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PLANNING AREA 32536

CRESTVIEW/AUBURN

Prepared by
Department of Growth Management
Planning and Zoning Division
2018

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OKALOOSA COUNTY PLANNING PROFILES

Foreward

The purpose of this "Planning Profile" is to update and-reformat data and information to be used for revising/updating the Comprehensive Plan via the Evaluation and Appraisal Report process.

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

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

Data Sources

- A. Bureau of Economic Business Research (BEBR), University of Florida, 2017; Citydata.com 2016
- B. LAND USE: *Growth Management GIS 2018*
- C. LAND CHARACTERISTICS: *Official Records of Okaloosa County; Growth Management GIS 2018*
- D. TRANSPORTATION: *Florida Department of Transportation 2017 AADT Report; Okaloosa County Public Works Traffic Report 2017*
- E. UTILITIES: *Northwest Florida Water Management District Region II Water Demand Report 2015*
- F. COMMUNITY FACILITIES: *Growth Management GIS 2018*

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

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

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

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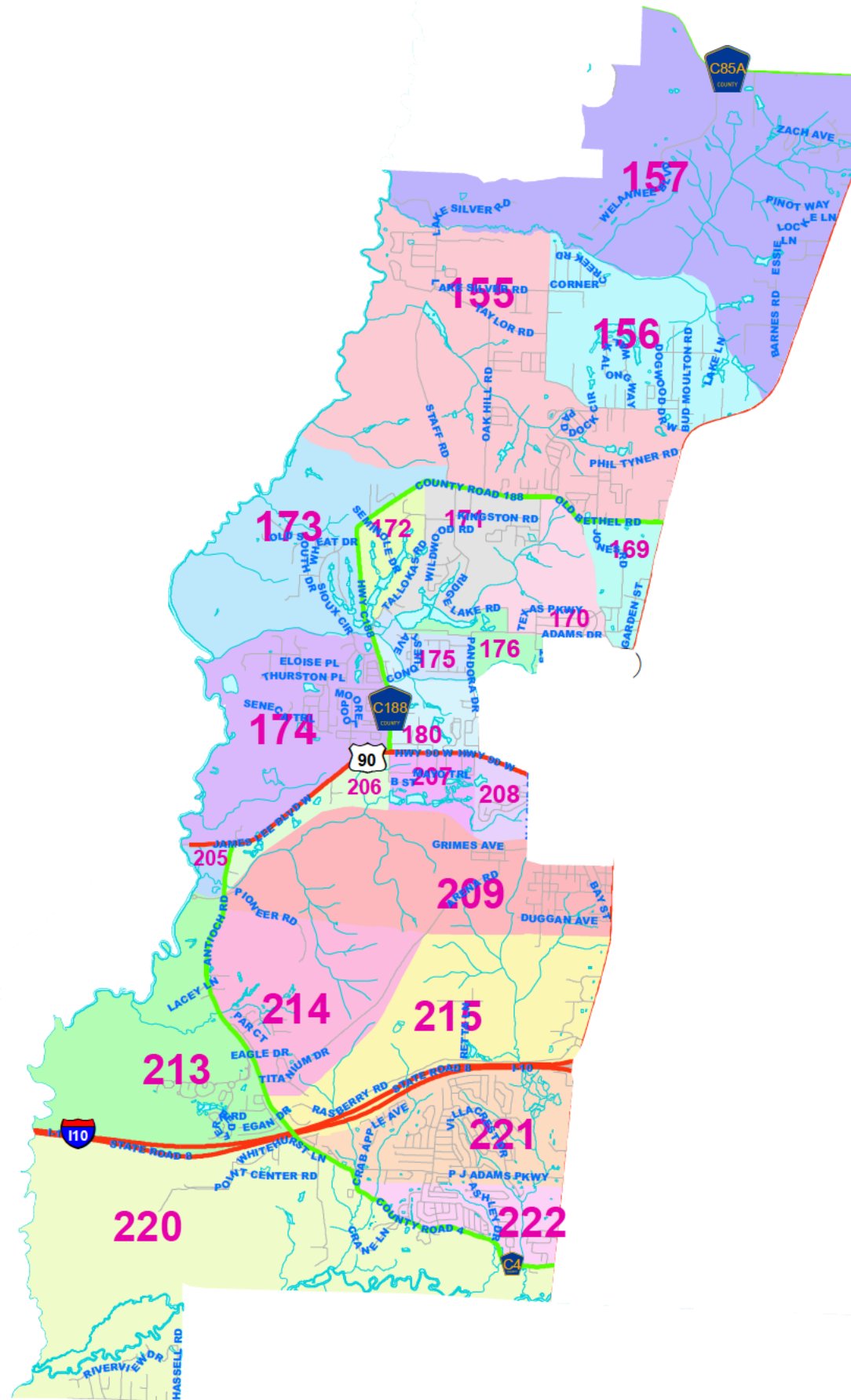
List of Appendix

Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

155	176	220
156	180	221
157	205	222
169	206	
170	207	
171	208	
172	209	
173	213	
174	214	
175	215	



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A. GENERAL DEMOGRAPHICS

POPULATION DATA

1. Population Estimates (Okaloosa County)					
Year:	2010	2017	% of Change 2010-2017	2030	% of Change 2017-2030
	180,822	195,488	8.11%	229,000	14.63%

2. Population Estimates (32536)				
Year:	2010	2017	% of Change 2010-2017	% of County Population
	20,978	25,001	19.18%	12.80%

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

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

1. Dwelling Units (32536)			
Year:	2010	2018	% of Change 2010-2018
	69	59	-14.49%

Source: Okaloosa County Eden System (2018)

C. GENERAL DESCRIPTION

Planning Area 32536 is comprised of the City of Crestview urbanized area and surrounding unincorporated Auburn/Silver Springs communities. The urbanized area is more densely populated and contains typical urban services, shopping centers, grocery supermarkets, government offices, etc. This area is well established with a defined land use pattern. The Auburn/Silver Springs area has been transitioning from primarily rural to a more subdivided residential area.

The Auburn/Silver Springs communities provide basic community services such as grocery stores, post office, fire stations, and restaurants.

