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PLANNING AREA 32579

SHALIMAR

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

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

OKALOOSA COUNTY PLANNING PROFILES

Foreward

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

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

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

Data Sources

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

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

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

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

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

F. COMMUNITY FACILITIES: *Growth Management GIS*

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

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

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

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Table of Contents

Description	Page
A. General Demographics	2
B. Existing Land Use	5
C. Land Characteristics	9
D. Coastal Area	10
E. Transportation	15
F. Utilities	15
G. Community Facilities	18
H. Public Schools	18
I. Conservation Area & Resources	20
J. Parks & Recreation	20
K. Capital facilities needs assessment	24

List of Tables

Table No.	Description	Page
1	Existing Land Use Acreage	5
2	Future Land Use Acreage	5
3	Subdivision Characteristics	9
4	OCWS Garnier Service Area	15
5	Garnier WWTF Average Daily Flows	18
6	Student Population Growth Trends	18
7	Residential Development Potential	26

List of Maps

Map No.	Description	Page
1	Planning Area & Traffic Analysis Zones	1
2	Population Density	3
2A	Aerial Photo	4
3	Existing Land Use	6
4	Future Land Use	7
4A	Zoning Map	8
5	Land Characteristics	11
6	Costal Planning Area	12
7	Costal High Hazard Area	13
8	Subdivisions	14
9	Transportation Map	16
10	Water Systems Map	17
11	Public Schools	19
12	Conservation Areas & Resources	21
13	Parks & Recreation	22
14	Fire Districts	23

List of Appendix

Appendix	Description
A	Property Appraisers Use Codes

OKALOOSA COUNTY PLANNING PROFILE

PLANNING AREA 32579

TRAFFIC ANALYSIS ZONES

**Source: 2030 Long Range Transportation Planning Update
Transportation Planning Organization, 2007**

MAP NO.

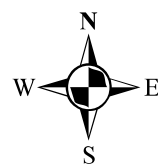
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LEGEND

Traffic Analysis Zones

76

80



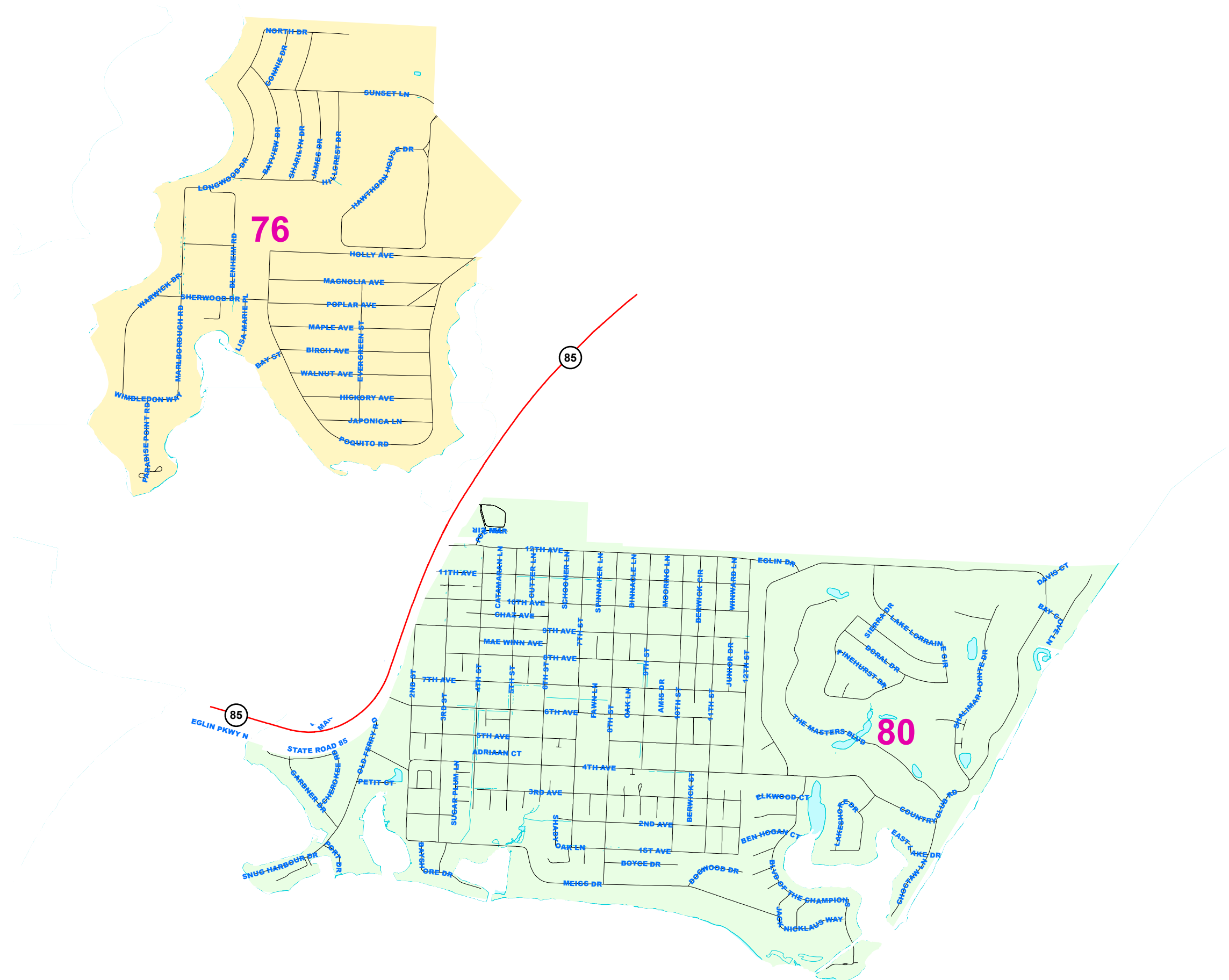
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Okaloosa County
Growth Management
May, 2013



1

A. GENERAL DEMOGRAPHICS

1. Population Data

a. Population Estimates			
	TAZ		
	76	80	TOTAL
Year	Population		
2004	2966	10,861	13,827
2010	10,203	11,184	21,387
2020	10,424	11,443	21,867
b. Population Distribution			
Males: 48%			
Females: 52%			
c. Median Age: 32 years			
d. Population Density: 1,083 persons per square mile (low)			

2. Housing Data

a. Dwelling Unit Estimates			
	TAZ		
	76	80	
Year	Units		
2004	1236	3321	
2010	4205	3415	
2020	4312	3490	
b. Median House Value (2010): \$271,198			
c. Estimate of House Values (2010):			
\$15,000 to \$19,999: 627			
\$40,000 to \$49,999: 7			
\$50,000 to \$59,999: 23			
\$60,000 to \$69,999: 67			
\$80,000 to \$89,999: 60			
\$90,000 to \$99,999: 50			
\$100,000 to \$124,999: 135			
\$125,000 to \$149,999: 183			
\$150,000 to \$174,999: 148			
\$200,000 to \$249,999: 248			
\$250,000 to \$299,999: 190			
Over \$300,000: 597			
d. Housing Units in Structures:			
One, detached: 1,863			
One, attached: 337			
Two: 79			
10 to 19: 548			
20 to 49: 33			
50 or more: 107			
Mobile homes: 249			

3. Household Data

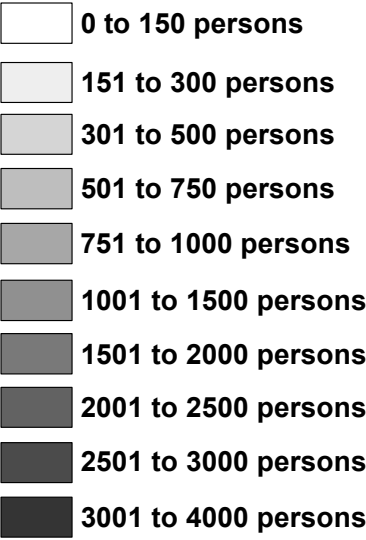
a. Average Household Size: 2.4 persons
b. Number of Households: 10,041
c. Size of Family Households: 882 2-person; 404 3-person; 276 4-person; 180 5-person ; 52 6-person; 253 7 or more persons.
d. Size of Non-Family Households: 655 1-person; 222 2-person; 361 3 -person

4. Income Data

a. Average Adjusted Gross Income (2004): \$41,076
b. Estimated Median Household Income (2010): \$60,745
c. Residents Below Poverty Level (2010): 11.2 %
d. Residents Below 50% of Poverty Level (2010): 6.7 %

