued)

Road Segment	ADT Station	2006 AADT/LOS	2030 AADT	FDOT LOS	County LOS	FDOT LOS Table
County Road 188 Airport Rd/Garden City Rd						
At SR 85 North	0289	6100/C	NA	NA	D	LOS D 16,400
At Poverty Creek Road	410	3055 (2007)	NA	NA	D	
County Road 393						
At US 90	0217	1900/C	NA	NA	D	LOS D 16,400
550 ft S of SR 85 N	360	490	NA	NA	D	
800 ft N of US 90	370	2201	NA	NA	D	

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 all four 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

Central water is provided by the Auburn Water System, City of Crestview, and Okaloosa County Water & Sewer (OCWS) Mid-County System. Of these, Auburn Water System and Okaloosa County provide service to the unincorporated area. Potable water outside these system service areas is from individual, private wells. Characteristics of these water systems are shown in Table 12.



**TABLE 12  
AUBURN WATER SYSTEM CHARACTERISTICS**

System	Design Capacity (mgd)	Permitted Capacity (mgd)	No. of Connect. 12-06 to 11-07	Avg. Monthly Consumption (mgd)	Consumption per Connection (gpd)	Water Demand 2010	2015
Auburn Water System	5.1	1.4	5480	1.562	285	1.67	1.95
Okaloosa County	6.192	3.610	2290	1.726	754	.740	.840

The County is not responsible for capital facilities for Auburn Water System so no capital expenditures will be necessary. The Okaloosa County system is operating well below both design and permitted capacity and is not projected to exceed demand through 2015. As such, no capital expenditures to achieve and maintain LOS standards will be necessary.

### 3. Sanitary Sewer

Central sewer service within the planning area is provided by City of Crestview and Okaloosa County Water & Sewer (OCWS). OCWS provides sewer service in the unincorporated County to a very limited area as shown on Map 12. Sewer service for areas outside the Crestview and OCWS service areas is by private, individual septic tanks.

Sewage treatment and disposal is provided by the Bob Sikes Water Reclamation Plant (BSWRP) located at the Bob Sikes Airport just outside the City of Crestview. The current BSWRP is a small activated sludge facility that is designed and permitted to treat an average influent flow of 0.30 million gallons per day (mgd). According to OCWS records the BSWRP serves an equivalent population of 710 resulting in an average demand of 0.071 mgd. OCWS is currently in the process of upgrading the BSWRP to an average design flow of 1.0 mgd and hydraulic flow of 3.0 mgd.

The area that most logically could be served is within the vicinity of the BSWRP which generally coincides with TAZ's 159, 161, 162, 163, 164, 202, 203, 204, and 270. The plant is already serving TAZ 223. The combined estimated 2010 population for all of these TAZ's is 9042. Using the average annual population increase from 2004 to 2020 the population could potentially increase from 9042 to 10,532 by 2015. At the adopted LOS of 100 gallons per person per day this equates to a potential sewage treatment demand of 1.05 mgd. As such, the BSWRP upgrades currently in

progress should accommodate potential demand through the planning timeframe. No further capital expenditures are anticipated to maintain LOS standards.

### 4. Solid Waste

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

### 5. Stormwater Management/Drainage

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

### 6. Parks and Recreation

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

### 7. Public Schools

Public schools within the planning area are as follows.

Southside Elementary  
Walker Elementary

These schools are all located within School Concurrency Service Area (CSA) 3 as specified in the Comprehensive Plan Public Schools Facilities Element (PSFE). Problems and opportunities within CSA 3 are described in the PSFE, in pertinent part, as follows.

*This CSA is the fastest growing of all six CSA's. Public school enrollment in CSA 3 was 7,113 for 2007-08 (25% of all county enrollment) and is expected to increase by 76 students by year 2011-12.*

*Currently, one middle school, one elementary school and the high school are operating at over 100% permanent capacity. These deficiencies are corrected through capacity enhancements included in the 5-Year Facilities Work Program. There are existing and projected facility surpluses and deficiencies within concurrency service areas. The following enhancements are included as funded projects in the Work Program.*

- *New Elementary – new school construction*
- *New Middle School – new school construction*
- *New BRAC School – new school construction*
- *Bob Sikes Elementary – classroom additions (relocatables and permanent)*
- *Northwood Elementary – classroom additions (permanent)*
- *Southside Elementary – classroom additions (permanent)*

*Though the School District currently owns no vacant acreage in this CSA, it is anticipated that the new elementary and middle school with 900 student stations each will be located south of Hwy 90 and north of I-10 in Crestview. No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 3. Okaloosa County is committed to maximizing capacity to the greatest extent possible and this CSA will see the highest percentage of growth over the planning period. No binding fair share mitigation commitments are part of the current 5-year work plan. The plan will be amended if new commitments are made.*

### **Findings and Conclusions**

- No capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- There are an abundance of vacant, buildable subdivision lots within the planning area. As these are developed the demand for infrastructure services will increase proportionately.
- This planning area as well as planning area 32539 would benefit from additional commercial infrastructure along State Road 85 North to reduce vehicle trips into the already congested commercial area of Crestview.