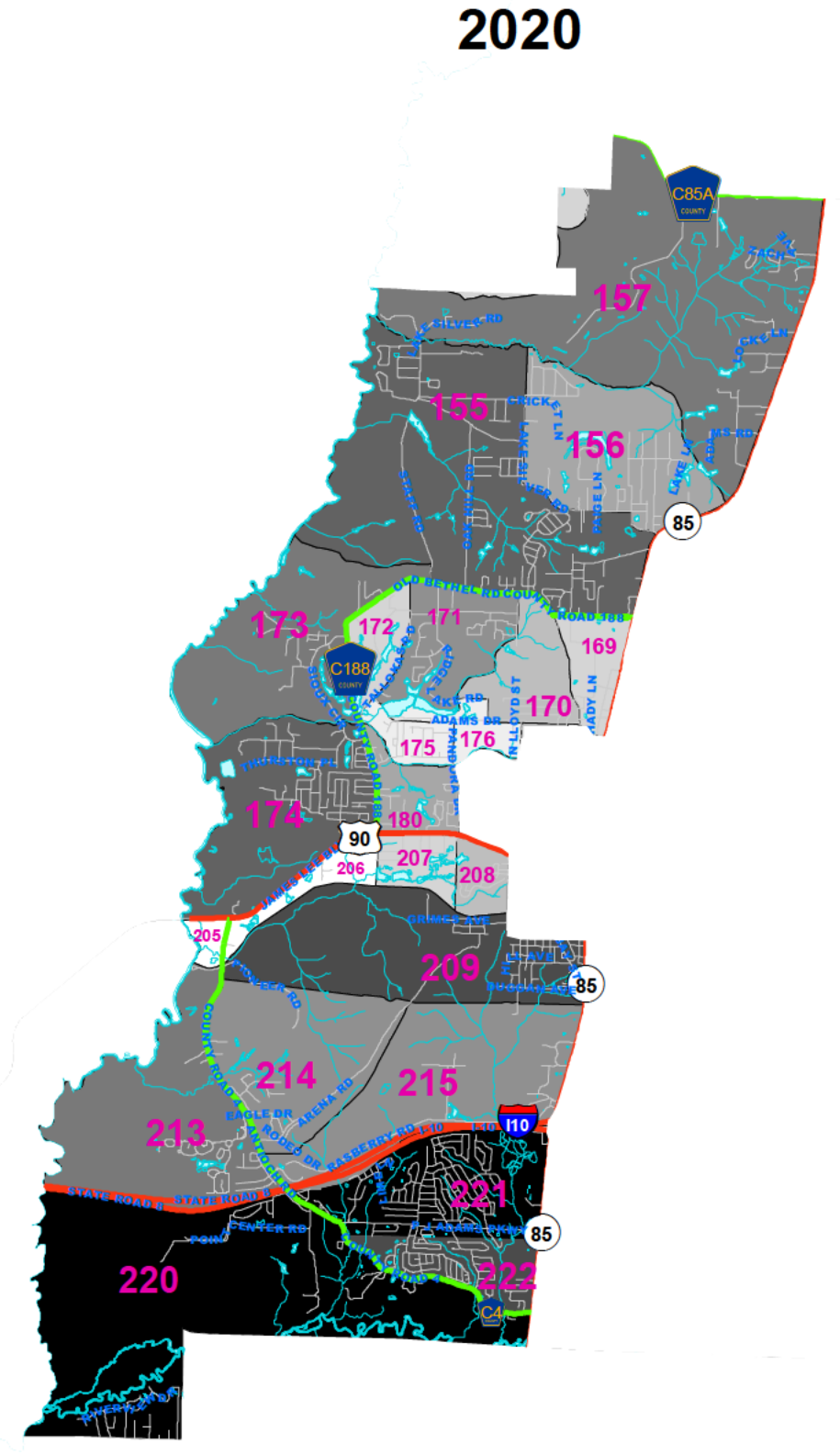
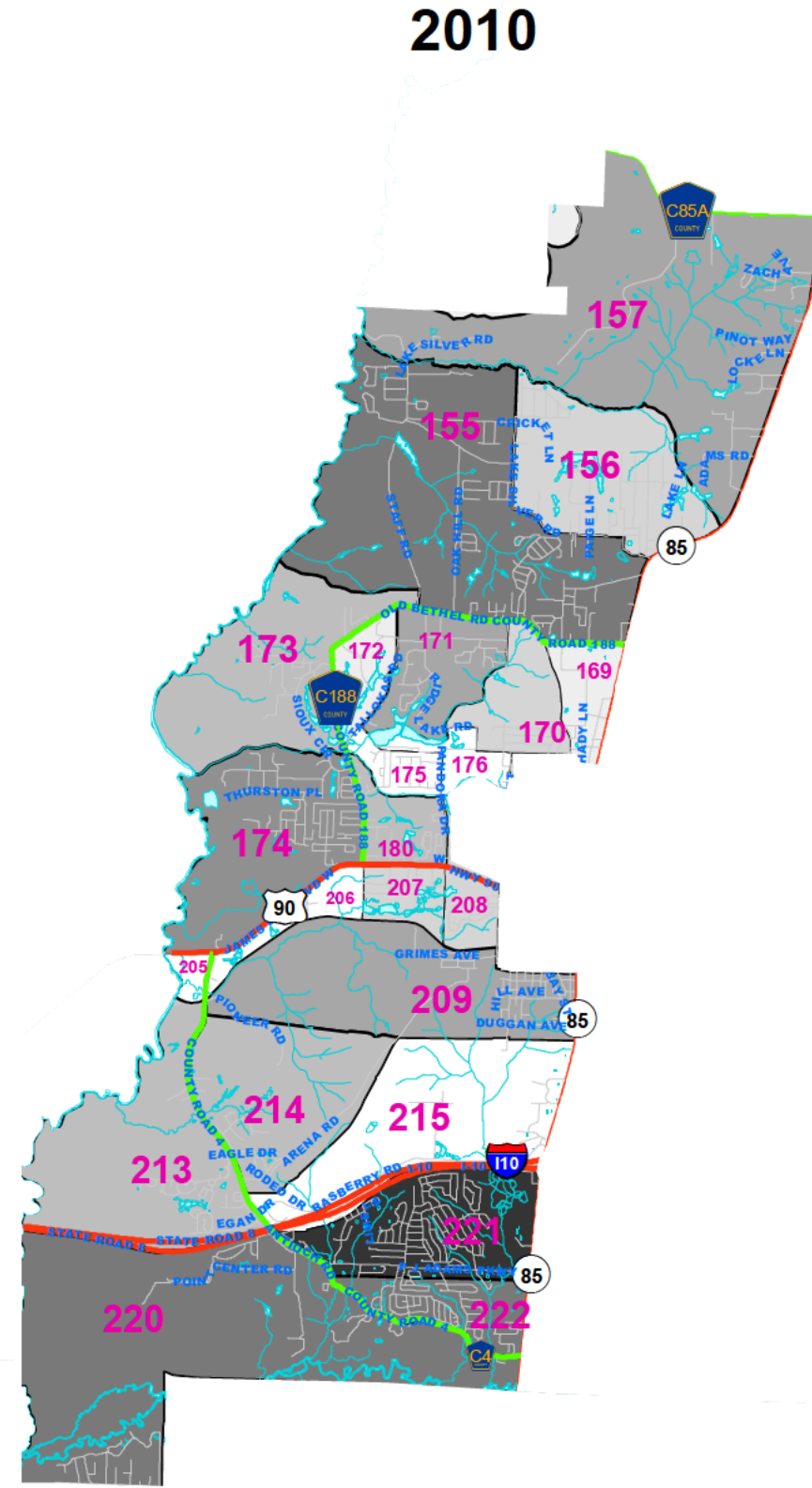
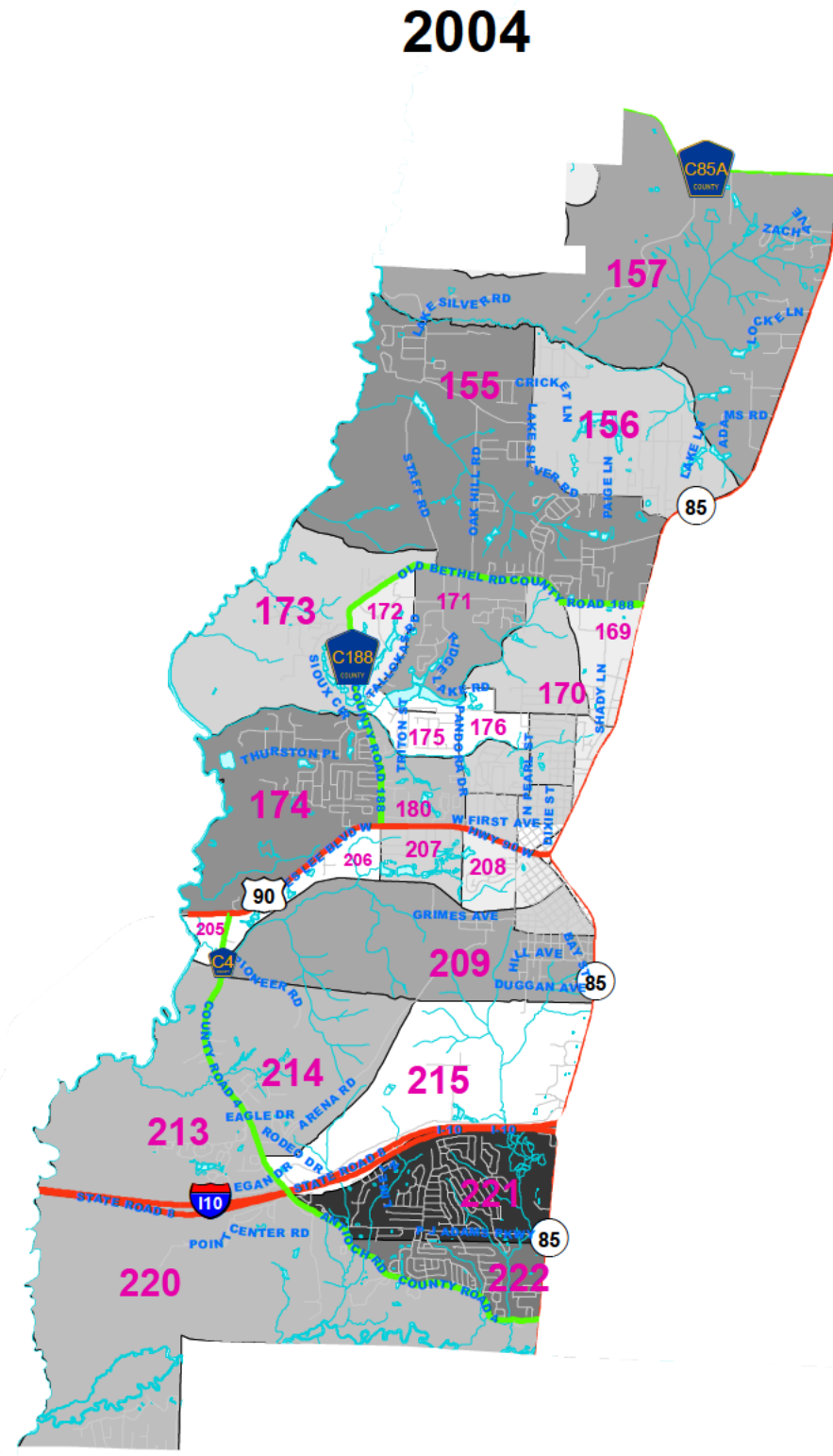
D. DATA ANALYSIS

