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# ***PLANNING AREA 32567***

# ***LAUREL HILL/ALMARANTE***

*Prepared by*  
*Department of Growth Management*  
*Planning and Zoning Division*  
*2018*

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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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Appendix	Description
A	Property Appraisers Use Codes



**LEGEND**

**Traffic Analysis Zones**

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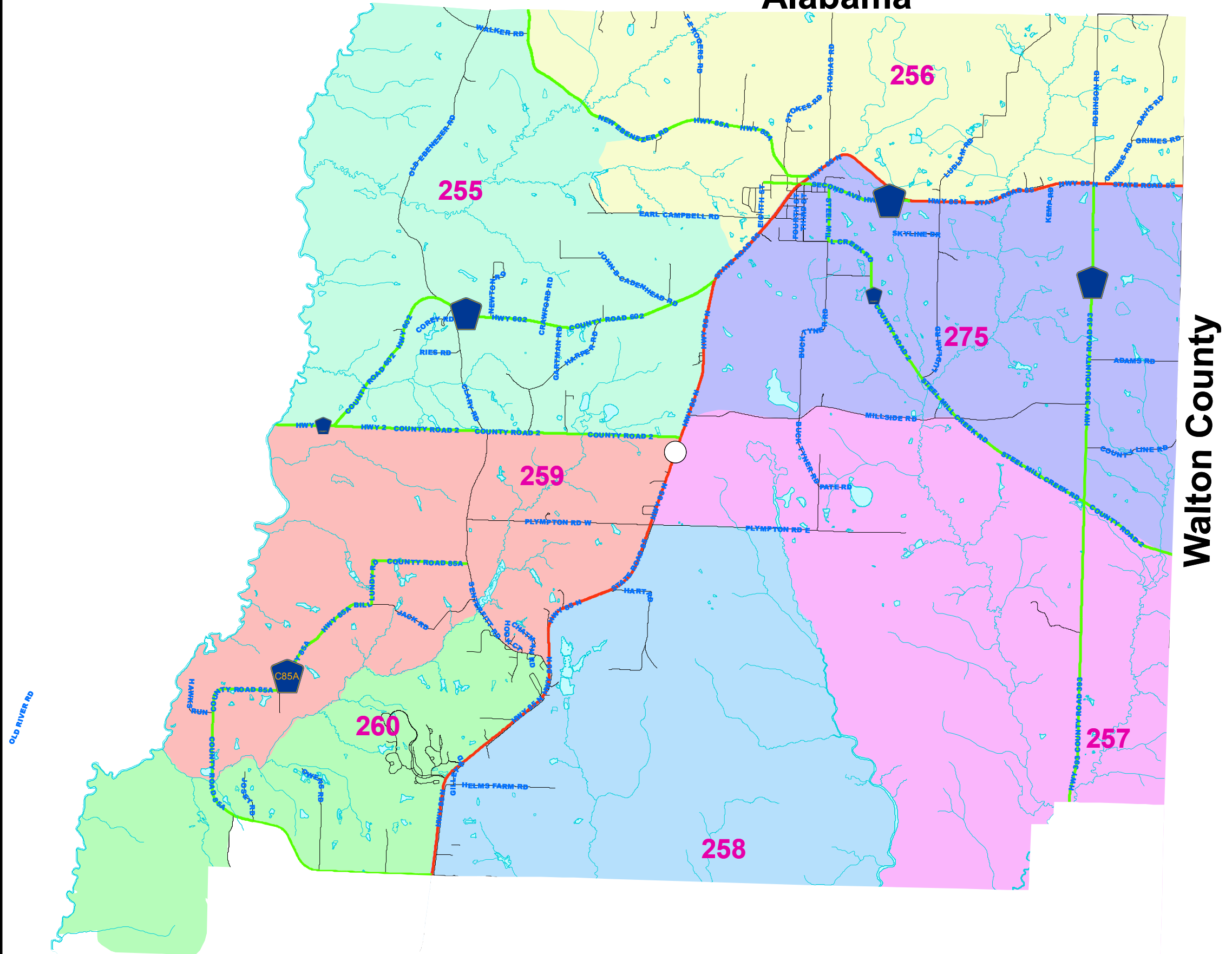
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**Alabama**



**Walton County**

**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 (32567)					
Year:	2010	2017	% of Change 2010-2017	%of County Population	
	2,764	3,297	19.20%	1.70%	

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

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

1. Dwelling Units (32567)			
Year:	2010	2018	% of Change 2010-2017
	3	17	466.00%

Source: Okaloosa County Eden System (2018)

**C. GENERAL DESCRIPTION**

Planning Area 32567 is very rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas).

**D. DATA ANALYSIS**

The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the Laurel Hill/Almarante Planning Area experienced a 19.20% increase in population from 2010-2017. In addition, new residential construction exhibited a 466.00 % increase from 2010-2018. The Laurel Hill/Almarante Planning Area comprises 1.7% (2,764 persons) of the total population of the County.