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Population Density



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	2143
Commercial	167
Industrial	49
Agriculture	0
Institutional	54
Public	55
Other	20

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	1171
Medium Density Residential	124
Suburban Residential	495
Mixed Use	63
Commercial	34
Institutional	82
Recreational	7

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

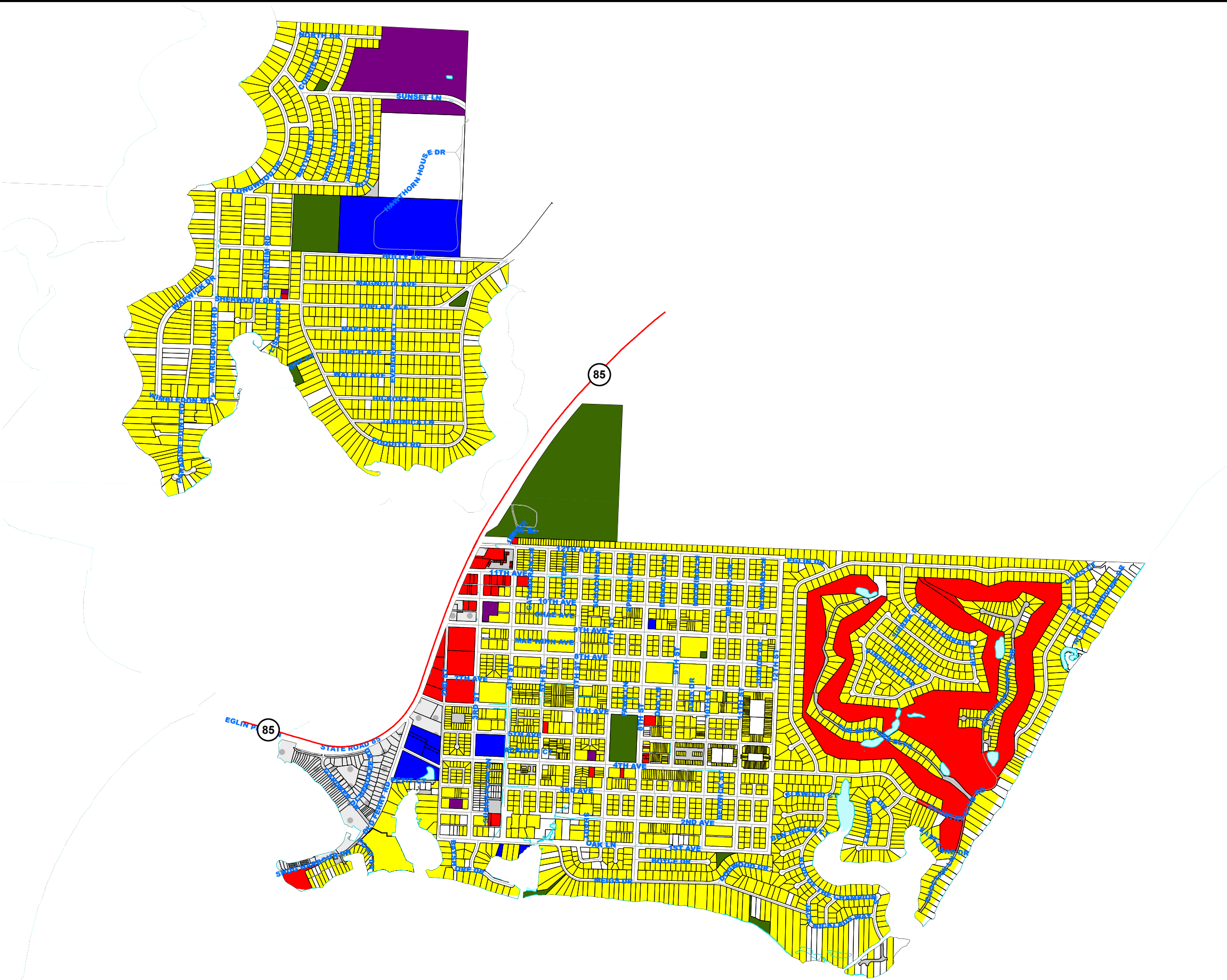
Land Use	Acres
Residential:	4052
Commerical:	620
Industrial:	112
Agriculture:	0
Institutional:	118
Public:	265
Other:	117



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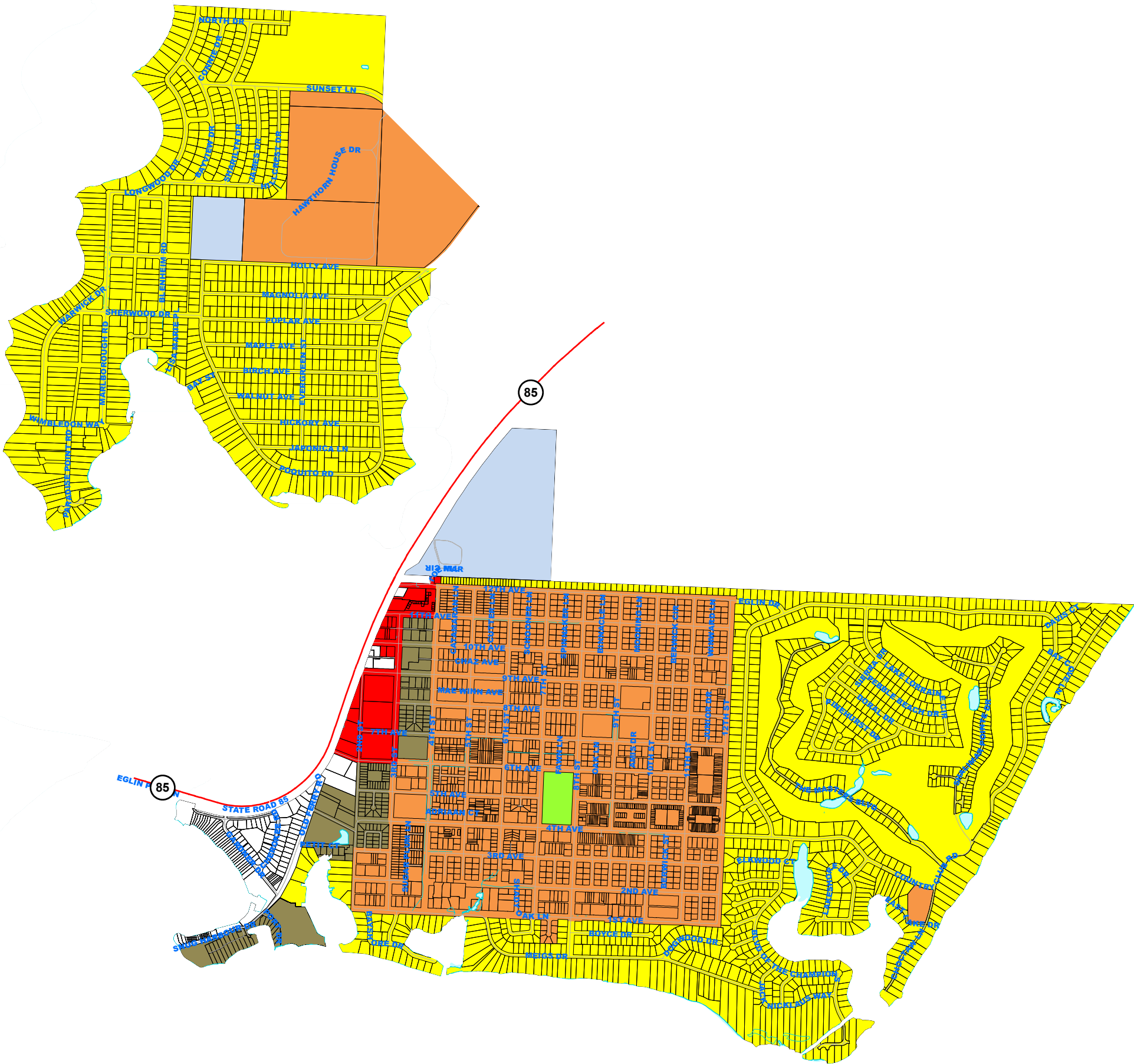
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FUTURE LAND USE