The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the Crestview/Auburn Planning Area experienced a 19.18% increase in population from 2010-2017. In addition, new residential construction exhibited a -14.49% decrease from 2010-2018. The Crestview/Auburn Planning Area comprises 12.80% (20,978 persons) of the total population of the County.

LEGEND

Population Density

- 0 to 150 persons
- 151 to 300 persons
- 301 to 500 persons
- 501 to 750 persons
- 751 to 1000 person
- 1001 to 1500 perso
- 1501 to 2000 perso
- 2001 to 2500 perso
- 2501 to 3000 perso
- 3001 to 4000 perso



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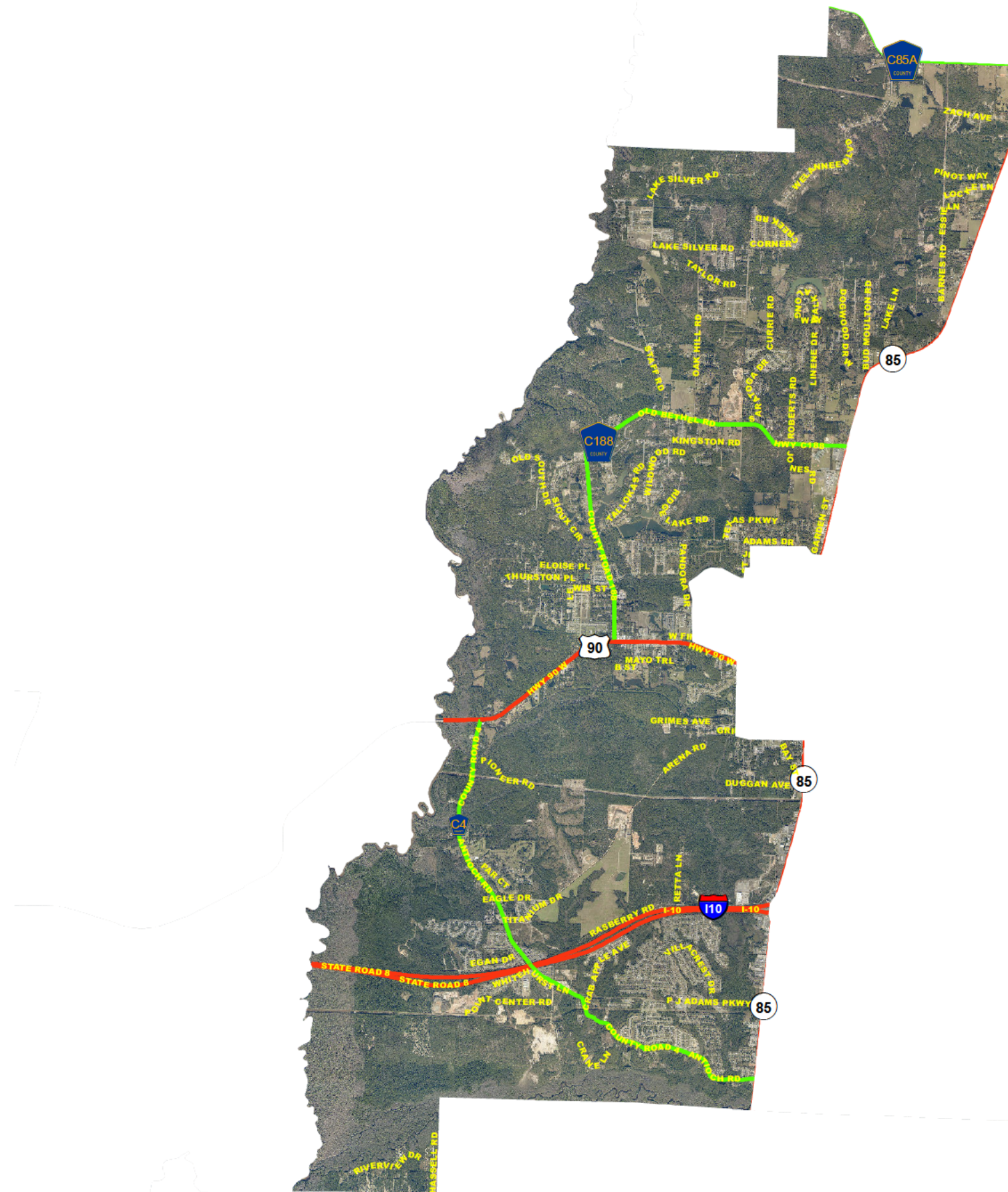
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LEGEND

- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM



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B. LAND USE

1. Existing Land Use Map

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

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

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

Land Use	Acres
Residential	2,846
Commercial	259
Industrial	55
Agriculture	9,689
Institutional	63
Public	2,594
Other	1,661

Source: Okaloosa County GIS, March, 2018

2. Future Land Use Map


Comparison between the Existing Land Use Map (ELUM) and the adopted Future Land Use Map (FLUM) of the Comprehensive Plan is shown on Map 4. The acreage of each FLUM category is shown in Table 2.

