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# ***PLANNING AREA 32547***

# ***FORT WALTON BEACH***

*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, 2024; Federal Emergency Management Agency; Florida Natural Areas Inventory

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

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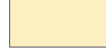



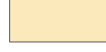


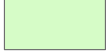









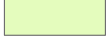
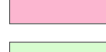

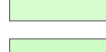



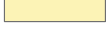
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Appendix	Description
A	Property Appraisers Use Codes

**LEGEND**

**Traffic Analysis Zones**

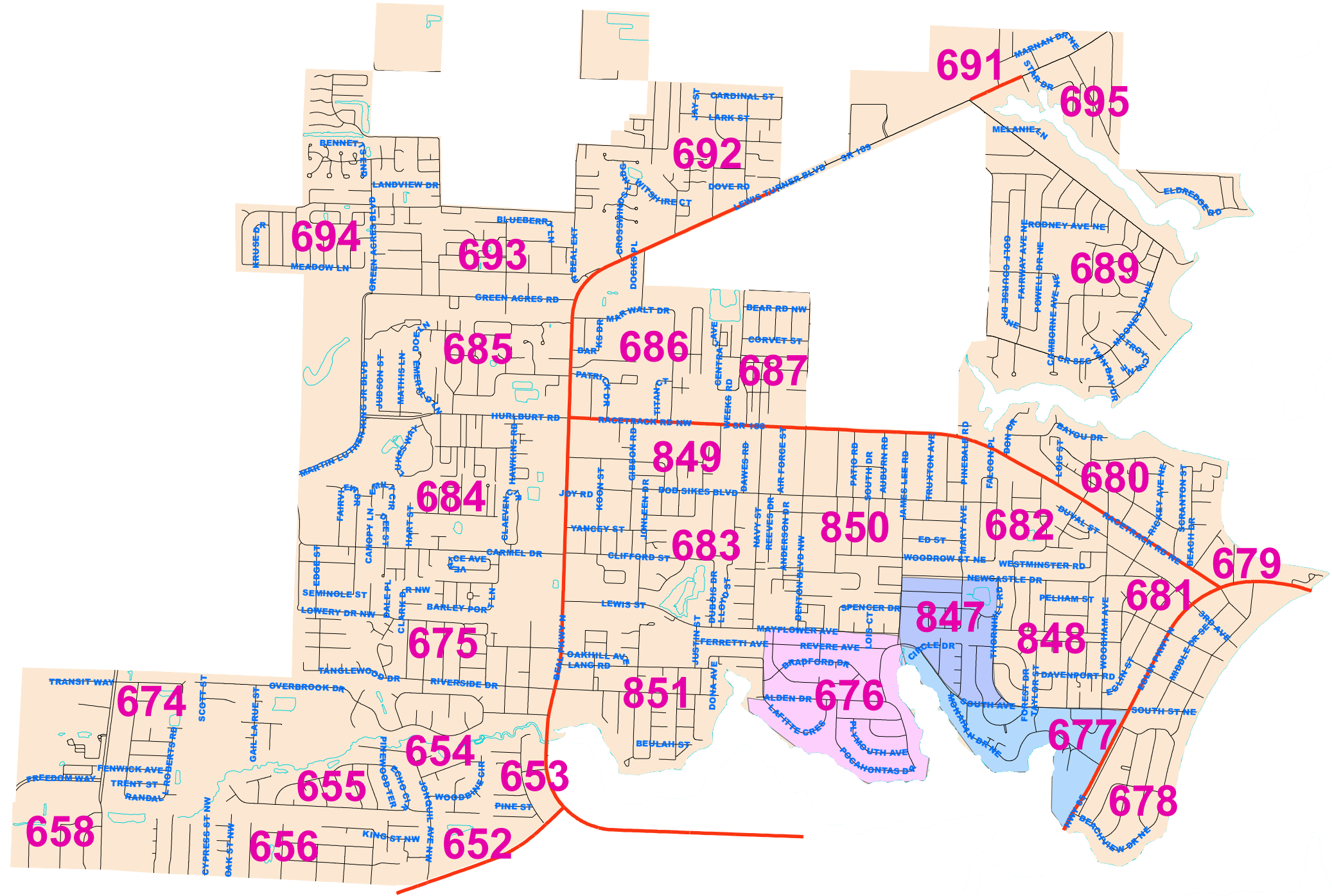
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	677		695
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**A. GENERAL DEMOGRAPHICS**

**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 32547 (15.57% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32547 (15.57%)	32,959	34,139	35,016	36,823	38,178

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

**1. Dwelling Units (32547)**

Year	2019	2023	% of Change 2019-2023
	69	56	-18.84%

**C. GENERAL DESCRIPTION**

Planning Area 32547 is located on the eastern end of south Okaloosa County including the unincorporated communities of Ocean City and Wright. It is densely populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is well established with a defined land use pattern and very little vacant land for future new development. Per the US Census (2022), average household size is 2.3 persons with an estimated median household income of \$61,820 and estimated median house value of \$272,400.

**D. DATAANALYSIS**

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260, an increase of 7,592 people. Planning Area 32547 represents 12.57% of the County's total population. These figures indicated a projected population increase in Planning Area 32547 of 877 persons from 2023-2025 (2.56%), 1,807 persons from 2025-2030 (5.16%), and 1,355 persons from 2030-2035 (3.68%).

**A. GENERAL DEMOGRAPHICS (CONTINUED)**

b. Median House Value (2010): \$189,725

c. Estimate of House Values (2010):

Less than \$10,000: 3,012	\$300,000 to \$399,999: 495
\$10,000 to \$14,999: 331	\$400,000 to \$499,999: 156
\$15,000 to \$19,999: 788	Over \$500,000: 798
\$20,000 to \$24,999: 714	
\$30,000 to \$34,999: 609	
\$35,000 to \$39,999: 0	
\$40,000 to \$49,999: 605	
\$50,000 to \$59,999: 2565	
\$60,000 to \$69,999: 883	
\$70,000 to \$79,999: 775	
\$80,000 to \$89,999: 1075	
\$90,000 to \$99,999: 1359	
\$100,000 to \$124,999: 2635	
\$ 125,000 to \$149,999: 760	
\$150,000 to \$174,999: 3950	
\$200,000 to \$249,999: 959	
\$250,000 to \$299,999: 627	

d. Housing Units in Structures:

One, detached: 7207  
One, attached: 1094  
Two: 185  
3 or 4: 916  
5 to 9: 937  
10 to 19: 571  
20 to 49: 858  
50 or more: 490  
Mobile homes: 1378  
Boats, RV's, vans, etc.: 2213

e. Number of Houses and Condos

Owner-occupied: 13,402  
Renter-occupied: 5,383

**3. Household Data**

a. Average Household Size: 2.3 persons

b. Number of Households: 27,999

c. Size of Family Households: 3,520 2-persons, 1,495 3-persons, 907 4-persons, 432 5-persons, 273 6-persons, 284 7 or more persons.

d. Size of Non-Family Households: 3,636 1-person, 2,381 2-persons, 869 3-persons, 1,373 4-persons

**4. Income Data**

a. Average Adjusted Gross Income (2004): \$39,784

b. Estimated Median Household Income (2010): \$49,279

c. Residents Below Poverty Level (2010): 14.1%

d. Residents Below 50% of Poverty Level (2010): 10.2%

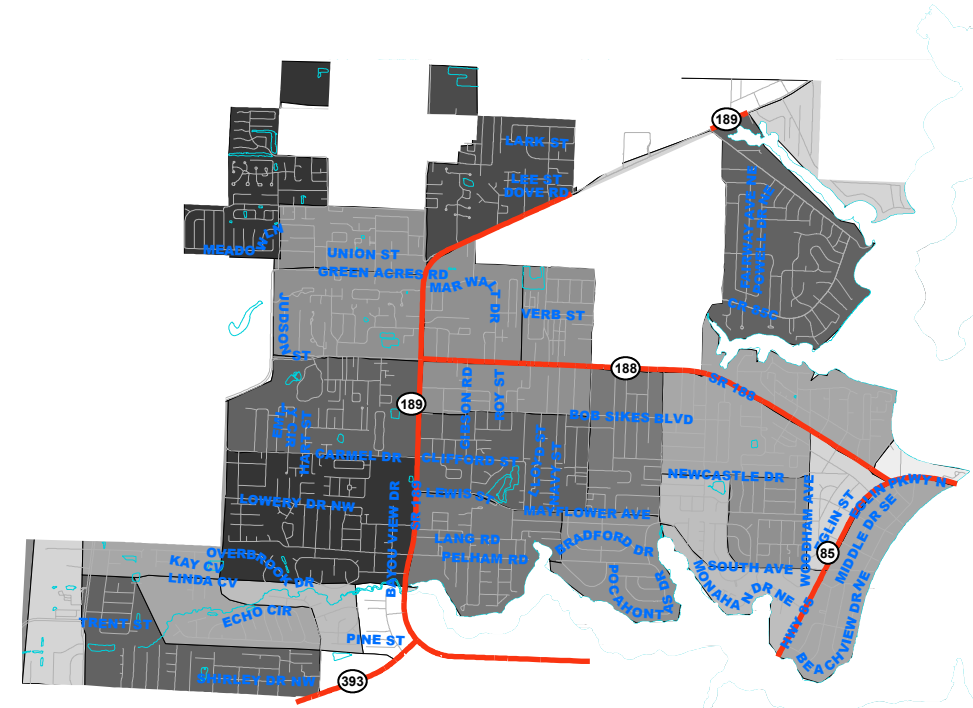
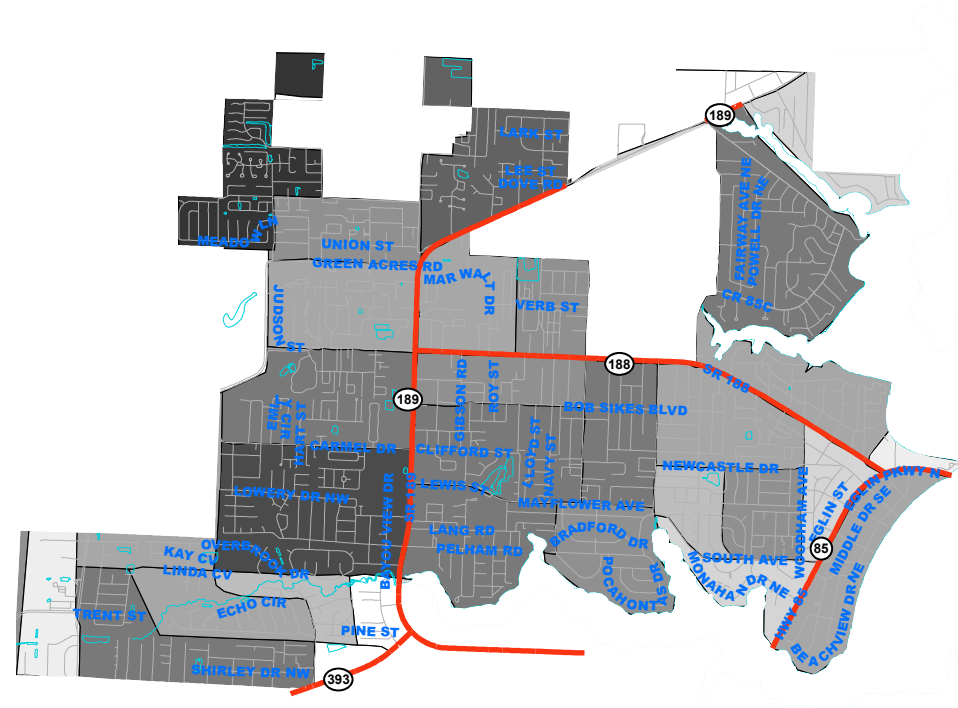
**LEGEND**

