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PLANNING AREA 32569

WEST OKALOOSA

Prepared by
Department of Growth Management
Planning and Zoning Division
2019

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OKALOOSA COUNTY PLANNING PROFILES

Foreward

The purpose of this "Planning Profile" is to update and reformat data and information to be used for revising/updating the Comprehensive Plan via the 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. Bureau of Economic Business Research (BEBR), University of Florida, 2017; Citydata.com 2016
- B. LAND USE: *Growth Management GIS 2018*
- C. LAND CHARACTERISTICS: *Official Records of Okaloosa County; Growth Management GIS 2018*
- D. TRANSPORTATION: *Florida Department of Transportation 2017 AADT Report; Okaloosa County Public Works Traffic Report 2017*
- E. UTILITIES: *Northwest Florida Water Management District Region II Water Demand Report 2015*
- F. COMMUNITY FACILITIES: *Growth Management GIS 2018*

G. PUBLIC SCHOOLS: *Okaloosa County School Board FISH Report 2017*

H. CONSERVATION AREAS AND RESOURCES: *Growth Management GIS 2018*

I. PARKS AND RECREATION: *Okaloosa County Parks and Recreation System 2018*

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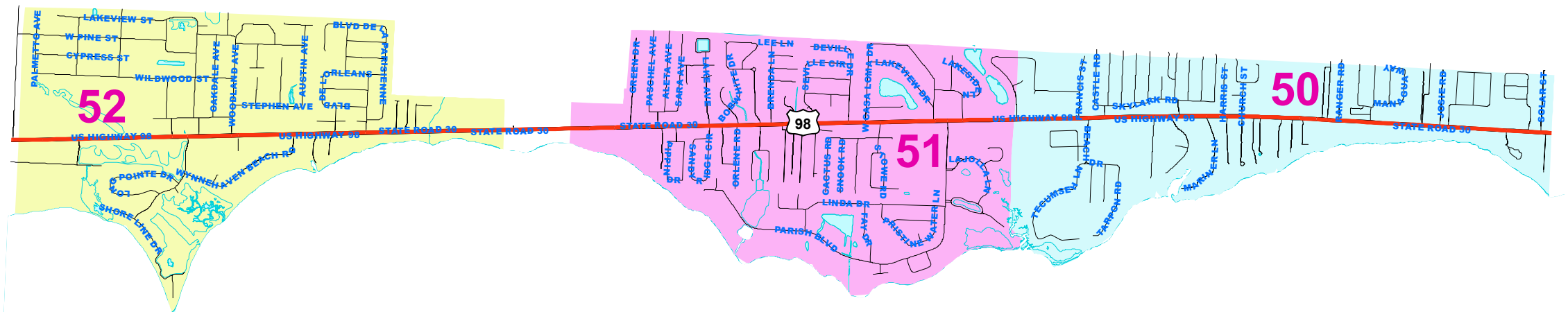
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Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

- 50
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A. GENERAL DEMOGRAPHICS

POPULATION DATA

1. Population Estimates (Okaloosa County)					
Year:	2010	2017	% of Change 2010-2017	2030	% of Change 2017-2030
	180,822	195,488	8.10%	229,000	14.50%

2. Population Estimates (32569)				
Year:	2010	2017	% of Change 2010-2017	% of County Population
	9,942	12,358	24.30%	6.32%

Source: City-Data.com 2016
Bureau of Economic & Business Research (BEBR) 2017

B. HOUSING DATA (# of new residential construction permits)

1. Dwelling Units (32569)			
Year:	2010	2018	% of Change 2010-2018
	6	28	366.67%

Source: Okaloosa County Eden System (2018)

C. GENERAL DESCRIPTION

Planning Area 32569 is located on the western end, of south Okaloosa County and includes the unincorporated communities of Florosa and Wynnhaven Beach. This area contains somewhat limited urban services such as retail sales and services, restaurants, shops, etc but is primarily residential in nature. The planning area is fairly well established with a defined land use pattern and very little vacant land for future development.

D. DATA ANALYSIS

The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the West Okaloosa Planning Area experienced a 24.3% increase in population from 2010-2017. In addition, new residential construction exhibited a 366.67% increase from 2010-2018. The West Okaloosa Planning Area comprises 6.32% of the total population of the County.

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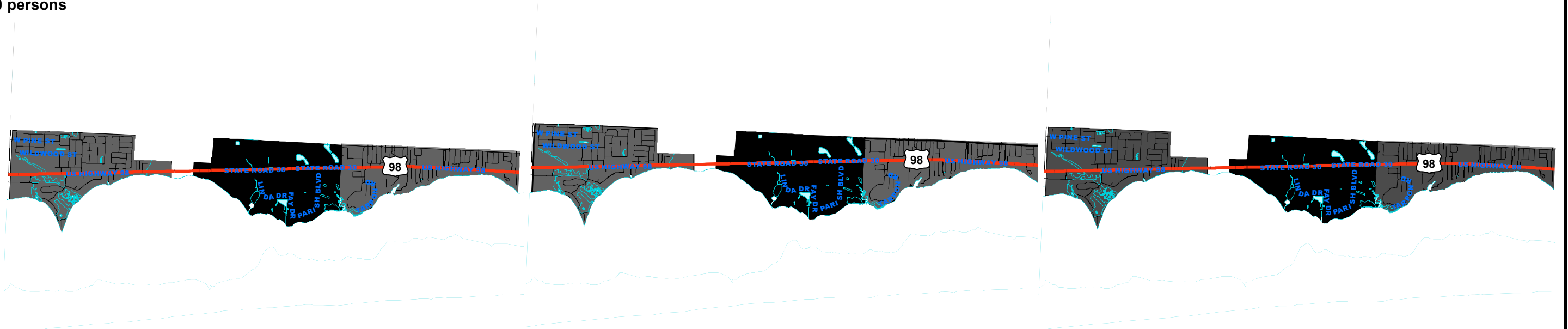
Population Density

