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PLANNING AREA 32541

DESTIN

*Prepared by
Department of Growth Management*

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OKALOOSA COUNTY PLANNING PROFILES

Foreword

Pursuant to Florida Statute (F.S.) Section 163.3191 and Section 163.3177 the Okaloosa County Planning Profiles serve as the available data from professionally accepted sources in support of the Okaloosa County Comprehensive Plan. The Planning Profiles also support the evaluation and appraisal process to determine whether the need exists for the county to amend the comprehensive plan to reflect changes in state requirement.

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. Demographics were analyzed by using “traffic analysis zones” created by the Okaloosa-Walton Transportation Planning Organization for the 2045 Long Range Transportation Plan Update. The boundaries of the planning areas which are based upon zip code boundaries do not always align exactly with the traffic analysis zones.

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: Bureau of Economic and Business Research (BEBR), Population Density; US Census; Transportation Statistical Data Report, Emerald Coast Regional Council (ECRC), Okaloosa-Walton TPO

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

C. LAND CHARACTERISTICS: Official Records of Okaloosa County; Okaloosa County Growth Management GIS Prime Farmlands; Soil Survey of Okaloosa County; National Resources Conservation Service (NRCS),

D. TRANSPORTATION: Florida Department of Transportation District 3 Level of Service Report; Okaloosa County Public Works Traffic Report

E. UTILITIES: Okaloosa County Public Works Water and Sewer; Destin Water Users; Northwest Florida Water Management District

F. COMMUNITY FACILITIES: Okaloosa County Growth Management GIS

G. PUBLIC SCHOOLS: Okaloosa County School District.

H. CONSERVATION AREAS AND RESOURCES: Okaloosa County Growth Management GIS, Federal Emergency Management Agency; Florida Natural Areas Inventory

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

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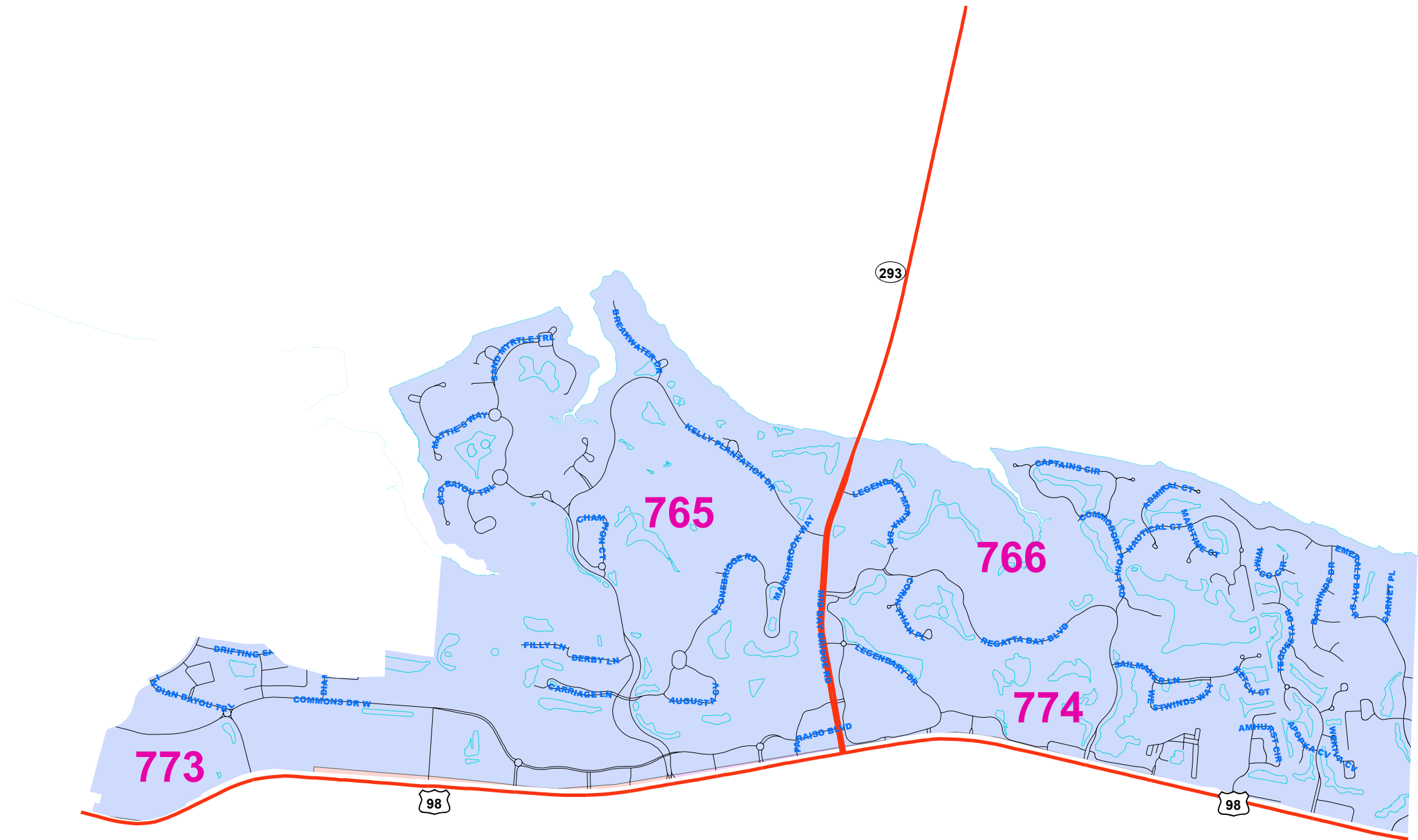
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Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

- 765
- 766
- 773
- 774



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A. GENERAL DEMOGRAPHICS

A. POPULATION DATA

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) Projections of Florida Population by County (Okaloosa), 2025-2050*. The 2020 population is from the *U.S. Census Bureau*. Population estimates and 10-year projections for the overall Okaloosa County area and for planning area 32541 (1.27% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32541 (1.27%)	2,688	2,784	2,856	3,004	3,114

C. GENERAL DESCRIPTION

Planning Area 32541 is located on the eastern end of south Okaloosa County including the City of Destin. It is moderately populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is fairly well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.2 persons with an estimated median household income of \$81,827 and estimated median house value of \$624,849 (2022 US Census Bureau).

D. DATA ANALYSIS

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260 in 2023, an increase of 7,592 people. Planning Area 32541 represents 1.27% of the County's total population. These figures indicated a projected population increase in Planning Area 32541 of 75 persons from 2023-2025 (2.58%), 148 persons from 2025-2030 (5.18%), and 110 persons from 2030-2035 (3.66%).

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

1. Dwelling Units (32531)			
Year	2019	2023	% of Change 2019-2023
	69	56	-18.84%

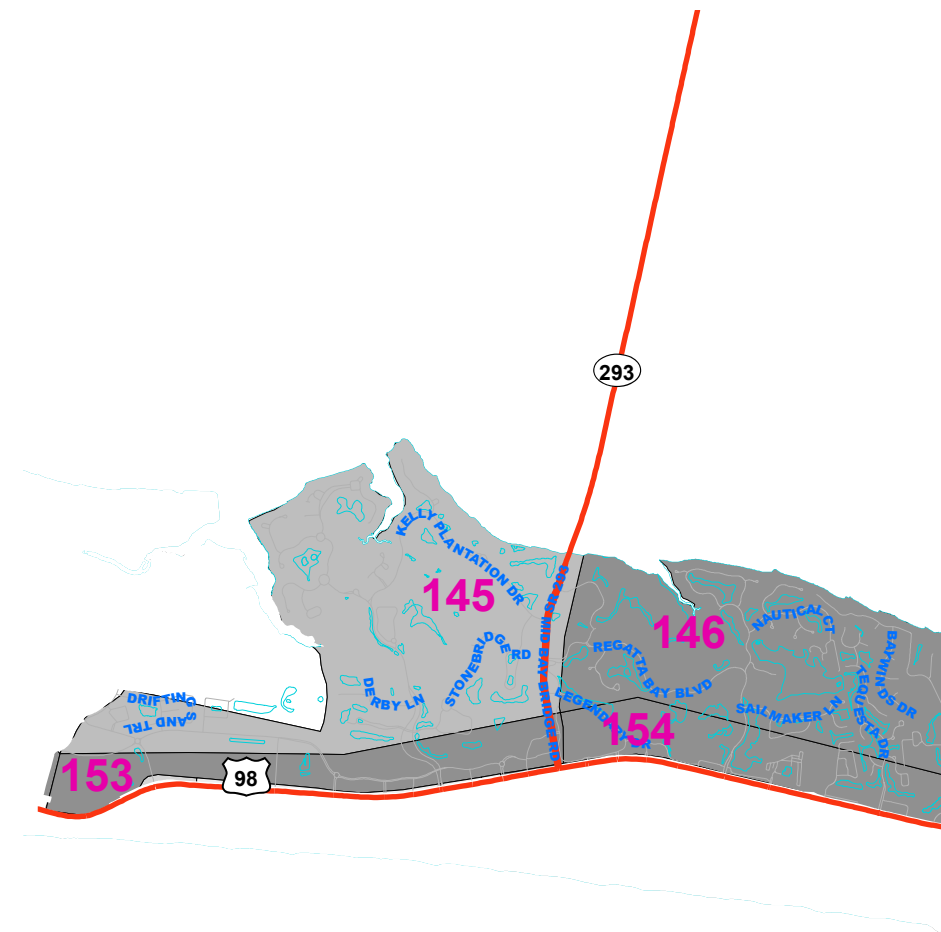
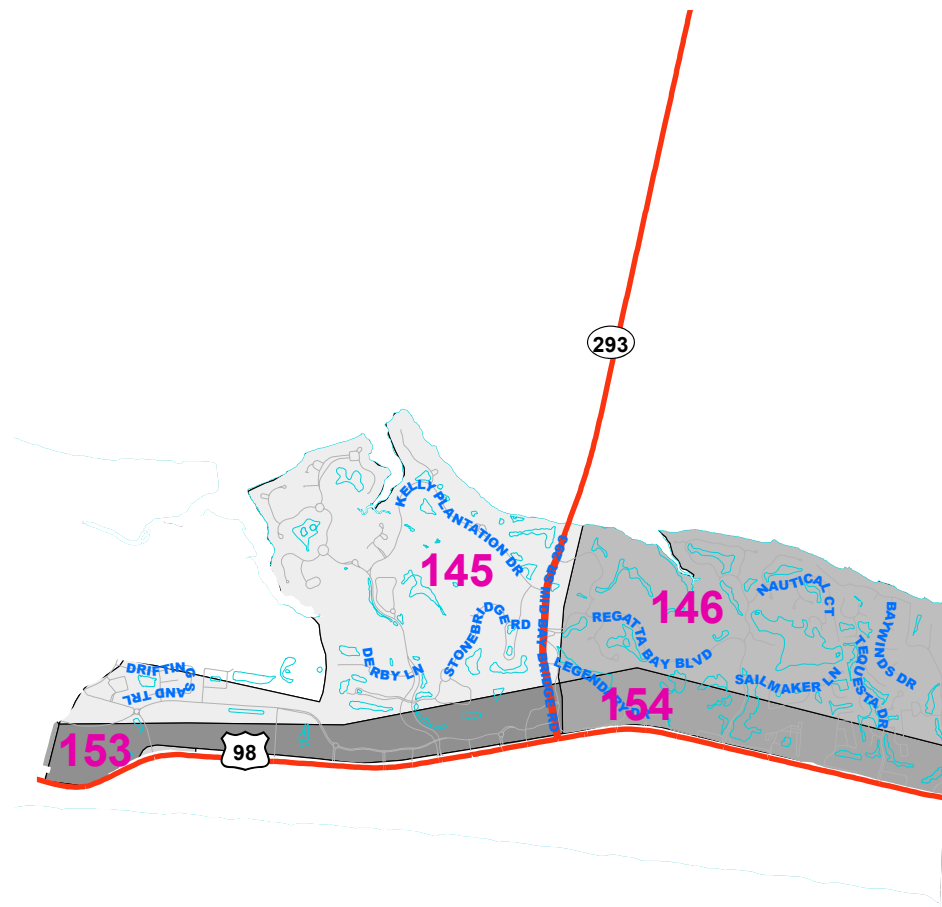
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Population Density