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

**2015**

**2045**



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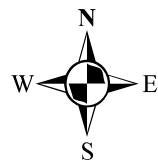
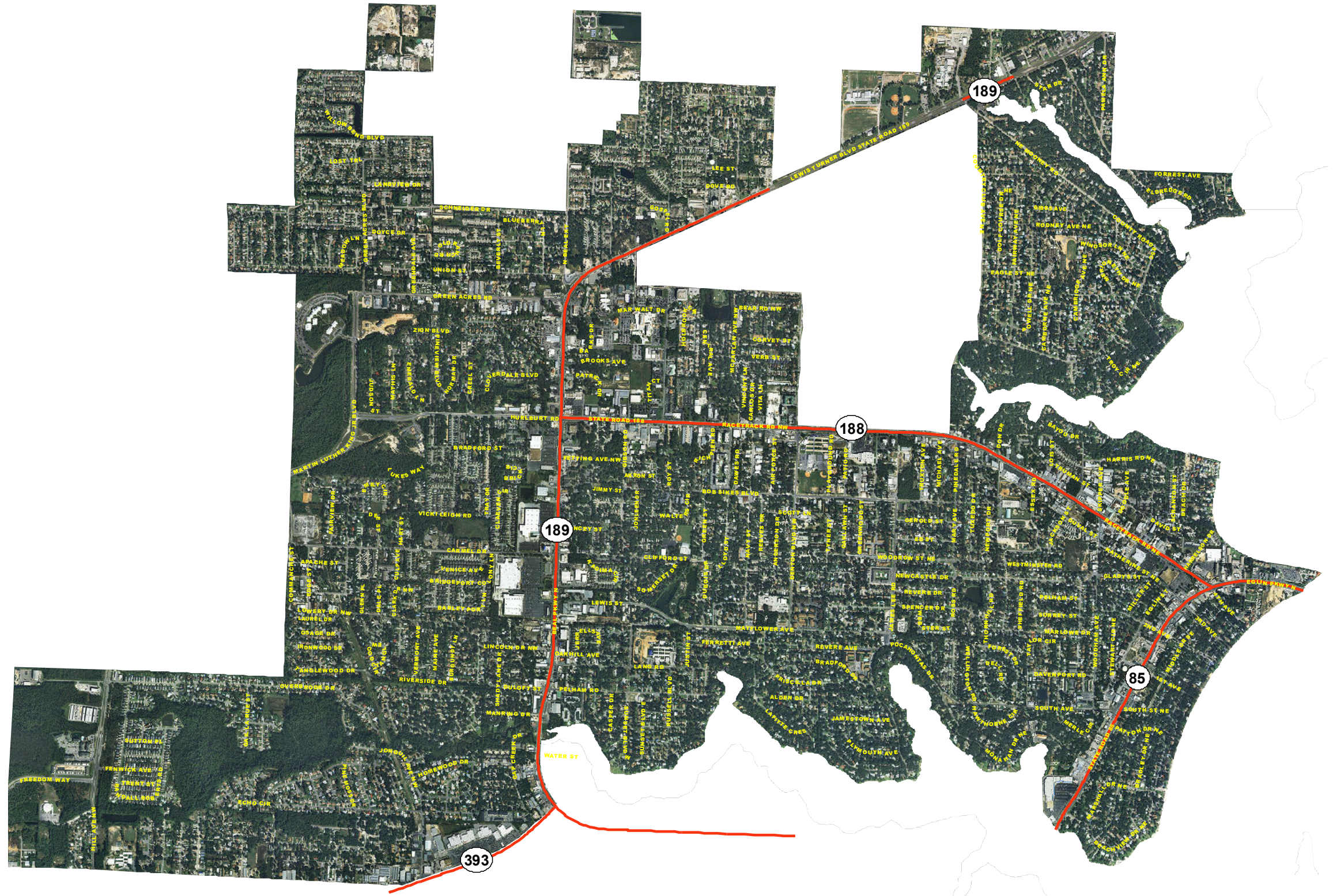
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**LEGEND**

- 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.

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.

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*

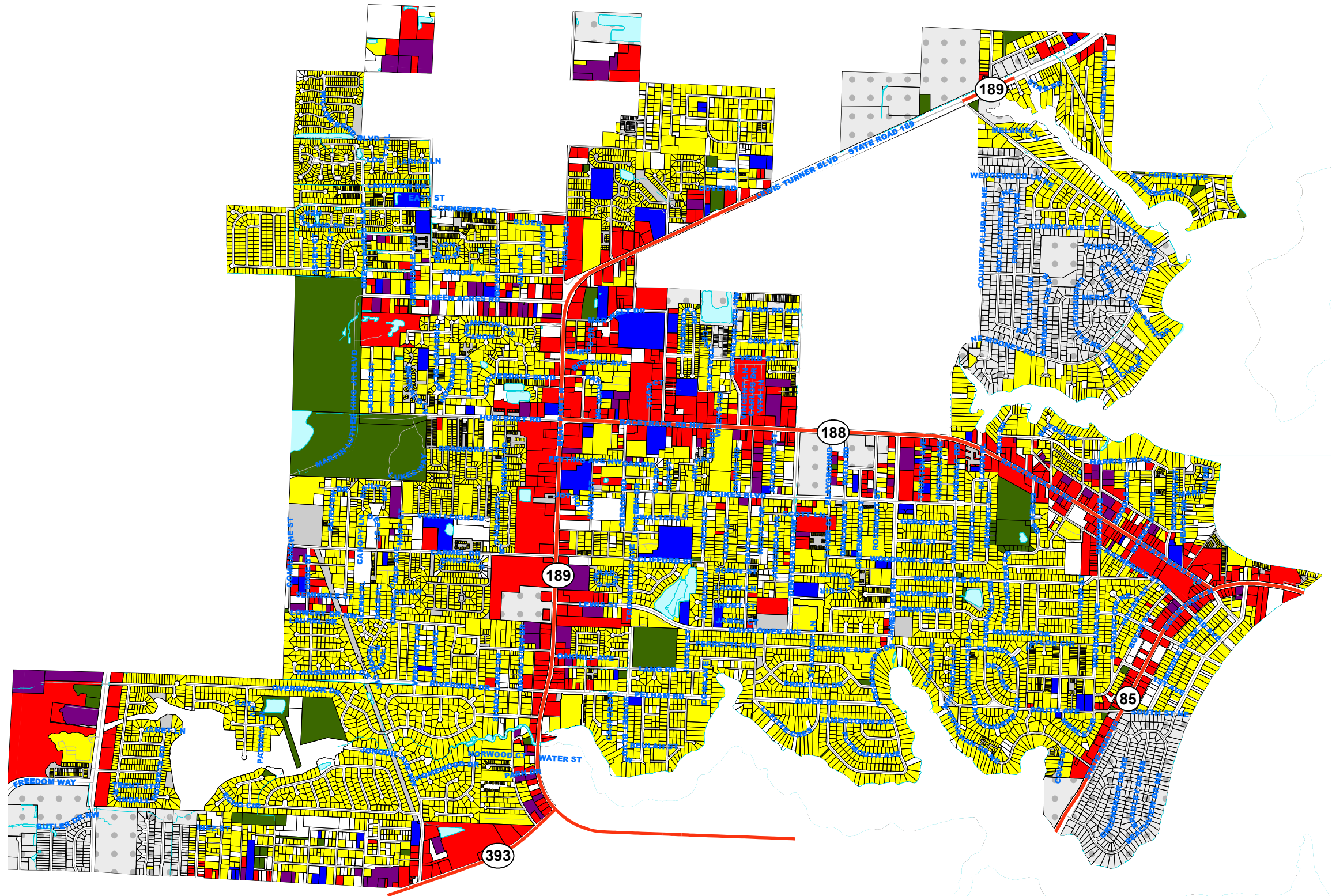
The acreage totals provided for existing land uses and for future land uses are not derived from the same source and therefore, will not be the same acreage totals. The purpose of Table 1 and Table 2 is to show comparison of the difference between what land uses actually exist today and what the land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

<u>Land Use</u>	<u>Acres</u>
Residential:	3,797
Commerical:	651
Industrial:	112
Agriculture:	0
Institutional:	116.5
Public:	448
Other:	113