- 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



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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 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

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

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

Source: Okaloosa County GIS 2018

2. Future Land Use Map








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

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

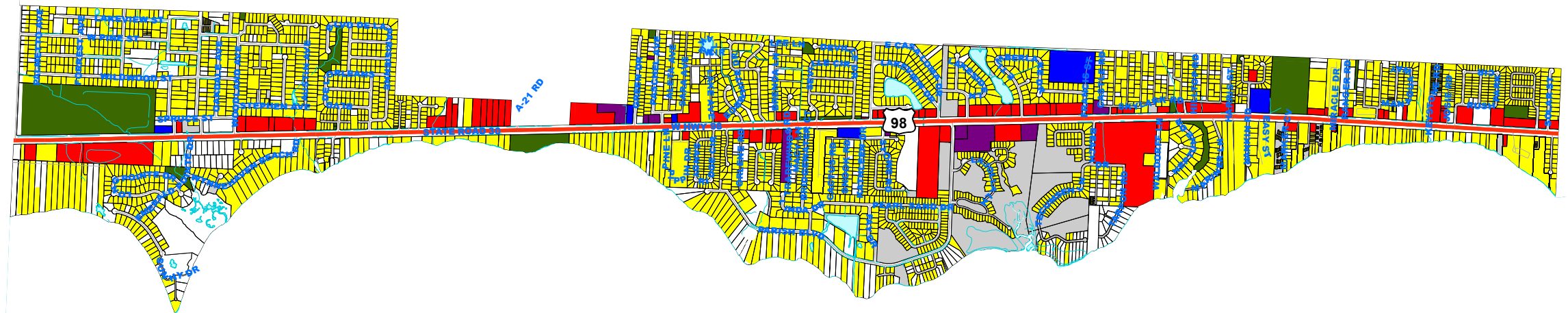
Source: Okaloosa County GIS 2018

LEGEND

EXISTING LAND USE

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

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



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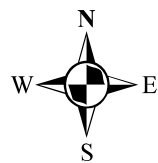
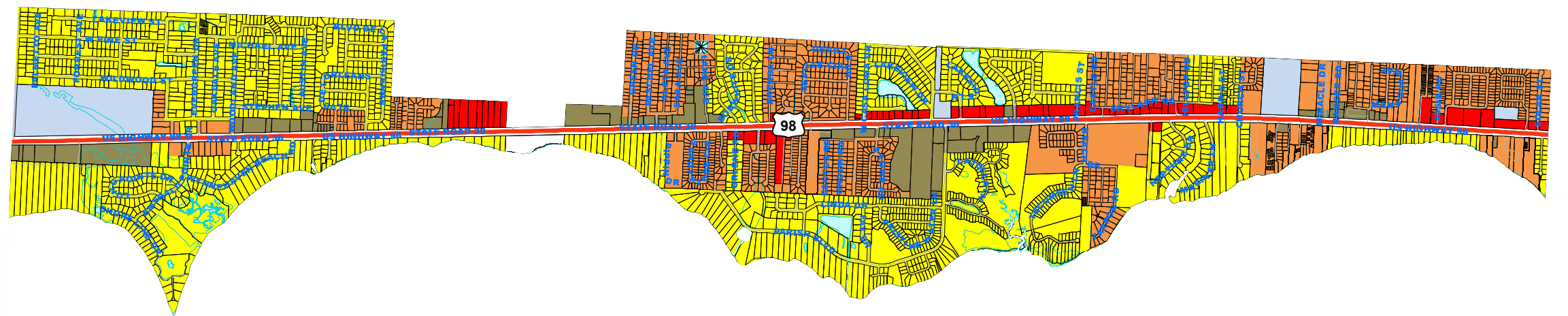
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LEGEND

FUTURE LAND USE

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



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



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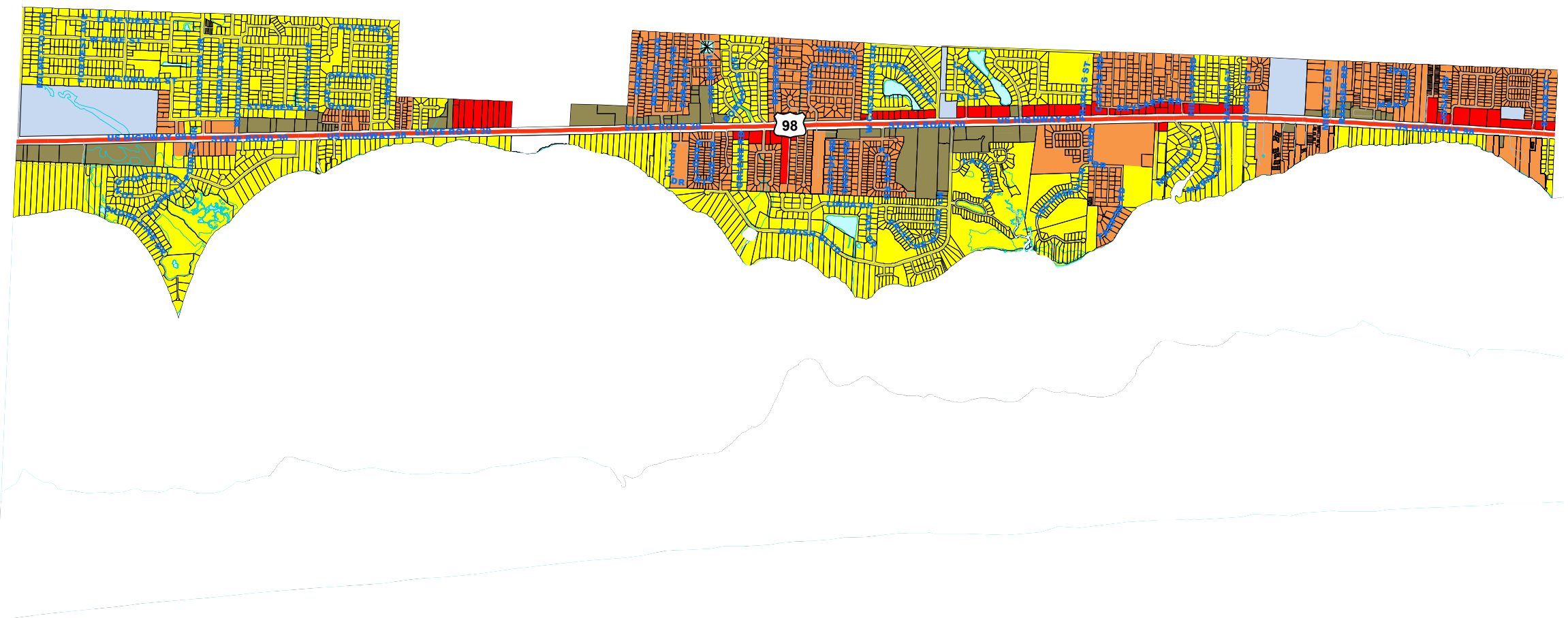
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LEGEND