- 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

2015

2045



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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 Okaloosa County 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	7355
Commercial	1155
Industrial	42
Agriculture	0
Institutional	3
Public	112
Other	497

Source: Okaloosa County Property Appraiser; Okaloosa County GIS

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
Mixed Use – 1	269
Mixed Use – 2	1243
Mixed Use	307
Medium Density Residential	17
Commercial	221
Industrial	24

Source: Okaloosa County GIS

The acreage totals provided for existing land uses and for future land uses are not derived from the same source and therefore, will not be the same acreage totals. The purpose of Table 1 and Table 2 is to show comparison of the difference between what land uses actually exist today and what the land use may look like in the future.

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

Land Use

Residential:

Commerical:

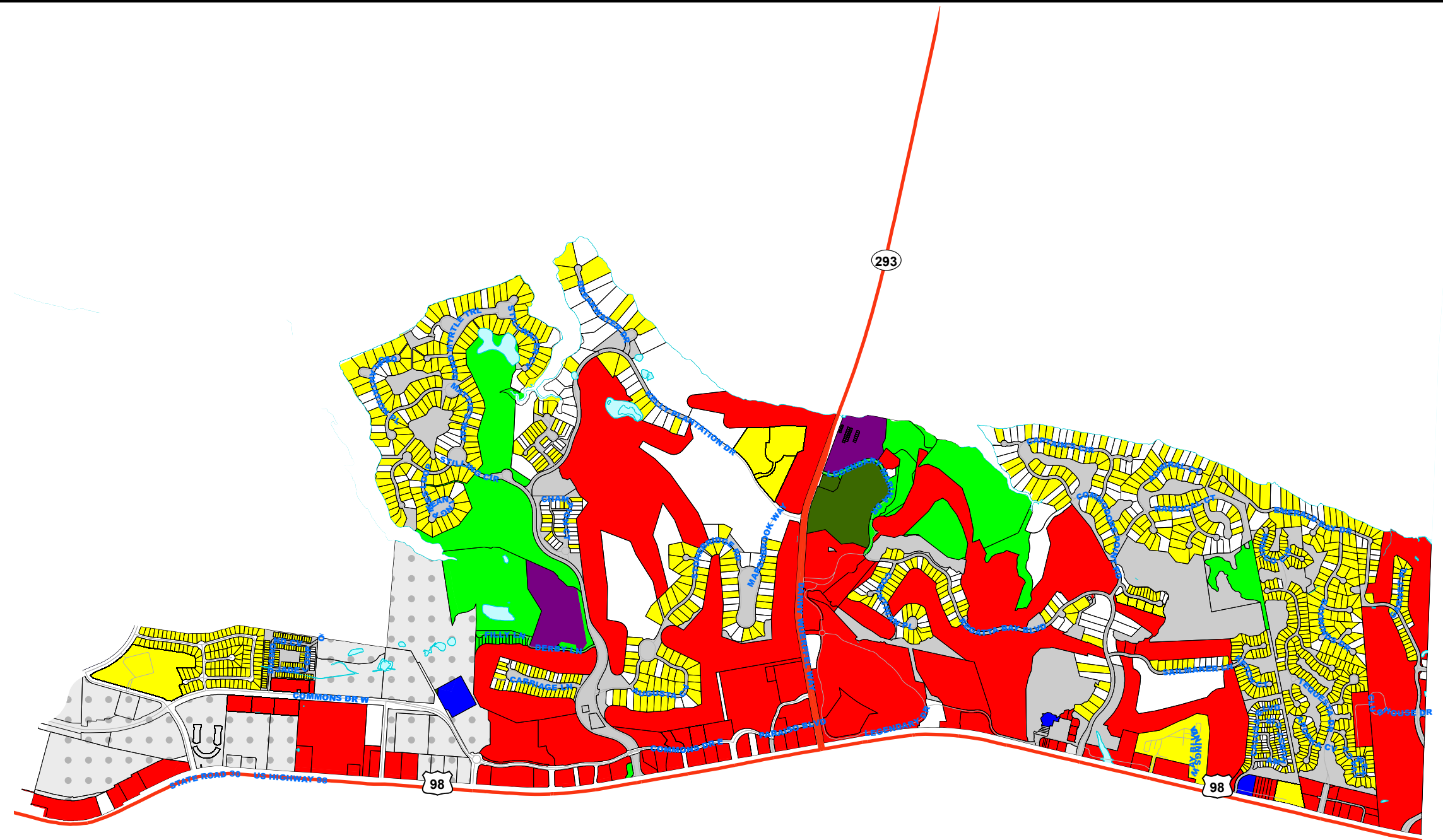
Industrial:

Agriculture:

Institutional:

Public:

Other:



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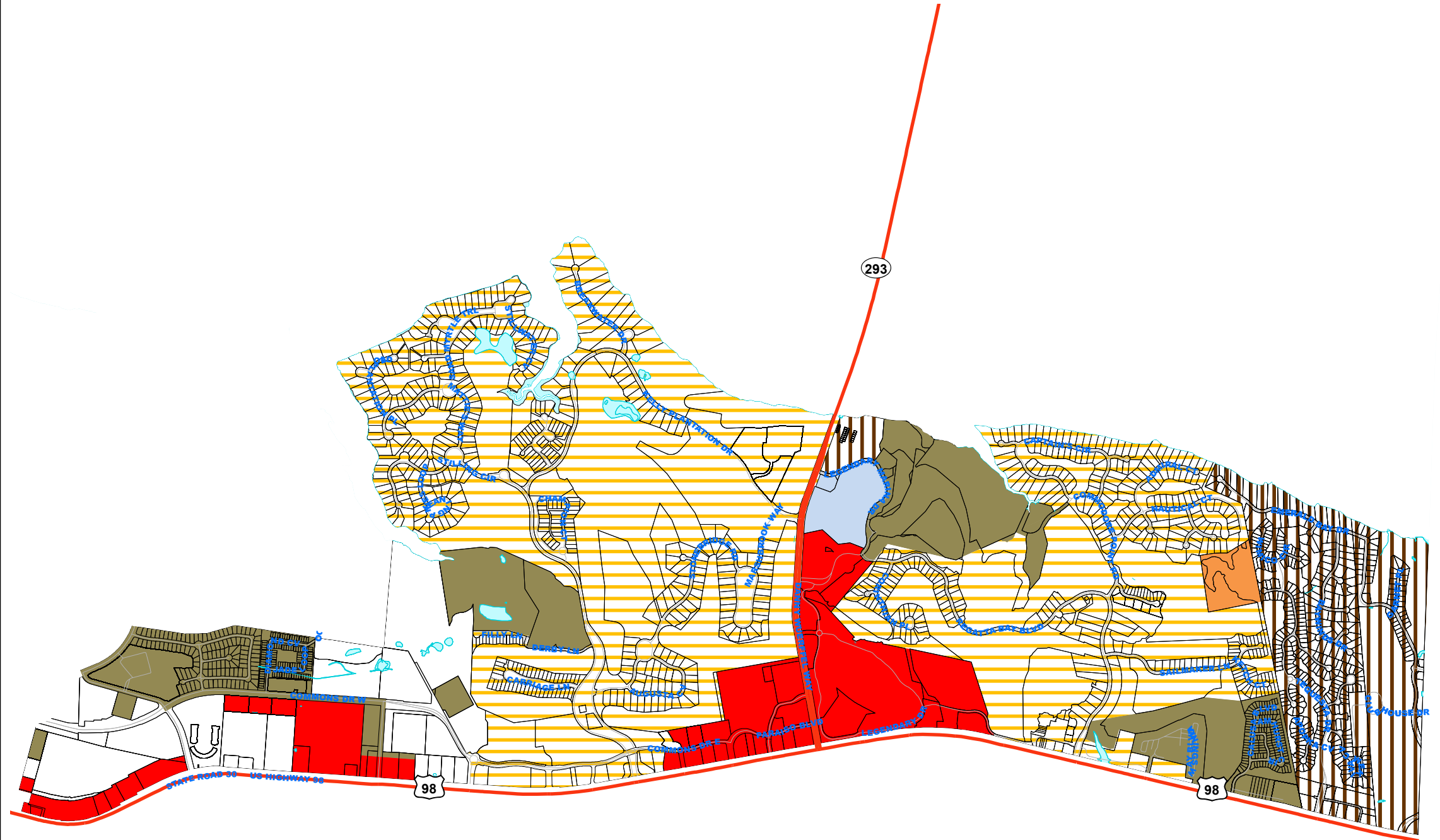
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FUTURE LAND USE