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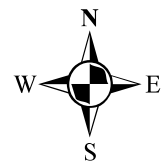
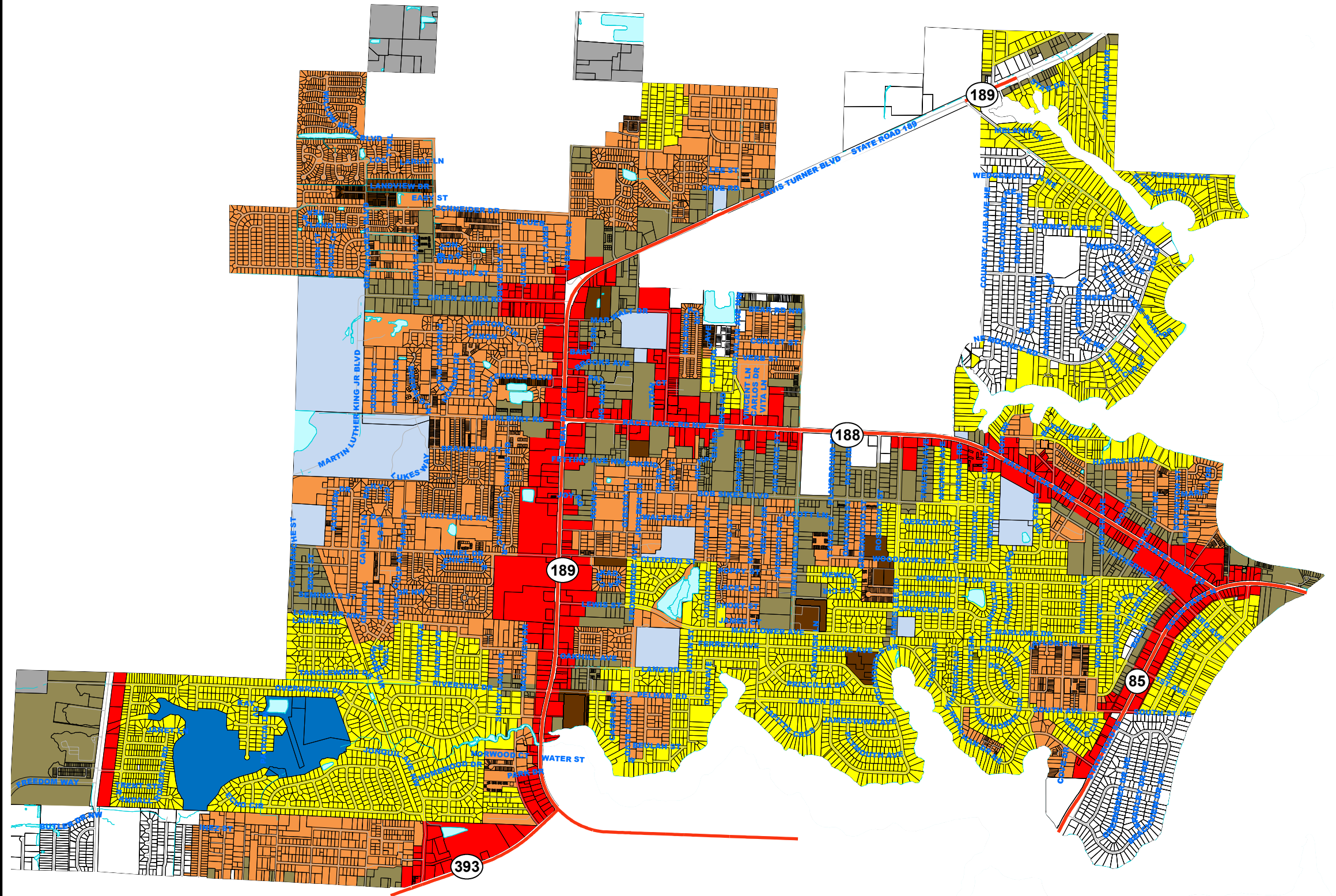
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**LEGEND**

**FUTURE LAND USE**

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



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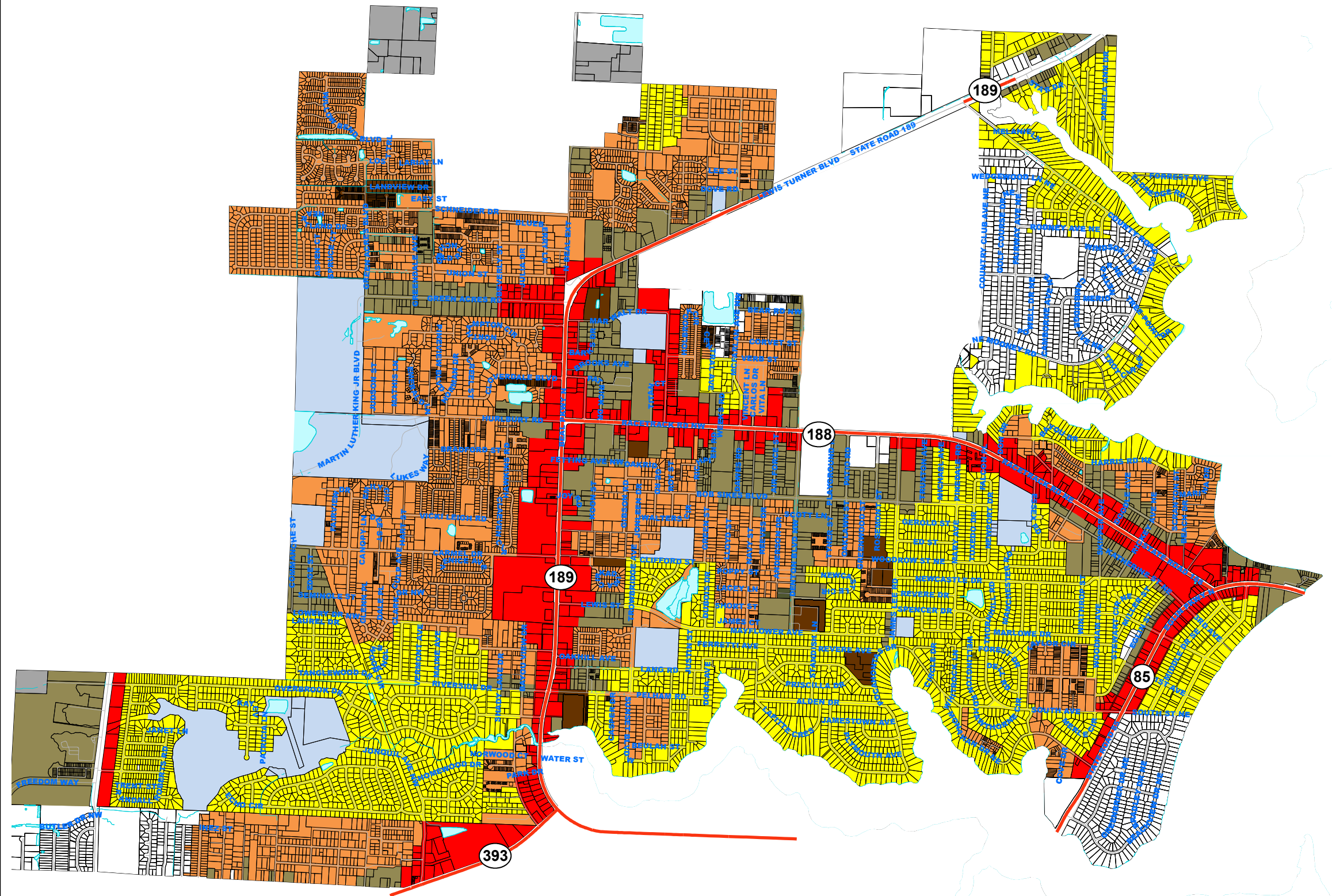
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**LEGEND**

**ZONING**

- GENERAL COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- MOBILE HOME PARK
- MIXED USE
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL - 3
- SUBURBAN RESIDENTIAL



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**C. LAND CHARACTERISTICS**

**1. Vacant Land**

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

**2. Subdivided Lands**

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

**a. Recorded Plats**

A recorded plat shows subdivided lands represented as a plat and recorded in the Official Records of Okaloosa County. There are numerous recorded subdivisions within the planning area most of which are 80% or more built-out.

**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.

**3. Conservation Lands**

Conservation lands within the planning area are shown on Map 10.