ZONING

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



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C. LAND CHARACTERISTICS

1. Vacant Land

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

2. Subdivided Lands

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

a. Recorded Plats

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

b. Unrecorded Subdivisions

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

**TABLE 3
RECORDED PLATS**

NAME	YEAR PLATTED
Shangrila	1957
Casa Loma	1960
Casa Loma 1 st Addition	1962
Wynnhaven Beach Estates	1968

**TABLE 3
RECORDED PLATS**

NAME	YEAR PLATTED
Wynnhaven Beach Estates 1 st Addition	1970
Chateau Pres De La Mar	1975
Southwind	1977
Southwind 1 st Addition	1978
Mariners Cove	1979
Timberlake Estates	1980
Cimarron Estates	1981
Timberlake Estates 1 st Addition	1982
La Mar West (Townhomes)	1983
Pine Haven	1984
Quail Run	1984
Soigne (Townhomes)	1984
Wynnhaven Beach (Patio Homes)	1984
Brooks Place	1985
Wynnhaven Beach Patio Homes 1 st Addition	1985
Emerald Pointe I	1986
Parish Pines	1986
Seashore Village (Townhomes)	1986
Woodland Park Estates	1986
Colina Del Oro	1987
Cool Waters	1987
La Mar West II	1987
Marker 68	1987
Petite Chateau	1987
La Mar West II	1987
Marker 68	1987
Emerald Pointe II	1988
Emerald Pointe III	1988
Wynnhaven Beach Patio Homes 2 nd Addition	1988
Roxbury Manor	1989
Sandy Pointe	1989
Brookwood	1990
Falcon Estates Phase I	1990
Seashore Villa (Townhomes)	1990
Bristol Park	1992
Falcon Estates Phase II	1992
Falcon Estates Phase III	1992
Forest Cove	1992

**TABLE 3
RECORDED PLATS**

NAME	YEAR PLATTED
Forest Cove 1 st Addition	1992
Marker 68 Office Park	1992
Sandy Ridge Estates	1992
Atwater	1993
Emerald Pointe IV	1993
Hillcrest	1993
Magnolia Shores	1993
Omni Oaks	1993
Springate	1993
Waterloo Estates	1993
Bridgewater	1994
Falcon Estates V	1994
Magnolia Shores 1 st Addition	1994
Rush Park West	1994
Victoria Park	1994
Colina Del Oro II	1995
Colina Del Oro III	1995
Falcon Estates IV	1995
Haven (Townhomes)	1995
Keystone (Townhomes)	1997
Sparkling Waters	1998
Waterford Estates	1998
Cobia Bay South	2002
Marsh Harbor	2002
Flamenco Properties	2003
Wild Pines	2003
Solimar	2005

Source: Okaloosa County GIS, 2018
Okaloosa County Property Appraiser, 2018

D. COASTAL AREA

1. Coastal Planning Area (CPA)

The Coastal Planning Area (CPA) 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 (CHHA)



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. National Flood Insurance Program (NFIP) & Flood Insurance Rate Map's (FIRM)