- COMMERCIAL
- CITY
- INSTITUTIONAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- MIXED USE 1 DRI
- MIXED USE 2
- MASTER PLAN COMMUNITIES



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





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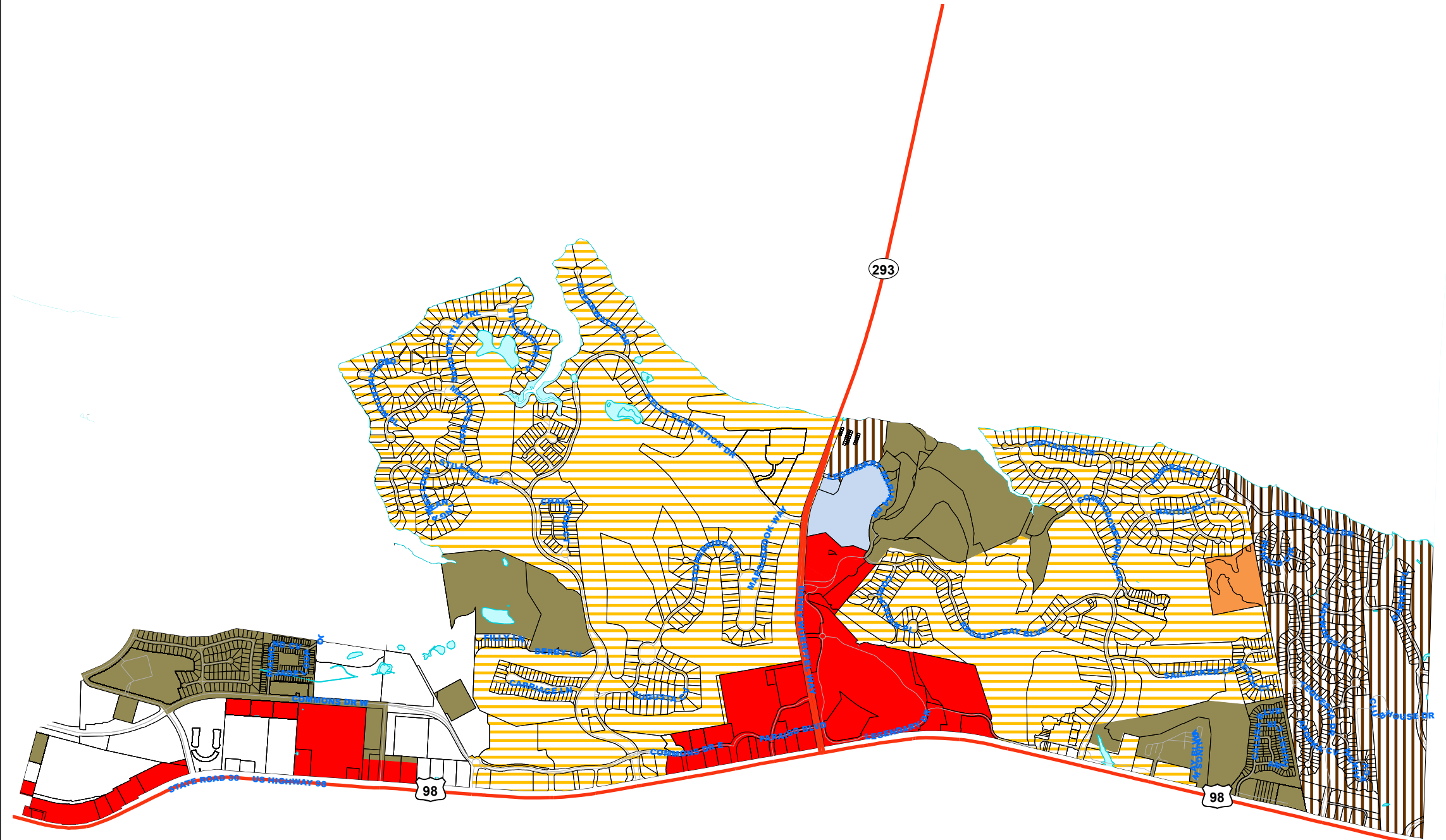


Source: Okaloosa County Geographic Information System

LEGEND

ZONING

-  GENERAL COMMERCIAL
-  CITY
-  INSTITUTIONAL
-  MIXED USE
-  MIXED USE 1 DRI
-  MIXED USE 2
-  MASTER PLAN COMMUNITIES
-  RESIDENTIAL - 2



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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.

RECORDED SUBDIVISIONS						
NAME	YEAR PLATTED	NO. OF LOTS	AVERAGE SIZE (Acres)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
Baywinds Golf Estates I	1992	20	Varies	Private	Yes	6
II	1993	34	Varies	Private	Yes	2

RECORDED SUBDIVISIONS						
NAME	YEAR PLATTED	NO. OF LOTS	AVERAGE SIZE (Acres)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
Baywinds Golf Estates III	1993	21	Varies	Private	Yes	4
Calusa Bay	1998	132	.07	Private	Yes	41
Carriage Place at Kelly Plantation	1998	44	.20	Private	Yes	7
Carriage Place at Kelly Plantation II	1999	6	Varies	Private	Yes	3
Commodore Point	1996	160	Varies	Private	Yes	48
Diamond Lakes (Townhomes)	2003	96		Private	Yes	4
Emerald Bay I-B	1992	57	.20	Private	Yes	11
Emerald Bay West	1992	21	Varies	Private	Yes	2
Emerald Lakes I	1996	98	Varies	Private	Yes	4
II	1997	70	Varies	Private	Yes	2
III	2000	27	.15	Private	Yes	1
Golf Villas at Regatta Bay	2001	12	.16	Private	Yes	2
Indian Lake I	1995	37	.20	Yes	Yes	0
II	1996	9	.20	Yes	Yes	0
III	1996	72	.20	Yes	Yes	0
IV	1997	6	.17	Yes	Yes	0
Kelly Plantation I	1994	75	Varies	Private	Yes	12
II	1995	58	Varies	Private	Yes	3
III	1995	54	Varies	Private	Yes	6

**TABLE 3 (Continued)
SUBDIVISION CHARACTERISTICS**

RECORDED SUBDIVISIONS

NAME	YEAR PLATTED	NO. OF LOTS	AVERAGE SIZE (Acres)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
Plantation Cove	1999	7	Varies	Private	Yes	5
Plantation Drive Estates at Kelly Plantation	1999	13	Varies	Private	Yes	7
Plantation Place at Kelly Plantation	2004	34	.20	Private	Yes	24
Regatta Bay I	1996	5	Varies	Private	Yes	1
II	1998	63	Varies	Private	Yes	21
IIA	2002	5	Varies	Private	Yes	2
III	2001	11	Varies	Private	Yes	8
Regatta Commons (Commercial)	1998	34			Yes	0
Regatta Commons II (Commercial)	1999	5				0
Regatta Patio Homes	1998	54	.25	Private	Yes	4
Stonebridge at Kelly Plantation	1998	40	Varies	Private	Yes	0
Stonebridge at Kelly Plantation II	2000	32	.50	Private	Yes	11
Turtle Creek at Kelly Plantation	1999	32	.25	Private	Yes	9
Waterford at Kelly Plantation	2001	15	Varies	Private	Yes	5

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 Flood Zones

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

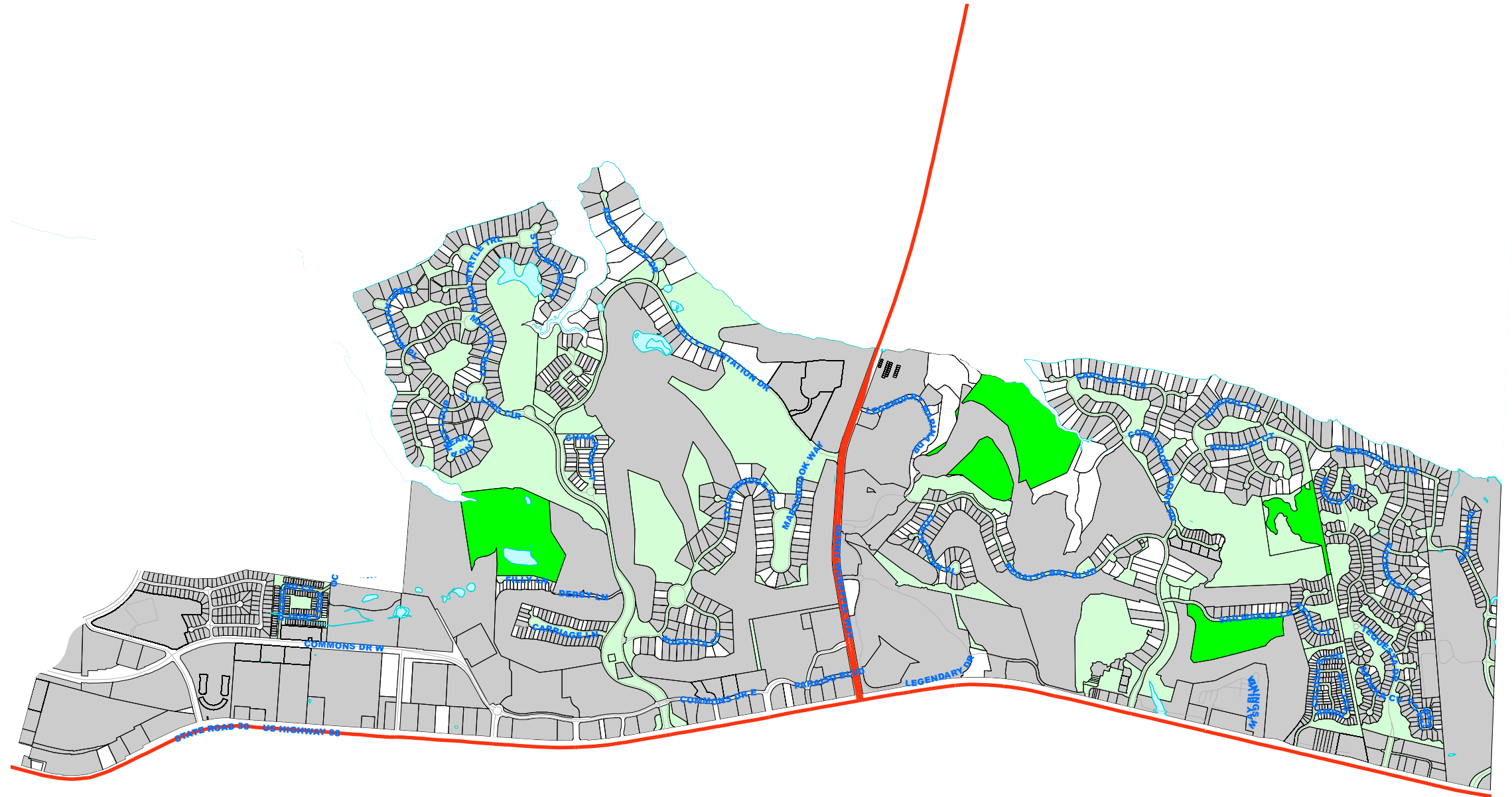
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VACANT LANDS (Undeveloped)