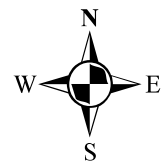
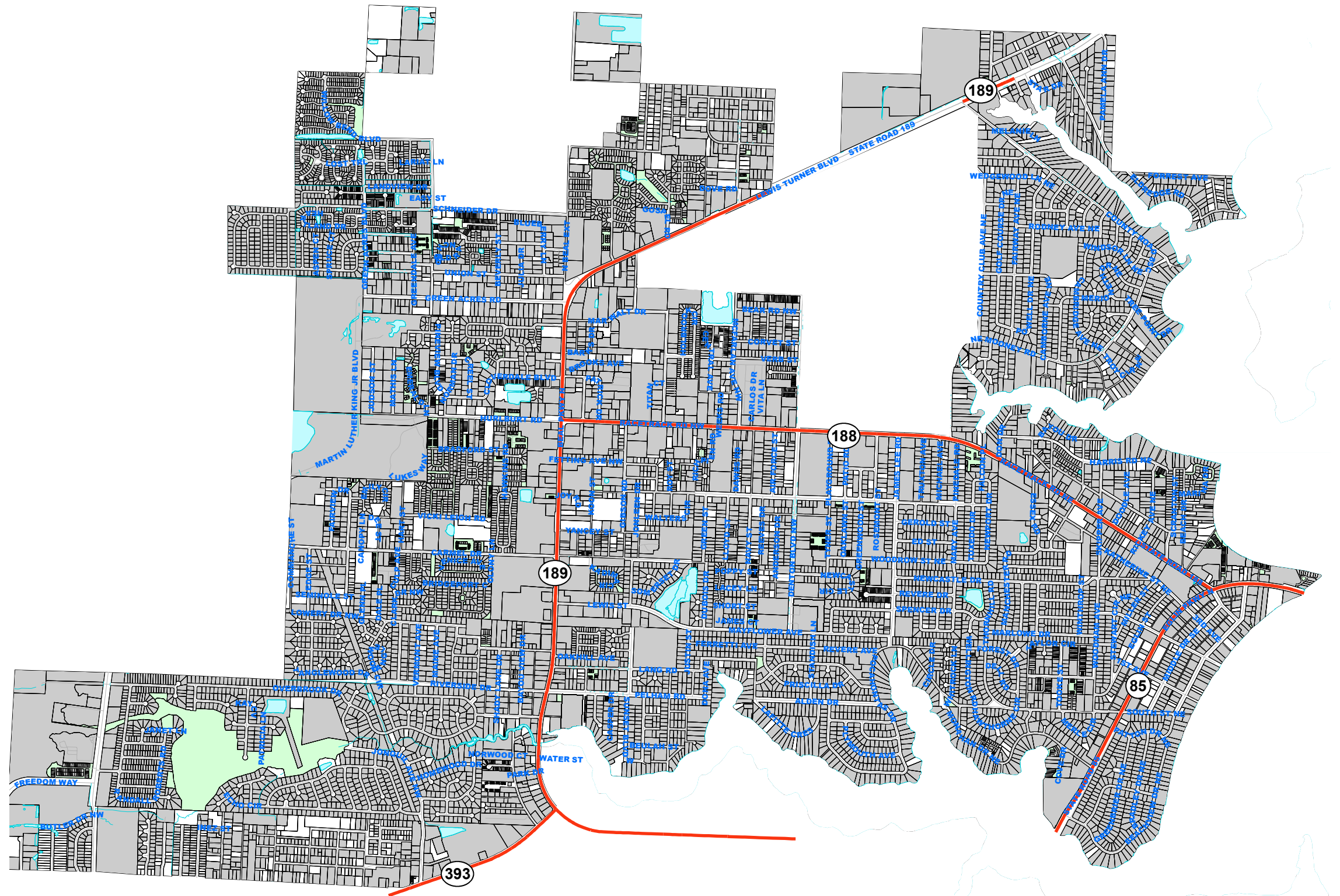
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**VACANT LANDS (Undeveloped)**

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

**CONSERVATION LANDS**

-  Wetlands



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**D. TRANSPORTATION**

Transportation facilities in the planning area are limited to state, county, and local roads and highways. As specified by statute roads and highways within the County as classified as “State Highway System” (s. 335.01, F.S.) or “County Road System” (s. 334.03, F.S.). State and county roadways are shown on Map 6.

**1. State Highway System**

State highways within the planning area include State Road 188 (Racetrack Road), State Road 189 (Lewis Turner Blvd) and a portion of State Road 85 (Eglin Parkway). General characteristics of these roadways 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. State Road 188 (Racetrack Road)**

Segment: Beal Pkwy to SR 85  
 No. of lanes: 4  
 Functional Class: Urban Collector  
 Facility Type: Divided  
 LOS Area: Urbanized  
 FDOT LOS: D  
 County LOS: E

FDOT Station 5091: 950 ft east of SR 189 (Beal Pkwy)  
 2006 AADT: 35,000 LOS: F                      2009 AADT: 29,500 LOS: C  
 2012 AADT: 27,000 LOS: C                      2023 AADT: 27,500 LOS: B  
 LOS Area: Urbanized  
 No. of lanes: 4

FDOT Station 5110: 625 ft E of Skipper Ave  
 2006 AADT: 34,000 LOS: C                      2009 AADT: 28,500 LOS: C  
 2012 AADT: 27,500 LOS: C                      2023 AADT: 27,500 LOS: B  
 LOS Area: Urbanized  
 No. of lanes: 4

FDOT Station 5126: 1025 ft E of Denton Blvd  
 2006 AADT: 31,500 LOS: C                      2009 AADT: 29,000 LOS: C  
 2012 AADT: 27,500 LOS: C                      2023 AADT: 27,000 LOS: B  
 LOS Area: Urbanized  
 No. of lanes: 4

Planned Improvements 2045 LRTPU: Corridor Management

**b. State Road 189**

Lewis Turner Boulevard

Segment: Mooney Rd to Beal Pkwy  
 No. of lanes: 4  
 Functional Class: Minor Arterial  
 Facility type: Divided  
 LOS Area: Urbanized  
 FDOT LOS: D  
 County LOS: E

FDOT Station 0250: 1.6 MI N of SR-188/US-98, Okaloosa County  
 2006 AADT: 32,884 LOS: C                      2009 AADT:28,828 LOS: C  
 2012 AADT: 27,500 LOS: C                      2023 AADT: 31,525 LOS: B  
 LOS Area: Urbanized  
 No. of lanes: 4

Beal Parkway

FDOT Station 5090: 300 ft north of SR 188 (Racetrack Rd)  
 2006 AADT: 45,500 LOS: F                      2009 AADT:34,000 LOS: C  
 2012 AADT: 34,000 LOS: C                      2023 AADT:32,500 LOS: F  
 LOS Area: Urbanized  
 No. of lanes: 4

FDOT Station 5123: 500 ft south of SR 188 (Racetrack Rd)  
 2006 AADT: 43,500 LOS: F                      2009 AADT: 34,000 LOS: C  
 2012 AADT: NO COUNT                      2023 AADT: NO COUNT  
 LOS Area: Urbanized  
 No. of lanes:4

FDOT Station 5095: 200 ft N of Five Mile Bayou  
 2006 AADT: 57,500 LOS: C                      2009 AADT: 47,500 LOS: C  
 2012 AADT: 49,500 LOS: C                      2023 AADT: 50,000 LOS: C  
 LOS Area: Urbanized  
 No. of lanes: 4

Planned Improvements: Corridor Management

**c. State Road 85 (Eglin Parkway)**

Segment: Garnier Bayou Bridge to Woodham Av  
 No. of lanes: 6  
 Functional Class: Principal Arterial  
 Facility Type: Divided  
 LOS Area: Urbanized  
 FDOT LOS: D  
 County LOS: Constrained Facility



FDOT Station 1707: South end of Garnier Bayou Bridge  
2006 AADT: 48,000 LOS: C  
2030 AADT: 34,190 LOS: B  
LOS Area: Urbanized  
No. of lanes: 6

2009 AADT: 38,500 LOS:C

FDOT Station 5108: 300 ft south of Katherine St  
2006 AADT: 52,000 LOS: C  
2030 AADT: 30,260 LOS: C  
LOS Area: Urbanized  
No. of lanes: 6

2009 AADT: 42,000 LOS:C

Planned Improvements 2030 LRTPU: None

**2. County Road System**

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

**a. Numbered County Roads**

There are no numbered county roads within the planning area.

**b. Un-Numbered County Roads**

In addition to the numbered county roads there are other significant roads that provide transportation corridors within the planning area. These un-numbered roads are listed as follows.

General characteristics of un-numbered county roadways are shown in Table 3.

**TABLE 3  
UN-NUMBERED COUNTY ROADS**

Name	Segment	Func. Class.	Area	Type	Lanes	2007 AADT	2009 AADT	2012 AADT	Adopted LOS
Mooney Road	Racetrack Rd to Lewis Turner Blvd	*	**	***	2				E
County Station 80	300 ft N of Racetrack Rd					9103	7593	NA	
County Station 90	450 ft S of Lewis Turner Blvd					2253	2060	NA	
Green Acres Road	Beal Pkwy to MLK, Jr Blvd	*	**	***	4				E
County Station 530	265 ft W of Beverly St					21,488	18,766	NA	
Martin Luther King Jr. Blvd	Green Acres Rd to Lovejoy Rd	*	**	***	4				E
County Station 130	1500 ft S of Green Acres Rd					20,616	15,050	17,546	
County Station 140	2100 ft N of Lovejoy Rd					27,408	24,937	24,536	
Hurlburt Road	Beal Pkwy to MLK Blvd	*	**	***	2				E
County Station 160	300 ft W of Beal Pkwy					11,571	11,449	11,546	
County Station 170	500 ft E of MLK Blvd					10,149	5058	10,108	
James Lee Road	Mayflower Av Racetrack Rd	*	**	***	2	NA	NA	NA	None

\* *Collector*      \*\* *Urbanized*      \*\*\* *Undivided*

**TABLE 3  
UN-NUMBERED COUNTY ROADS (CONTINUED)**

Name	Segment	Func. Class.	Area	Type	Lanes	2007 AADT	2009 AADT	2012 AADT	Adopted LOS
Lewis St/Mayflower Av/ South Av	Eglin Pkwy to Beal Pkwy	*	**	***	2				None
County Station 200 Lewis St 300 ft E of Beal Pkwy						9522	9171	8912	
County Station 210 Lewis St 300 ft W of Justin St						9291	8654	8585	
County Station 220 Mayflower Av 300 ft east of Justin St						10,605	10,224	10,206	
County Station 230 Mayflower Av 200 ft W of James Lee Rd						7764	7702	7517	
County Station 240 South Av 300 ft W of Eglin Pkwy						8932	7998	9540	

NA: Not Available  
Source: Okaloosa County Public Works Department (2012)

\* Collector      \*\* Urbanized      \*\*\* Undivided

**c. Local Streets**

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

**E. UTILITIES**

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

**1. Drinking Water**

Drinking water within the planning area is provided by the City of Fort Walton Beach and Okaloosa County Water and Sewer (OCWS). Of these, OCWS is the provider within the unincorporated county.

**a. Okaloosa County Water & Sewer Garnier System**

The OCWS Mid-County System service area and actual water distribution area is shown on map 7 and described in Table 4.