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



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ZONING

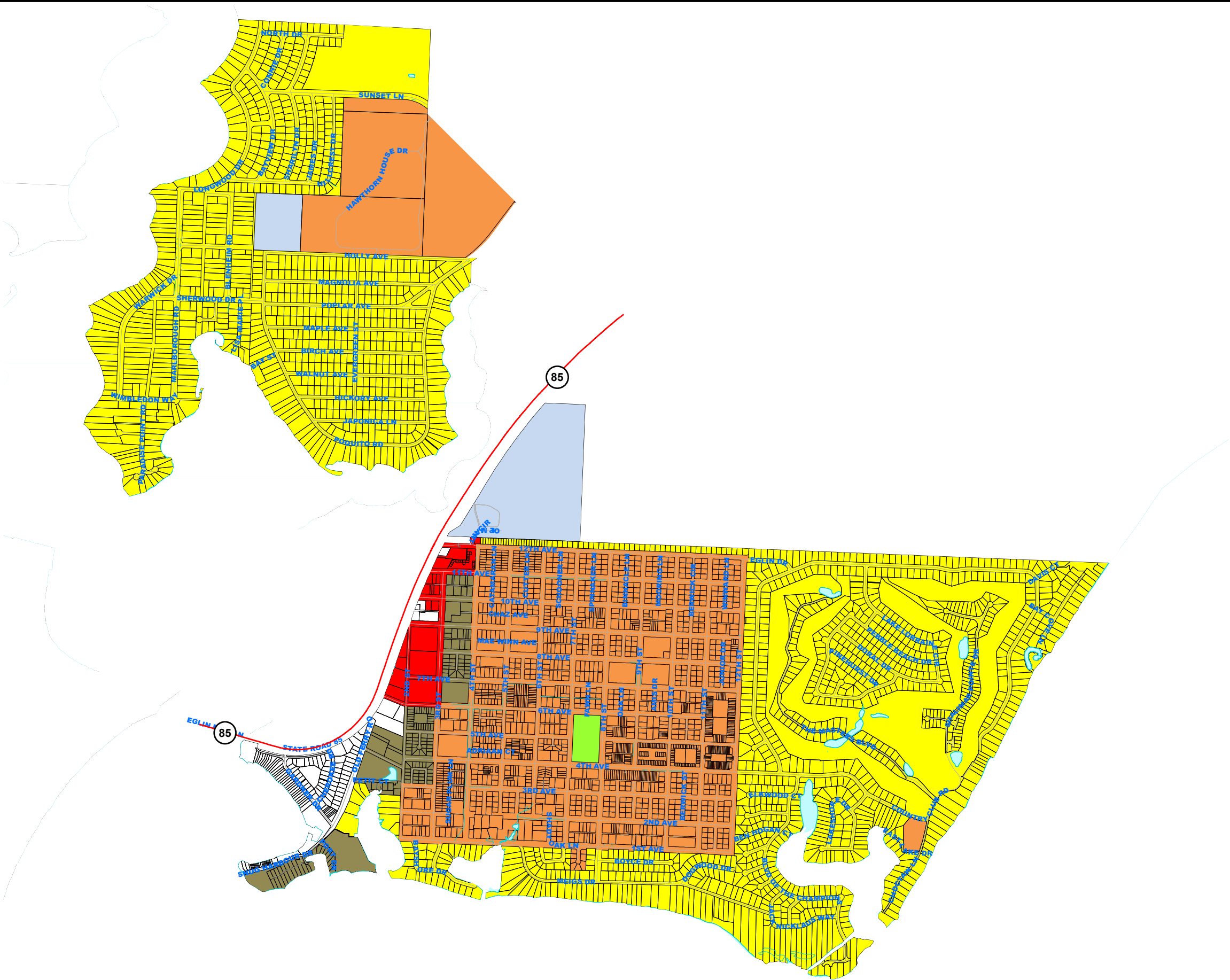
- GENERAL COMMERCIAL
- CITY
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RECREATIONAL
- SUBURBAN RESIDENTIAL



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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.

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.	Bal Harbor of Shalimar	1984	13	.11	Yes	Yes	0
2.	Black Pointe	1992	6	3+	Private	Yes	4
3.	Bayou Poquito	1953	432	.35	Yes	Yes	5
4.	Bluffs at Shalimar Pointe	1991	9	.30 - .95	Private	Yes	1

TABLE 3 SUBDIVISION CHARACTERISTICS (CONTINUED)							
#	NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
5.	Carmel at Shalimar Pointe	1993	4	.17	Private	Yes	1
6.	Casa Marina 1 st Add.	1998	10	.19	Private	Yes	1
7.	Choctawmar	1951	116	.45	Yes	Yes	3
8.	Choctawmar 1 st Add.	1965	30	.24	Yes	Yes	0
9.	Colonial Woods (Townhomes)	1984	9	.05	NA	Yes	0
10.	Diamond View (Townhomes)	1995	4	.095	NA	Yes	0
11.	Hands Cove	1986	12	.35	Yes	Yes	1
12.	Jay Mar Shores	1982	18	.35	Yes	Yes	-
13.	Jonita Estates	1965	29	Varies	Yes	Yes	0
14.	Lake Lorraine Estates	1967	125	.33	Yes	Yes	0
15.	Lake Lorraine Estates 1 st Add.	1971	99	.35	Yes	Yes	0
16.	Lake Lorraine Estates 2 nd Add.	1972	47	.35	Yes	Yes	0
17.	Lake Lorraine Estates 3 rd Add.	1973	192	.25	Yes	Yes	0
18.	Lake Lorraine Gardens	1987	49	.30	Yes	Yes	3
19.	Lake Pointe	1988	147	.25	Yes	Yes	6
20.	Lakeside Shalimar Pointe	1993	5	Varies	Private	Yes	0
21.	Leslie Manor	1989	3	.20	Yes	Yes	0
22.	Leyenda	1949	10	.50	Yes	Yes	0
23.	Links at Shalimar Pointe	1992	60	Varies	Private	Yes	0
24.	Logson Corners	1992	4	.12	Yes	Yes	0
25.	Longwood	1947	63	.5 to 1	Yes	Yes	2
26.	Longwood 1 st Addition	1956	55	.25	Yes	Yes	0
27.	Longwood 2 nd Addition	1967	22	.30	Yes	Yes	0
28.	Longwood 3 rd Addition	1970	12	.33	Yes	Yes	0
29.	Longwood 4 th Addition	1972	12	.30	Yes	Yes	0
30.	Longwood 5 th Addition	1994	4	.30	Yes	Yes	0
31.	Longwood Pines	1995	31	.25	Yes	Yes	0
32.	Olympic (Townhomes)	1995	6	.01	NA	Yes	0
33.	Palmetto Dunes	1991	34	.20	Private	Yes	1
34.	Paradise Point	1956	9	.50	Yes	Yes	2
35.	Petit Court	1979	7	.23	Yes	Yes	5
36.	Pillar Oaks (Townhomes)	1982	8	.09	NA	Yes	0
37.	Pine Shadows (Townhomes)	1981	20	.12	NA	Yes	0

TABLE 3
SUBDIVISION CHARACTERISTICS (CONTINUED)

# NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
38. Pine Shadows 1 st Add.	1981	20	.12	NA	Yes	0
39. Portofino (Townhouse)	1979	42	.03	NA	Yes	0
40. Port Dixie	This subdivision was first recorded in 1929 and has been extensively re-subdivided and re-platted.					
41. Port Dixie Patio Homes (Townhomes)	1981	90	.09	NA	Yes	0
42. Post Oak Place Ph. 1 (Townhomes)	1986	9	.12	NA	Yes	0
43. Shalimar Oaks	1998	24	.12	Yes	Yes	0
44. Shalimar Office Center	1986	--	--	Yes	Yes	--
45. Shalimar Park	1950	45	.35	Yes	Yes	2
46. Shalimar Pointe Ph. 1	1987	59	.20	Private	Yes	1
47. Southbrook	1987	4	.11	Yes	Yes	0
48. Spring Hill	1969	24	.18	Yes	Yes	4
49. Summerwood	2005	63	.08	Yes	Yes	13
50. Sundance (Townhomes)	1977	39	.08	Yes	Yes	0
51. Windgate	1988	4	.15	Yes	Yes	0
52. Woodland Shores	1954	159	.52	Yes	Yes	10
TOTALS		2298				51

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.