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

CONSERVATION LANDS

-  Regatta Bay Homowners Assoc (Wetlands)



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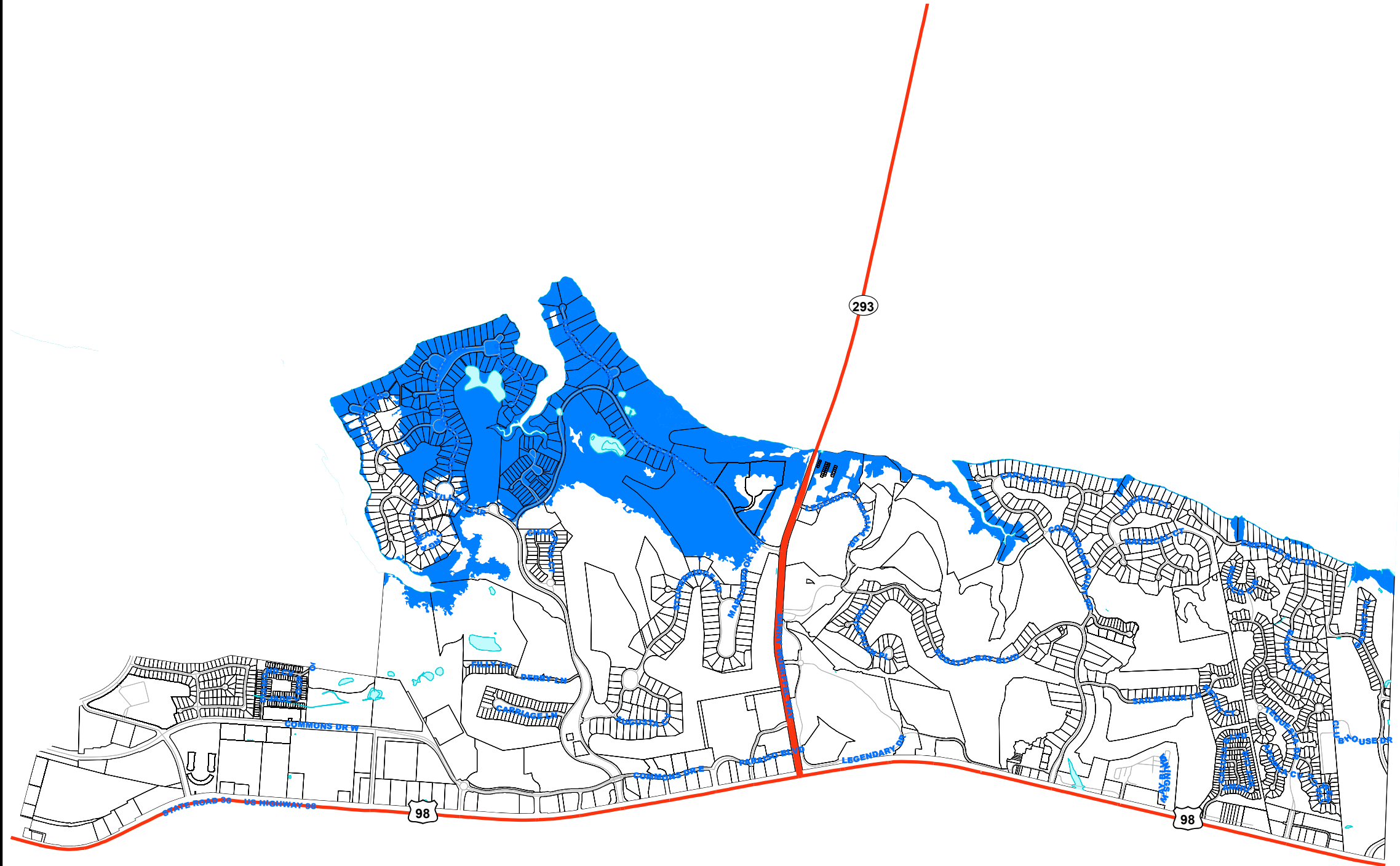
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 Coastal Planning Area



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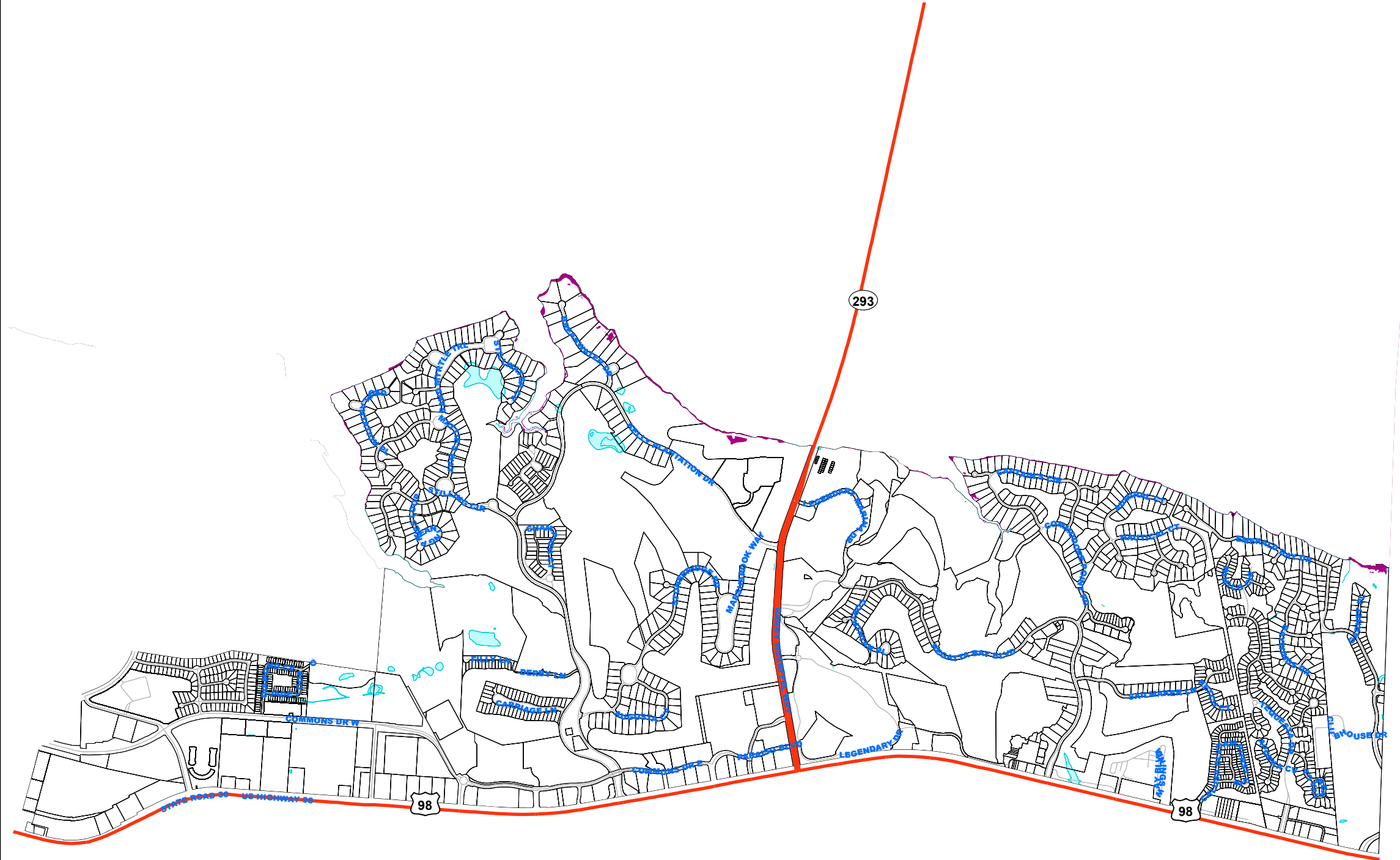
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 Coastal High Hazard Area