Land Use	Acres
Agriculture	7,877
Rural Residential	5,211
Low Density Residential	3,678
Medium Density Residential	7
Mixed Use	686
Commercial	8
Conservation	2,269
Industrial	22

Source: Okaloosa County GIS, March, 2018

LEGEND

EXISTING LAND USE

<u>Land Use</u>	<u>Property Use Code</u>
 Residential:	000100 - 000900
 Commercial:	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:	2,846
Commercial:	259
Industrial:	55
Agriculture:	9,689
Institutional:	63
Public:	2,954
Other:	1,661



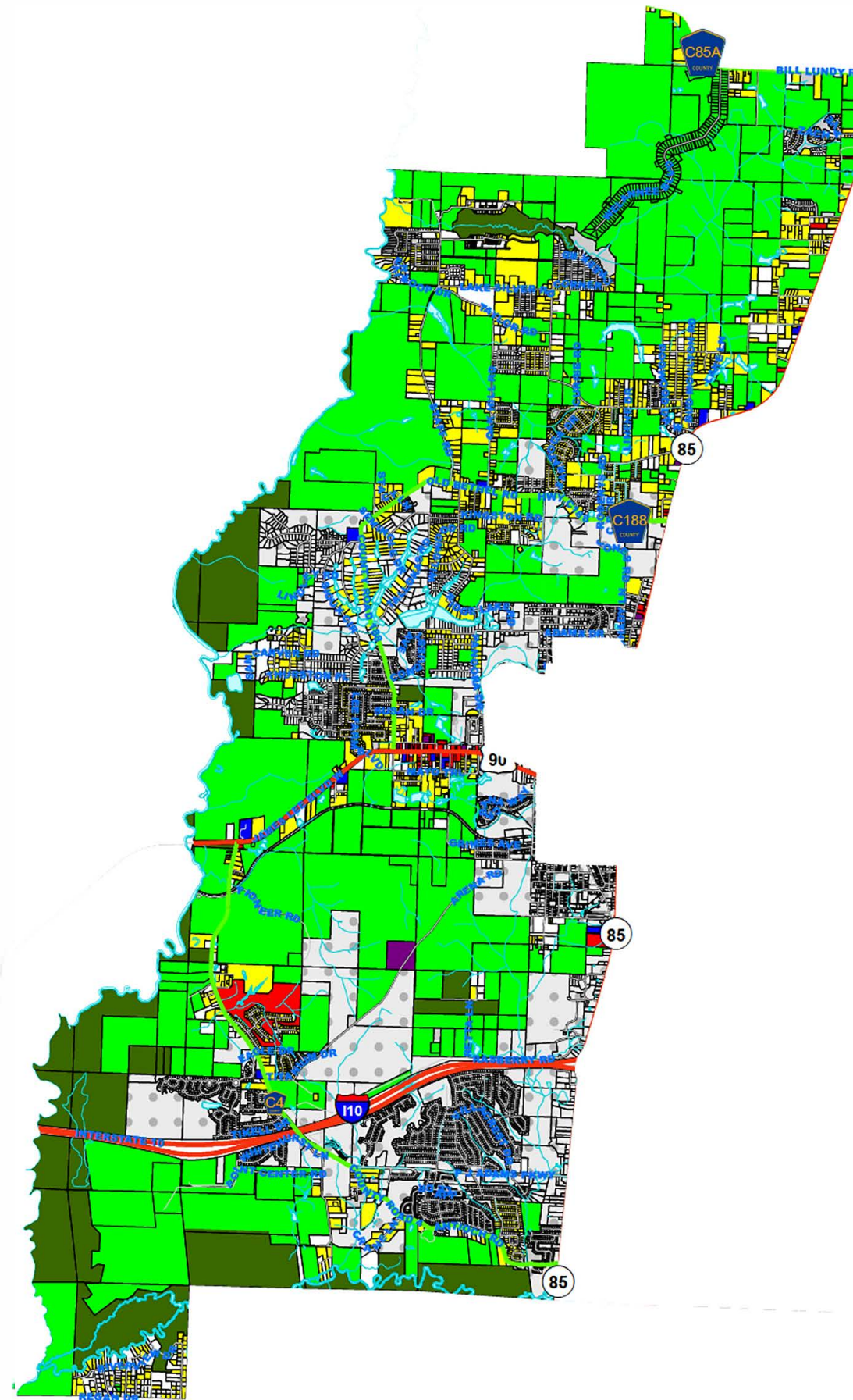
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Okaloosa County
Growth Management
May, 2013