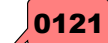
**TABLE 4  
OCWS Garnier SYSTEM**

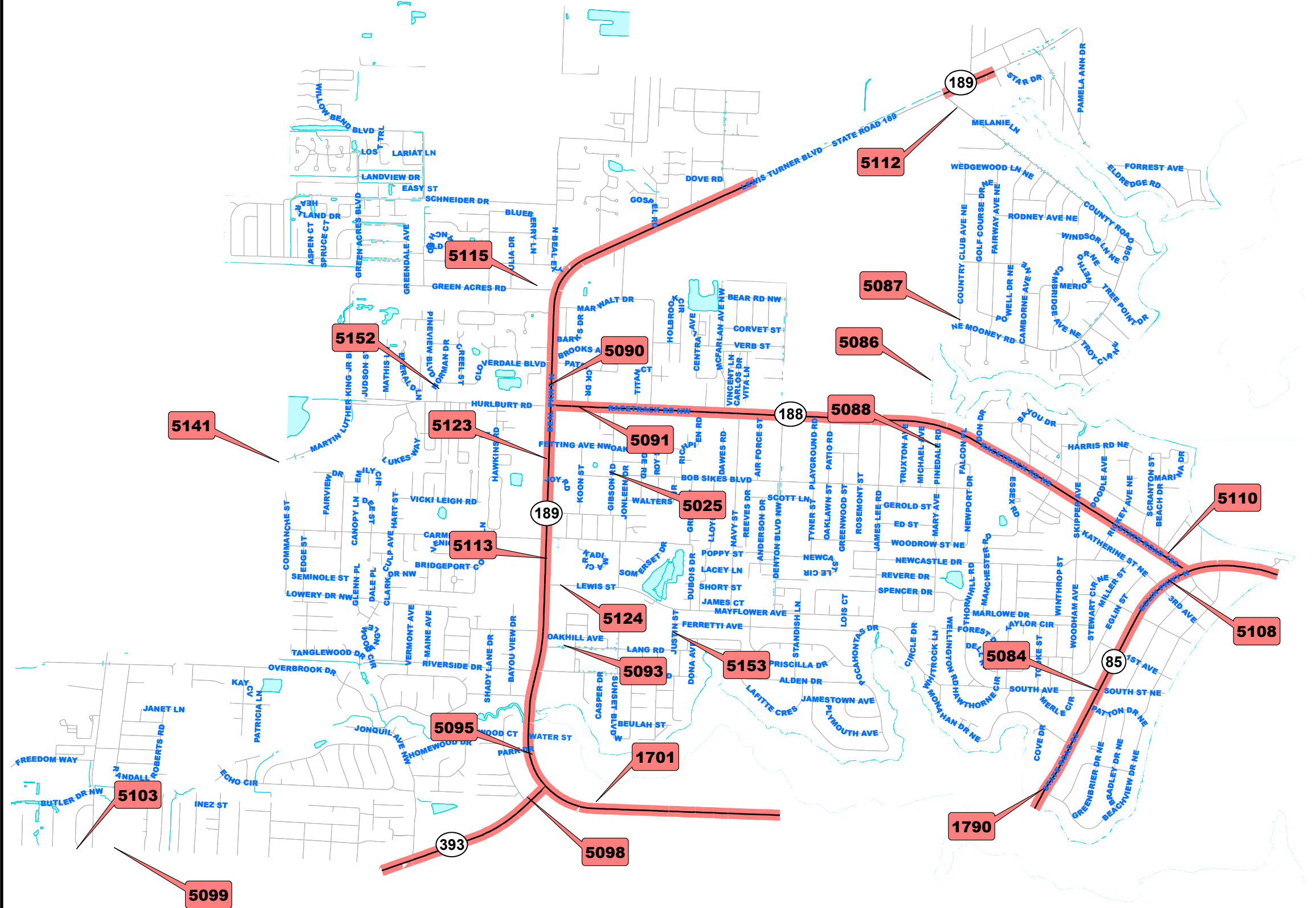
Design Capacity (mgd)	Permitted Capacity (mgd)			No. of Connections	Avg. Monthly Consumption (12-06 to 11-07)	Consumption per Connection (gpd)	Water Demand		
	ADR	MDR	MMR				2010	2015	2020
11.160	5.500	8.200	1.9E+08	25,203	3.740	148	5.38	5.53	5.82

\* Includes water pumped to Garniers Service Area

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

**LEGEND**

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



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**LEGEND**

**OKALOOSA COUNTY WATER SYSTEM**

 **SERVICE AREA**

**CITY OF FORT WALTON BEACH  
WATER SYSTEM**

 **SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**

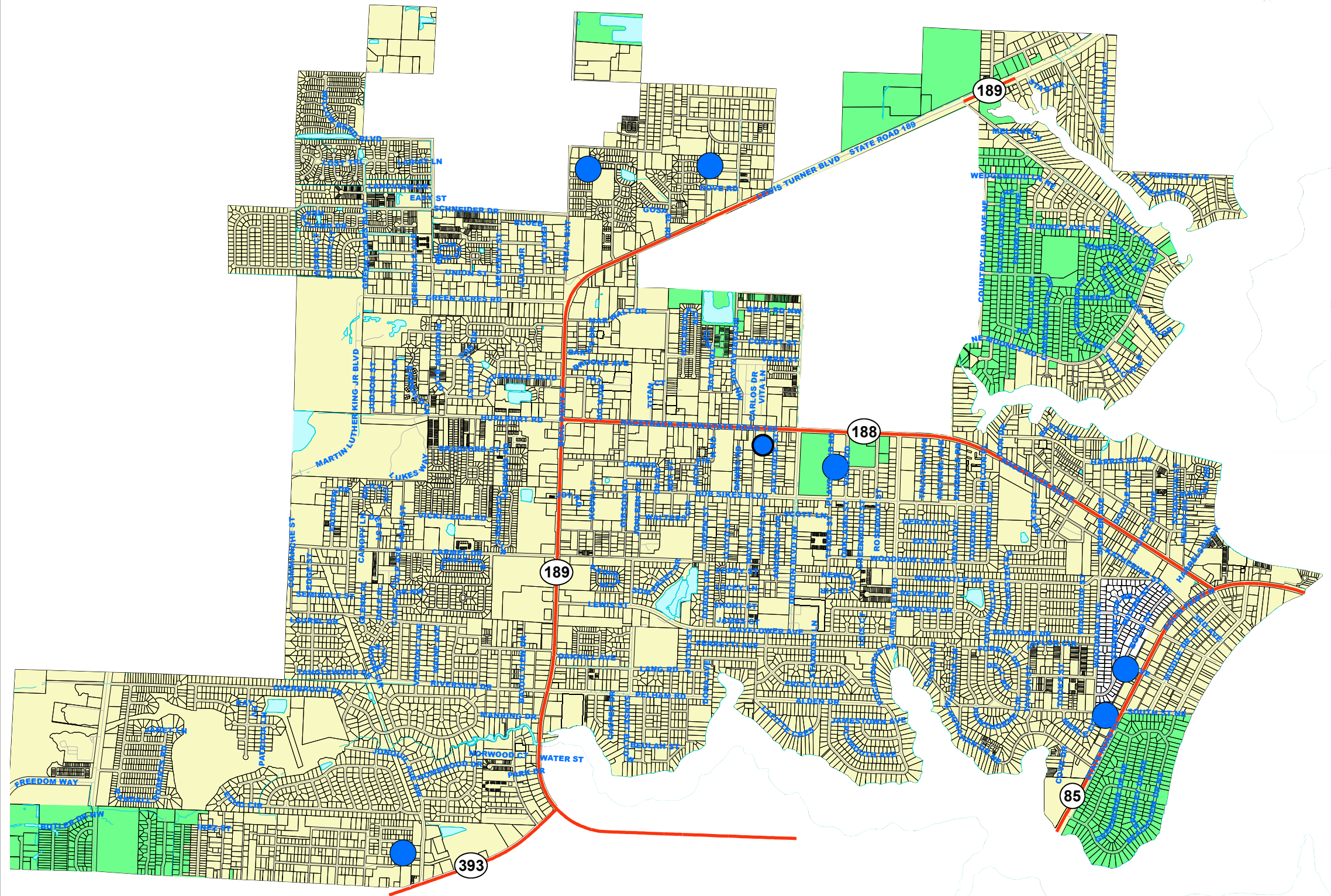
 **EGLIN AFB SERVICE**



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**2. Sanitary Sewer**

Sanitary sewer collection and treatment in the unincorporated area is provided by the Arbennie Pritchett Water Reclamation Facility (WRF), which also serves other service areas including the City of Fort Walton Beach and Eglin AFB. The design capacity of the facility is 15 million gallons per day. Average daily flows for the Garniers service area are shown in Table 5

**TABLE 5  
GARNIERS SERVICE AREA (MGD)  
AVERAGE DAILY FLOWS**

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Year												
2021	3.73	3.84	3.98	4.37	4.52	4.63	5.02	4.57	4.84	4.98	3.62	3.71
2022	3.76	4.00	4.09	4.22	4.31	4.55	4.84	4.22	4.24	3.81	3.62	3.80
2023	3.84	3.86	4.00	4.14	4.04	4.26	4.31	3.83	3.98	3.73	3.54	3.76

Source: Okaloosa County Water & Sewer

**3. Solid Waste**

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

**4. Electric Power**

Electric power is provided by Florida Power and Light.

**F. COMMUNITY FACILITIES**

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. Community facilities are shown on Map 8. These include Northwest Florida Fairgrounds, Ocean City-Wright Fire Control District Stations 1 and 3, Wright Post Office, Fort Walton Beach Medical Center Hospital, Okaloosa Walton College/University of West Florida Fort Walton Beach Campus, and Troy State University Campus.

**G. PUBLIC SCHOOLS**

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

Elementary Schools

Kenwood  
Wright

Middle Schools

W. C. Pryor

High Schools

Choctawhatchee

All of the listed schools are within the city limits of Fort Walton Beach.

Student populations and projected growth trends are shown on Table 6. The location of public schools and attendance zones are shown on Map 9.