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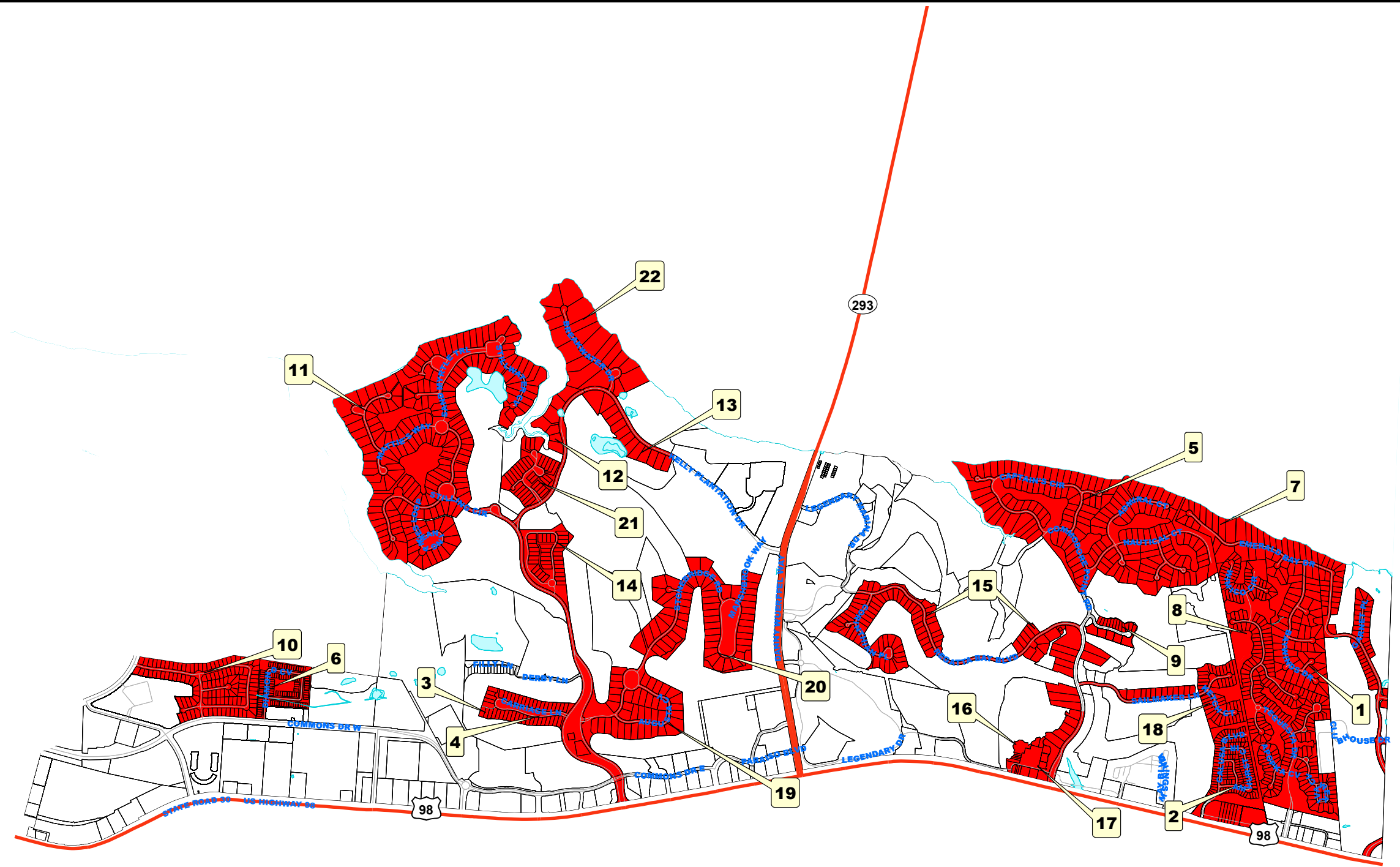


LEGEND

 PLATTED AREA

A. RECORDED PLATS

Name	Year Platted
1. Baywinds I	1992
Golf Estates II, III	1993
2. Calusa Bay	1998
3. Carriage Place at Kelly Plantation	1998
4. Carriage Place at Kelly Plantation II	1999
5. Commodore Point	1996
6. Diamond Lakes (Townhomes)	2003
7. Emerald Bay I-B/We t	1992
8. Emerald Lakes I	1996
II	1997
III	2000
9. Golf Villas at Regatta Bay	2001
10. Indian Lake I	1995
II, III	1996
IV	1997
11. Kelly Plantation I	1994
II, III	1995
12. Plantation Cove	1999
13. Plantation Drive Estates at Kelly Plantation	1999
14. Plantation Place at Kelly Plantation	2004
15. Regatta Bay I	1996
II	1998
IIA	2002
III	2001
16. Regatta Commons (Commercial)	1998
17. Regatta Commons II (Commercial)	1999
18. Regatta Patio Homes	1998
19. Stonebridge at Kelly Plantation	1998
20. Stonebridge at Kelly Plantation II	2000
21. Turtle Creek at Kelly Plantation	1999
22. Waterford at Kelly Plantation	2001



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Okaloosa County
Growth Management

E. TRANSPORTATION

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

1. State Highway System

State highways within the planning area include US Highway 98 and State Road 293. General characteristics of this roadway were taken from the Florida Department of Transportation (FDOT) Traffic Count Dashboard and the Okaloosa-Walton TPO 2045 Long Range Transportation Plan Update (2045 LRTPU), 2023 as follows. Operation and maintenance responsibility for the SHS lies with the FDOT.

a. US Highway 98 (Emerald Coast Parkway)

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

FDOT Station 5026: CR 30F (Airport RD) 700' E of Main Street
 2006 AADT: 20,000 LOS: F 2009 AADT: 14,800 LOS: C
 2012 AADT: 6900 LOS: C 2023 AADT: 21,500 LOS: F
 LOS Area: Urbanized

FDOT Station 5143: SR 30 (US 98) 1000' W of SR 293
 2006 AADT: 48,000 LOS: C 2009 AADT: 41,500 LOS: C
 2012 AADT: 47,500 LOS: C 2023 AADT: 60,000 LOS: F
 LOS Area: Urbanized

b. State Road 293 R 293 (Danny Wuerffel Way) 250' S of Mid Bay Bridge

Functional Class: Minor Arterial
 Facility Type: Divided
 LOS Area: Urbanized
 FDOT LOS: D
 County LOS: None

FDOT Station 0296: 73 ft south of Mid-Bay Bridge

2006 AADT: 23,000	LOS: F	2009 AADT: 19,600	LOS: C
2012 AADT: 15,500	LOS: C	2023 AADT: 23,500	LOS: F
LOS Area: Urbanized			

2. County Road System

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

a. Numbered County Roads

The only numbered county road within the planning area is CR 2387, Scenic U.S. Highway 98. Data relative to this roadway follows.

Functional Class: Collector
 Facility Type: Undivided
 LOS Area: Urbanized
 FDOT LOS: C
 County LOS: None

FDOT Station 0019 CR 2378 750' W of County Line (@ Enclave Condo)
 2006 AADT: 8400 LOS: C 2009 AADT: 8700 LOS: C
 2012 AADT: 7300 LOS: C 2023 AADT: 7,300 LOS: C

b. Un-Numbered County Roads

There are no significant un-numbered county roads within the planning area. All other significant transportation corridors are owned and maintained by the City of Destin or private entities.





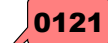
c. Local Streets

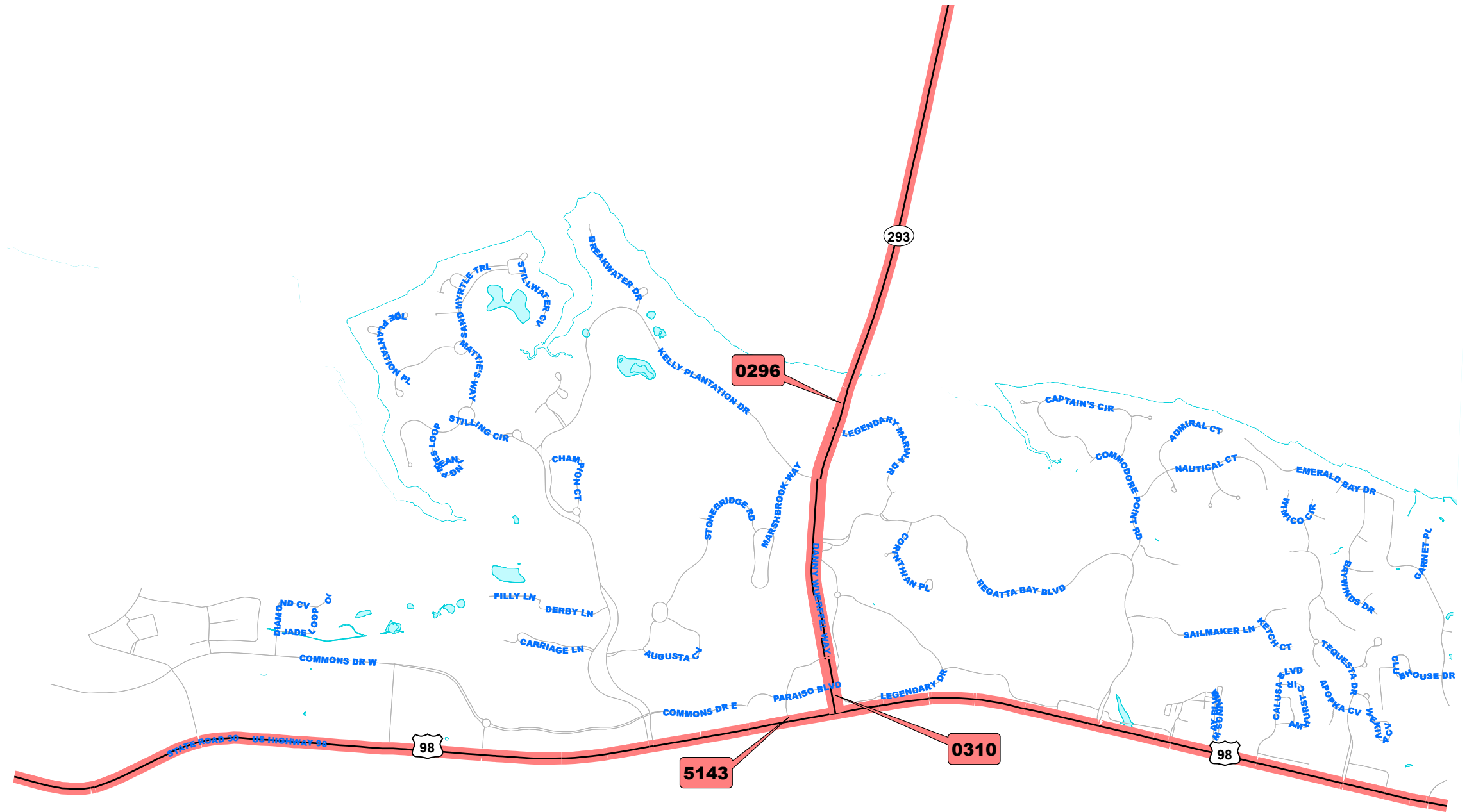
Except for US Highway 98, SR 293, and CR 2387 the majority of the roads within the planning area are considered local streets.

d. Airports

Destin Airport is a county owned and operated general aviation airport located within the city limits of the City of Destin.

LEGEND

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



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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 Destin Water Users, Inc. (DWU). The DWU service area and distribution area is shown on Map 10 and described in Table 4.