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

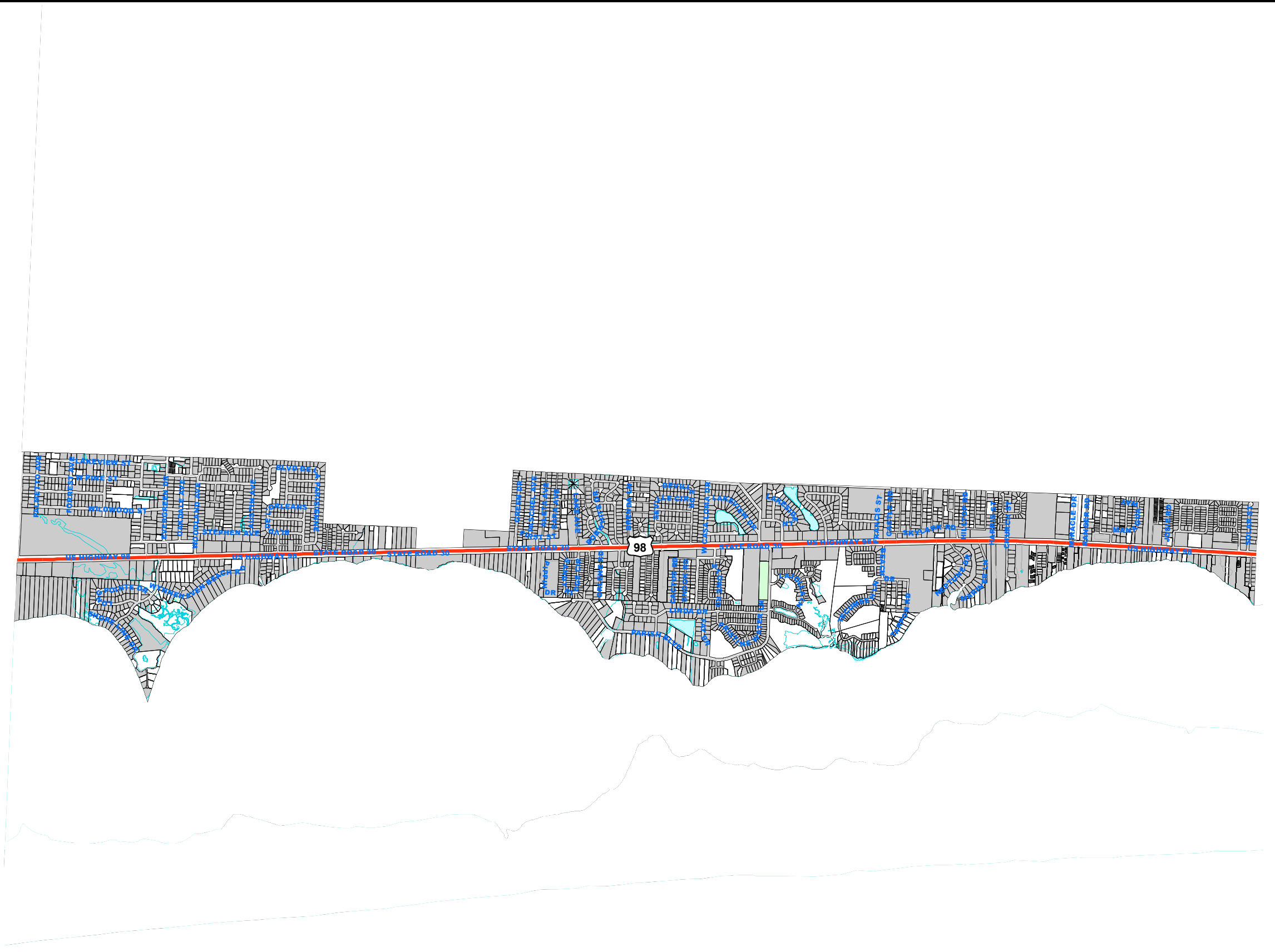
LEGEND

VACANT LANDS (Undeveloped)

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

CONSERVATION LANDS

-  Wetlands - Marsh



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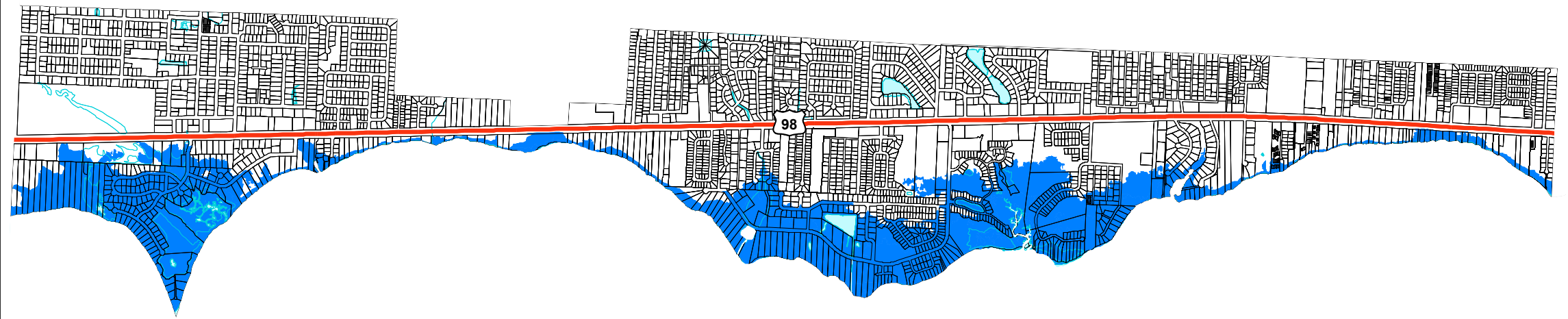
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 Coastal Planning Area



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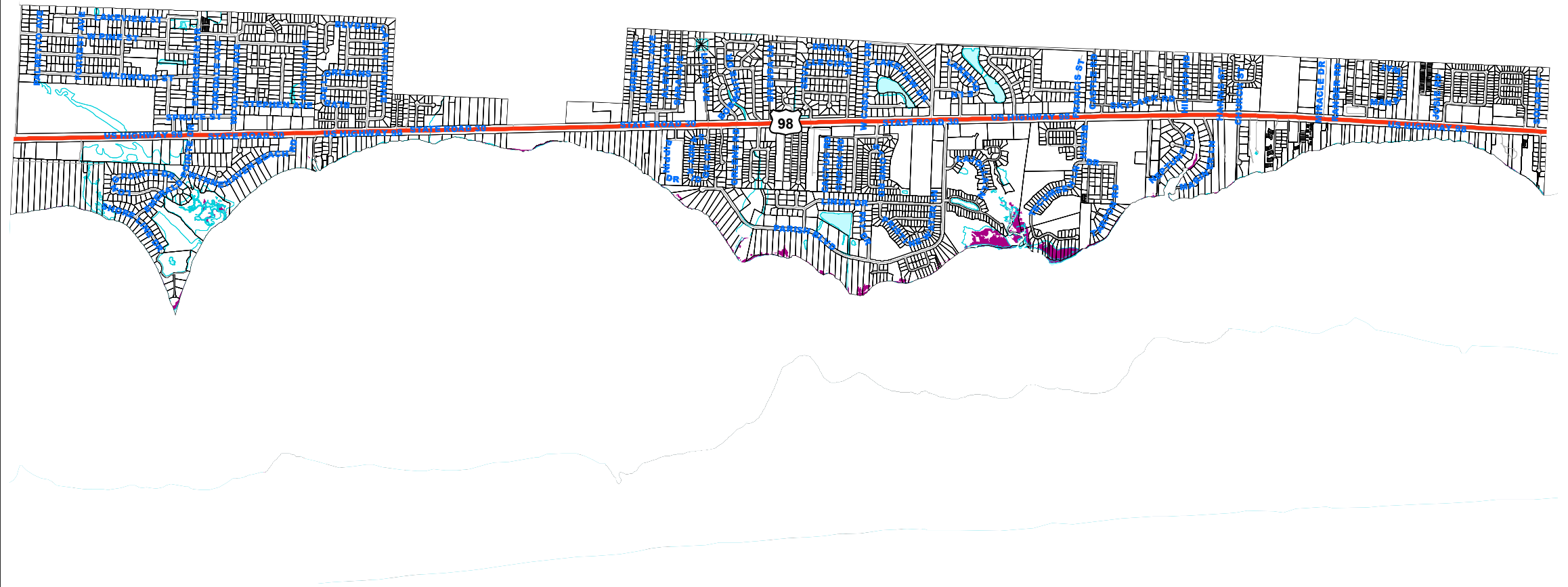
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 Coastal High Hazard Area