**LEGEND**

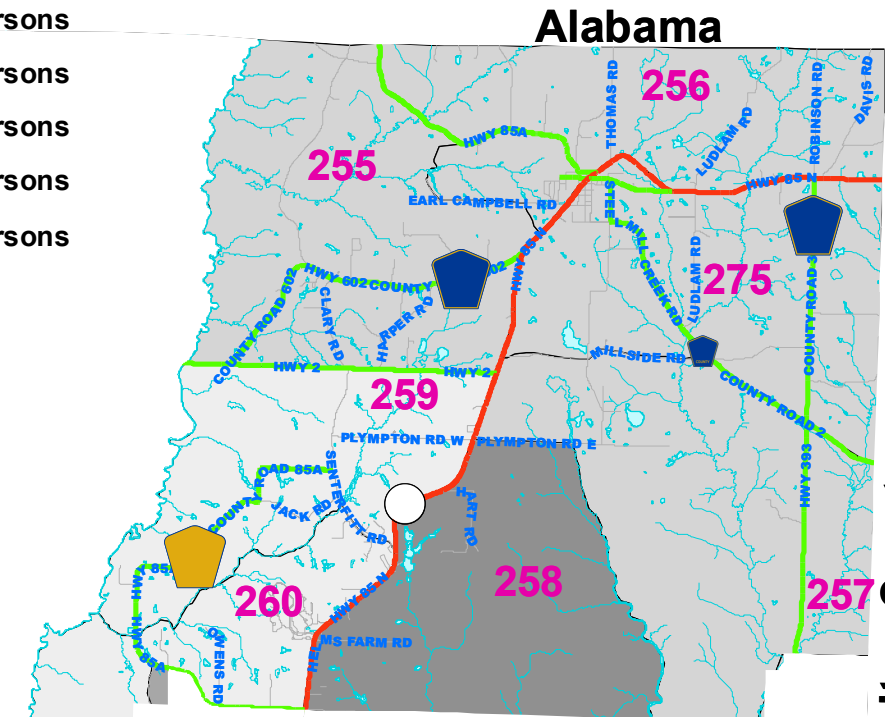
Population Density

- 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

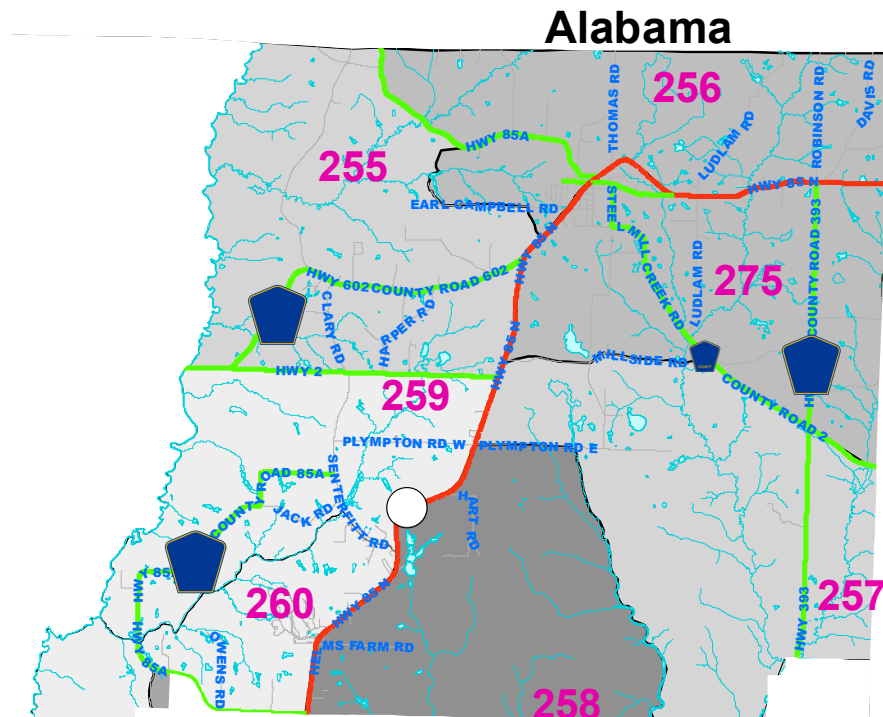
**2004**

**2010**

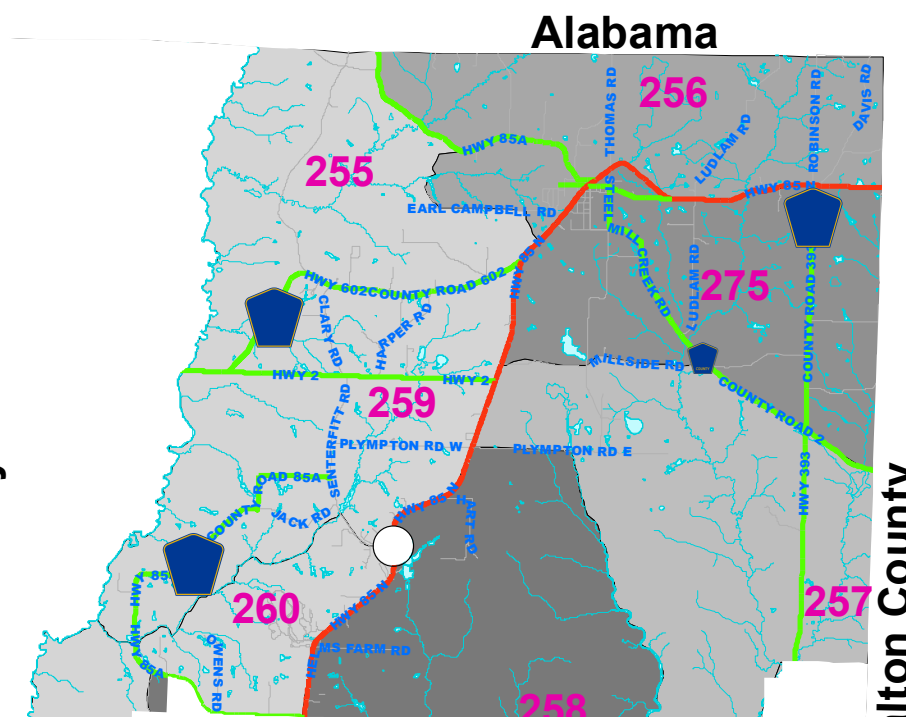
**2020**



Walton County



Walton County



Walton County

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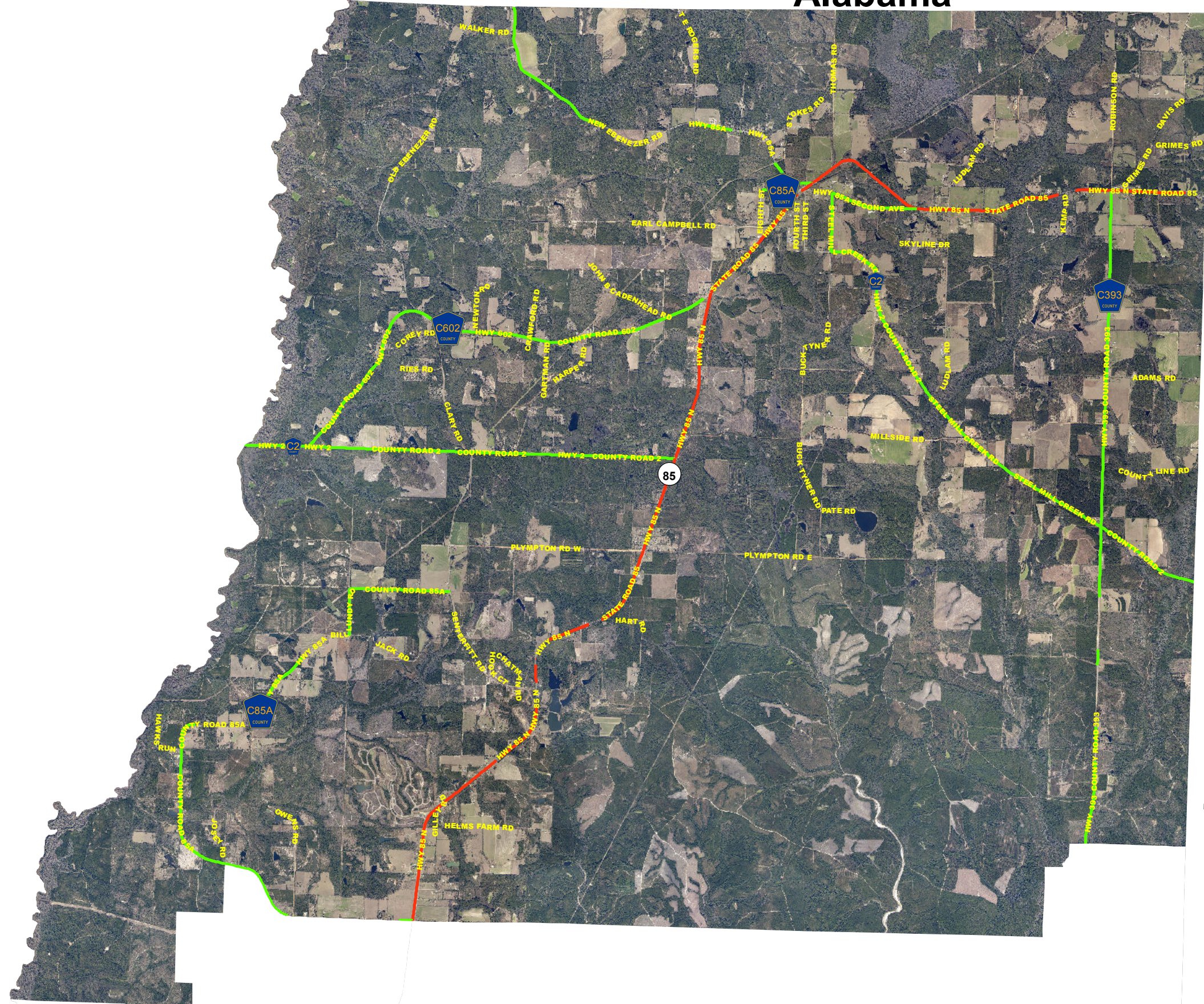




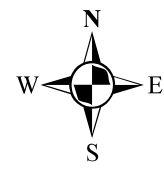
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**LEGEND**

- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM



**Walton County**



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**B. LAND USE**

**1. Existing Land Use Map**

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

- 1. Residential: 000100 - 000900
- 2. Commercial: 001000 - 003901
- 3. Industrial: 004000 - 004817
- 4. Agriculture: 005000 - 006900
- 5. Institutional: 007000 - 007900
- 6. Public: 008000 - 008900
- 7. Other: 009100 - 009960

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

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

*Source: Okaloosa County GIS, 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
Agriculture	54,316
Rural Residential	7,570
Mixed Use	14
Commercial	24
Conservation	7
Recreation	9

*Source: Okaloosa County GIS, 2018*

**LEGEND**

**EXISTING LAND USE**

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

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



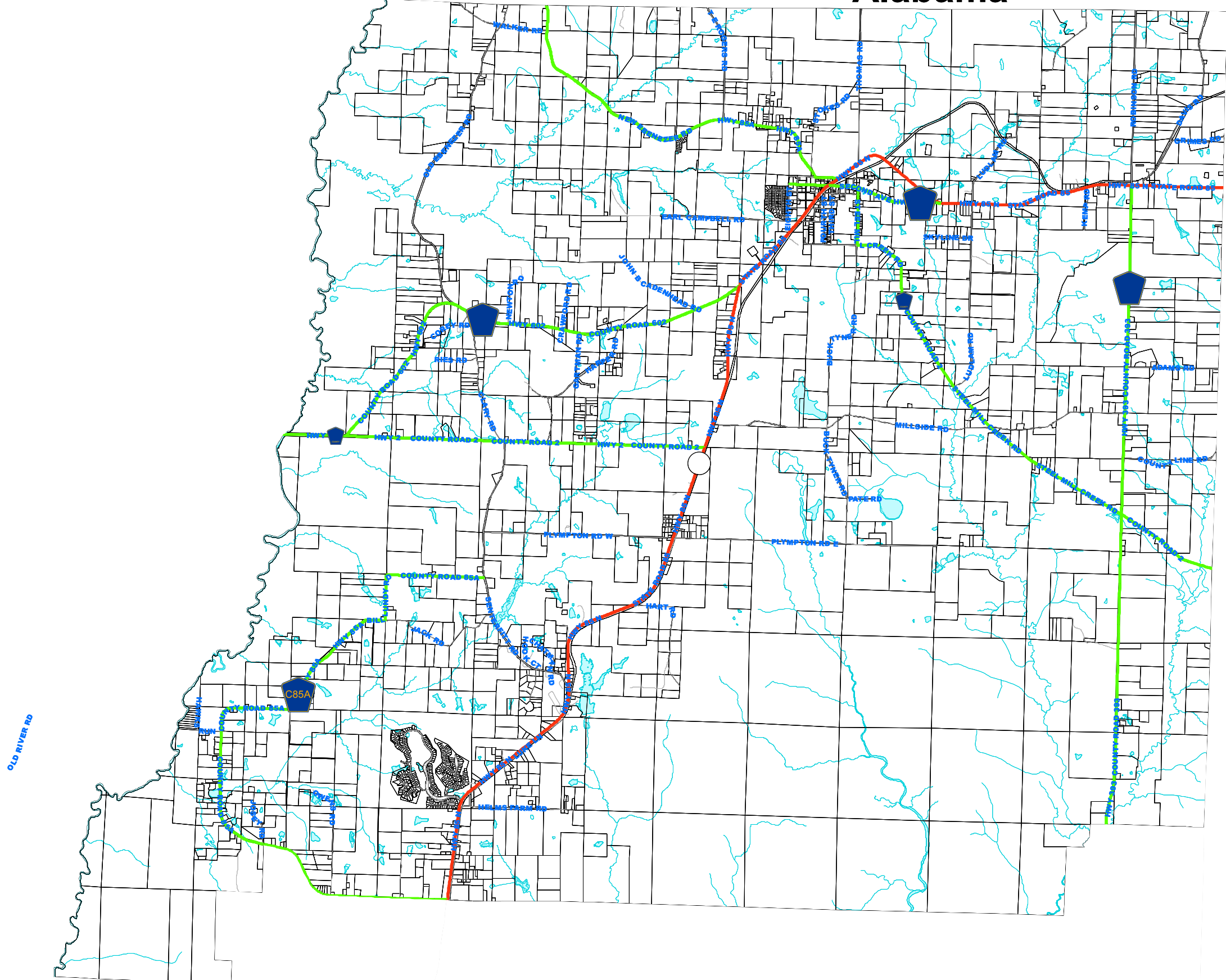
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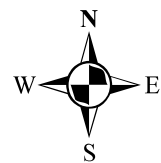
**Walton County**