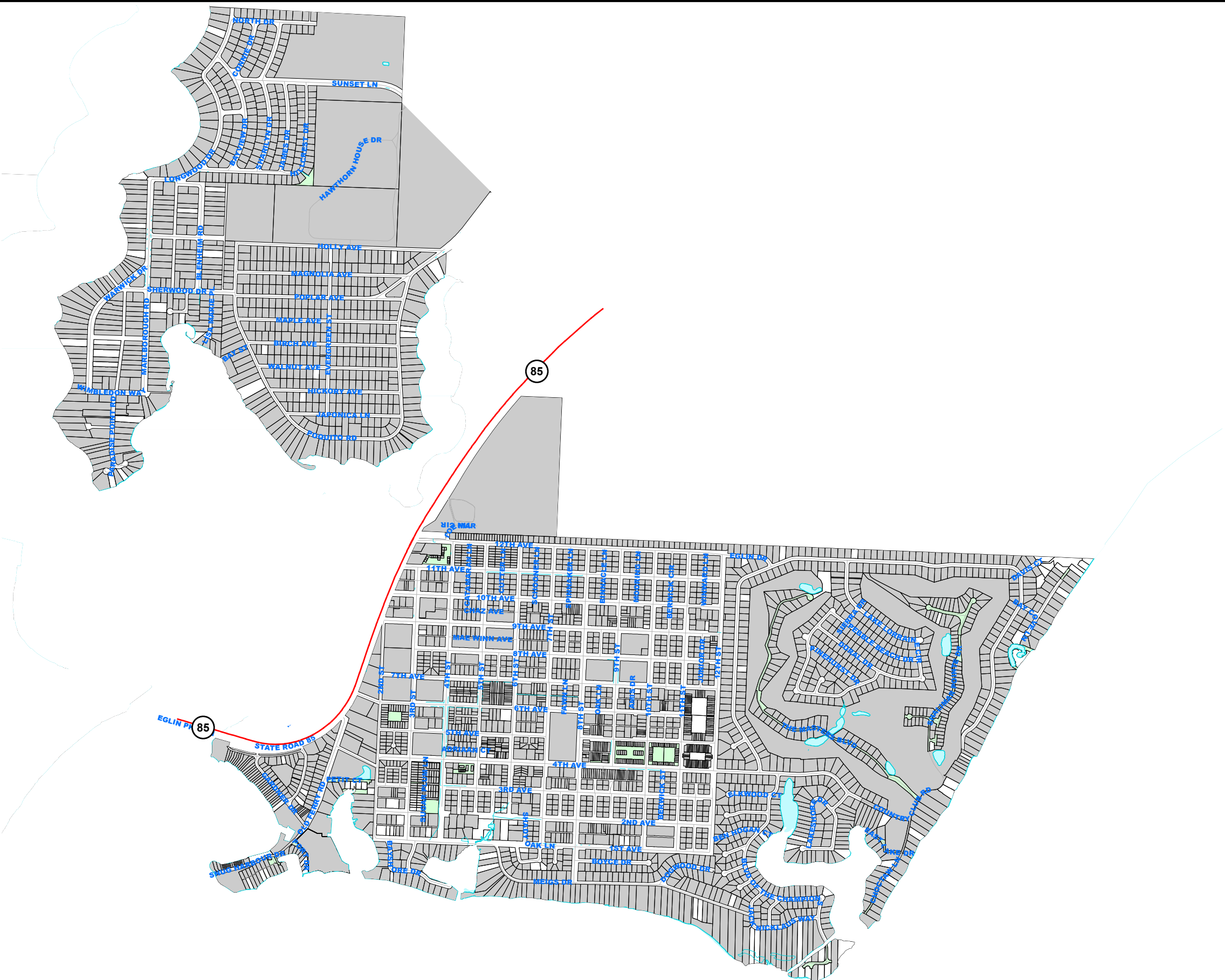
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VACANT LANDS (Undeveloped)

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

CONSERVATION LANDS

- Wetlands - Marsh



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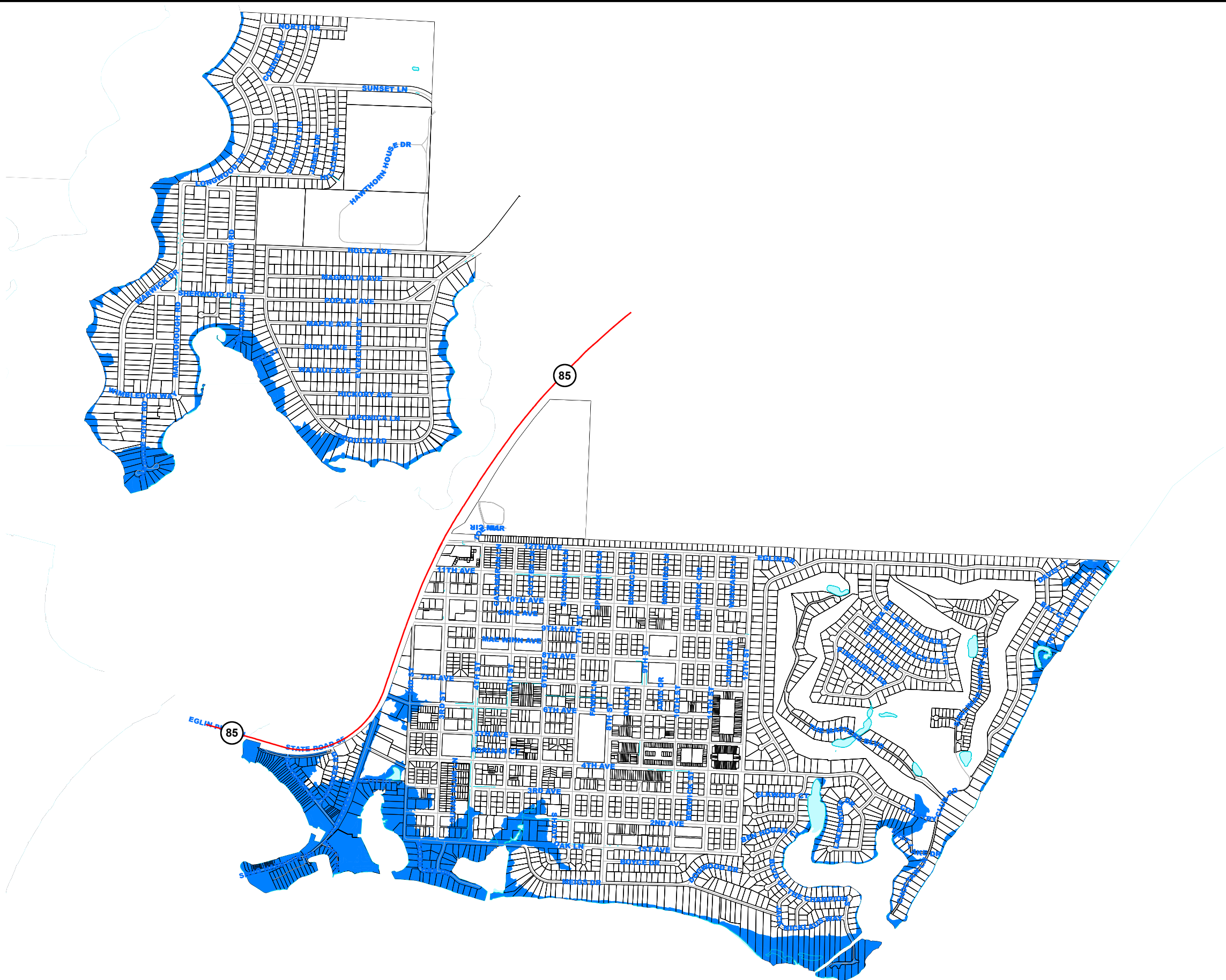
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 Coastal Planning Area