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E. TRANSPORTATION

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

1. State Highway System (SHS)

State Highways within the planning area include US Highway 98. General characteristics of this roadway were derived from the FDOT 2017 Annual Average Daily Traffic (AADT) Report. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. US Highway 98 (Miracle Strip Parkway)

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

FDOT Station	Location	2012 AADT	2017 AADT	% of change AADT
0167	.3 miles east of Santa Rosa County line	35,752 LOS C	38,839 LOS C	8.6%

2. County Road System (CRS)

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

a. Numbered County Roads

There are no numbered county roads within the planning area.

b. Local Streets

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

F. UTILITIES

For purpose 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
COUNTY WEST SERVICE AREA**





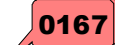
Design Capacity (mgd) (2017)	No. of Connections		Avg. Mthly Consumption (1/18 to 12/18)	Consumption per Connection (gpd)	gross water demand projections			% of change 2017-2030	
	ADR	MMR			2020	2025	2030		
2.376	0.81	3.4	3,559	497,427 gpd	140	1	1.05	1.1	-53.7%

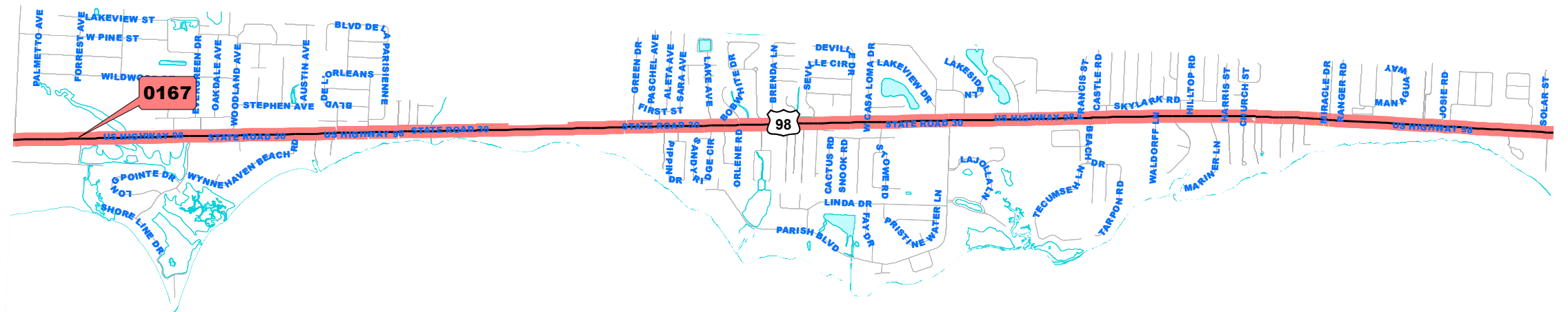
*ADR: Average Daily Rate (ADR); Maximum Monthly Rate (MMR)
Source: Okaloosa County Water & Sewer 2019*