Source: Okaloosa County Geographic Information System, 2018

**LEGEND**

**FUTURE LAND USE**

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



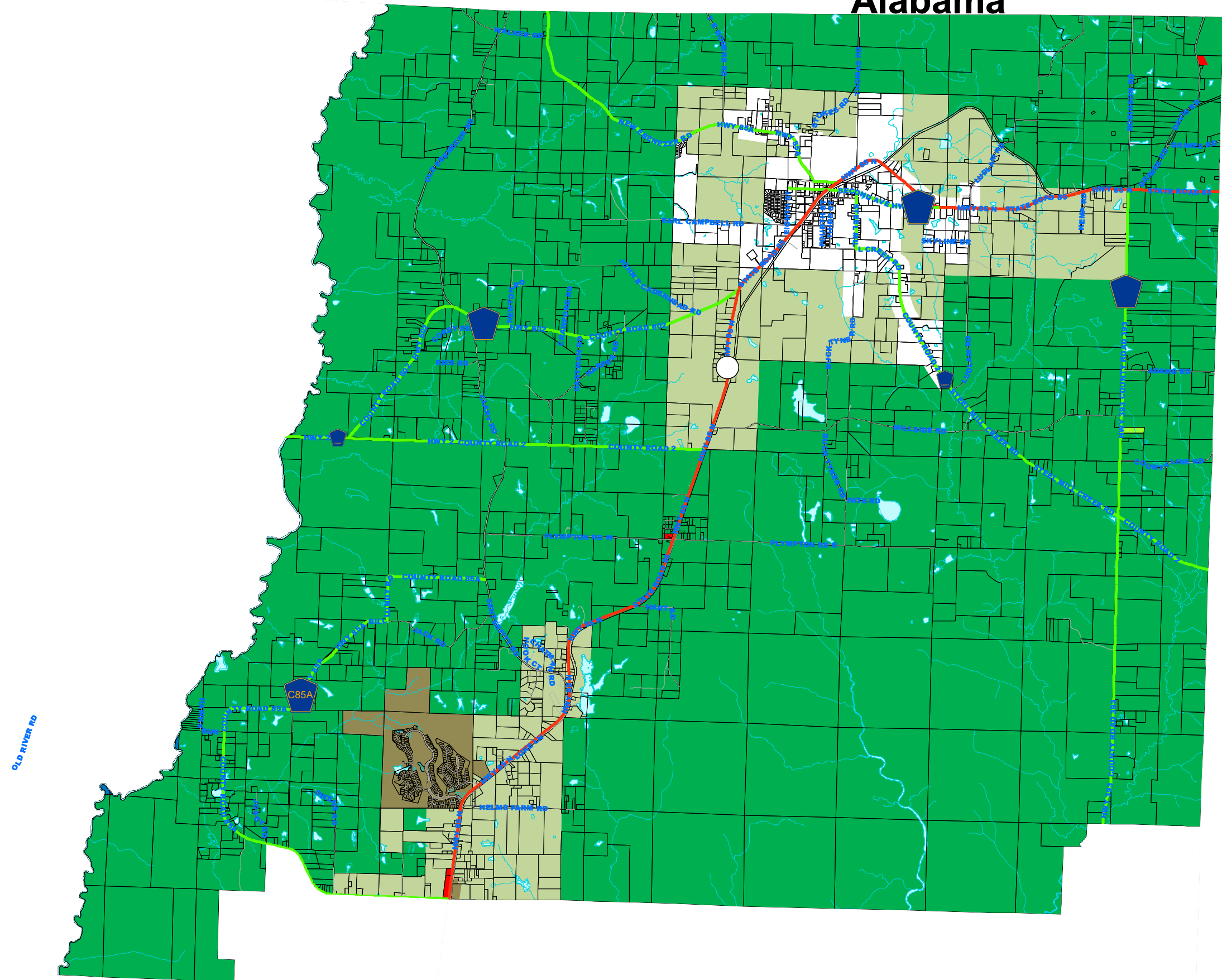
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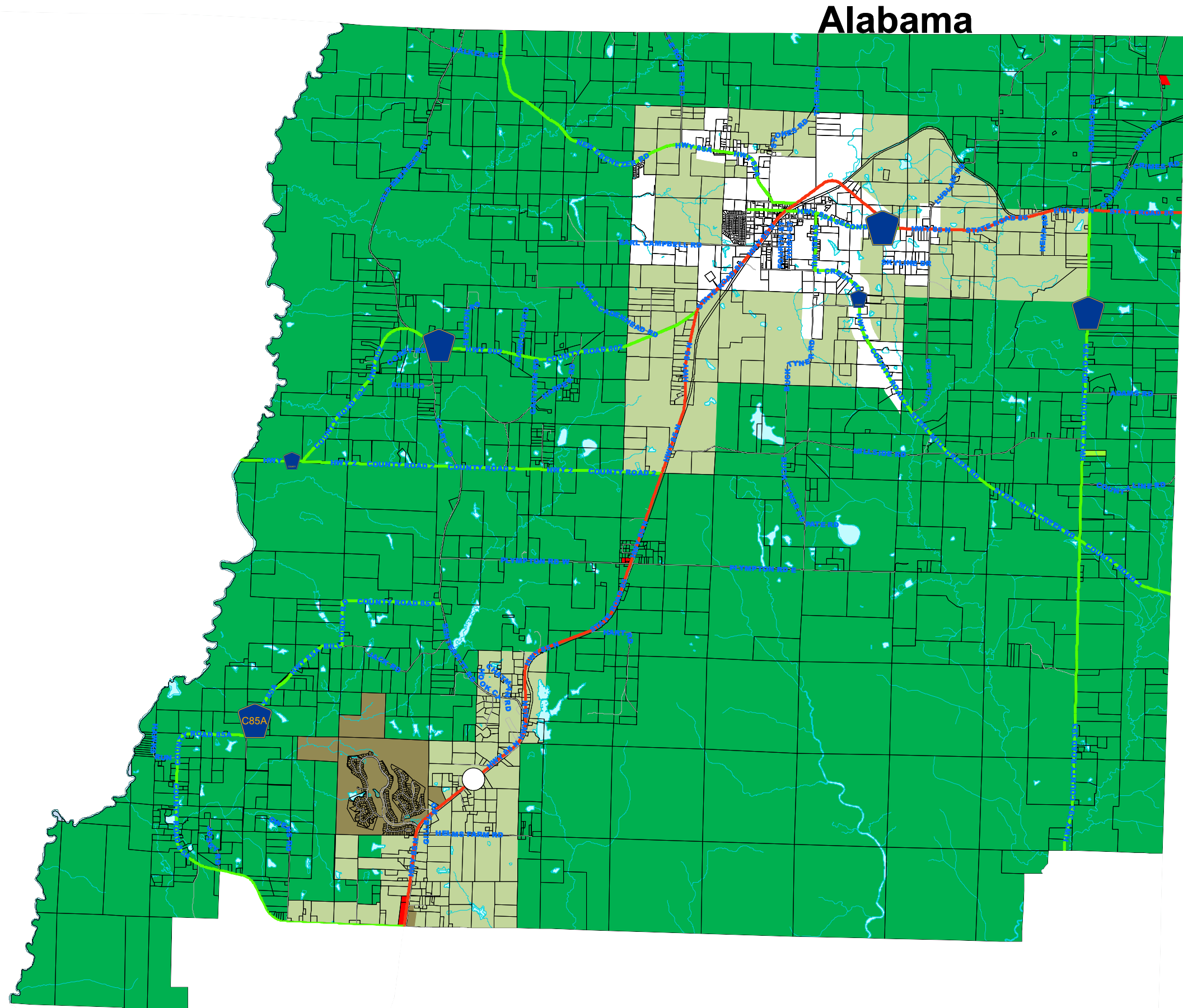


Source: Okaloosa County Geographic Information System, 2018

**LEGEND**

**ZONING**

- AGRICULTURAL
- GENERAL COMMERCIAL
- CITY
- RECREATIONAL
- RURAL 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. Large Landholders**

Large landholders are single-person (including corporations) land owners who own 250 acres of land or more. Large landholders are shown and described on Map 6.

**3. Subdivided Lands**

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

**a. Recorded Plats**

A recorded plat shows subdivided lands represented as a plat and recorded in the Official Records of Okaloosa County. Recorded plats are shown on Map 7 and further described in Table 3 as follows.