LEGEND

FUTURE LAND USE

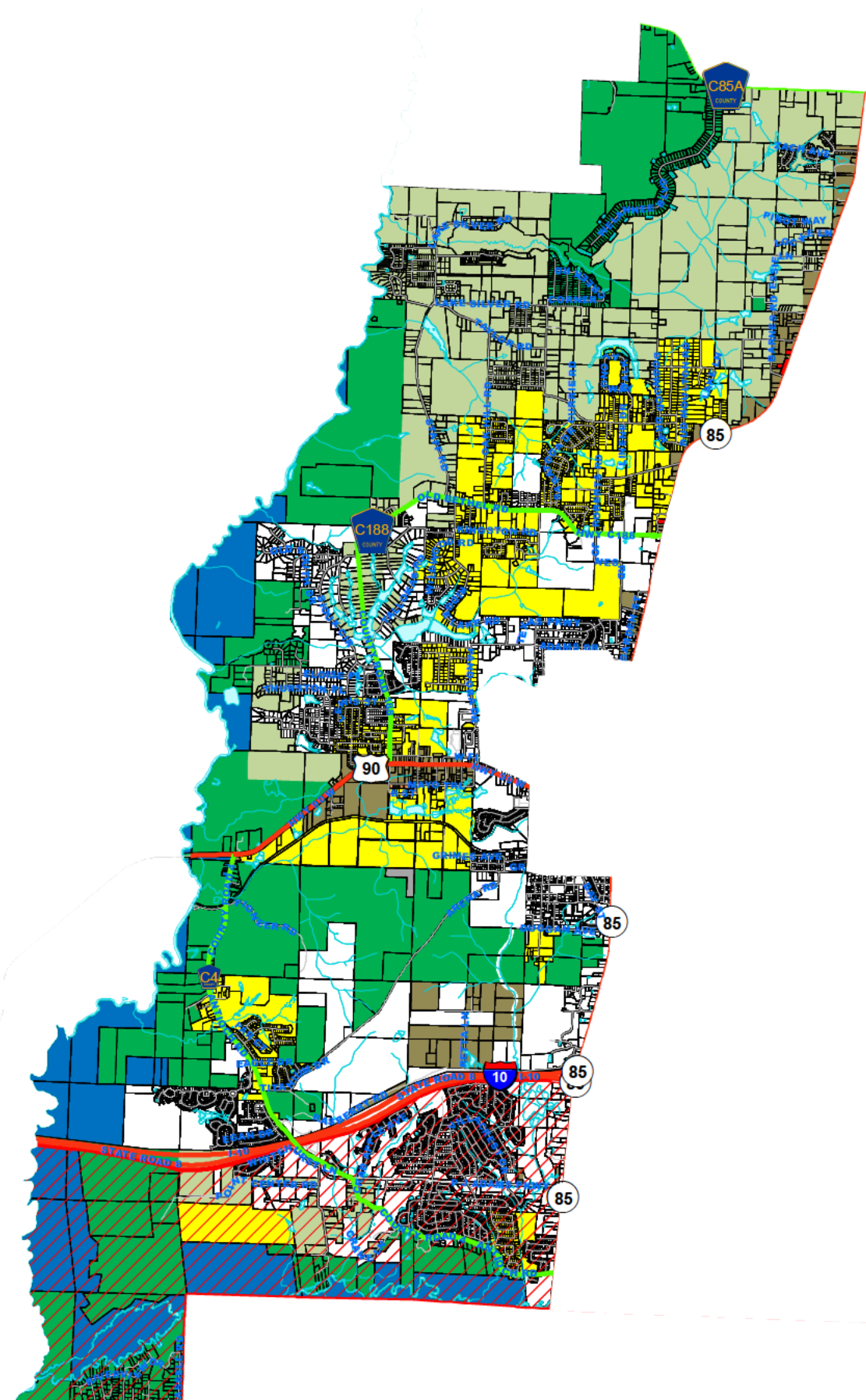
- AGRICULTURAL
- COMMERCIAL
- CITY
- CONSERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- EGLIN AFB NORTH ENCROACHMENT ZONE



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Source: Okaloosa County Geographic Information System, 2018

LEGEND

ZONING

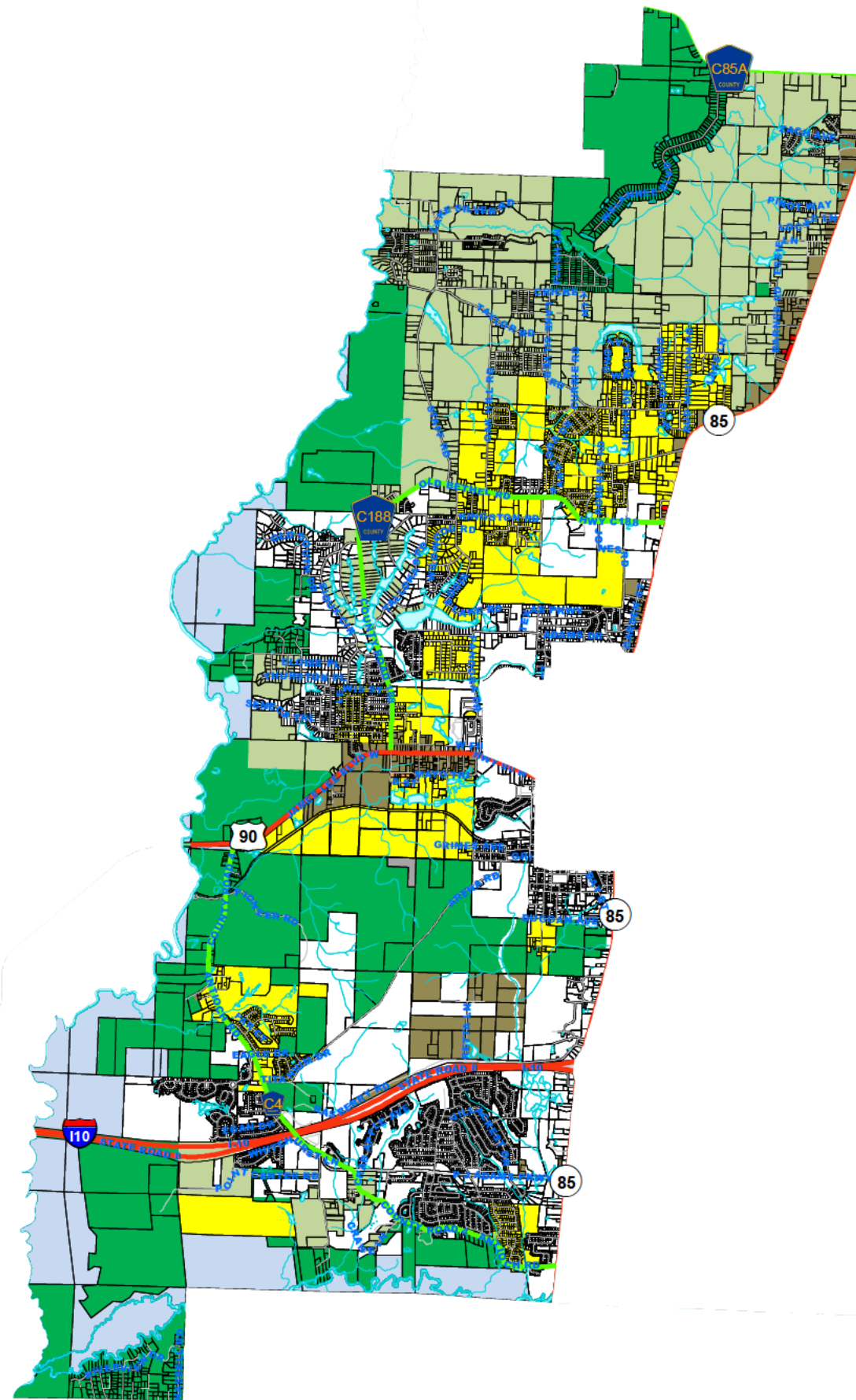
- AGRICULTURAL
- GENERAL COMMERCIAL
- CITY
- INDUSTRIAL
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RURAL RESIDENTIAL



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C. LAND CHARACTERISTICS

1. Vacant Land

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

2. Large Landholders

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

3. Subdivided Lands

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

a. Recorded Plats

A recorded plat shows subdivided lands represented as a plat and recorded in the Official Records of Okaloosa County. Recorded plats are Described in Table 3 as follows:

TABLE 3 RECORDED PLATS	
Name	Year Platted
Oakcrest F/G Plat #1	1926
Oakcrest F/G Plat #2	1926
Oakcrest F/G Plat #4	1926
Oakcrest F/G Plat #5	1926
West Hill Addition	1941
Coleman Homes	1944
Cayson Addition to Crestview	1947