2. Sanitary Sewer

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

LEGEND

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



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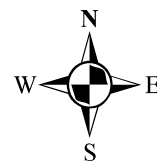
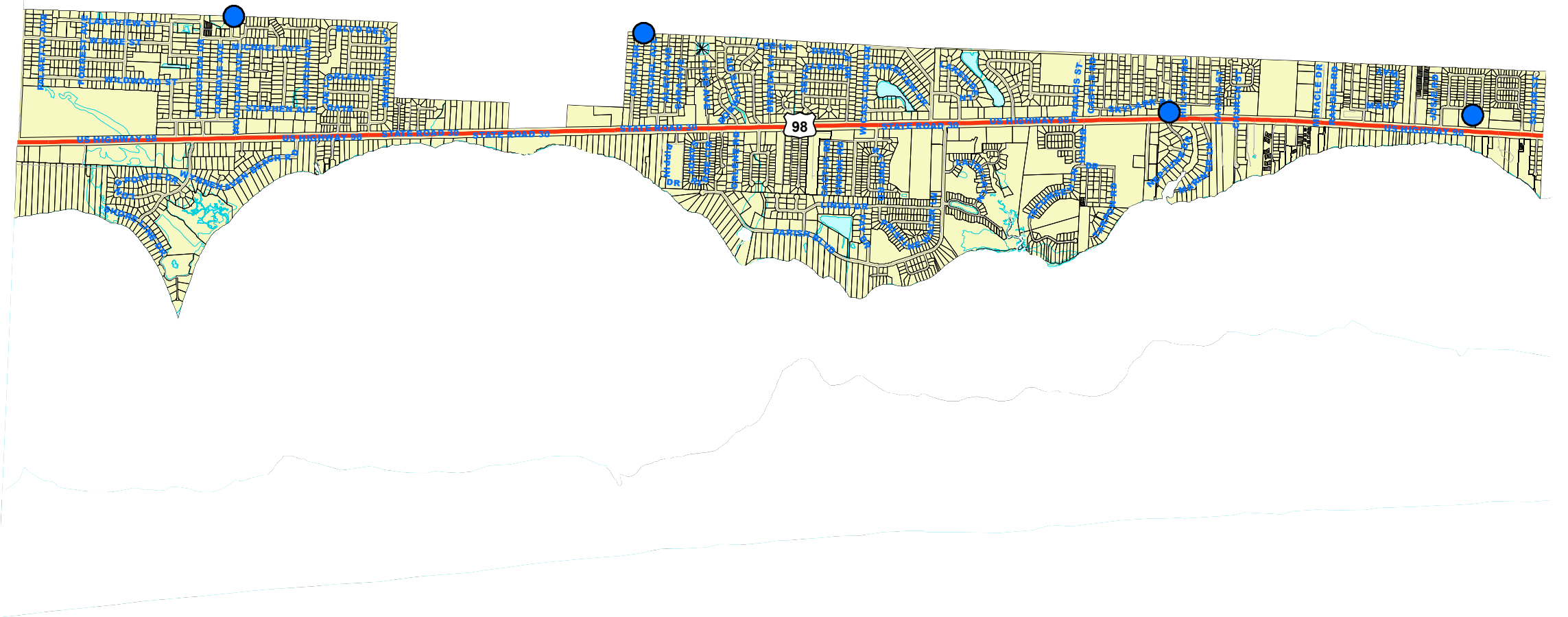


LEGEND

OKALOOSA COUNTY WATER SYSTEM

 **WEST COUNTY SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**



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

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Year												
2016	0.44	0.45	0.46	0.45	0.45	0.43	0.41	0.46	0.44	0.44	0.44	0.43
2017	0.44	0.44	0.46	0.51	0.44	0.50	0.66	0.55	0.57	0.55	0.55	0.55
2018	0.52	0.53	0.54	0.55	0.56	0.55	0.55	0.54	0.52	0.52	0.51	0.51

Source: Okaloosa County Water & Sewer, 2019

3. Solid Waste

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

4. Electric Power

Electric power is provided by Gulf Power.

G. COMMUNITY FACILITIES

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

H. PUBLIC SCHOOLS

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

**TABLE 6
STUDENT POPULATION GROWTH TRENDS**

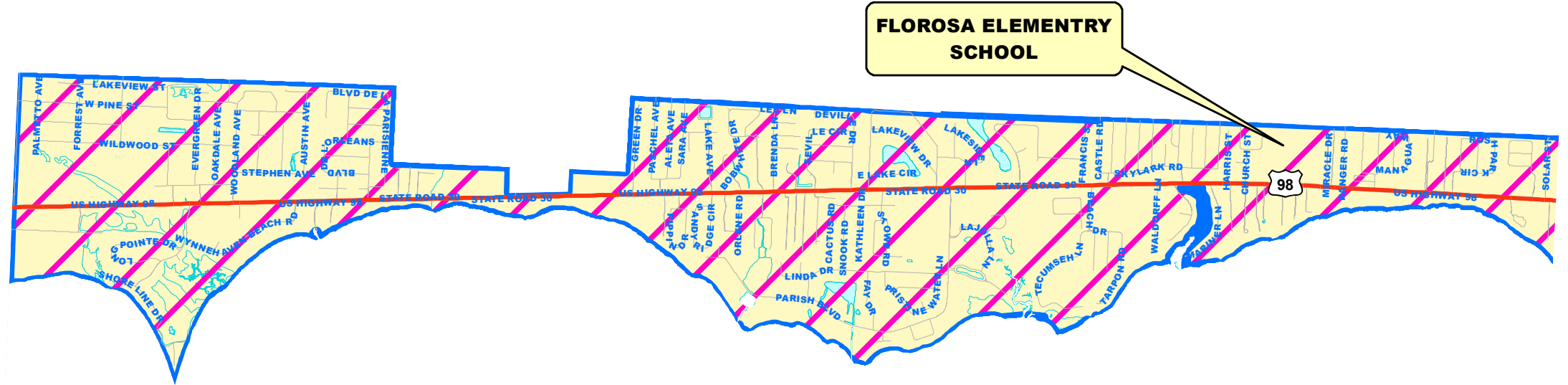
<u>School</u>	<u>2012</u>	<u>2015</u>	<u>2018</u>	<u>% change 2012-2018</u>	<u>Max. Capacity</u>
Florosa Elementary	550	591	552	0.36%	679

Source: Okaloosa County School District 2019 FISH report

LEGEND

SCHOOL NAME

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



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I. CONSERVATION AREAS AND RESOURCES

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

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

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

There are numerous archeological and historic sites located within the planning area. Locations of these sites are not shown on a map so as to prevent looting or vandalism.

2. Public water supplies

Public water supply is provided by Okaloosa County Water and Sewer (OCWS) Service as shown on Map 10.

3. Flood zones

Flood zones and are shown on Map 12.

4. Wetlands

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

5. Creeks and Streams

Creeks and streams are shown on Map 12.