Name	Year Platted
Heritage Plantation	2009
Heritage Plantation Phase II	2009

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

**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 as follows.

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

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

**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 the 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)

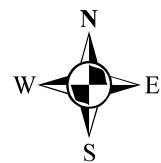
**AGRICULTURAL LANDS**

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**

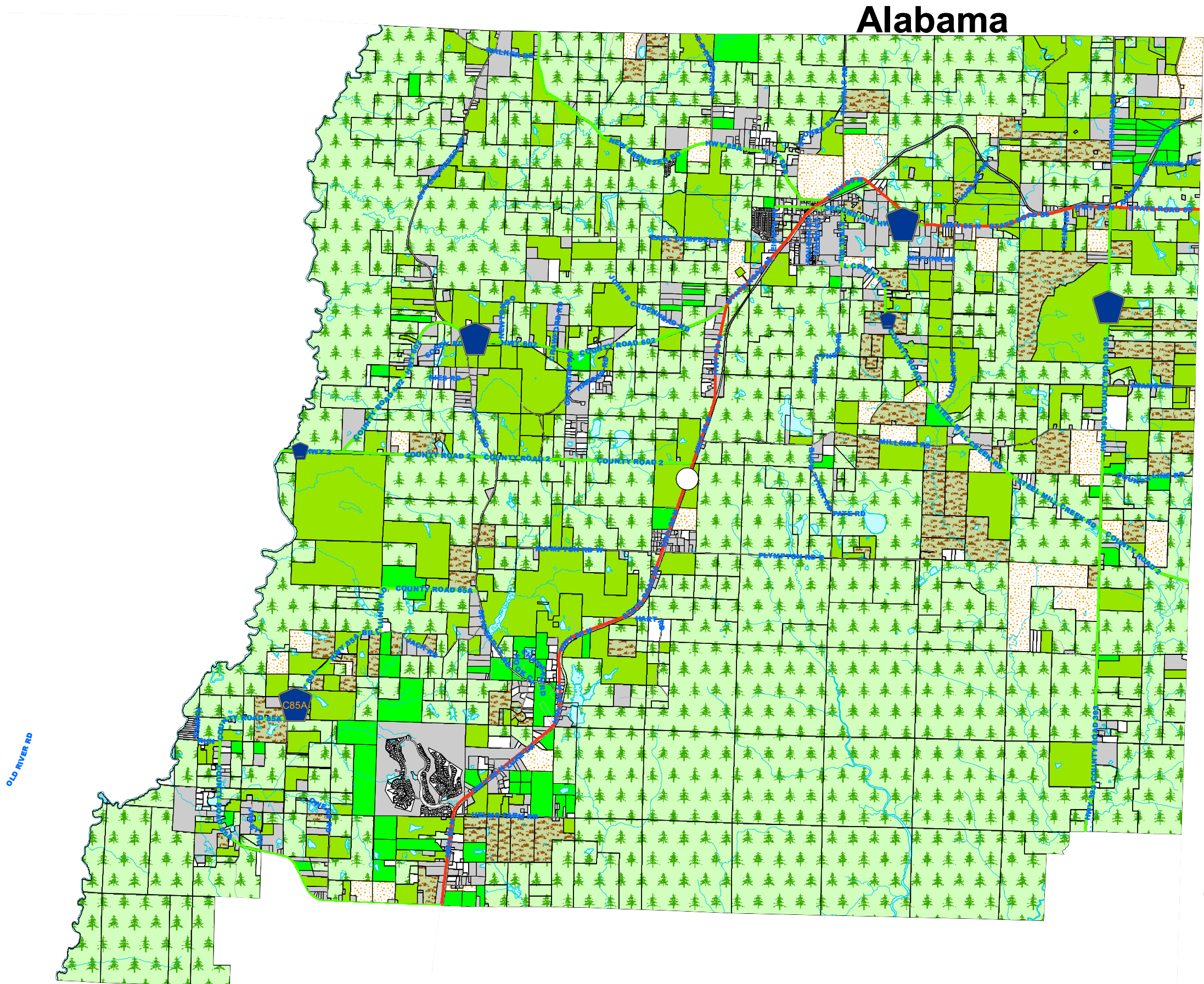
-  Blackwater River State Forest
-  Water Management Area



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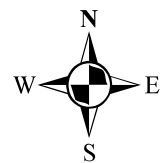
**Walton County**



**LEGEND**

**PRIME FARM LANDS**

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



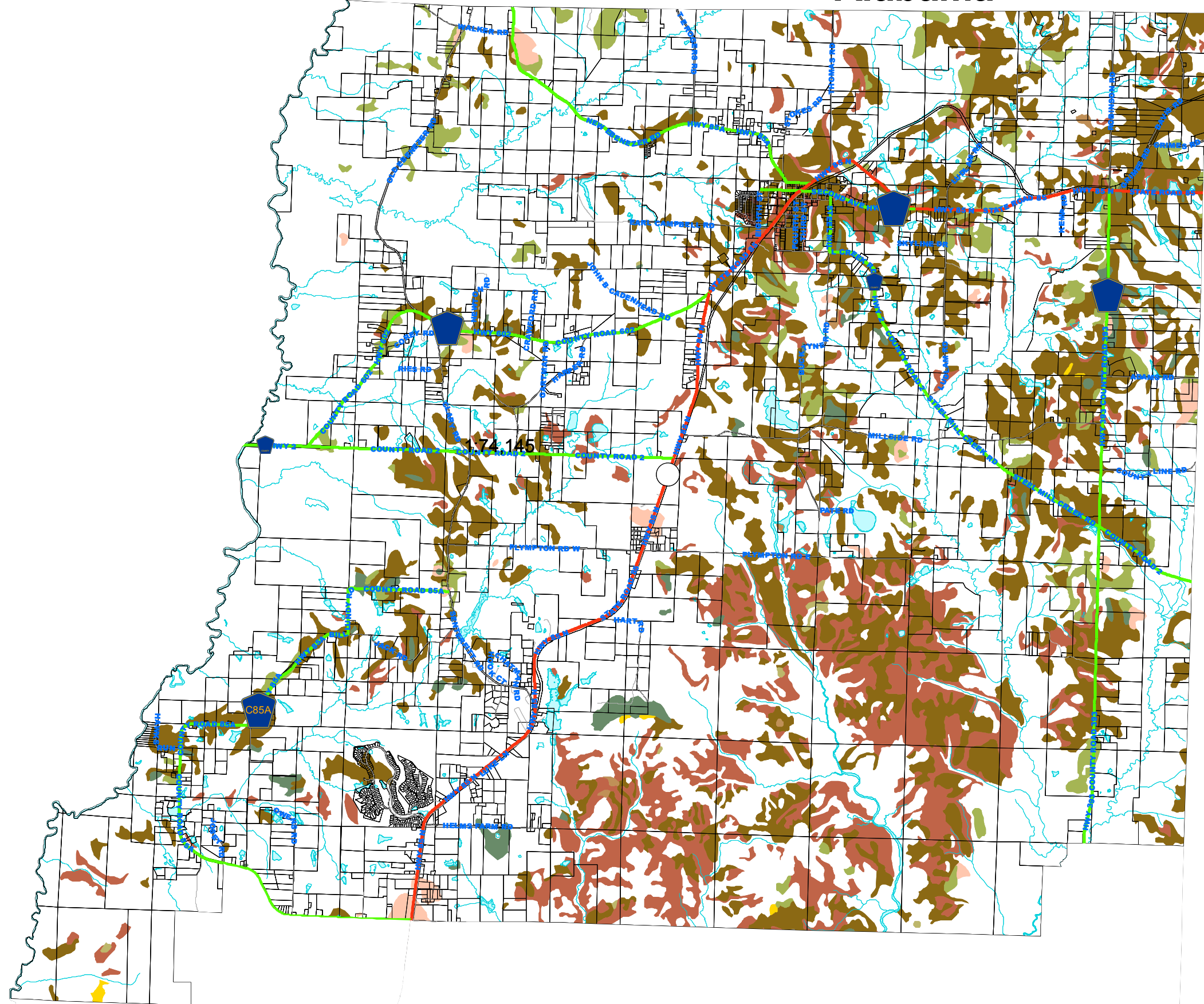
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**LEGEND**