**TABLE 4
DESTIN WATER USERS**

Design Capacity (mgd)	Permitted Capacity (mgd)			Number of Connections	Average Consumption (12-06 to 11-07) (Monthly gpd)	Consumption per Connections (gpd)	Water Demand (mgd)		
	ADR	MDR	MMR				2025	2030	2035
12.554	4.82	6.31	1.053E+08	8916	3.748	420	5.01	5.60	6.26

*ADR: Average Daily Rate; MDR: Maximum Daily Rate; MMR: Maximum Monthly Rate
Source: Destin Water Users*

2. Sanitary Sewer

Central sewage collection and treatment is provided by Destin Water Users, Inc. within the planning area.

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 Florida Power and Light

G. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. All of these types of facilities are located within the city limits of the City of Destin.

H. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The public schools within the planning area are Destin Elementary and Destin Middle School as shown on Map 11. Destin High opened in 2021-2022 with an enrollment of 283 students (primarily 9th grade) and each year have added more students as those students advance through the school. The student enrollment was 470 students in 2022 and 557 students in 2023-2024. Growth trends are shown in Table 5.

**TABLE 5
STUDENT POPULATION GROWTH TRENDS**

<u>School</u>	<u>2015</u>	<u>% Change</u>	<u>2020</u>	<u>% Change</u>	<u>2024</u>	<u>% Change</u>	<u>2025</u>	<u>Max Capacity</u>
Destin Elementary	852	1.17	862	8.47	935	1.18	946	882
Destin Middle	664	12.95	750	13.73	853	-2.58	831	855
Destin High	N/A	N/A	283*	N/A	557	N/A	N/A	N/A

**Destin HS opened in 2021 and the enrollments number are from that first year.
Source: Okaloosa County School District*

LEGEND

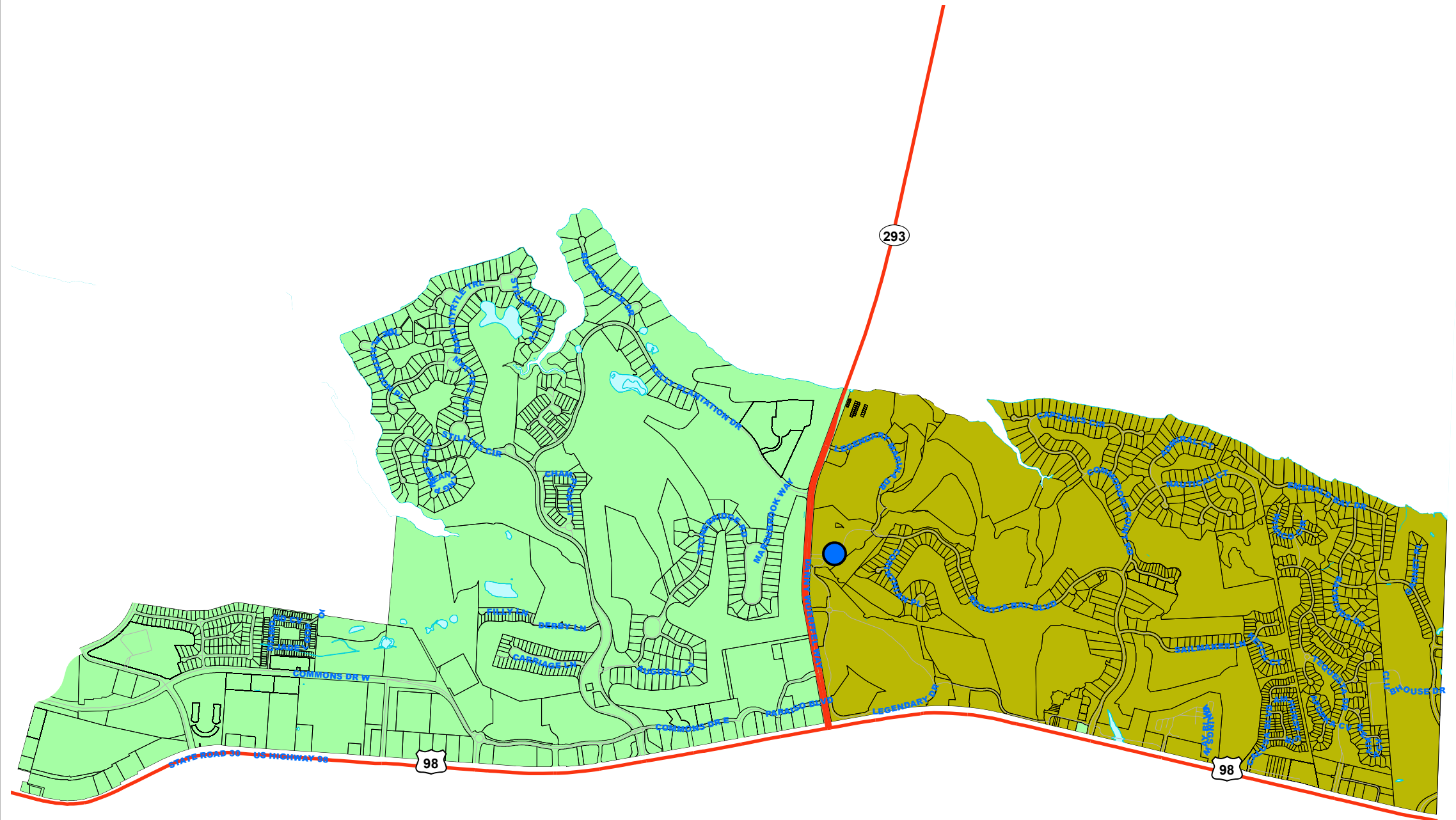
DESTN WATER USERS SYSTEM

 **SERVICE AREA**

SOUTH WALTON UTILITY COMPANY

 **SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**



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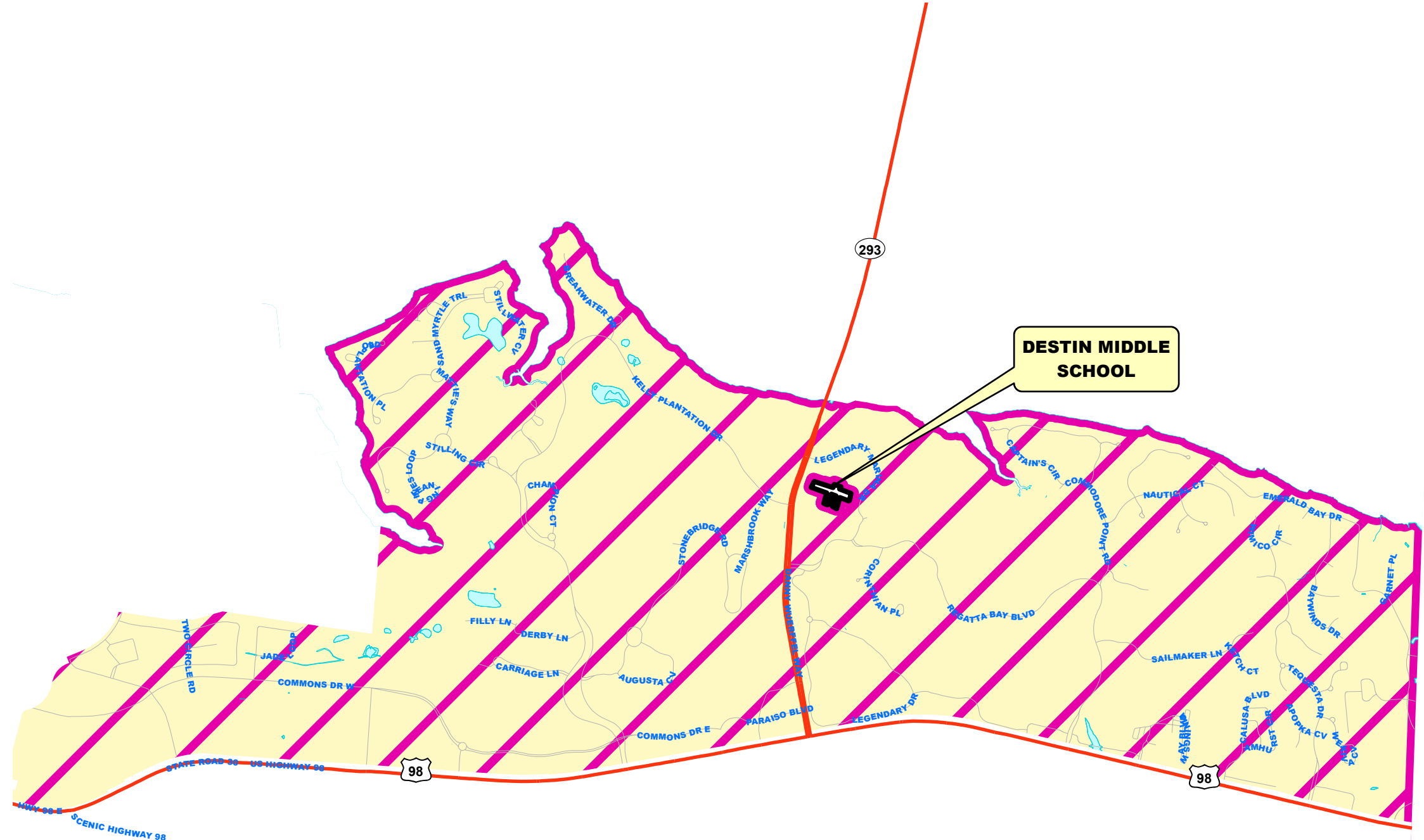
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LEGEND

SCHOOL NAME

- Fort Walton Beach High School
- Destin Middle 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. River systems.
6. Identified habitat areas of threatened or endangered species.
7. Beaches and shorelines.

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 Destin Water Users, Inc. The locations of well sites for these systems is shown on Maps 10.

3. Flood zones and floodways

Flood zones and floodways 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. River systems

River systems including major tributaries are shown on Map 12.

6. Habitat areas

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

J. PARKS AND RECREATION

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

These include the following.