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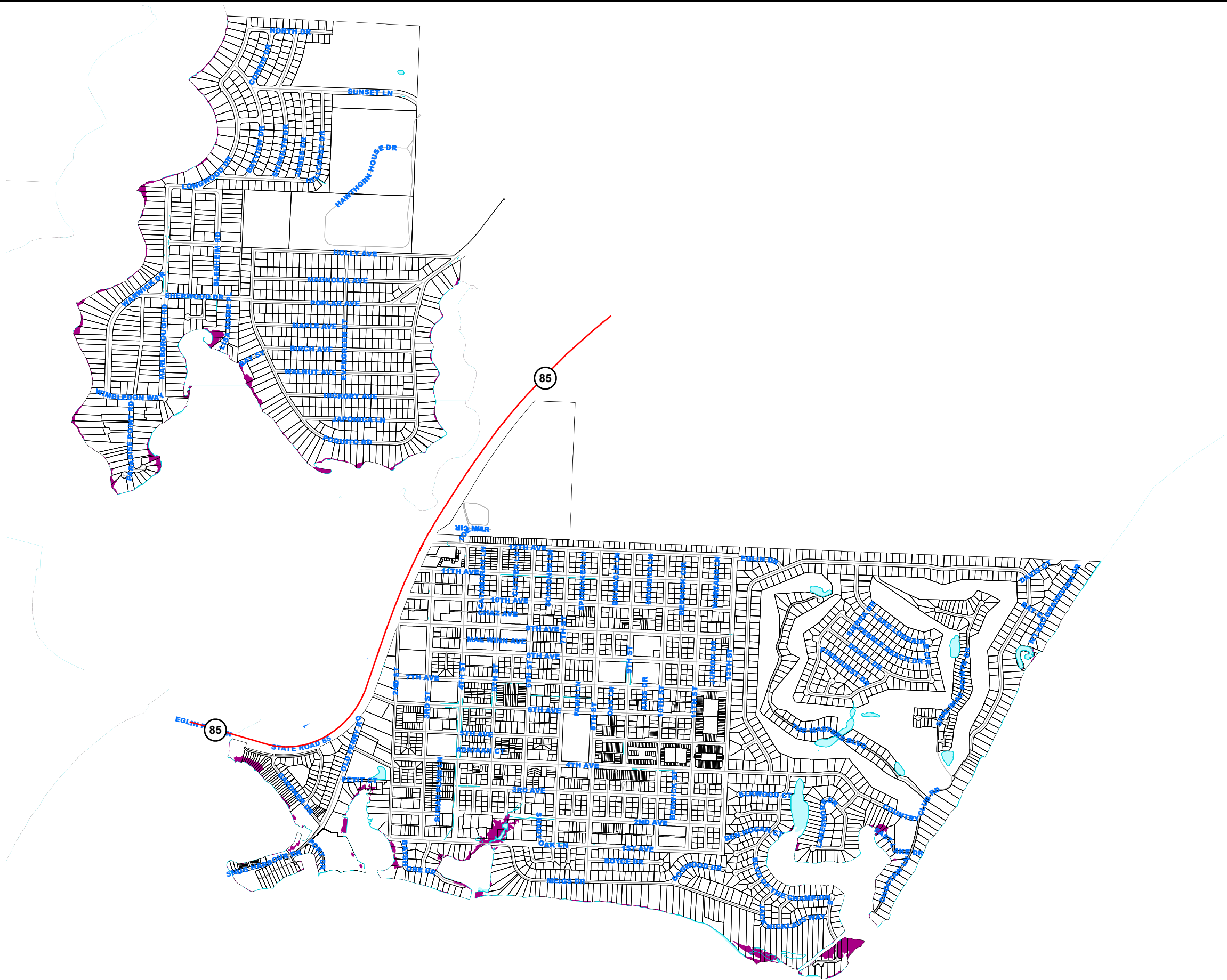
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 Coastal High Hazard Area



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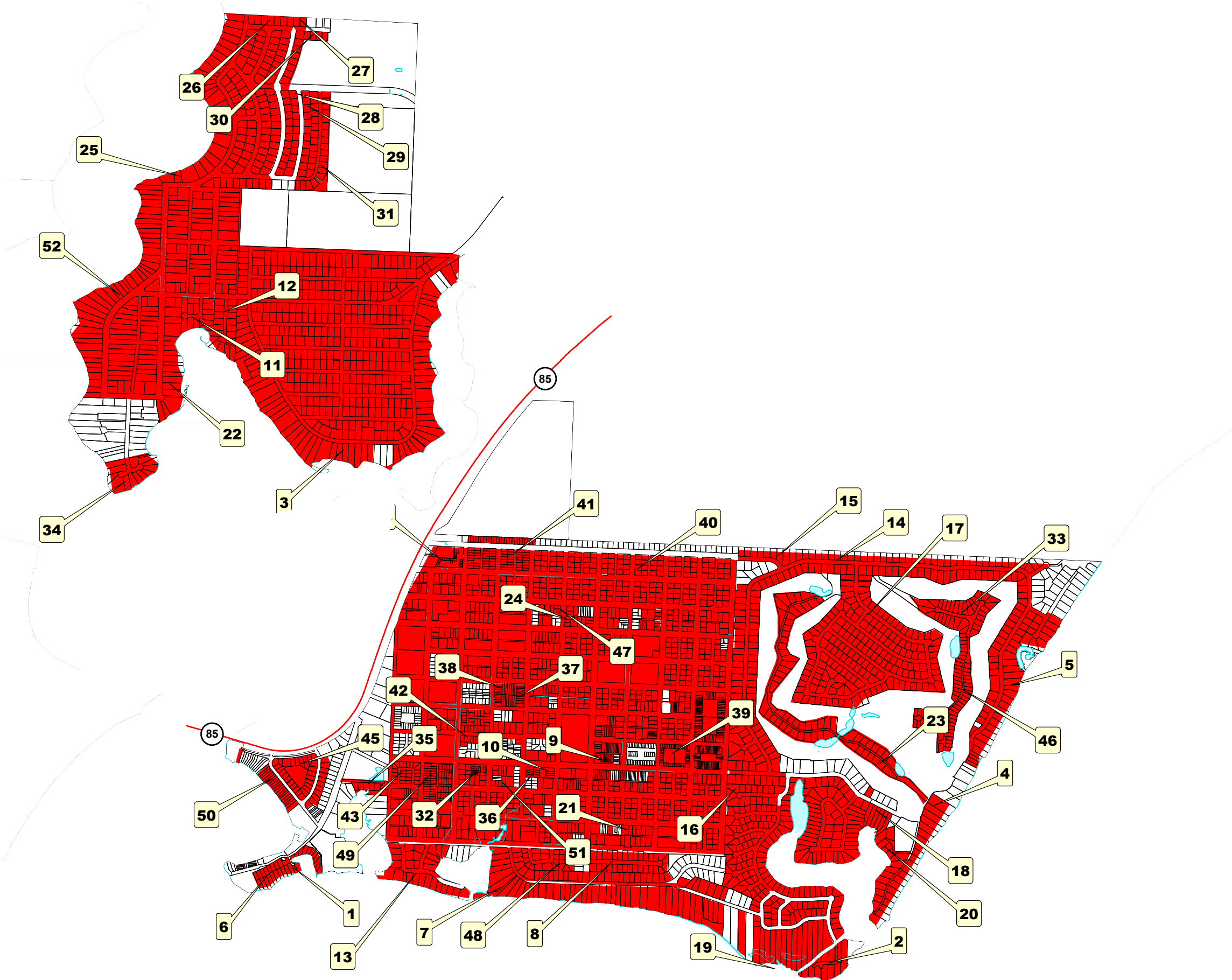


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PLATTED AREA

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 roadways. 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 Map98.

1. State Highway System

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

a. State Road 85 South (Eglin Parkway)

No. of lanes: 2
Functional Class: Minor Arterial
Facility Type: Divided
LOS Area: Urban
FDOT LOS: D
County LOS: Constrained Facility

FDOT Station 1710: 30.370 mile N of 12th Ave
2006 AADT: 35,000 LOS: C 2009 AADT: 31,500 LOS: C 2010 AADT: 35,000 LOS: C
2012 AADT: 32,000 LOS: C 2030 AADT: 29,220 LOS: B
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. 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.

North Poquito Road
Sunset Lane
2nd Street
4th Avenue
Country Club Road

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.