**OWNERS ACRES**

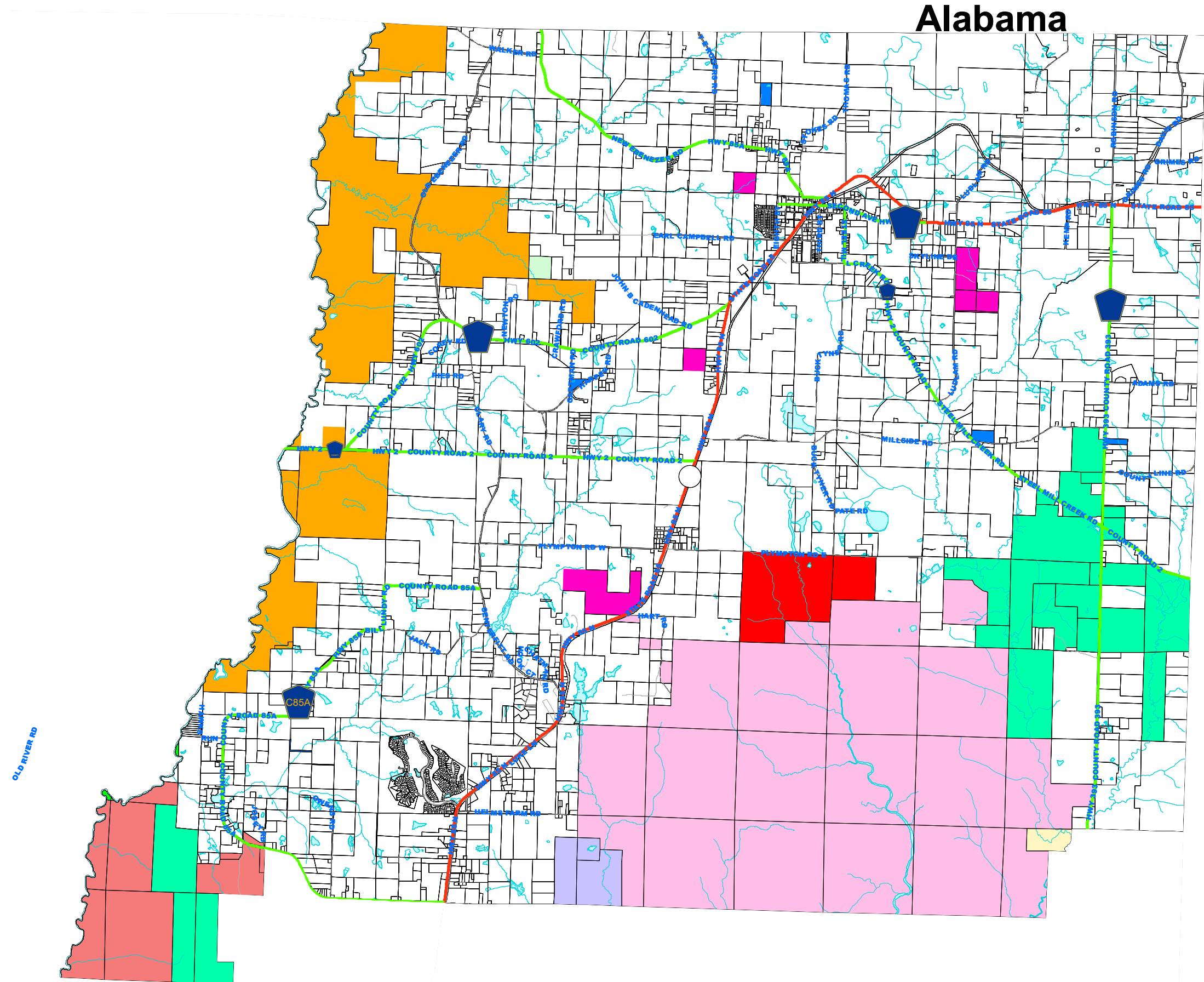
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	DORCAS LAND INVESTMENTS	3124
	GIVENS FAMILY LTD PTR	1027
	HART BENJAMIN H TRUST	9730
	T R MILLER MILL CO INC	1450
	THE H.T.L. FAMILY LTD PTR	6938
	TIITF/AGR-DIV FORESTRY	59,204
	UIL FAMILY LTD PTR	3067



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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.). These are shown on Map 8.

**1. State Highway System (SHS)**

State Highways within the planning area include State Road 85 North and Highway 189. General characteristics of these roadways were taken 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. State Road 85 North**

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

**Station 0051: 0.225 mile N of CR 602 (N of water tower)**      % of change AADT

2012 AADT: 3400 LOS: C    2017 AADT: 3600 LOS: C      5.88%

**Station 0054: 350 ft northeast of CR 85A, Laurel Hill**      % of change AADT

2012 AADT: 3000 LOS: C    2017 AADT: 3100 LOS: C      3.33%

**b. Highway 189**

No. of lanes: 2  
Functional class: Minor Arterial  
Facility type: Undivided  
LOS Area: Rural Undeveloped  
FDOT LOS: C  
County LOS: D

**Station 0121: 750’ north of CR 2 (East)**

2012 AADT: 2500 LOS: C      2017 AADT: 2500 LOS: C      % of change AADT  
0%

**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**

Numbered county roads within the planning area include:

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

General characteristics of these roadways are shown in Table 5. It should be noted that 2018 data was the most recent information available; however, there has been very little change in the character of the area since that time.

**TABLE 5  
NUMBERED COUNTY ROADS**

Road	Segment	Func. Class.	Area	Type	Lanes	2012 AADT	2018 AADT*	Adopted LOS	% of change
CR 2	SR 85 N to Yellow River	Collector	Rural	Undivided	2	378	672	D	77.7%
CR 2 (Steel Mill Creek Rd)	SR 85 N to Walton Co. line	Collector	Rural	Undivided	2	NA	NA***		None
85A (New Ebenezer Rd)	SR 85 N to Alabama State line	Collector	Rural	Undivided	2	NA	NA***		None
85A (Bill Lundy Rd)	SR 85 N to Senterfitt Rd	Collector	Rural	Undivided	2	NA	NA***		None
CR 393 (Robinson Rd)	SR 85 N to CR 2	Collector	Rural	Undivided	2	490	693	D	41.4%
602	SR 85 N to CR 2	Collector	Rural	Undivided	2	NA	NA***		None

Source: Okaloosa County Public Works Traffic Counts 2018  
 \*AADT was derived from the number of trips per station  
 \*\*\* Traffic count information not available

**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:

- i. Senterfitt Road
- ii. Millside Road

**TABLE 6  
UN-NUMBERED COUNTY ROADS**

Road	Segment	Func. Class.	Area	Type	Lanes	2012 AADT	2018 AADT	Adopted LOS
Senterfitt Road	SR 85 N to CR 2	None	Rural	Undivided	2	NA	NA	None
Millside Road	SR 85 N to CR 2 (Steel Mill Creek Rd)	None	Rural	Undivided	2	NA	NA	None

*NA: Traffic Counts not available*  
 Source: Okaloosa County Public Works Department 2018





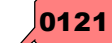
**c. Local Streets**

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



Source: Florida Department of Transportation, 2017

**LEGEND**

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

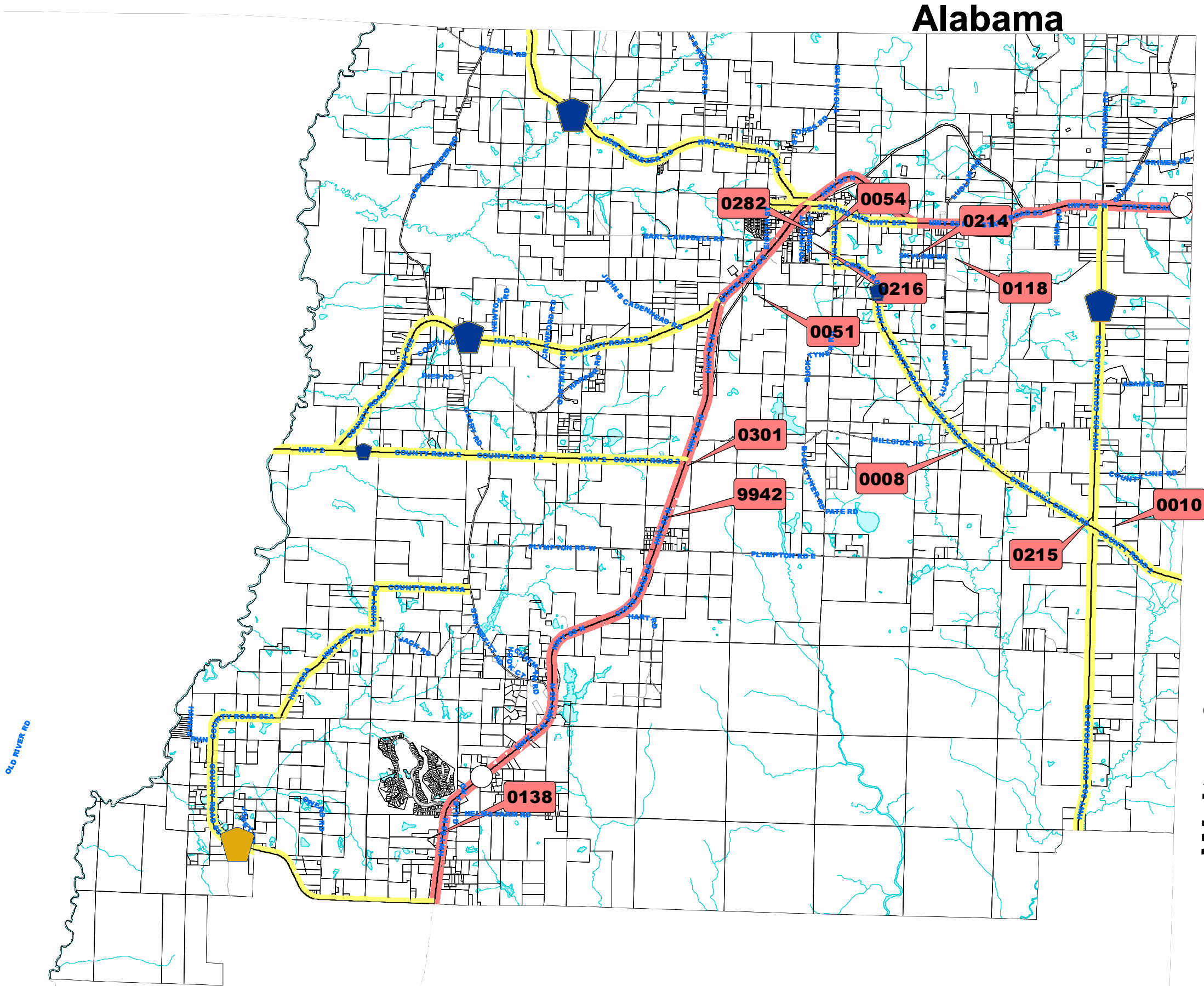
**ALL ROADWAYS 2 LANES**



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**Walton County**

**E. UTILITIES**

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

**1. Drinking Water**

Drinking water within the planning area is provided by two community water systems and, where community system water is not available, by individual, private water wells. Community water systems include the Baker Water System and the Milligan Water System. These systems are both not for profit corporations established in the late 1960’s early 1970’s using U.S. Department of Agriculture Rural Development grants and loans.