**TABLE 3 (Continued)
RECORDED PLATS**

Name	Year Platted
Oakcrest F/G Plat #3	1947
Edneys West Hill	1948
Staff Addition to Crestview	1948
Hudson Addition to Crestview	1952
Oakdale M/F Re-sub BLK 5	1956
Normandy Terrace	1957
Oakcrest Farms & Groves Re-Plat	1957
Edneys West Hill Addition	1959
Lake Silver	1959
Lake Silver 1 st Addition	1959
Normandy Terrace 1 st Addition	1959
Leon Heights	1959
Doris Alene	1960
Crestview Manor	1961
Oakdale M/F	1963
Holly Hills	1969
Country Club Estates #1	1985
Foxwood Estates #1	1985
Gladway Subdivision	1985
Countryview Estates	1986
Beacons Bend	1987
Dogwoods Estates 1 st Addition	1987
Indian Trails	1987
Beacons Bend South	1988
Bethelridge Phase I	1988
Rolling Hills Estates	1988
Countryview Oaks	1991
Linene Woods	1992
Holly Hills Re-Subdivision	1993
Edge Manor	1993
Colony Ridge Phase I	1996
Hutcheson Hill	1996
Deer Valley Estates	1997
Mathison Creek Estates	1997

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

**TABLE 3 (Continued)
RECORDED PLATS**

Name	Year Platted
Dorchester Place	1998
Silver Oaks Phase I	1998
Foxwood Addition	1999
Juniper Creek Estates Phase I	2001
Mathison Creek Estates Phase I	2001
Kindal;s Corner	2002
Silver Oaks Phase II	2002
Lee Farms Phase I	2003
Carnegie Hills Phase I	2004
Carnegie Hills Phase II	2004
Lake Arthur Estates Phase I	2004
Lake Arthur Estates Phase II	2004
Silver Creek Estates	2004
Ashtons Preserve	2005
Four Winds Subdivision	2005
Juniper Creek Estates Phase II	2005
Silver Springs Estates	2005
Zachary Estates	2005
Lee Farms Phase II	2006
Nanterre Subdivision Phases I&II	2006
Silverwoods Estates	2006
Wind Meadows	2006
Camellia Cove	2007
Nanterre Subdivision Phase III	2007
Cardinal Estates	2008
Majestic Oaks Vineyard Phase I	2008
Lee Farms Phase III	2009
Nature Lake Phase I	2014

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

b. Unrecorded Subdivisions

An unrecorded subdivision is the subdivision of land into smaller lots or parcels which has not been recorded in the Official Records of Okaloosa County. Unrecorded subdivisions are shown on Map 7 and further described in Table 4.

**TABLE 4
UNRECORDED PLATS**

Name
Calebro (Ridgelake Road)

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

4. Agricultural Lands



The planning area contains significant amounts of agricultural lands. For planning purposes these have been categorized by Property Use Code as follows: Improved Agriculture 005000 - 005068; Cropland 005100 - 005300; Timberland 005400 - 005900; Pastureland 006000 - 006500; Groves 006600 - 006400; Poultry, Bees, Fish 006700; Dairies, Feedlots 006800; and, Ornamentals 006900. The distribution of agricultural lands by use code is shown on Map 5. Prime farmland is shown on Map 5A.

5. Conservation Lands

Conservation lands are those areas set aside for the purpose of conserving or protecting natural resources. There are extensive conservation lands within the planning area including Blackwater River State Forest and Northwest Florida Water Management District Water Management Areas. Conservation lands within the planning area are shown on Map 13.









LEGEND

VACANT LANDS (Undeveloped)



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

AGRICULTURAL LANDS

Type Property Use Code

-  Improved Agriculture 005000 - 005068
-  Cropland 005100 - 005300
-  Timberland 005400 - 005900
-  Pastureland 006000 - 006500
-  Groves 006600 - 006640
-  Poultry, Bees, Fish 006700
-  Dairies, Feedlots 006800
-  Ornamentals 006900

CONSERVATION LANDS

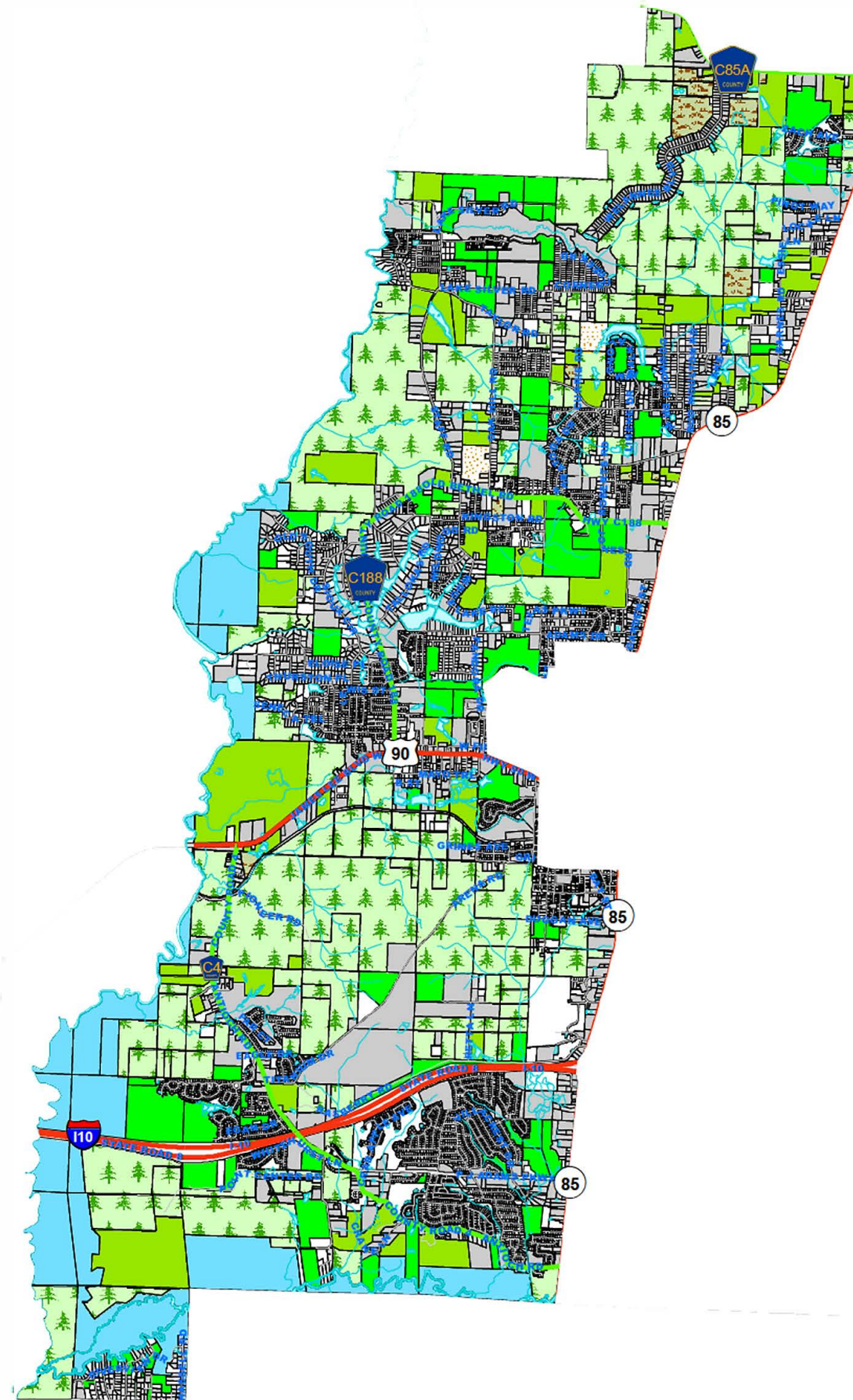
-  Blackwater River State Forest
-  Water Management Area