6. Habitat areas

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

7. Beaches and Shorelines

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

8. Water Resource Caution Area

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

J. PARKS AND RECREATION

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

These include the following:

County Neighborhood Parks

1. Colonel Bud Day Park

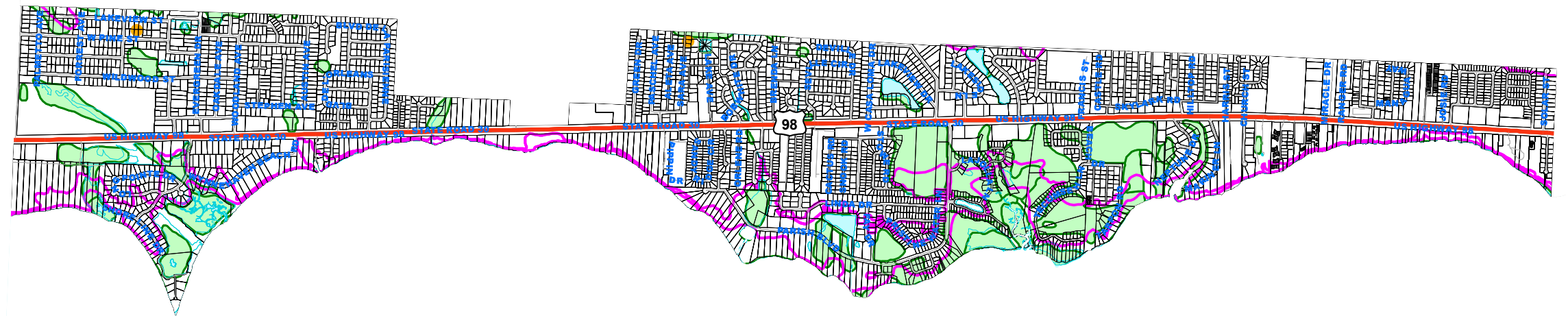
County Undeveloped Neighborhood Parks

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

LEGEND

-  FLOOD ZONES
-  WETLANDS
-  RIVER SYSTEMS
-  HABITAT AREAS

Sources:
 Florida DEP Natural Areas Inventory, 2018
 Federal Emergency Management Agency, 2004
 Okaloosa County Geographic Information System, 2019



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

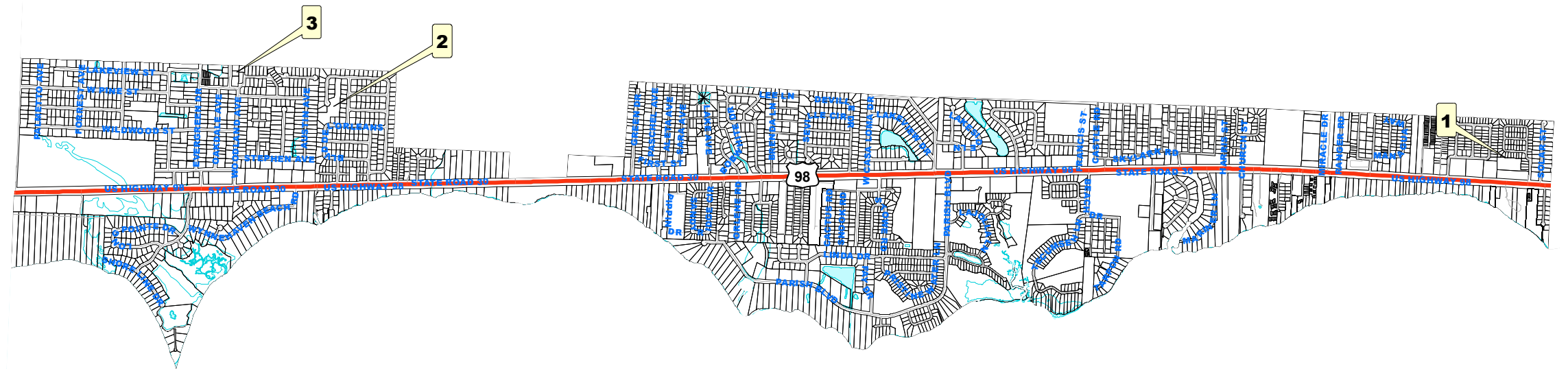
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LEGEND

- 1. Colonel Bud Day Park - County Neighborhood Park
- 2. Chateau Pre De Le Mer - County Undeveloped Neighborhood Park
- 3. Wynnhaven Beach Estates Park - County Undeveloped Neighborhood Park



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



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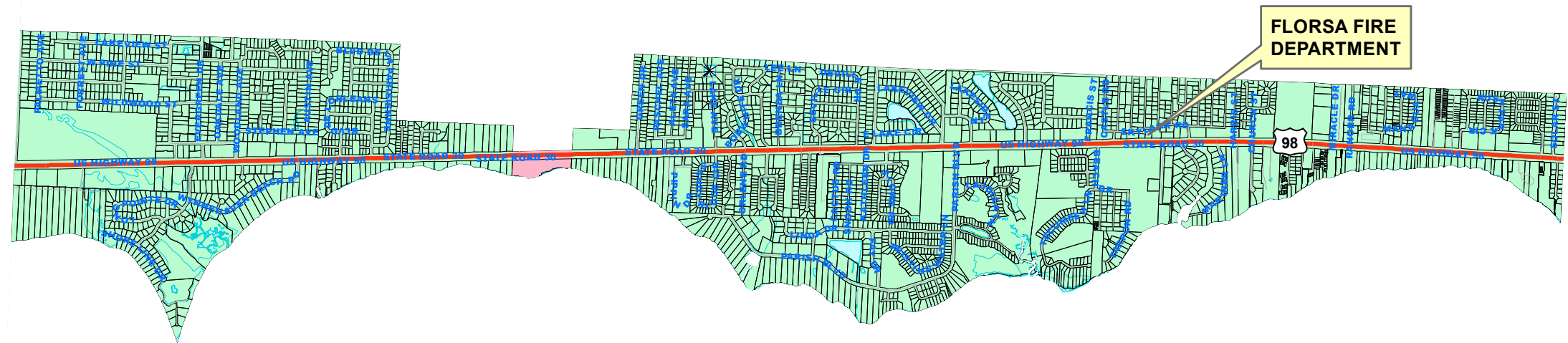
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LEGEND

FIRE DISTRICT

-  1. Florosa
-  2. Eglin AFB



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

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J. CAPITAL FACILITIES NEEDS ASSESSMENT

INTRODUCTION

Section 163.3177(2), Florida Statutes (3)(a) The comprehensive plan shall 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 and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

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.