**a. Auburn Water System**

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

**TABLE 7  
AUBURN WATER SYSTEM**

Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Monthly Consumption (12-06 to 11-07)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
5.1	1.4	2.84	60.0	5480	1.562 (mgd)	285	1.67	1.95	2.97

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

**b. Laurel Hill**

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

**TABLE 8  
LAUREL HILL WATER SYSTEM**

Design Capacity (GPD)	Permitted Capacity (mgd)			Number of Connections	Average Monthly Consumption (12-06 to 11-07)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2010	2015	2020
717,120	.170	.308	.620	529	127,785 gpd	242	.160	.170	.180

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

**c. Private Water Wells**

All areas shown on Map 9 located outside an actual water distribution area obtain water from individual, private water wells.

**2. Sanitary Sewer**

There are no central sewage treatment systems within the planning area. All sewage treatment is provided by on-site sewage treatment systems (septic tanks).

**3. Solid Waste**

Solid waste collection within the planning area is provided by private haulers. The County operates a construction and demolition (C & D) landfill and a transfer station at the landfill site. Solid waste is collected at the transfer station for disposal in Jackson County’s landfill. The County does not operate any Class I landfills any where in Okaloosa County.

**4. Electric Power**

Electric power is provided by Choctawhatchee Electric Cooperative (Chelco) and Gulf Power. Generalized service areas for these electricity providers are shown on Map 10.



**LEGEND**

**AUBURN WATER SYSTEM**

 **SERVICE AREA**

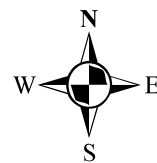
**LAUREL HILL WATER SYSTEM**

 **SERVICE AREA**

 **ELEVATED TANK**

 **WATER WELL**

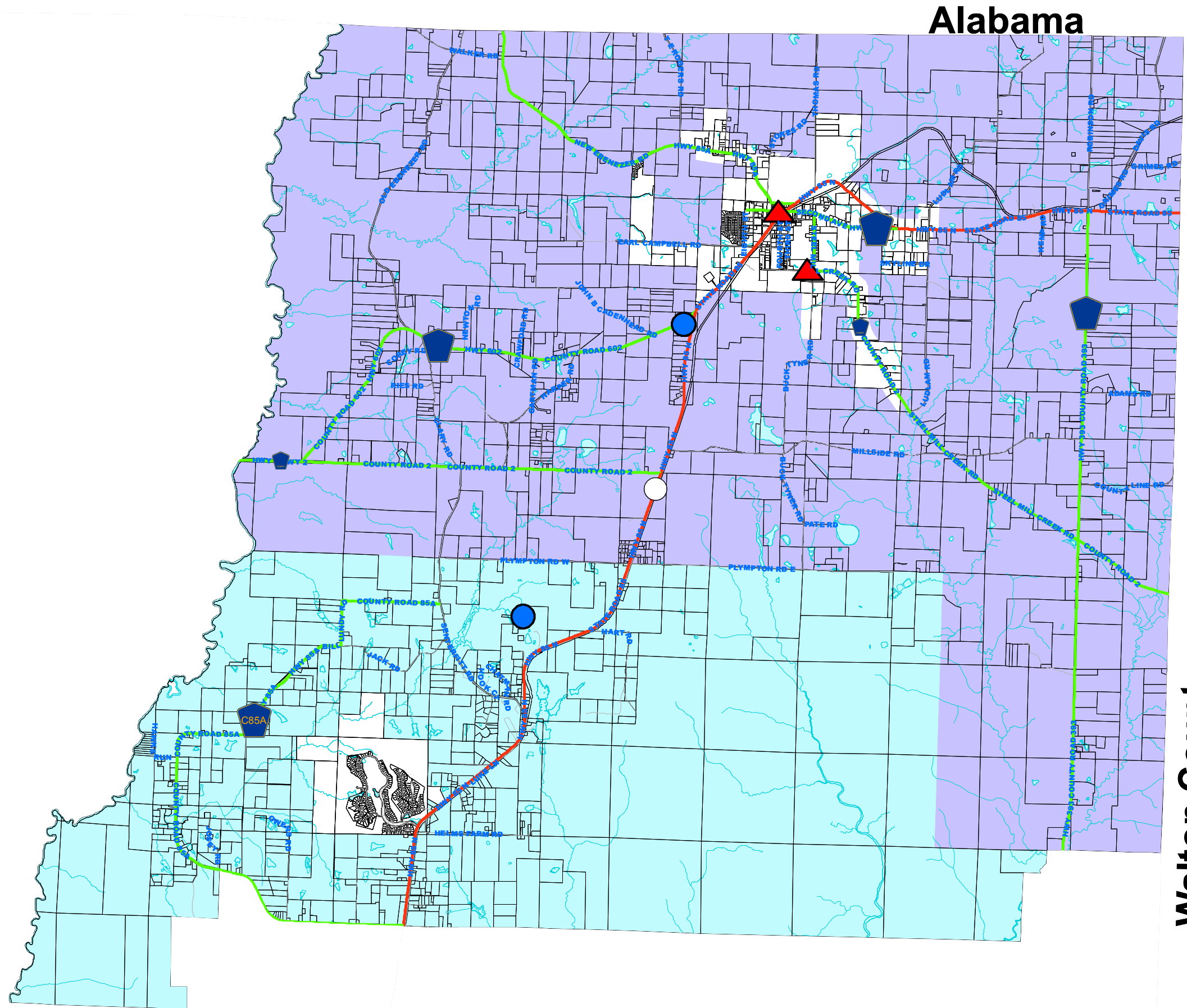
**NO CENTRAL SANITARY SEWER SYSTEMS**



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

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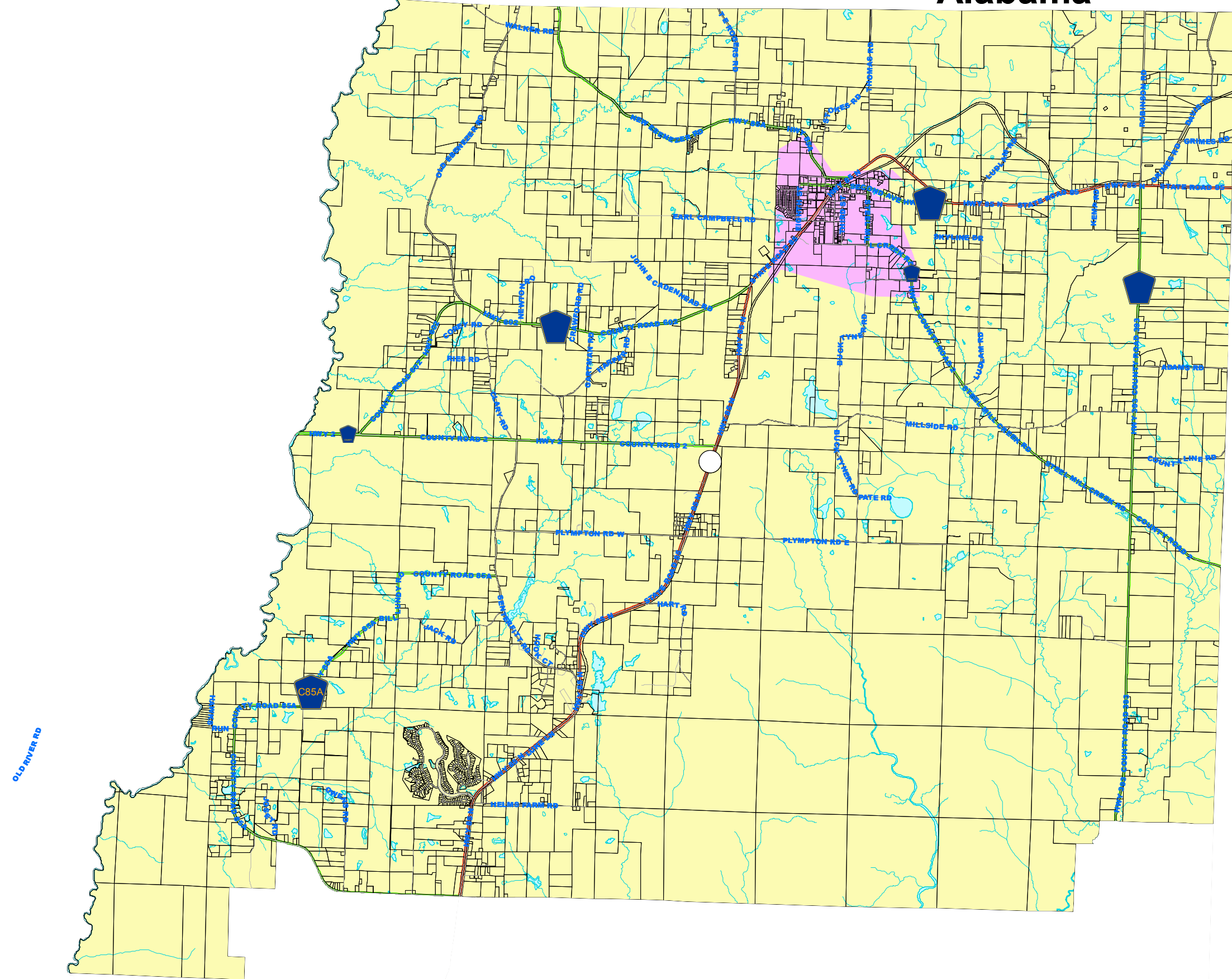
**Walton County**

Source: Chelco Electrical Service & Gulf Power Electrical Service, 2018

**Alabama**

**LEGEND**

- CHELCO SERVICE AREA
- GULF POWER SERVICE AREA



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**Walton County**

**F. COMMUNITY FACILITIES**

Community facilities include fire stations, community centers, post offices, museums, sheriff/EMS substations, and other similar facilities.