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 OCWS GARNIER 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
11.160	5.500	8.200	1.97E+08	25,203	3,739,642	148	5.38	5.53	5.82
ADR: Average Daily Rate; MDR: Maximum Daily Rate; MMR: Maximum Monthly Rate Source: Fla. Dept. of Environmental Protection; Northwest Fla. Water Management District									

LEGEND



STATE HIGHWAY SYSTEM



COUNTY ROAD SYSTEM



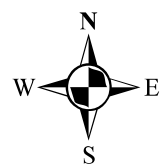
Numbered County Roads



Un-Numbered Major County Roads



0121 FDOT Traffic Counting Stations



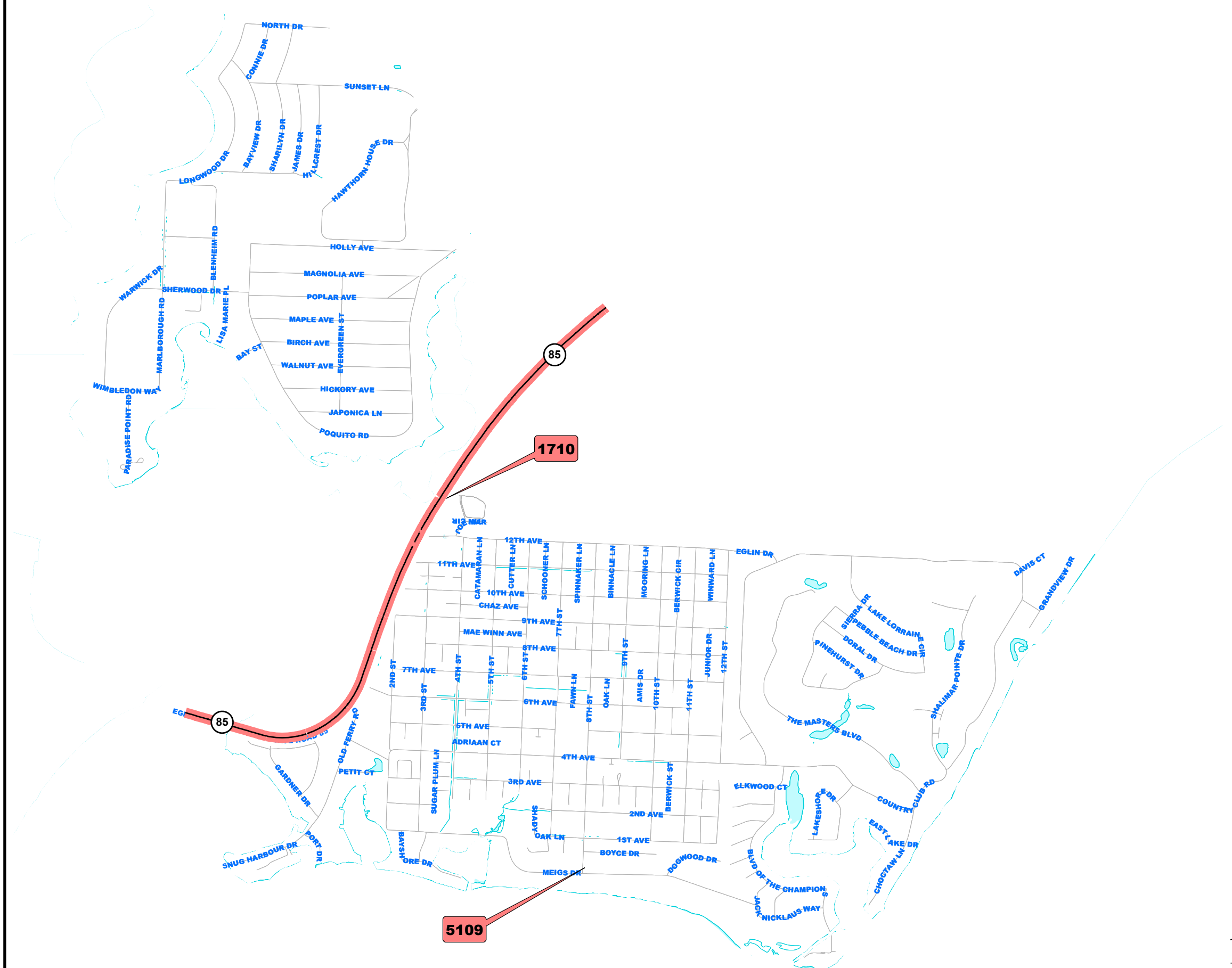
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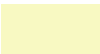



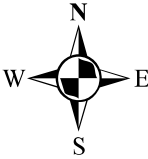
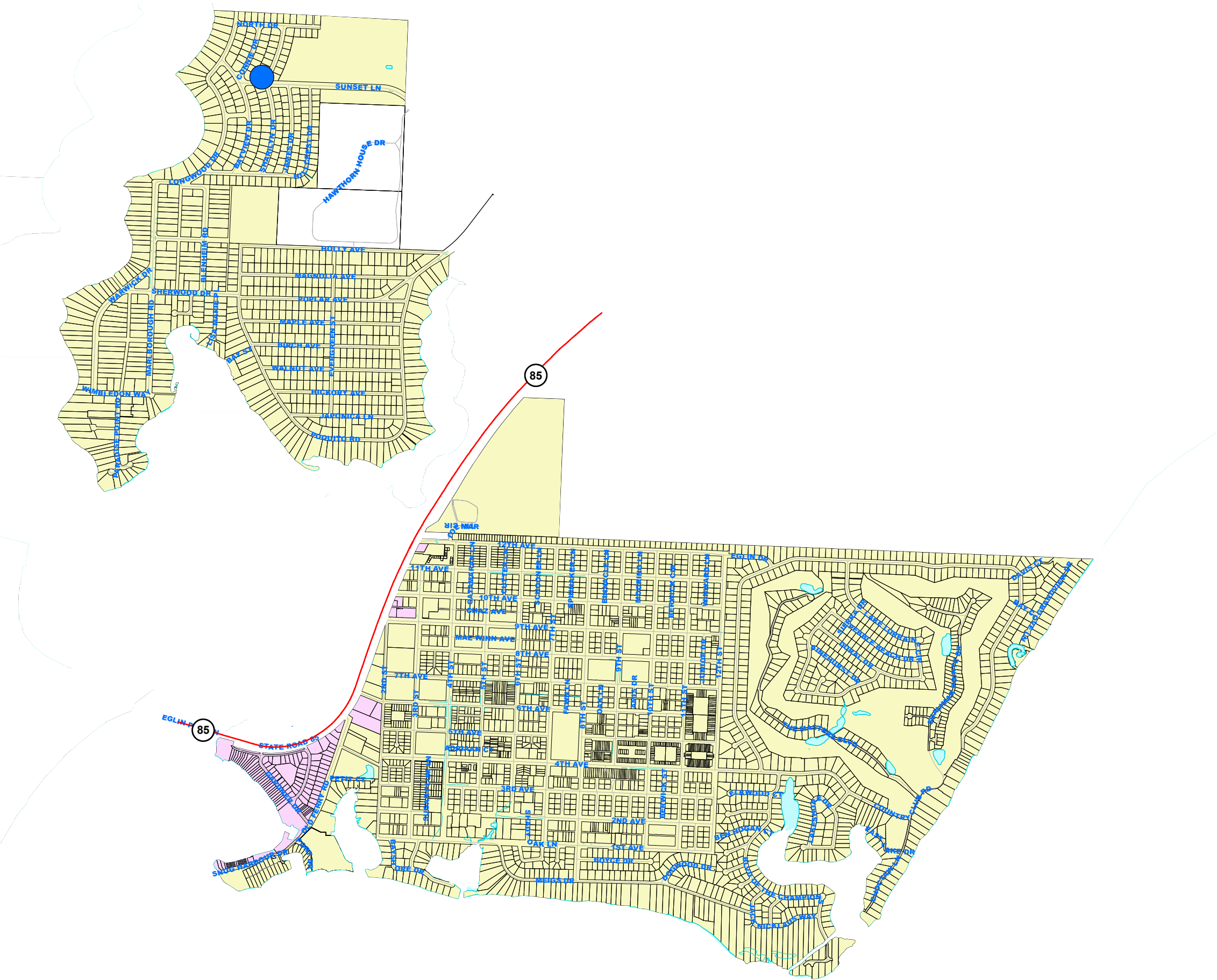
Okaloosa County
Growth Management
May, 2013



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OKALOOSA COUNTY WATER SYSTEM

-  **OCWS GARNIER SERVICE AREA**
-  **WATER WELL AND ELEVATED TANK**



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

PUBLIC RECORD:
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2. Sanitary Sewer

Central sewage collection and treatment is provided by OCWS within the planning area. Sewage treatment is provided by the Garniers treatment facility which has treatment capacity of 6.5 million gallons per day (mgd). Average daily flows are shown on Table 5.

TABLE 5
GARNIERS WWTF
AVERAGE DAILY FLOWS (mgd)

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

Source: Okaloosa County Water & Sewer

3. Solid Waste

Solid waste collection within the planning area is provided by private haulers. The County does not operate any Class I landfills 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. Community facilities. These include Ocean City-Wright Fire Control District Station #2 and the Shalimar Post Office.

H. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. Public schools within the planning area include Longwood Elementary, Shalimar Elementary, and Meigs Middle and are shown on Map 11. General statistics for these schools are shown on Table 6.