County Neighborhood Parks

Midbay Bridge Park

City/Community Parks

Morgan Sports Complex
Destin Sports Complex
Capt. Leonard Destin park
Clenente Taylor Park
Main Street Park

Beach Accessways:

Shirah Street
Crystal Beach Drive
Barracuda Street
Pompanos Street
Tarpon Street

June White Decker Park Beach Assess

Norriego Point Beach Assess and Park

Nancy Weidenhamer Dog Park

LEGEND

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

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



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LEGEND

County Neighborhood Park

Park Name

- 1. Midbay Bridge Park

County Beach Parks & Access

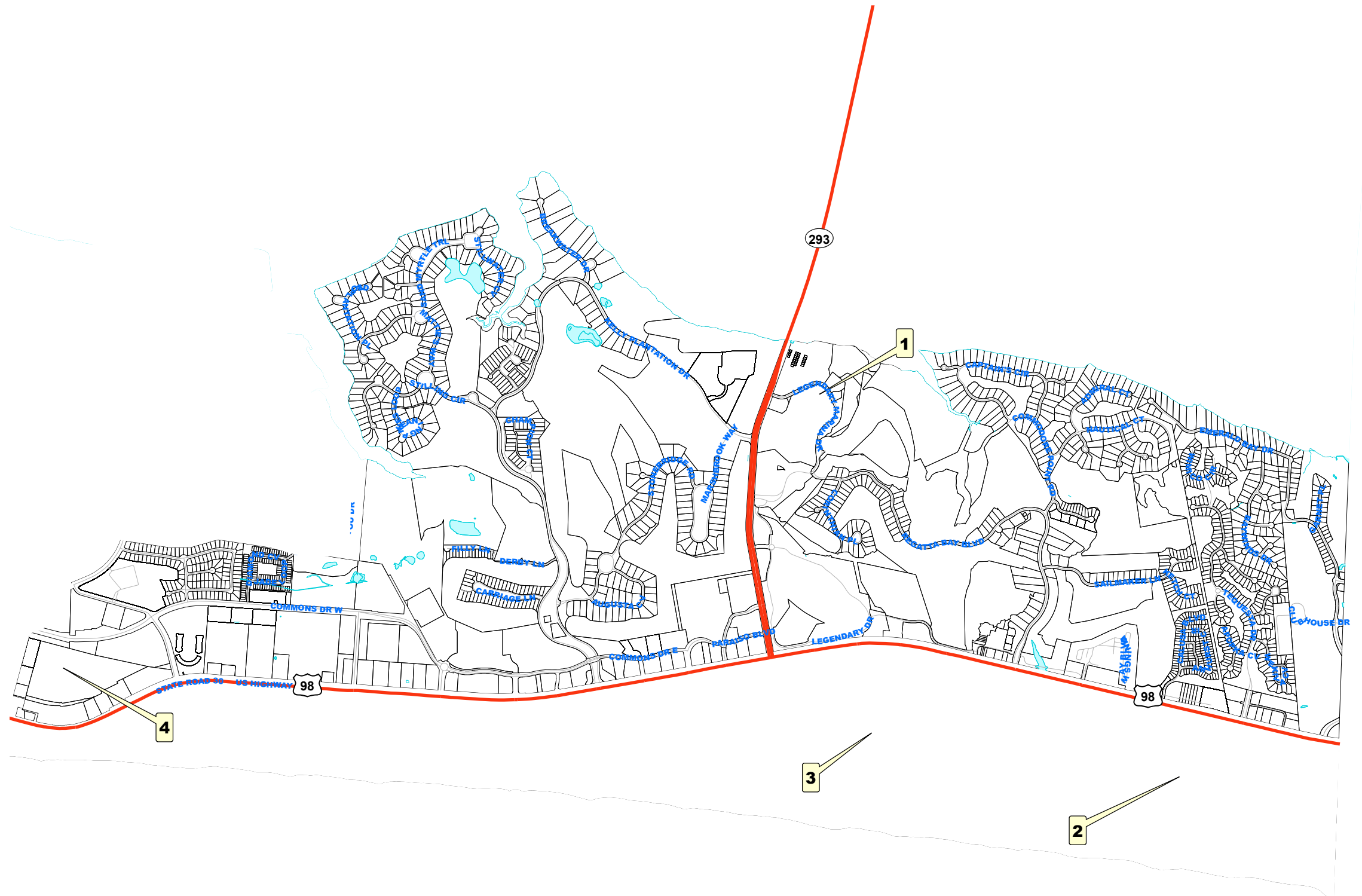
- 2. James Lee Park/Wayside Park

State/Federal Areas

- 3. Henderson Beach State Park

City/Community Park

- 4. Morgan Sports Center



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LEGEND

FIRE DISTRICT

 1. City of Destin



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K. 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 over a 5-year period, and provide recommendations toward maintaining sustainable public facilities and services for a 10-year period, from 2025-2035.

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 Commerce) 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.

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.

METHODOLOGY

Planning Districts and Areas

In order to determine capital improvements needs, the county was divided into planning districts and planning areas. The planning districts are the North Okaloosa District for the area north of Eglin Reservation and the South Okaloosa District for the area south of Eglin Reservation. The planning districts were subdivided into planning areas using U.S. Postal Service zip codes as the basis for creating each Planning Area 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 5 dwelling units per acre is allowed. By applying persons per household estimates to the maximum dwelling units allowed in the LDR category the population density of a particular area can be estimated. Once the number of persons in a particular area has been determined that number can be used to determine the need for public facilities such as average daily water/sewer per household, vehicle trips per household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvements needs.

General Description

Planning Area 32541 is located on the eastern end of south Okaloosa County including the City of Destin. It is moderately populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is fairly well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.2 persons with an estimated median household income of \$81,827 and estimated median house value of \$624,849 (2022 US Census Bureau).

Needs Assessment Parameters

1. Anticipated Population Growth.

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) Projections of Florida Population by County (Okaloosa), 2025-2050*. The 2020 population is from the *U.S. Census Bureau*. Population estimates and 10-year projections for the overall Okaloosa County area and for planning area 32541 (1.27% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32541 (1.27%)	2,688	2,784	2,856	3,004	3,114

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260 in 2023, an increase of 7,592 people. Planning Area 32541 represents 1.27% of the County's total population. These figures indicated a projected population increase in Planning Area 32541 of 75 persons from 2023-2025 (2.58%), 148 persons from 2025-2030 (5.18%), and 110 persons from 2030-2035 (3.66%).

2. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 95 acres of land classified as "vacant." General developable land characteristics are shown on Maps 5 and 8.

3. Development Potential Based on Land Uses Shown on the FLUM.

Development potential for each land use category based on maximum allowable dwelling units per acre is shown on Table 6. The numbers shown represent gross acres per category used to determine maximum number of units, less 30% to allow for infrastructure, environmental constraints, market conditions, etc. Potential population was determined by applying the average persons per household (2.2) to the number of dwelling units for each category.

CAPITAL IMPROVEMENT PROJECTS

**Table 2.13.1
Capital Improvement Projects
Five Year Schedule and Ten-Year Planning Period
(Section 163.3177(3)(a), FS)**

Table 2.13.1 is a five-year schedule is a listing of those capital improvement projects within Okaloosa County Water & Sewer (OCWS) and Public Works (OCPW) that address regulatory compliance, aging infrastructure, resiliency, and expansion. The schedule identifies the need for and location of public facilities in order to program the efficient use of projected revenue sources to fund the facilities improvements over the ten-year planning period.

OCWS OPERATING PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Building Physical Environment	OCWS	admin building remodeling	85,000	60,000	60,000	60,000	60,000	300,000

OCWS WATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Water - New Lines	OCWS	replace aging water mains throughout the county	700,000	800,000	550,000	550,000	800,000	4,000,000

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

OCWS WATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Future Water Supply	OCWS	easement/land acquisition & planning for future water supply	25,000	25,000	25,000	25,000	25,000	125,000
State/County Relocation Projects (Water)	OCWS	water infrastructure relocations related to State & County roadway projects	380,000	2,000,000	200,000	200,000	200,000	1,000,000
Existing Tanks	OCWS	rehabilitation of storage tanks	859,000	2,427,000	2,313,750	1,048,750	1,997,500	2,972,750
Existing Wells	OCWS	rehabilitation of and improvements to public water supply wells	600,000	600,000	600,000	600,000	600,000	3,000,000
SCADA Replacements/ Upgrades (Water)	OCWS	SCADA improvements and/or communication upgrades at water sites	100,000	100,000	150,000	150,000	150,000	750,000
Florosa Water Tank	OCWS / SRF Loan	new storage tank in Florosa	2,700,000					
Shoal River Ranch Well	OCWS / SRF Loan	new public water supply well west in unincorporated Crestview	3,000,000					
Longwood Area Transmission Main	OCWS	second connection to Longwood / Poquito area	200,000	1,200,000				
Antioch Well Replacement	OCWS / SRF Loan	on-site well replacement in unincorporated Crestview	300,000	3,000,000				
West 98 Collector Rd & Utility Corridor	OCWS / SRF Loan	new water main for transmission, distribution, and redundancy in Florosa	400,000		8,300,000			

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

OCWS WATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Office Well Replacement	OCWS / SRF Loan	off-site well replacement in unincorporated Fort Walton Bch			300,000	3,000,000		
Northgate Well Replacement	OCWS / SRF Loan	on-site well replacement in unincorporated Fort Walton Bch			300,000	3,000,000		
Shoal River Ranch Tank	OCWS	new storage tank in unincorporated Crestview				300,000	3,200,000	
Estimated ongoing capital needs water	OCWS	future needs	0	0	0	0	2,500,000	16,265,875

OCWS WASTEWATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Jerry D. Mitchem WRF Upgrades	OCWS	rehab/improvements at sewer plant near Bob Sikes Airport	200,000	200,000	50,000	50,000	50,000	250,000
Russell Stephenson WRF Upgrades	OCWS	rehab/improvements at sewer plant in Florosa	25,000	25,000	25,000	25,000	25,000	250,000
Arbennie Pritchett WRF Upgrades	OCWS	rehab/improvements at sewer plant in unincorporated Fort Walton Beach	150,000	1,000,000	450,000	50,000	50,000	250,000
SCADA Replacements/ Upgrades (Sewer)	OCWS	SCADA improvements and/or communication upgrades at wastewater sites	150,000	150,000	150,000	150,000	150,000	750,000