Community facilities are shown on Map 11. These include the Laurel Hill City Hall, fire station, and the Almarante Fire Station.

**G. PUBLIC SCHOOLS**

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

Laurel Hill School is the only public school within the planning area and is K-12. Laurel Hill School is located within public school Concurrency Service Area (CSA) 1.

Laurel Hill School enrollment for the 2018-2019 is 375 students with a projected max capacity 601 students.

**TABLE 9  
LAUREL HILL SCHOOL**

**GRADES:** Kindergarten through 12<sup>th</sup>

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

**ENROLLMENT:** +- 375 students

**STUDENT POPULATION GROWTH TRENDS:**

<u>2012</u>	<u>2015</u>	<u>2018</u>	<u>% of change 2012-2018</u>	<u>Max capacity</u>
419	562	375	-10.5%	601

*Source: Okaloosa County School District 2018 FISH Report*

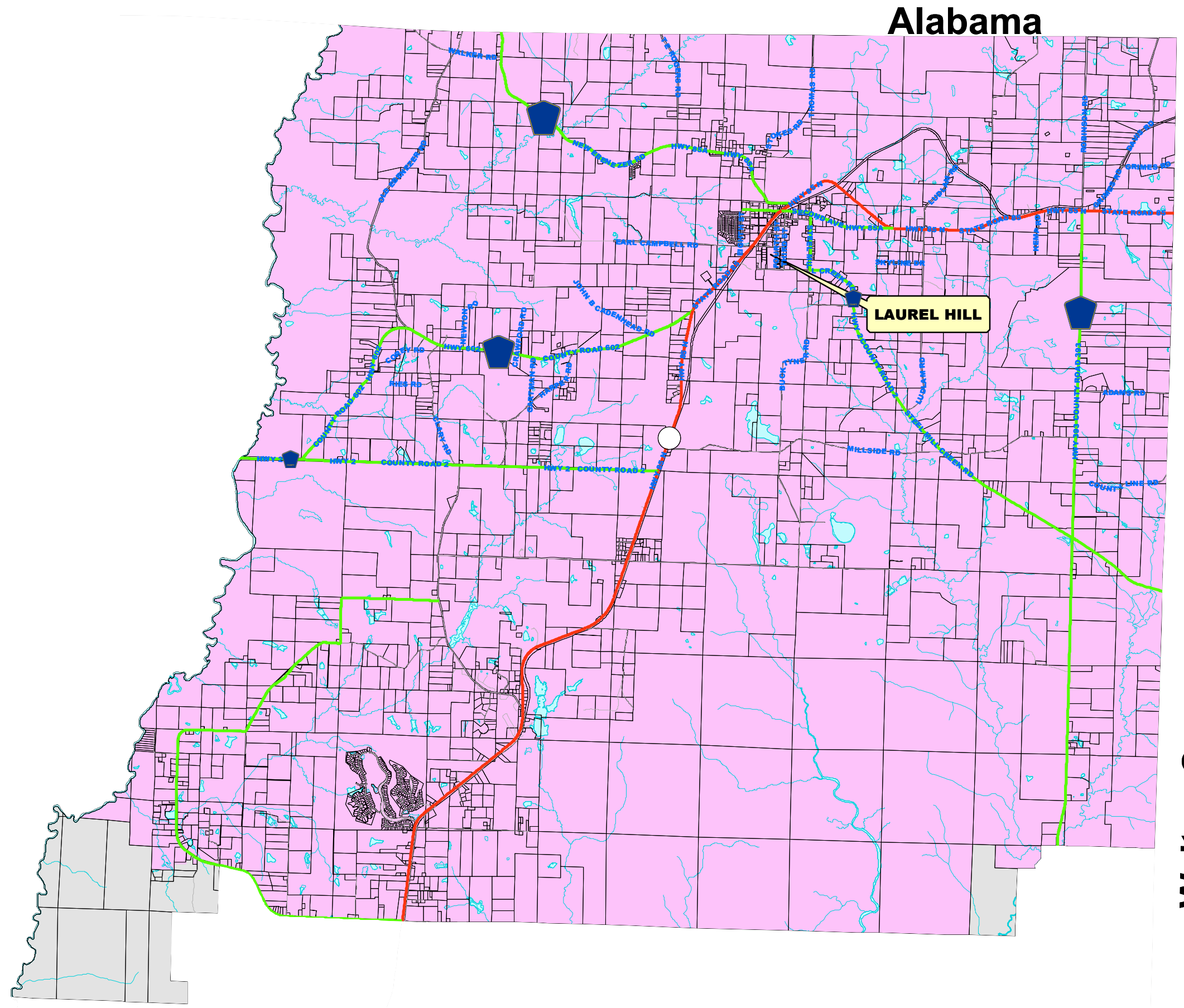




**LEGEND**

**SCHOOL NAME**

- Crestview High School
- Laurel Hill School



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**H. CONSERVATION AREAS AND RESOURCES**

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

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

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

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

2. Public water supplies

Public water supplies include those for the Baker Water System and the Milligan Water System. The locations of well sites for these systems are shown on Map 9.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 13.

4. Wetlands

Generalized locations of wetland areas is shown on Map 13. Actual jurisdictional wetland determinations have not been established for most of the areas shown.

5. River systems

River systems including major tributaries are shown on Map 13.

6. Habitat areas

Known habitat areas for threatened and endangered species are shown on Map 13.

**I. PARKS AND RECREATION**

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

These include the following.

County Neighborhood Parks

1. Oak Grove Park/Highway 2 boat ramp



**LEGEND**

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



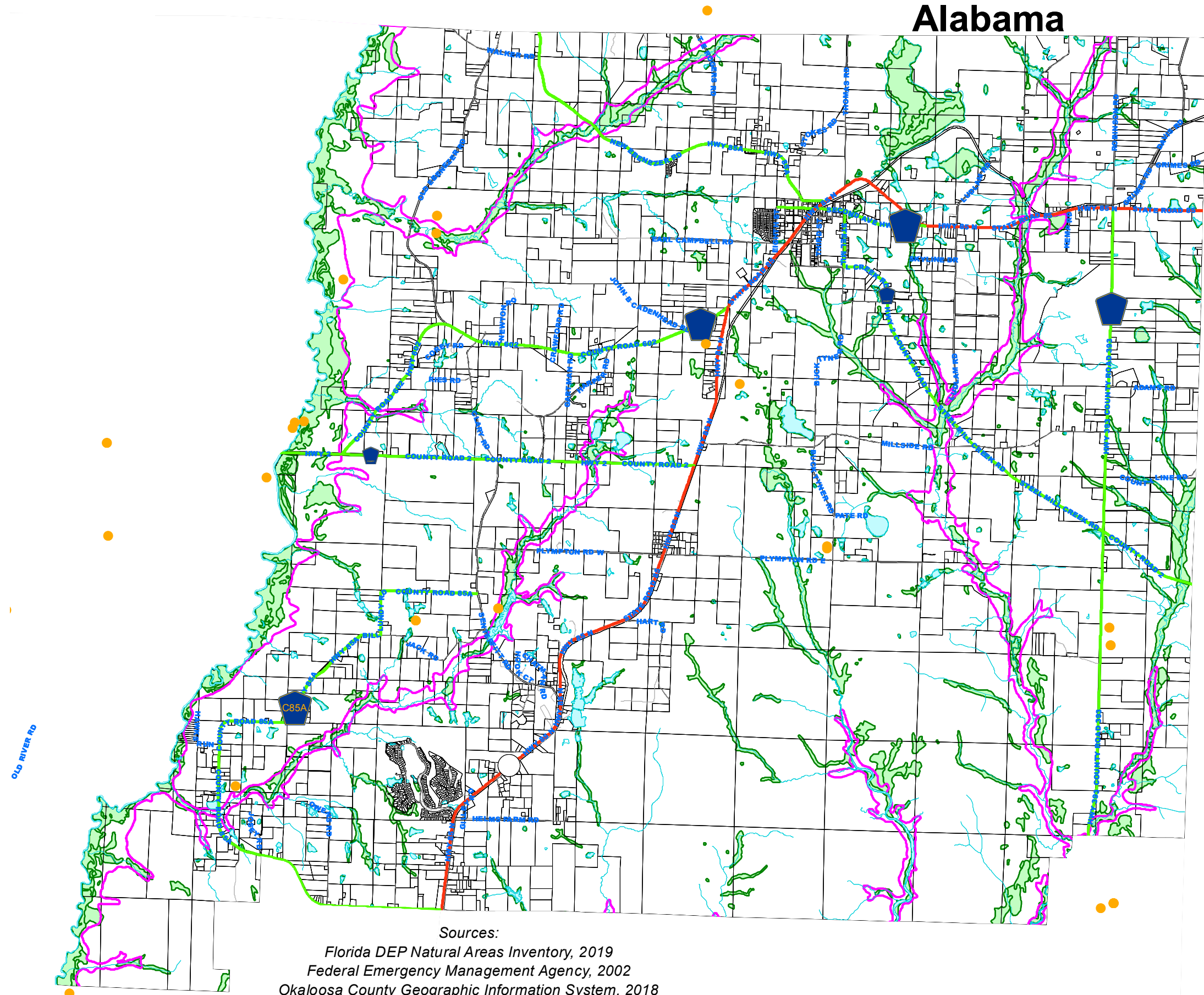
MAP PROJECTION:  
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Stateplane: Florida North (0903)  
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Okaloosa County  
Growth Management  
2018