**TABLE 6  
STUDENT POPULATION GROWTH TRENDS**

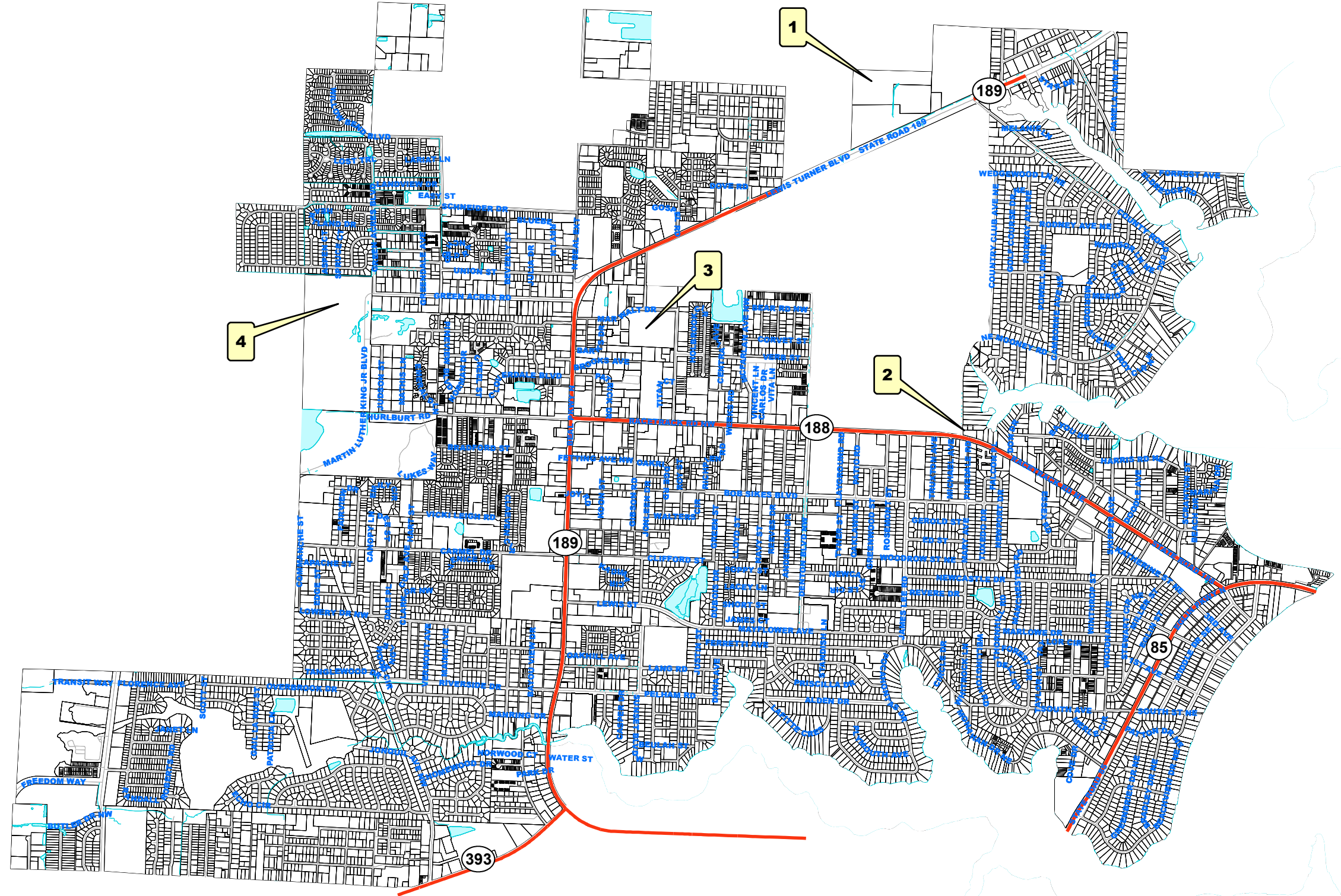
<u>Elementary School</u>	2015	% Change	2020	% Change	2024	% Change	2025 (Projection)	<u>Max. Capacity</u>
Kenwood	606	1.82	617	-14.78	526	0.95	531	616
Wright	664	-2.40	648	-8.33	594	-5.22	563	612
<u>Middle School</u>								
W. C. Pryor	602	21.43	731	-7.11	679	-3.09	658	976
<u>High School</u>								
Choctawhatchee	1,636	1.34	1,658	2.53	1,700	-2.82	1,652	2,076

Source: Okaloosa County School District FISH Report

**LEGEND**

**FACILITY NAME**

- 1. Northwest Florida Fairgrounds
- 2. Ocean City-Wright Fire Control District Stations 1 and 3
- 3. Fort Walton Beach Medical Center Hospital
- 4. University of West Florida Northwest Florida State College and Troy State University Campus.



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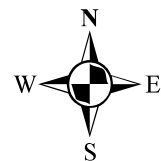
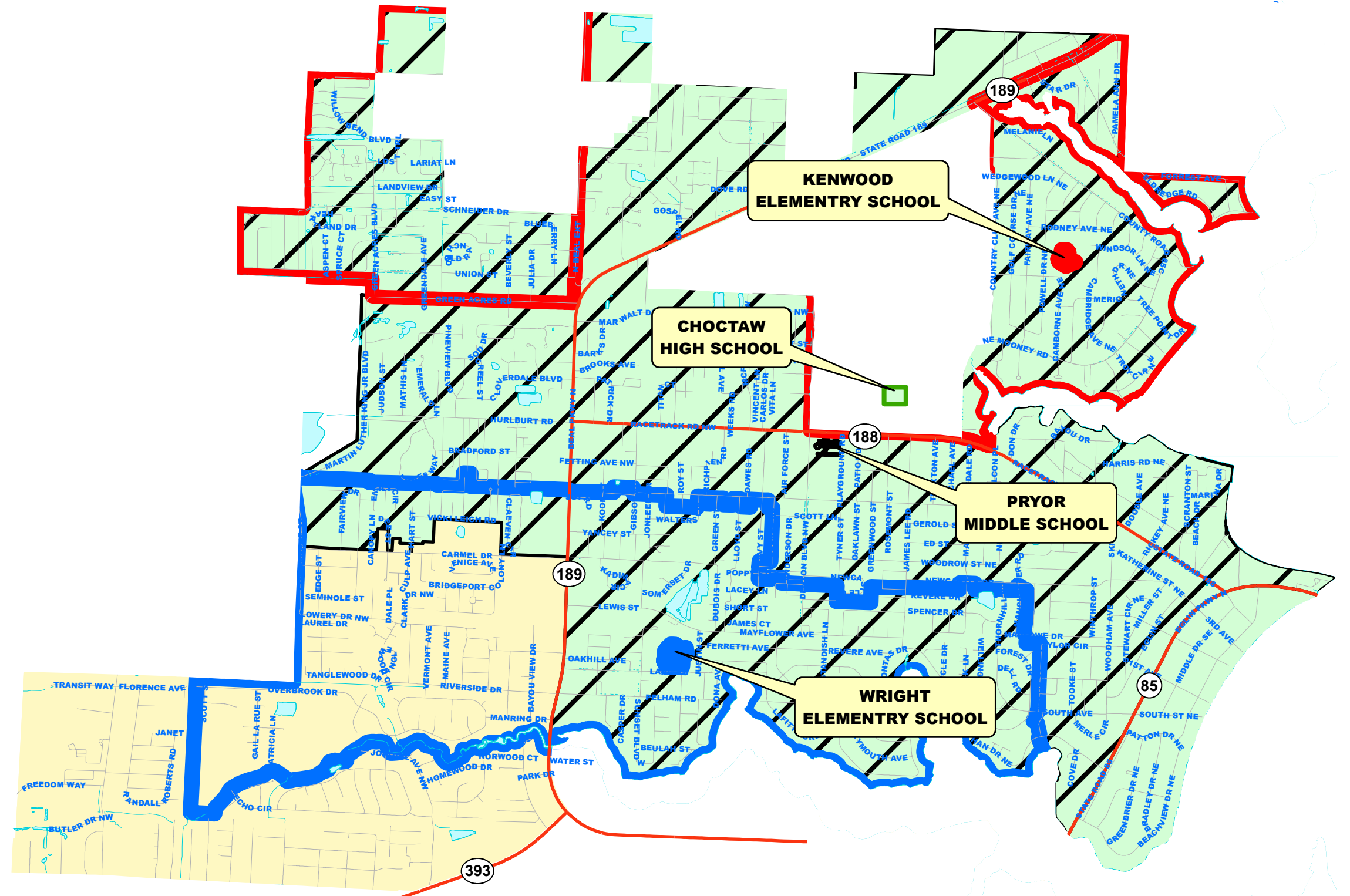
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**LEGEND**

**SCHOOL NAME**

- Choctaw High School
- Fort Walton Beach High School
- W. C. Pryor Middle School
- Kenwood Elementary School
- Wright Elementary 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. These sites are listed in Attachment A. Locations of these sites are not shown on a map so as to prevent looting or vandalism.

2. Public water supplies

Public water supply for this planning area comes primarily from outside the planning area.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 10.

4. Wetlands

Generalized locations of wetland areas is shown on Map 10. 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 10.

6. Habitat areas

Known habitat areas for threatened and endangered species are shown on Map 10.

**I. PARKS AND RECREATION**

Parks and recreation facilities within the planning area are shown on Map 11.

These include the following.