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

OCWS WASTEWATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
State/County Relocation Projects (Sewer)	OCWS	sewer infrastructure relocations related to State & County roadway projects	100,000	100,000	100,000	100,000	100,000	500,000
Sewer Collection - Rehab & Replacement	OCWS	rehabilitation to existing sewer system (cured-in-place pipe, manhole liners, main replacement)	1,100,000	1,200,000	1,300,000	1,400,000	1,500,000	7,500,000
Sewer Collection - Upgrades & Extensions	OCWS	small sewer system upgrades and extensions	425,000	525,000	625,000	725,000	825,000	4,125,000
Ex-LS Pump Replacement	OCWS	proactive pump replacement at lift stations	150,000	150,000	150,000	150,000	150,000	750,000
Ex-LS Panel Replacement	OCWS	proactive panel replacement at lift stations	100,000	100,000	100,000	100,000	100,000	500,000
Ex-LS Rehab & Replacement	OCWS	rehabilitate/replace aging lift stations	725,000	825,000	2,025,000	2,125,000	2,225,000	11,250,000
Ex-LS On-Site Generators	OCWS	add/replace stationary generators throughout wastewater collection system	150,000	150,000	150,000	150,000	150,000	750,000
Eglin Parkway LS Rehab	OCWS	rehabilitation or replace aging lift station along Eglin Pkwy	1,400,000					
West Sunset Lift Station Replacement	OCWS	replace aging lift station on West Sunset Blvd	1,000,000					

OCWS WASTEWATER PROJECTS								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030- FY2034
Okaloosa Lane FM Upgrade	OCWS / SRF Loan / other outside funding	upgrade force main along Okaloosa Lane	3,200,000					
Sunset Lane Lift Station & Force Main	OCWS	new lift station and force main for growth & development in Poquito Area (federal government property)	300,000					
Pocahontas Lift Station Replacement	OCWS	replace aging lift station on Pocahontas Dr	90,000	900,000				
Shoal River Ranch WRF	OCWS / SRF Loan / other outside funding	new sewer plant for growth & development in North Okaloosa	27,546,210	10,000,000				
Bob Sikes Blvd & Green St FMs	OCWS	replace aging large-diameter force mains in unincorporated Fort Walton Beach	450,000			4,600,000	3,000,000	
Estimated ongoing capital needs sewer	OCWS	future needs					1,000,000	1,238,625

OCPW Transportation								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030-FY2034
College Boulevard	½ cent Surtax and State	Multi-Use Path	2,700,000					
College Boulevard	½ cent Surtax	Roundabouts at Cedar and Palm			650,000	1,000,000		3,350,000
College Boulevard	Unknown	Add lanes from SR 85 to Sr 285						18,000,000
Highway 393	½ cent Surtax	Reconstruction			300,000	700,000	2,000,000	
Southwest Crestview Bypass	½ cent Surtax	New Road	1,272,009	1,269,641	1,270,884	1,270,448	1,269,943	7,600,000
Dirt Road Improvements	½ cent Surtax	Various locations	2,000,000					
Ellis Road	½ cent Surtax	Improve surface	60,000	534,000				
John King Road	½ cent Surtax and State	Add lanes	2,800,000					
Millside Road	½ cent Surtax	Improve surface	7,600,000					
US 98 & Stahlman	½ cent Surtax	Intersection Improvements		3,000,000				
West Dodson Road	½ cent Surtax	Improve surface	53,000	471,000				
SR 85 between Live Oak Church Road and P.J. Adams Parkway	½ cent Surtax	Add Lanes	4,500,000					

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

OCPW Transportation								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030-FY2034
Carmel & Beal	½ cent Surtax	Intersection Improvements		300,000	1,260,000			
Farmer’s Market Driveway	½ cent Surtax	Improve driveway to Lewis Turner				100,000		
Forest Road	½ cent Surtax	Add a Multi-use Path			370,000			
Hill & Lovejoy	½ cent Surtax	Intersection improvements						
Paquito Road & Lewis Turner	½ cent Surtax	Intersection improvements			300,000			
Santa Rosa Boulevard	½ cent Surtax	Reconstruct Road				2,420,000		
Mirage & SR 85 Intersection	Gas tax	Intersection Improvement						4,000,000
Mar Walt Dr	Unknown	Reconstruct Road						10,000,000
West 98 Collector	½ cent Surtax, State	New Road	1,000,000					20,000,000
Old Bethel Road	Unknown	Add Lanes US 90 to Sioux Cir					1,000,000	25,000,000
Arena Road	Gas tax	Reconstruct Road P.J. Adams to US 90				3,000,000		
East 90 Collector	Unknown	New Road						20,000,000
US 98 @ Danny Wuerfell Way	Unknown	Intersection Improvement						17,000,000

OCPW STORMWATER

Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030-FY2034
Bayshore Area Stormwater	½ cent Surtax	Stormwater Improvement			200,000			
Beachview Drive Drainage	½ cent Surtax	Stormwater Improvement	856,000					
Echo Circle Area	½ cent Surtax	Stormwater Improvement					900,000	
Griffith Mill Area	½ cent Surtax	Stormwater Improvement	200,000					
Indian Lakes Area	½ cent Surtax	Stormwater Improvement			500,000			
Lancaster Area	½ cent Surtax	Stormwater Improvement	750,000					
Lloyd Street/ Mayflower Area	½ cent Surtax	Stormwater Improvement	3,100,000					
Mooney Road	½ cent Surtax	Stormwater Replacement				500,000		
Northridge Area	½ cent Surtax	Stormwater Improvement	2,500,000					
South Avenue	½ cent Surtax	Stormwater Improvement				2,000,000		
Willow Bend/ Green Acres Area	½ cent Surtax	Stormwater Improvement	\$4,000,000					

OKALOOSA COUNTY

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

OCPW STORMWATER								
Name of Project	Funding Source	General Location & Description	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030-FY2034
Verb Street Area Drainage	Unknown	Stormwater Flood Protection						2,000,000
Gap Creek between Jonquil & Beal	Unknown	Stormwater Flood Protection						4,000,000
Baker Borrow Pit	Unknown	Stormwater Flood Protection						500,000
Valley Road @ Twin Creek Pond	Unknown	Stormwater Flood Protection						2,000,000
Cinco Bayou Outfalls & Hydrodynamic Separators	Restore Act SEP	Stormwater Water Quality						6,000,000
Hollywood Blvd pipe replacement	Unknown	Stormwater Replacement						10,000,000
Star Drive Pipe replacement		Stormwater Replacement						1,000,000
Parish Point Area Drainage		Stormwater Replacement						2,000,000
3rd Avenue from 7th St to intersection of 9th St & 4th Ave		Stormwater Replacement						500,000
Juniper Creek Subdivision		Stormwater Replacement						1,500,000
Sunset Blvd from Lang Rd to Cinco Bayou		Stormwater Flood Protection						3,000,000

**TABLE 10
RESIDENTIAL DEVELOPMENT POTENTIAL**

FLU Category	Acres (gross)	Allowable units per acre	Number of units	Potential Population
Medium Density Residential	17	16 du per acre	190	418
Mix Use - 1	269	25 du per acre	4,707	10,355
Mix Use - 2	1,243	16 du per acre	13,922	30,628
Mix Use	307	25 du per acre	5,372	11,818
Commercial	221	25 du per acre	3,867	8,507
Industrial	24	25 du per acre	420	924
TOTAL RESIDENTIAL	2,081	1260 at 16 du per acre 576 at 25 du per acre	14,112 14,366	31,046 31,604
		TOTALS AT 2,081 ACRES	28,478	62,650

Source: Okaloosa County Property Appraisers; Okaloosa County Growth Management GIS

32541 Capital Improvement Needs Assessment

1. Roadways

Transportation information has been provided in Section D of this document. US Highway 98 (Emerald Coast Parkway) and State Road 293 are the roadways which have an adopted LOS within the planning area. Based on average annual daily traffic counts from FDOT (2023) both roadways are operating at LOS D and is projected to be operating at LOS F in 2030.

Most of the local road and street network within the planning area is privately owned and maintained.

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 or the 10-year planning period.

2. Potable Water Systems

Central water service within the planning area is provided by the Destin Water Users system which is a not-for-profit member owned cooperative. The design capacity of the system is 12.554 million gallons per day (mgd). According to information provided by Destin Water Users the average demand on the system in 2025 will be 5.01, in 2030 will be 5.60 and in 2035 will be 6.26, which is well below the design capacity. Even so, since the county does not own or operate this system no capital expenditures are required to maintain potable water LOS standards.

3. Sanitary Sewer

Sanitary sewer service is also provided by Destin Water Users so no county capital expenditures will be required to maintain LOS standards.

4. Solid Waste

Okaloosa County maintains franchise agreement with Waste Management for household trash, recyclables, and yard waste at curbside disposal in the unincorporated areas of the County.

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

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

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. With the adoption of the local ½ cent Surtax, the County now has a dedicated source of funding to implement stormwater improvement projects. In the 2022 Comprehensive Plan, the county has included thirteen (13) Okaloosa County Public Works stormwater improvement projects in the 5-year Capital Improvement Plan.

6. Parks and Recreation

The adopted LOS for parks and recreation is .06 acres of park per 1000 population. This LOS standard is applied to the unincorporated county as a whole not to any particular planning area. The University of Florida Bureau of Economic and Business Research (BEBR) estimates that the 2023 population in the unincorporated area is 219,260 persons. Based on the LOS standard this equates to a need for roughly 132 acres of parks. The County currently has an inventory of over 629 acres of park land or almost 5 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.

Destin Elementary School
Destin Middle School
Destin High School

Destin High opened in 2021-2022 with an enrollment of 283 students (primarily 9th grade) and each year have added more students as those students advance through the school. The student enrollment was 470 students in 2022 and 557 students in 2023-2024.

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

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

Findings and Conclusions

- No capital expenditures are required to achieve and maintain adopted LOS standards within this planning area.
- The planning area is largely built-out with only a small percentage of vacant land remaining.
- The County does not own, operate, or maintain many public facilities within the planning area.
- No significant planning effort should be required for this planning area except for transportation planning for US 98.
- The ½ cent Surtax is a dedicated funding source for Okaloosa County Public Works to include stormwater improvement projects in the 5-year Capital Improvement Plan.

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 32541

DESTIN

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/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