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PRIME FARM LANDS

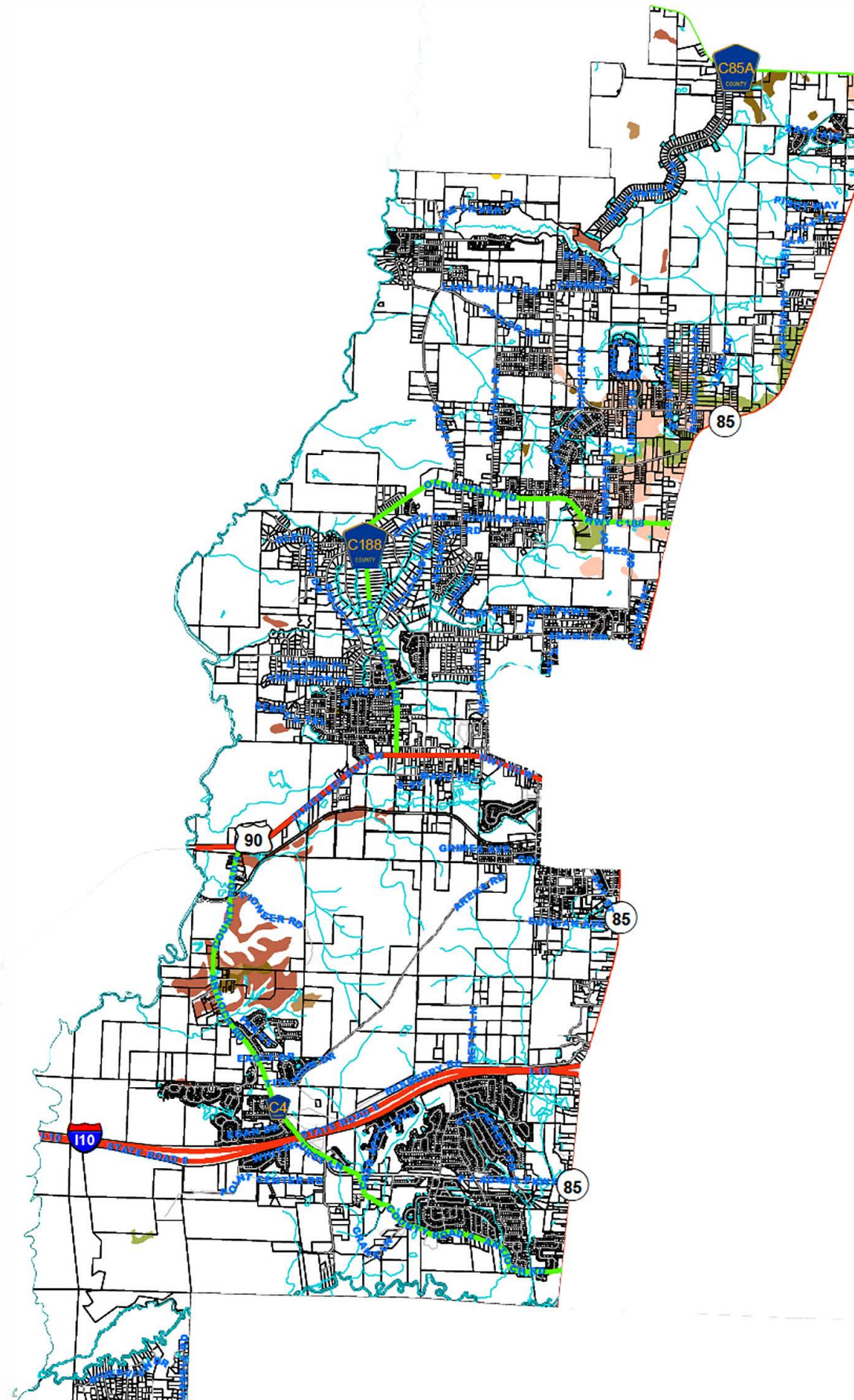
Type	Soil Code
Angie Sandy Loam 2 to 5 % Slopes	35
Dothan Loamy Sand 0 to 2 % Slopes	38
Dothan Loamy Sand 2 to 5 % Slopes	39
Orangeburg Sandy Loam 0 to 2 % Slopes	45
Orangeburg Sandy Loam 2 to 5 % Slopes	46
Escambia Fine Sandy Loam 0 to 3 % Slopes	52
Notcher Gravelly Sandy Loam 0 to 2 % Slopes	53
Notcher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



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
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LEGEND

OWNERS

ACRES

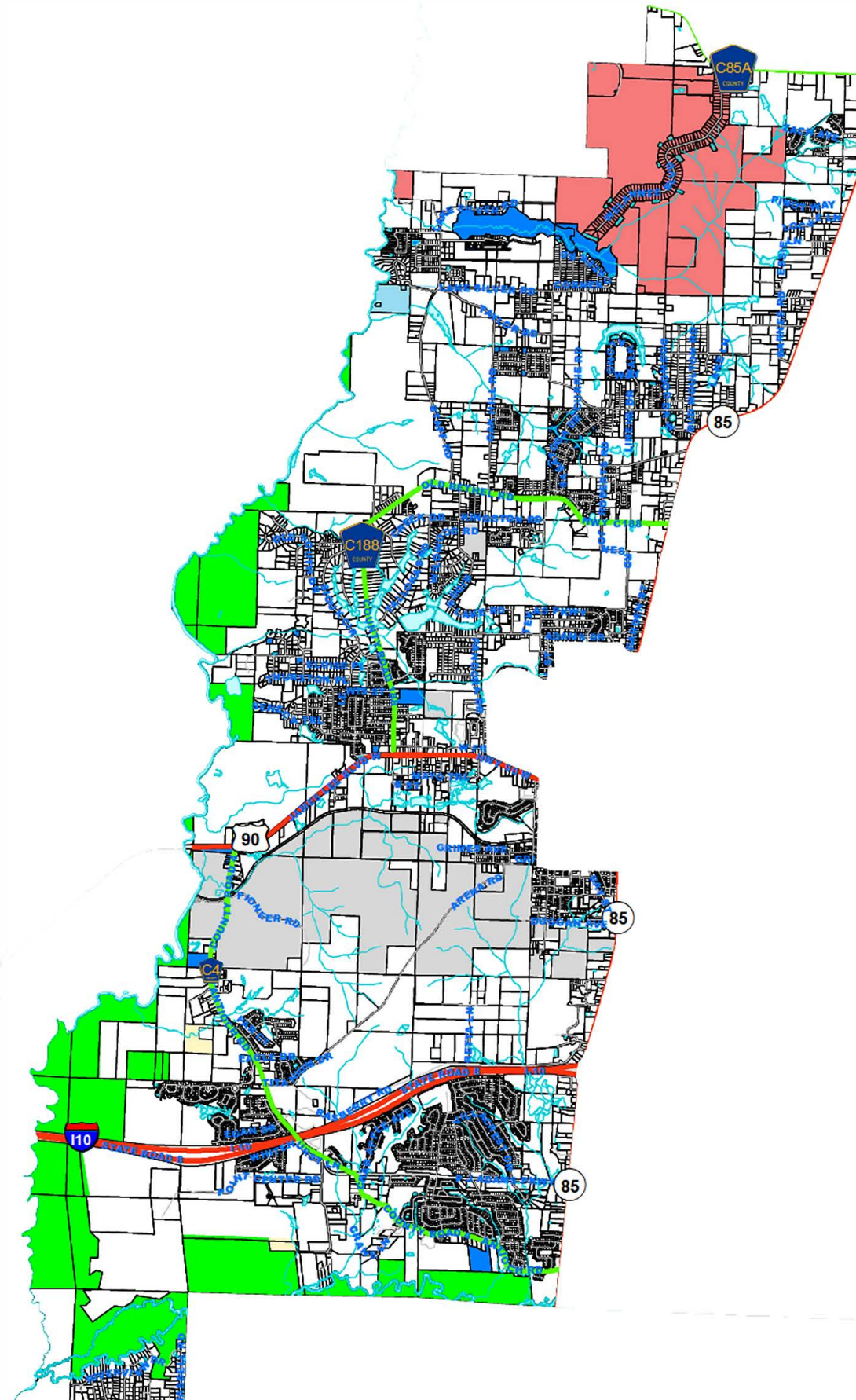
	BCC	2645
	DORCAS LAND INVESTMENTS	3124
	HAISEAL TIMBER CO	6007
	NWF WATER MNGT DIST	10,254
	RUCKEL PROPERTIES	1045
	TIITF/AGR-DIV FORESTRY	59,204
	UIL FAMILY LTD PTR	3067
	WINGARD J D JR	2060