Sources:  
Florida DEP Natural Areas Inventory, 2019  
Federal Emergency Management Agency, 2002  
Okaloosa County Geographic Information System, 2018

Alabama

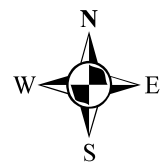
Walton County

**LEGEND**

**County Neighborhood Parks**

**Park Name**

- 1. Oak Grove Park/Hwy 2 Boat Ramp



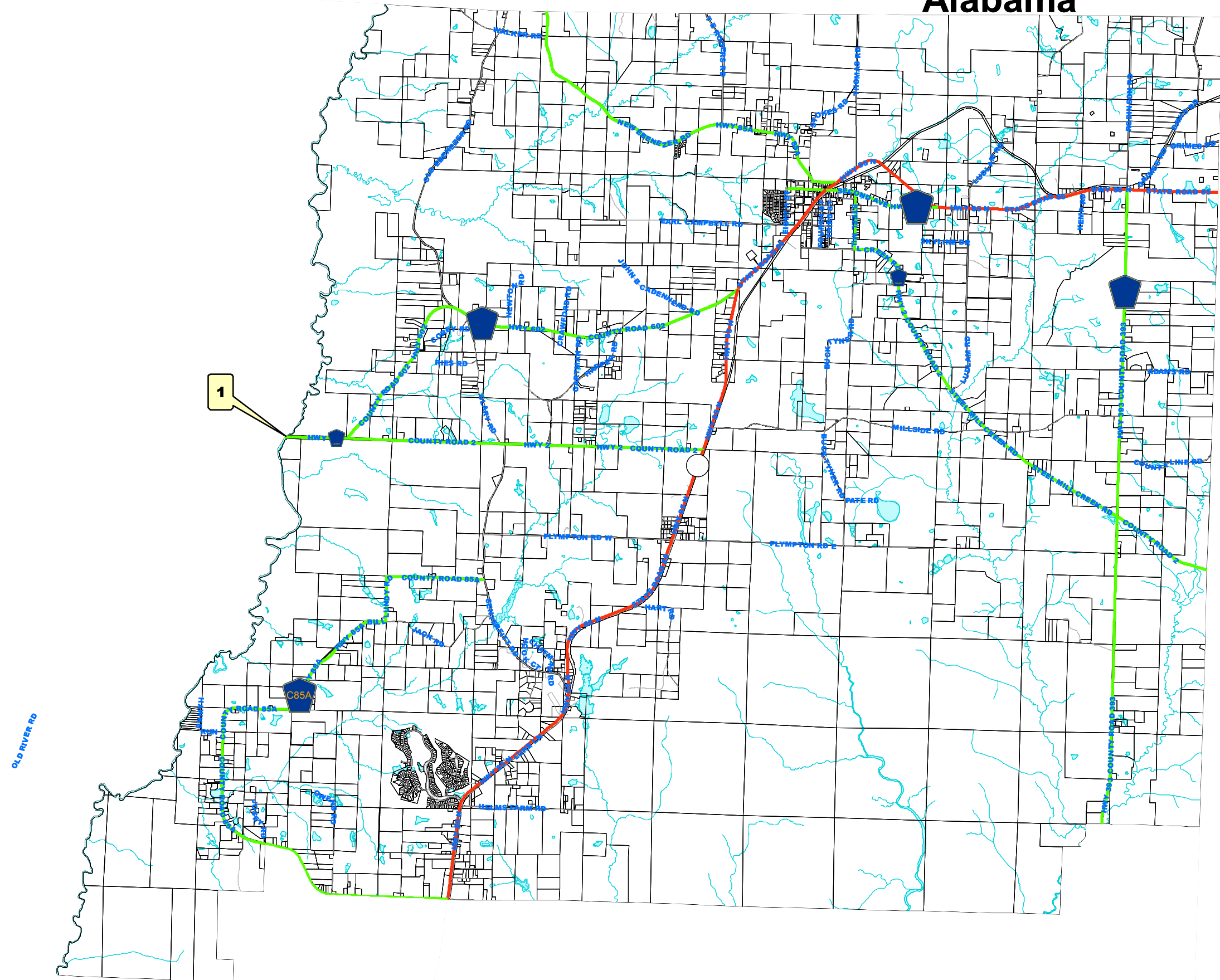
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**Alabama**




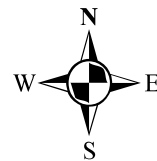
**Walton County**



**LEGEND**

**FIRE DISTRICT**

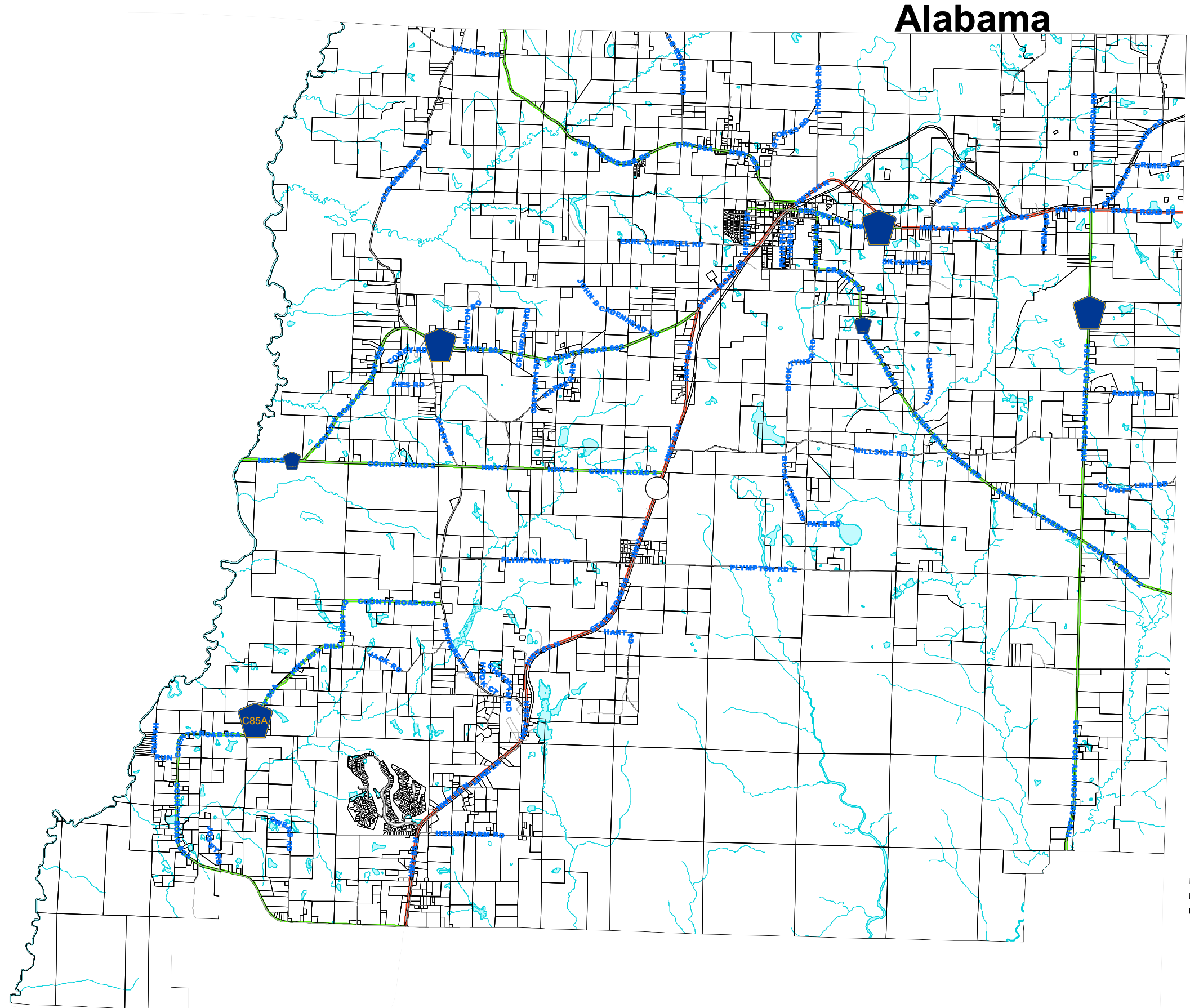
-  1. Almarante
-  2. City of Laurel Hill
-  3. Dorcas
-  4. North Oakloosa



MAP PROJECTION:  
Lambert Conformal Conic Projection  
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**Walton County**

**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.

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 32567 is rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas). Population density is extremely sparse with the majority of landholdings being 10 acres or greater in size. Some private landholdings are over 1,000 acres in size.

This area includes the unincorporated community of Laurel Hill and the City of Laurel Hill. These areas provide basic community services such as grocery stores, post office, fire stations, and restaurants.

**Needs Assessment Parameters**

1. Anticipated Population Growth.

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) 2017 & City-Data. Com (2017)*. Population estimates and projections for the planning area are as follows (numbers reflect city & planning area population (zip code):

<u>Year</u>	<u>Population (zip code)</u>	<u>City of Laurel Hill</u>	<u>Total population</u>
2010	2,227	537	2,764
2017	2,746	551	3,297

These figures (total population) indicate an increase of 533 persons or approximately a 19.2% increase during 2010 to 2017. This planning area represents 1.7% 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 17, Laurel Hill & Auburn Water Systems, pursuant to the data & analysis provided; both water systems are maintaining an acceptable level-of-service standard for potable water.

**APPENDIX A**

**Property Appraisers Use Codes**

<b>USE CODE</b>	<b>USE DESCRIPTION</b>	<b>USE CODE</b>	<b>USE DESCRIPTION</b>
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