TABLE 6
STUDENT POPULATION GROWTH TRENDS

School	1999	%Change	2007	% Change	2010	% Change	2012	% Change	2015	Max. Capacity
Longwood Elementary	558	-0.17	394	-0.05	374	-0.04	581	35.62	358	630
Shalimar Elementary	572	-0.08	497	-0.002	496	0	566	14.11	496	624
Meigs Middle	778	-0.06	730	-0.01	728	-0.005	527	-27.8	725	921

Source: Okaloosa County School District 2011-2012 FISH report

LEGEND

SCHOOL NAME

- Choctaw High School
- Meigs Middle School
- Shalimar Elementary School
- Longwood 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.
- 4. Jurisdictional wetlands.
- 5. Streams and creeks.
- 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 supplies include those for the Okaloosa County Water. The locations of well sites for the system is shown on Map 10.

3. Flood zones

Flood zones 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. Streams and Creeks

Streams and creeks are shown on Map 12.

6. Habitat areas

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

There are no beaches per se within the planning area. The planning area does include shorelines of Choctawhatchee Bay, Poquito Bayou, and Garniers Bayou.

J. PARKS AND RECREATION

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

These include the following.

County Neighborhood Parks

- 1. Meigs Park
- 2. Port Dixie Ball Fields
- 3. Leo Norred Park

County Special Use Facilities

- 1. Shalimar Athletic Association

County Beach Parks & Access

- 1. Longwood Park/Poquito Bayou

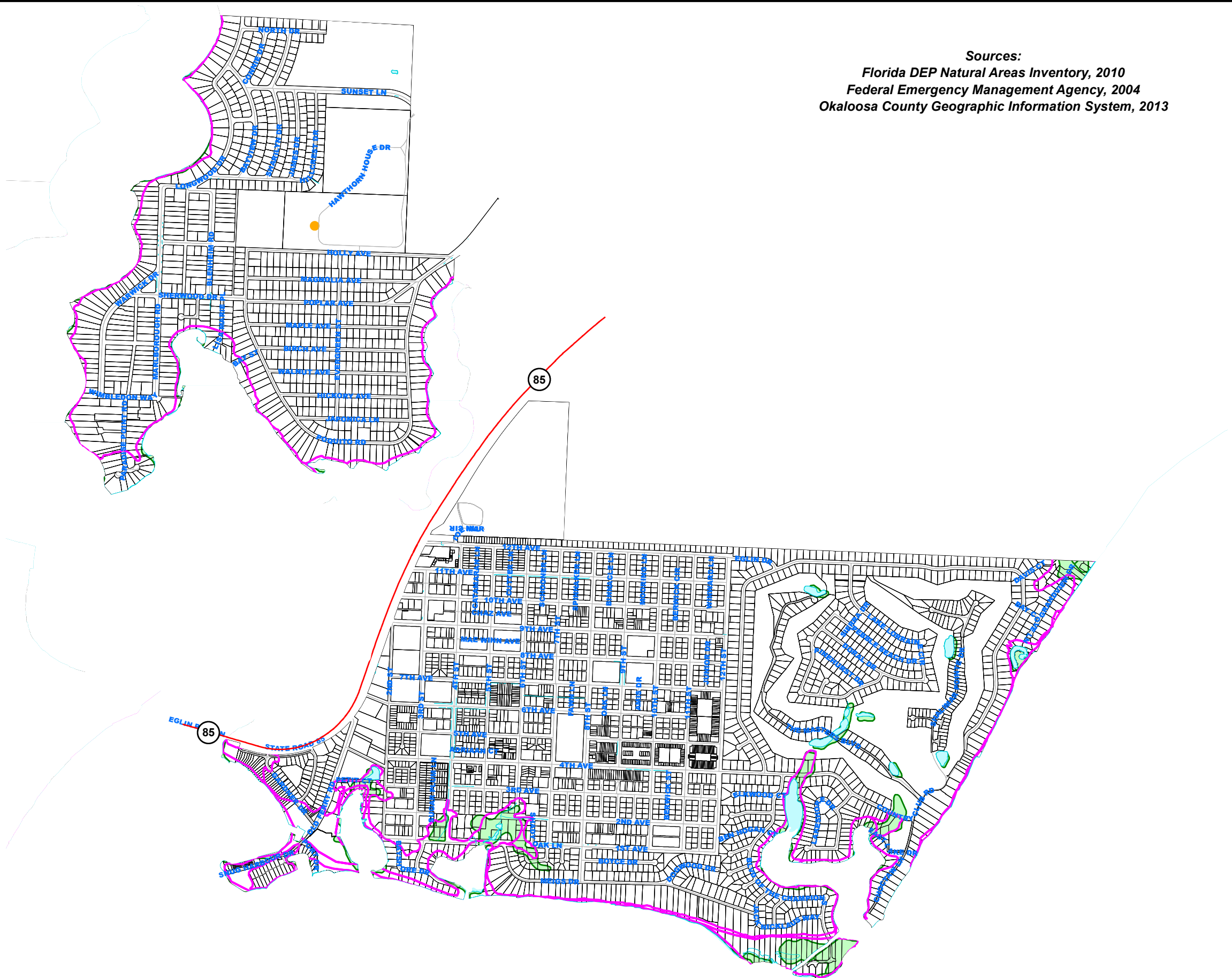
County Undeveloped Neighborhood Parks

- 1. Choctawamar 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 Neighborhood Park