**APPENDIX A**

**Property Appraisers Use Codes**

USE CODE	USE DESCRIPTION	USE CODE	USE DESCRIPTION
000000	VACANT	000270	MOBILE HOME/SINGLE FAMILY RESIDENT CANAL
000009	VACANT TOWNHOUSE LAND	000280	RH WATER
000060	VACANT/COMMERCIAL/XFOB	000290	REC. HOME
000070	VACANT/SINGLE FAMILY RESIDENT/XFOB	000300	MULTI-FAMILY
000080	VACANT/INST/XFOB	000400	CONDOMINIUM
000100	SINGLE FAMILY	000407	CONDO
000102	SINGLE FAMILY RESIDENT/MOBILE HOME	000408	CONDO-TIMESHARE
000106	SINGLE FAMILY RESIDENT/RETIREMENT	000409	LTD CONDO-COM ELEMENT
000107	SINGLE FAMILY RESIDENT/ADULT CONGREGATE LIVING FACILITY	000499	CONDO BOAT DOCKS
000108	SINGLE FAMILY RESIDENT/RENTAL	000500	COOPERATIVES
000109	SINGLE FAMILY RESIDENT/TOWNHOUSE	000600	RETIREMENT HOMES
000110	SINGLE FAMILY RESIDENT/COMMERCIAL	000700	VOLUNTEER FIRE DEPT
000111	SINGLE FAMILY RESIDENT/STORE/SHOP	000800	MULTI-FAMILY
000117	SINGLE FAMILY RESIDENT/OFFICE	000900	DO NOT USE/DOR
000119	SINGLE FAMILY RESIDENT/GOVERNMENT TOWNHOUSE LEASE	001000	VACANT COMMERCIAL
000120	SINGLE FAMILY RESIDENT BAYOU	001100	STORES, 1 STORY
000121	SINGLE FAMILY RESIDENT/RESTAURANT	001101	STORE/SINGLE FAMILY RESIDENT
000128	SINGLE FAMILY RESIDENT/ MOBILE HOME PARK	001102	STORE MOBILE HOME
000130	SINGLE FAMILY RESIDENT BAY FRONT	001110	CONVENIENCE STORE
000131	SINGLE FAMILY RESIDENT CANAL	001111	STORE/FLEA MARKET
000132	SINGLE FAMILY RESIDENT RIVER	001126	CONVENIENCE STORE/GAS
000133	SINGLE FAMILY RESIDENT SOUND	001200	STORE/OFFICE/RESIDENT
000134	SINGLE FAMILY RESIDENT LAKE	001300	DEPARTMENT STORES
000140	SINGLE FAMILY RESIDENT GOLF	001400	SUPERMARKET
000148	SINGLE FAMILY RESIDENT/WAREHOUSE/STORAGE	001500	REGIONAL SHOPPING
000172	SINGLE FAMILY RESIDENT/DAY CARE	001600	COMMUNITY SHOPPING
000200	MOBILE HOME	001609	SHOPPING COMPLEX
000210	TRAILER PARK	001700	OFFICE BUILDINGS
000217	MOBILE HOME/OFFICE	001709	OFFICE COMPLEX
000220	MOBILE HOME	001710	COMMERCIAL CONDO
000225	RV PARK	001703	OFFICE/MULTI FAMILY
000230	MOBILE HOME/SINGLE FAMILY RESIDENT LOT	001800	MULTI STORY OFFICE
000240	MOBILE HOME/SINGLE FAMILY RESIDENT WTR	001900	PROFESSIONAL BLDG
000250	MOBILE HOME/SINGLE FAMILY RESIDENT CNL	002000	TRANSIT TERMINALS
000260	MOBILE HOME/SINGLE FAMILY RESIDENT WATER	002010	AIRPARK
		002100	RESTAURANTS/ARK



**OKALOOSA COUNTY  
PLANNING PROFILE**

**PLANNING AREA 32539**

**CRESTVIEW/DORCAS**  
*May, 2013*

**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

**OKALOOSA COUNTY  
PLANNING PROFILE**

**PLANNING AREA 32539**

**CRESTVIEW/DORCAS**  
*May, 2013*

**USE CODE USE DESCRIPTION**

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

**USE CODE USE DESCRIPTION**

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