County Neighborhood Parks

1. Sylvania Heights playground

County Undeveloped Neighborhood Parks

2. Doncaster Woods
3. Berkshire Woods Park
4. Lang Road Park
5. Donalbrook Gardens

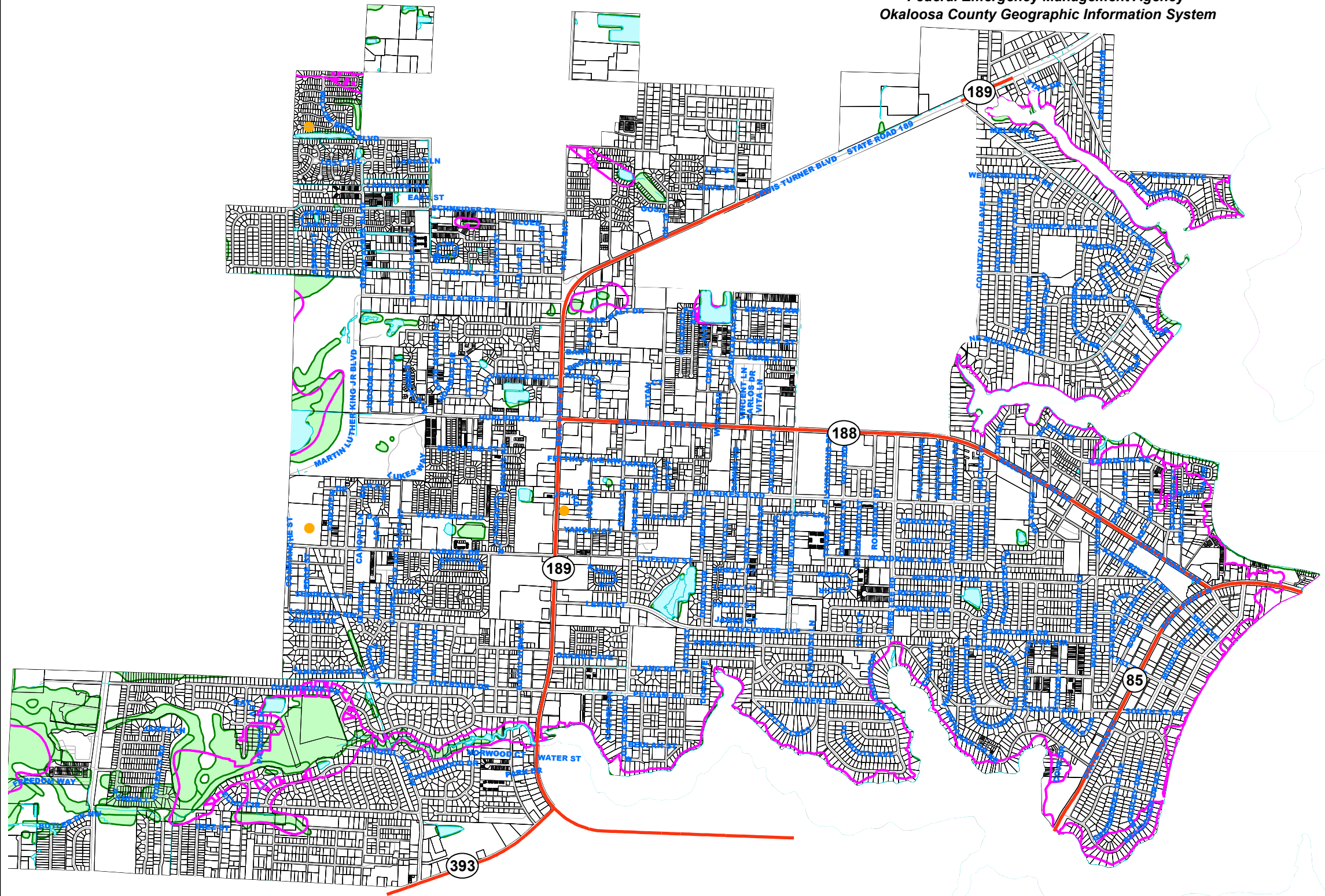
*Source: Okaloosa County Parks Master Plan, 2001*



**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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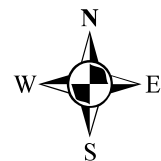
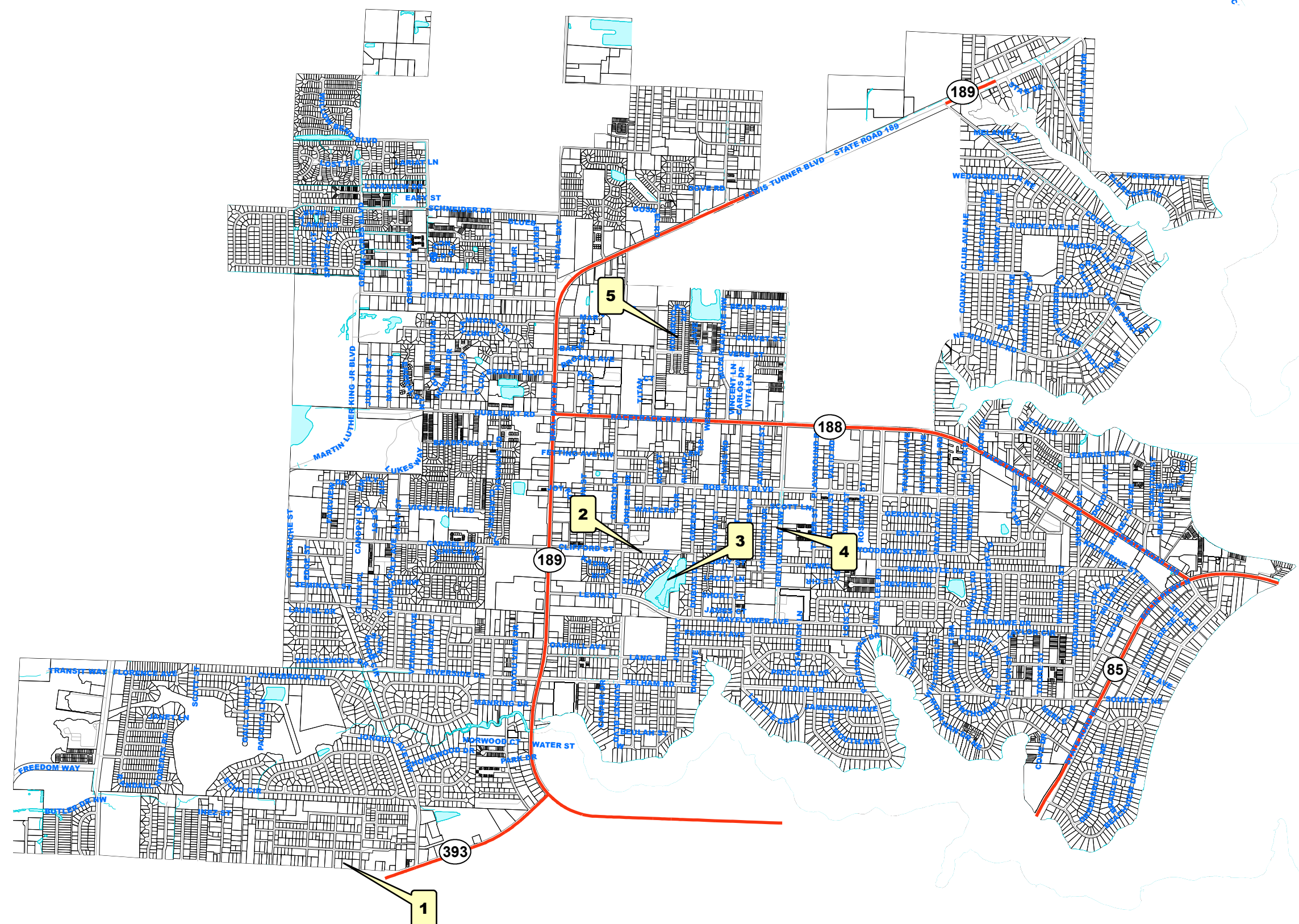
**County Neighborhood Park**

**Park Name**

- 1. Sylvania Heights playground

**County Undeveloped Neighborhood Park**

- 2. Doncaster Woods
- 3. Berkshire Woods Park
- 4. Lang Road Park
- 5. Donalbrook Gardens



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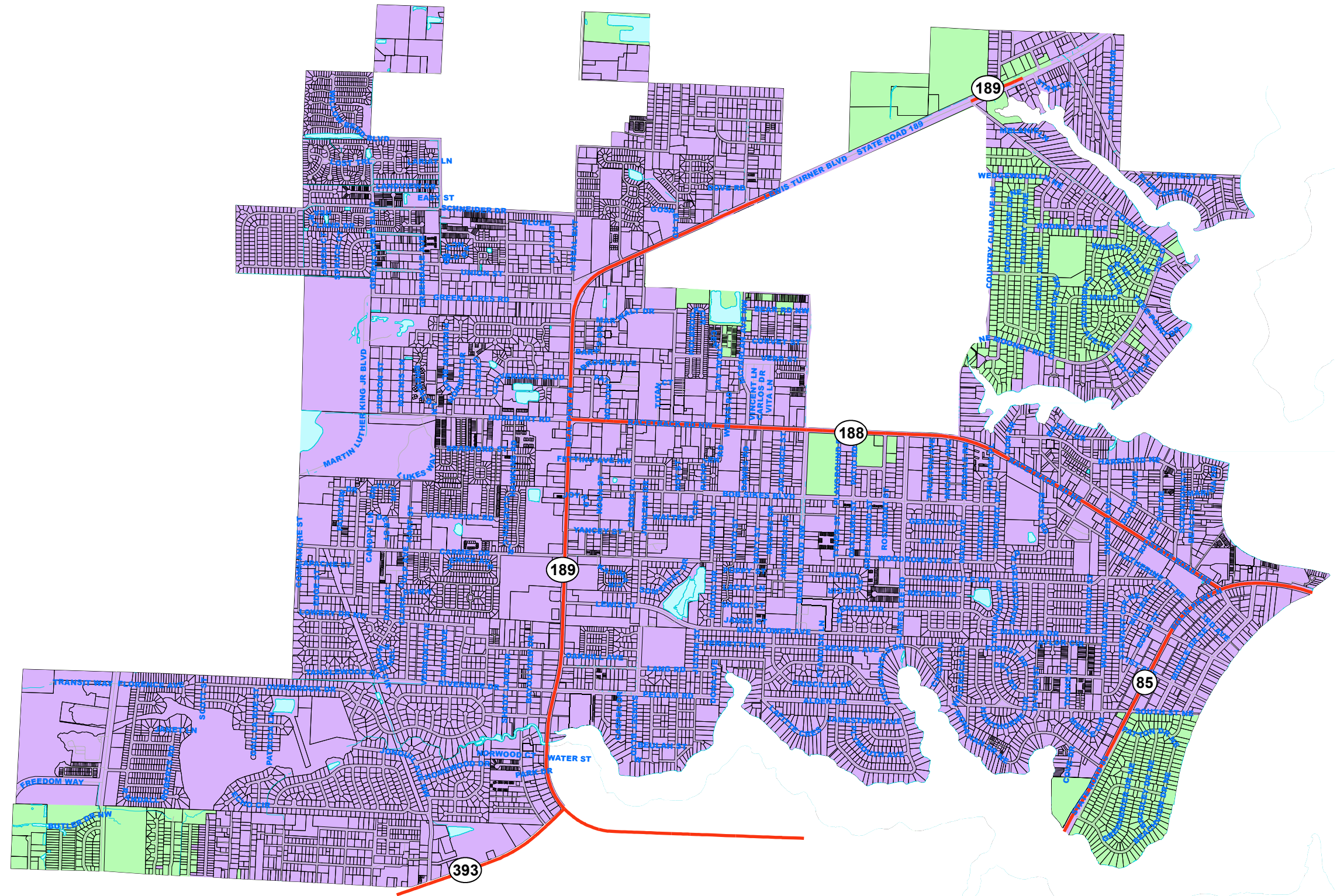
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**LEGEND**

**FIRE DISTRICT**

- 1. Ocean City - Wright
- 2. City of Fort Walton Beach



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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, vehicles trips per household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvement needs.