Park Name

1. Meigs Park
2. Port Dixie ballfields
3. Leo Norred Park

County Special Use Facilities

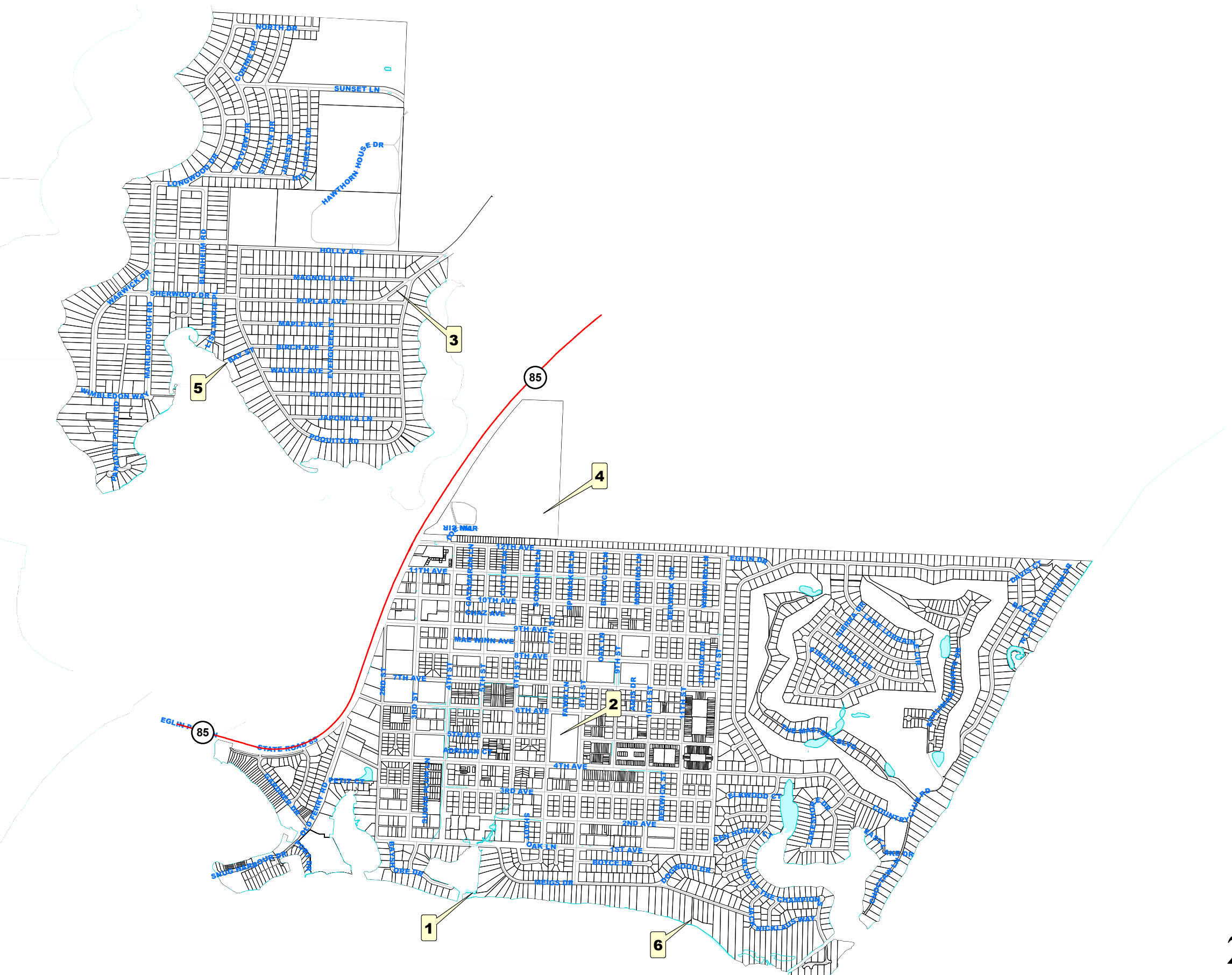
4. Shalimar Athletic Association

County Beach Parks & Access

5. Longwood Park/Poquito Bayou

County Undeveloped Neighborhood Parks

6. Choctawamar Park



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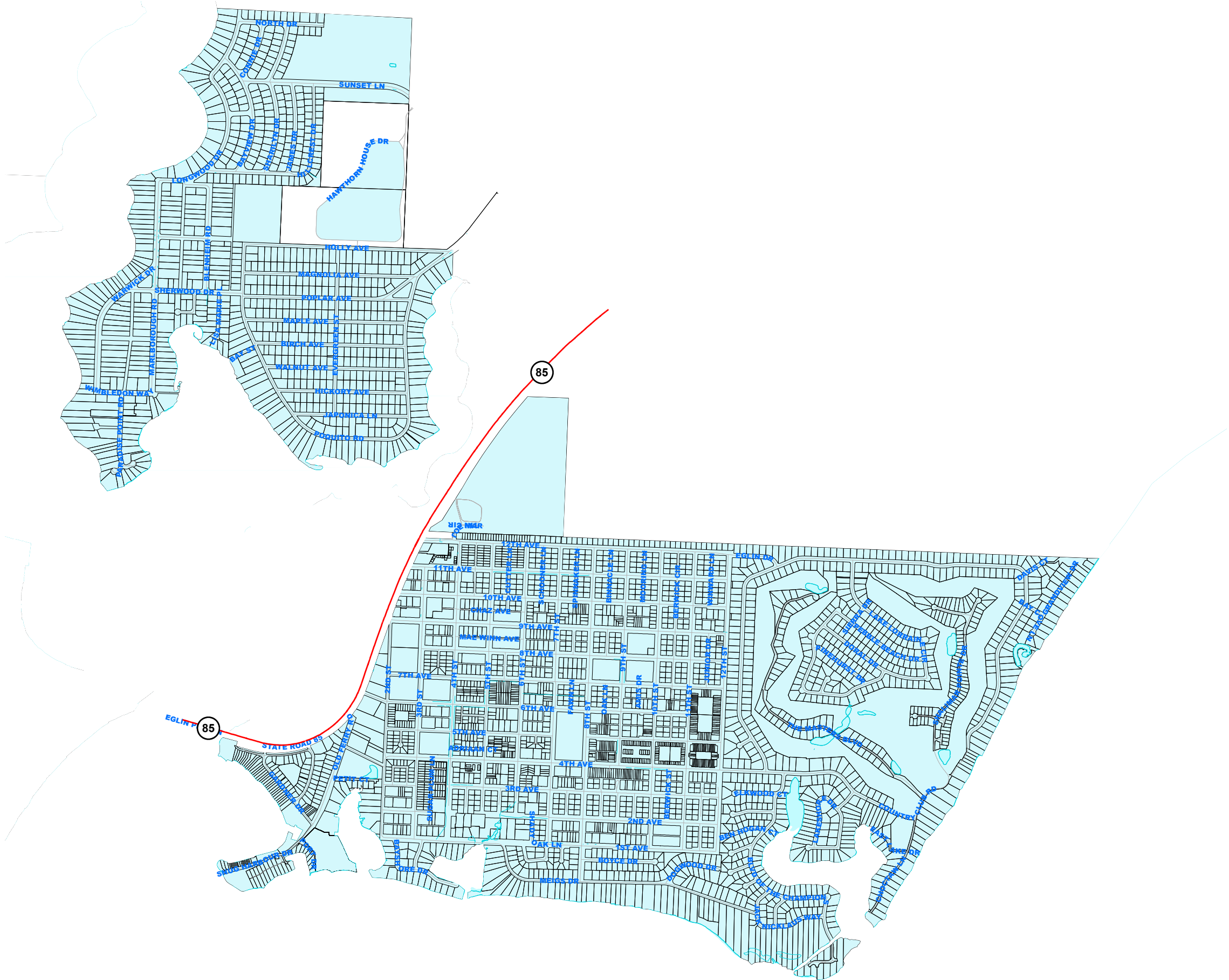
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LEGEND

FIRE DISTRICT

1. Ocean City - Wright



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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 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 32579 is in the vicinity of Shalimar and Eglin Air Force Base. It is densely populated with 2135 persons per square mile and contains typical urban services including retail sales and services, shopping centers, restaurants, financial institutions, etc. The planning area is well established with a defined land use pattern and very little vacant land for future development. Average household size is 2.4 persons with an estimated median household income of \$62,976 (2005) and estimated median house value of \$267,227 (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	13,827
2010	21,387
2020	21,867

These figures indicate an increase of 7560 persons or approximately 37% during 2004 to 2010 and only 480 persons or approximately 2% during 2010 to 2020 which would indicate the area reaching a peak population sometime in the 2020 timeframe.

3. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 76 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 (2.4) to the number of dwelling units for each FLUM category.

TABLE 7 RESIDENTIAL DEVELOPMENT POTENTIAL				
FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Low Density Residential	1,171	5 du per acre	4,099	9,836
Medium Density Residential	124	16 du per acre	1,389	3,333
Mix Use	63	25 du per acre	1,103	2,646
Suburban Residential	495	16 du per acre	3,960	9,504
Commercial	34	25 du per acre	595	1,428
Institutional	82	25 du per acre	1,435	3,444
TOTAL RESIDENTIAL	1,969	1,171 at 5 du per acre	4,099	9,836
		619 at 16 du per acre	5,349	12,837
		179 at 25 du per acre	3,133	7,518
		TOTALS AT 1,969 ACRES		12,580
Source: Okaloosa County Growth Management				

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

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

32579 Needs Assessment by Level-of-Service Standard

1. Roadways

Transportation information has been provided in Section D of this document. State Road 85 South (Eglin 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 SR 85 is operating at LOS C and is projected to be operating at LOS B in 2030 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) Garniers system. The design capacity of the Garniers system is 11.160 million gallons per day (mgd). According to the Okaloosa County Water Supply Plan 2008 Update average demand on the system in 2015 will be 5.53 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 Garnier wastewater treatment plant (WWTP). According to OCWS records the WWTP has an average daily flow of 4.080 mgd and a design capacity of 6.5 mgd. In order to meet the county's future wastewater treatment needs OCWS is currently undertaking a major expansion program which includes the de-commissioning of the 6.5 mgd Garniers WWTP to be replaced by a new 10.0 mgd water reclamation facility (WRF). The new WRF is currently under construction on property leased from Eglin Air Force Base and is intended to provide new and improved treatment technology, increased service area, enhanced operational performance, as well as the removal of the existing 6.5 mgd plant from an area surrounded by residential development. The new WRF will discharge treated effluent to a system of new rapid infiltration basins for more complete and efficient treatment. The construction of this new WRF will accommodate maintaining LOS standards through the planning timeframe and beyond.

4. Solid Waste

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

5. Stormwater Management/Drainage

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

6. Parks and Recreation

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

7. Public Schools

Public schools within the planning area are as follows.

Shalimar Elementary
Wright Elementary

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

Currently, there are no schools operating over 100% of permanent capacity in CSA 5. However, to meet class size requirements and to reduce the use of relocatable facilities the following enhancements are included as funded projects in the Work Program:

*Shalimar Elementary – classroom additions (permanent and relocatables)
Wright Elementary – classroom additions (relocatables)*

No additional land is required and supporting infrastructure is adequate to support these enhancements (2006 Okaloosa County EAR). No additional ancillary facilities will be required to support the 5-Year Facilities Work Program for projects in CSA 5. The School District owns a 40-acre vacant parcel contiguous to Shalimar Elementary School, though there are currently no concrete plans for use.

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

Findings and Conclusions

- No capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- The planning area is largely built-out with only 70 acres of vacant land remaining. It is projected to be completely built-out on or before 2020.
- Unless it becomes the target of a major redevelopment scheme no significant planning effort should be required for this planning area.

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

**OKALOOSA COUNTY
PLANNING PROFILE**

PLANNING AREA 32579

SHALIMAR
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 32579

SHALIMAR
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