With the 2011 legislative changes, Florida's local governments are no longer required to submit the annual update of the Five-Year Capital Improvements Schedule to the Department for review. However, the Capital Improvements Element remains a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. The update to the schedule may be accomplished by ordinance and will not be considered an amendment to the comprehensive plan. The following provides guidance for local governments as they review and update the Capital Improvements Element.

SUMMARY OF LEGISLATIVE CHANGES (2011)

The revisions to Chapter 163, Florida Statutes, removed the requirement that the annual update to the Five-Year Schedule of Capital Improvements (schedule) be adopted and transmitted as a comprehensive plan amendment to the state land planning agency (now the Department of Economic Opportunity) for review by December 1 of every year;

The requirement for the adoption of the Capital Improvements Element as one component of the local comprehensive plan remains unchanged [163.3177(3) (a), Florida Statutes]. Pursuant to Section 163.3177(3) (b), Florida Statutes, local governments are still required to undertake an annual review of the Capital Improvements Element to update the Five-Year Capital Improvement Schedule;

The annual update to the schedule may now be accomplished by ordinance and not as an amendment to the comprehensive plan. [163.3177(3) (b), Florida Statutes]. The update to the Capital Improvements Element policy referencing the facility work plan adopted by the local school board may also be adopted by reference and is not subject to state review. However, note that other amendments to the Capital Improvements Element outside of the 5-year schedule (such as policy changes, level of service standard changes, etc.,) are still subject to the regular expedited amendment review processes;

The requirement that the schedule demonstrate financial feasibility has been removed. However, the necessary capital projects must still be listed in the schedule, projected revenue resources identified, and the project listed as "funded" or "unfunded" and assigned with a level of priority for funding. [163.3177(3) (a) 4., Florida Statutes.

Section 163.3164(7), Florida Statutes, "definitions" – establishes the definition of "capital improvement". Note that the definition states that capital improvements are to be physical assets, excluding items like operation and maintenance services and studies. There is no requirement to include these types of non-physical asset expenditures in the Schedule of Capital Improvements (however, there is no prohibition either);

Section 163.3177(3) (a), Florida Statutes, explains the purpose and the requirements of the Capital Improvements Element: "to consider the need for and location of public facilities...to encourage the efficient use of such facilities." These provisions require that the capital improvement projects, which are necessary to ensure that adopted level of service standards for public facilities will be achieved and maintained for the five-year period, will be adopted into the Schedule of Capital Improvements;

Section 163.3180, Florida Statutes, Concurrency, establishes that sanitary sewer, solid waste, drainage and potable water are the only public facilities subject to statewide concurrency requirements. Based upon the recent statutory changes, application of concurrency requirements are now optional for parks and recreation, public schools and transportation. For more information, see Transportation Planning.

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. Capital improvements needs assessments were then developed for each planning area. To the extent possible data 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) 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 32569 is located on the western end, of south Okaloosa County and includes the unincorporated communities of Florosa and Wynnhaven Beach. This area contains somewhat limited urban services such as retail sales and services, restaurants, shops, etc. but is primarily residential in nature. The planning area is fairly well established with a defined land use pattern and very little vacant land for future development.

Needs Assessment Parameters

1. Anticipated Population Growth.

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) 2017 & City-Data. Com (2016)*. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2010	9,942
2017	12,358

These figures indicate an increase of 2,416 persons or approximately a 24.3% increase during 2010 to 2017. This planning area represents 6.32% of the County's total population.

2. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 2,917 acres of land classified as "vacant" and another 2,298 acres classified as "no-agriculture acreage." General developable land characteristics are shown on Maps 5 and 8.

3. Potable Water

Based on the data provided on page 18, Okaloosa County Water & Sewer (OCWS); pursuant to the data & analysis given, OCWS is maintaining an acceptable level-of-service standard for potable water.

4. Development Potential Based On Land Uses Shown on the FLUM.

Development potential for each land use category based upon maximum allowable dwelling units per acre is shown on Table 10. The numbers shown represent total acres per category less 50% to allow for infrastructure, lands not available for sale, environmental constraints, market conditions, etc. Potential population was determined by applying average person per household (2.7) to the number of dwelling units for each FLUM category. The residential component of the Agriculture FLUM was calculated less 75% under the presumption that the majority of these lands will remain in agriculture use.

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL				
FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Rural Residential	1,996	1 du per 5 acres	200	539
		1 du per acre *	998	2,695
		1 du per ½ acre *	1,996	5,389
Low Density Residential	281	5 du per acre	562	1,517
Mixed Use	642	4 du per acre **	1,284	3,467
Commercial	373	4 du per acre **	746	2,014
Industrial	301	4 du per acre **	602	1,625

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL (CONTINUED)				
TOTAL RESIDENTIAL	3,593	1,996 at 1 du per 5 acres	200	539
		1,996 at 1 du per 1 acre *	998	2,695
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
		281 at 4 du per acre	562	1,517
TOTALS AT 3,593 ACRES			6,388	17,247
Agriculture	18,446	1 du per 10 acres	461	1,245
		1 du per acre *	4,612	12,451
TOTAL RESIDENTIAL AND AGRICULTURAL	22,039	1,996 at 1 du per 5 acres	200	539
		18,446 at 1 du per 10 acres	461	1,245
		20,442 at 1 du per 1 acre *	5,610	15,146
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
TOTALS AT 22,039 ACRES			11,460	30,943
<i>Source: Okaloosa County Growth Management GIS 2018</i>				
<i>* Conditional ** Outside the Urban Development Boundary</i>				

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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