**General Description**

Planning Area 32547 is located on the eastern end of south Okaloosa County including the unincorporated communities of Ocean City and Wright. It is densely populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is well established with a defined land use pattern and very little vacant land for future new development. Per the US Census (2022), average household size is 2.3 persons with an estimated median household income of \$61,820 and estimated median house value of \$272,400.

**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 (15.57% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32547 (15.57%)	32,959	34,139	35,016	36,823	38,178

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260, an increase of 7,592 people. Planning Area 32547 represents 12.57% of the County's total population. These figures indicated a projected population increase in Planning Area 32547 of 877 persons from 2023-2025 (2.56%), 1,807 persons from 2025-2030 (5.16%), and 1,355 persons from 2030-2035 (3.68%).

2. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 361 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 7. 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 (2.3) to the number of dwelling units for each category.

**CAPITAL IMPROVEMENT PROJECTS**

**Table 6  
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.

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

<b>OCWS WATER PROJECTS</b>								
<b>Name of Project</b>	<b>Funding Source</b>	<b>General Location &amp; Description</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>FY2028</b>	<b>FY2029</b>	<b>FY2030- FY2034</b>
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 7  
RESIDENTIAL DEVELOPMENT POTENTIAL**

<b>FLU Category</b>	<b>Acres (gross)</b>	<b>Allowable units per acre</b>	<b>Number of units</b>	<b>Potential Population</b>
Low Density Residential	1,635	5 du per acre	5,722	13,161
Medium Density Residential	1,115	16 du per acre	12,488	28,722
High Density Residential	79	25 du per acre	1,382	3,179
Mix Use	631	25 du per acre	11,042	25,396
Suburban Residential	476	16 du per acre	5,331	12,261
Commercial	482	25 du per acre	8,435	19,401
Institutional	230	25 du per acre	4,025	9,258
Industrial	71	25 du per acre	1,243	2,859
<b>TOTAL RESIDENTIAL</b>	<b>4,719</b>	1,635 at 5 du per acre 1,114 at 16 du per acre 1,045 at 25 du per acre	5,722 17,819 26,127	13,161 40,983 60,093
		<b>TOTALS AT 4,719 ACRES</b>	<b>49,668</b>	<b>114,237</b>

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

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

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

**32547 Capital Improvement Needs Assessment**

1. Roadways

Transportation information has been provided in Section D of this planning profile. Roadways within the planning area for which LOS standards have been adopted are: State Road 188 (Racetrack Road); State Road 189 (Lewis Turner Blvd.), and a portion of State Road 85 (Eglin Pkwy). Based on 2023 AADT counts the operational characteristics of these roadways are as follows: SR 188 – LOS D, E; SR 189 (Lewis Turner Blvd.) – LOS D, E, (Beal Pkwy) – LOS C, F; SR 85 – LOS D.

It should be noted that the Florida Department of Transportation has operation and maintenance responsibility for state roads while the County is responsible for county roads. Any needed improvements to state roads must be scheduled as part of the Transportation Planning Organization transportation planning process.

2. Potable Water Systems

Central water service within the planning area is provided by Okaloosa County Water & Sewer (OCWS) Garnier system. The design capacity of the system is 11.160 million gallons per day (mgd). According to the Okaloosa County Water and Sewer Department the average demand on the system in 2025 will be 5.38, in 2030 will be 5.53 and in 2035 will be 5.82, which is well below the design capacity. As such, no capital expenditures are required to maintain potable water LOS standards.

3. Sanitary Sewer

Sanitary sewer collection and treatment in the unincorporated area is provided by the Arbennie Pritchett Water Reclamation Facility (WRF), which also serves other service areas including the City of Fort Walton Beach and Eglin AFB. The design capacity of the facility is 15 million gallons per day. Average daily flows for the Garniers service area is less than 5 mgd and results in excess treatment capacity. No capital expenditures will be required to maintain LOS standards during the 10-year planning period.

4. Solid Waste

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

5. Stormwater Management/Drainage

The adopted LOS for stormwater is specifically oriented toward new development that has occurred since 2000. That is to say since 2000 all residential and nonresidential development has been designed and constructed in accordance with the established stormwater LOS standard at the expense of the developer. 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 (BEER) 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.

High Schools  
Choctawhatchee

Middle Schools  
Pryor

Elementary Schools  
Wright  
Kenwood

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

**Findings and Conclusions**

- No immediate capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- The planning area is largely built-out with only limited acres of vacant land remaining.
- Unless this area becomes marketable and determined to be suitable as a substantial redevelopment area, no significant amount of capital improvement resources are needed for this area.



**APPENDIX A**

**Property Appraisers Use Codes**

**USE CODE USE DESCRIPTION**

000000 VACANT  
 000009 VACANT TOWNHOUSE LAND  
 000060 VACANT/COMMERCIAL/XFOB  
 000070 VACANT/SINGLE FAMILY RESIDENT/XFOB  
 000080 VACANT/INST/XFOB  
 000100 SINGLE FAMILY  
 000102 SINGLE FAMILY RESIDENT/MOBILE HOME  
 000106 SINGLE FAMILY RESIDENT/RETIREMENT  
 000107 SINGLE FAMILY RESIDENT/ADULT CONGREGATE LIVING FACILITY  
 000108 SINGLE FAMILY RESIDENT/RENTAL  
 000109 SINGLE FAMILY RESIDENT/TOWNHOUSE  
 000110 SINGLE FAMILY RESIDENT/COMMERCIAL  
 000111 SINGLE FAMILY RESIDENT/STORE/SHOP  
 000117 SINGLE FAMILY RESIDENT/OFFICE  
 000119 SINGLE FAMILY RESIDENT/GOVERNMENT TOWNHOUSE LEASE  
 000120 SINGLE FAMILY RESIDENT BAYOU  
 000121 SINGLE FAMILY RESIDENT/RESTAURANT  
 000128 SINGLE FAMILY RESIDENT/ MOBILE HOME PARK  
 000130 SINGLE FAMILY RESIDENT BAY FRONT  
 000131 SINGLE FAMILY RESIDENT CANAL  
 000132 SINGLE FAMILY RESIDENT RIVER  
 000133 SINGLE FAMILY RESIDENT SOUND  
 000134 SINGLE FAMILY RESIDENT LAKE  
 000140 SINGLE FAMILY RESIDENT GOLF  
 000148 SINGLE FAMILY RESIDENT/WAREHOUSE/STORAGE  
 000172 SINGLE FAMILY RESIDENT/DAY CARE  
 000200 MOBILE HOME  
 000210 TRAILER PARK  
 000217 MOBILE HOME/OFFICE  
 000220 MOBILE HOME  
 000225 RV PARK  
 000230 MOBILE HOME/SINGLE FAMILY RESIDENT LOT  
 000240 MOBILE HOME/SINGLE FAMILY RESIDENT WTR  
 000250 MOBILE HOME/SINGLE FAMILY RESIDENT CNL  
 000260 MOBILE HOME/SINGLE FAMILY RESIDENT WATER

**USE CODE USE DESCRIPTION**

000270 MOBILE HOME/SINGLE FAMILY RESIDENT CANAL  
 000280 RH WATER  
 000290 REC. HOME  
 000300 MULTI-FAMILY  
 000400 CONDOMINIUM  
 000407 CONDO  
 000408 CONDO-TIMESHARE  
 000409 LTD CONDO-COM ELEMENT  
 000499 CONDO BOAT DOCKS  
 000500 COOPERATIVES  
 000600 RETIREMENT HOMES  
 000700 VOLUNTEER FIRE DEPT  
 000800 MULTI-FAMILY  
 000900 DO NOT USE/DOR  
 001000 VACANT COMMERCIAL  
 001100 STORES, 1 STORY  
 001101 STORE/SINGLE FAMILY RESIDENT  
 001102 STORE MOBILE HOME  
 001110 CONVENIENCE STORE  
 001111 STORE/FLEA MARKET  
 001126 CONVENIENCE STORE/GAS  
 001200 STORE/OFFICE/RESIDENT  
 001300 DEPARTMENT STORES  
 001400 SUPERMARKET  
 001500 REGIONAL SHOPPING  
 001600 COMMUNITY SHOPPING  
 001609 SHOPPING COMPLEX  
 001700 OFFICE BUILDINGS  
 001709 OFFICE COMPLEX  
 001710 COMMERCIAL CONDO  
 001703 OFFICE/MULTI FAMILY  
 001800 MULTI STORY OFFICE  
 001900 PROFESSIONAL BLDG  
 002000 TRANSIT TERMINALS  
 002010 AIRPARK  
 002100 RESTAURANTS/ARK

**OKALOOSA COUNTY  
PLANNING PROFILE**

**PLANNING AREA 32541**

**FORT WALTON BEACH**

**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