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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” (SHS) (s. 335.01, F.S.) or “County Road System” (CR) (s. 334.03, F.S.). State and County roadways are shown on Map 9.

1. State Highway System (SHS)

State Highways within the planning area include State Road 85, Highway 10 (US 90) and Interstate 10. General characteristics of these roadways are derived from the FDOT 2017 Annual Average Daily Traffic (AADT) Report. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. State Road 85 North

Segment: CR 85A (Bill Lundy Rd) to Eglin Reservation N boundary

No. of lanes: 2, 4
Functional Class: Principal Arterial
Facility Type: Undivided (part), Divided (part)
LOS Area: Transitioning
FDOT LOS: C
County LOS: C, D

FDOT Station 1603: SR 85-375' N of Third Avenue, Crestview	<u>% of change AADT</u>
2012 AADT: 23,000 LOS: C 2017 AADT: 25,000 LOS: C	8.7%
No. of lanes: 4	

FDOT Station 5112: 825' N of Long Drive	<u>% of change AADT</u>
2012 AADT: 27,000 LOS: C 2017 AADT: 26,500 LOS: C	-1.9%

FDOT Station 5057: 0.233 mile N of SR 10 (US 90)	<u>% of change AADT</u>
2012 AADT: 26,500 LOS: C 2017 AADT: 28,000 LOS: C	5.7%
No. of lanes: 4	

FDOT Station 5060: SR 85- 150' N of Cobb Ave, Crestview	<u>% of change AADT</u>
2012 AADT: 36,000 LOS: C 2017 AADT: 40,000 LOS: C	11.1%
No. of lanes: 6	

FDOT Station 1606: SR 85-600' S of Duggan Ave (N of Goodwin Ave)	<u>% of change AADT</u>
2012 AADT: 43,500 LOS: C 2017 AADT: 43,500 LOS: C	0%
No. of lanes: 6	

FDOT Station 1607: SR 85-300 N of Cracker Barrel RD (S of I-10)	<u>% of change AADT</u>
2012 AADT: 47,500 LOS: C 2017 AADT: 52,000 LOS: C	9.5%
No. of lanes: 4	

FDOT Station No.SR 85- 0088: 1000' S of Antioch Road @ N end of Bridge	<u>% of change AADT</u>
2012 AADT: 32,500 LOS: C 2017 AADT: 41,500 LOS: C	27.7%
No. of lanes: 4	

b. State Road 10 (US 90)

Segment: SR 85 (Ferdon Blvd) to Yellow River Bridge

No. of lanes: 4
Functional Class: Minor Arterial
Facility type: Undivided (part), Divided (part)
LOS Area: Transitioning
FDOT LOS: NA
County LOS: NA

FDOT Station 5052: SR 10 (US 90) 350' W of SR 85 (Ferdon Blvd)	<u>% of change AADT</u>
2012 AADT: 16,400 LOS: C 2017 AADT: 19,700 LOS: C	20.1%
No. of lanes: 4	

FDOT Station 5053 SR 10 (US 90): 400' W of Main Street (E of Lloyd Street)	<u>% of change AADT</u>
2012 AADT: 20,400 LOS: C 2017 AADT: 22,000 LOS: C	7.8%
No. of lanes: 4	

FDOT Station 1602 SR 10 (US 90): 1200' W of Lindberg Street	<u>% of change AADT</u>
2012 AADT: 17,200 LOS: C 2017 AADT: 18,700 LOS: C	8.7%
No. of lanes: 4	

FDOT Station 0122: SR- 10/ US 90- 2 miles W of SR 85

% of change AADT

2012 AADT: 12,680 LOS: C 2017 AADT: 13,988 LOS: C

10.3%

No. of lanes: 4

c. Interstate 10

No data available.

2. County Road System (CRS)

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

a. Numbered County Roads

Numbered county roads within the planning area include:

- CR 4 Antioch Road
- CR 188 Old Bethel Road

General characteristics of these roadways are listed in Table 5.

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. The un-numbered roads are listed as follows:

- Lake Silver Road
- Oak Hill Road

General characteristics of these roadways are listed in Table 6.

**TABLE 6
UN-NUMBERED COUNTY ROADS**

Name	Segment	Func. Class.	Area	Type	Lanes	2018 AADT	Adopted LOS
Lake Silver Road	SR 85 to Caveman Rd	None	Trans.	Undivided	2	NA	None
Oak Hill Road	Old Bethel Rd to Taylor Rd	None	Trans.	Undivided	2	NA	None

Source: Okaloosa County Public Works Department
NA: Traffic Counts not Available

**TABLE 5
NUMBERED COUNTY ROADS**






Road	Segment	Func. Class.	Area	Type	Lanes	2012 AADT	2018 AADT	Adopted LOS	% of AADT change
4 Antioch Road		Collector	Urban	Undiv.	2				
FDOT Station 0280	625' S of US 90					6,700	* 8,900	C	32.8%
County Station 470	1050' S of US 90					8,237	** 18,069	D	119.4%
County Station 460	400' S of Egan Dr					9,584	** 13,922	D	45.3%
188 Old Bethel Road		Collector	Urban	Undiv.	2				
FDOT Station 0303	2640' W of SR 85					5,100 (C)	*4,800	C	-5.9%
FDOT Station 0305	625' N of US 90					5,500 (C)	*5,600	C	1.8 %
County Station 420	1000' N of US 90					5,757	** 6,987	D	21.4%
County Station 430	600' W of SR 85					5,310	** 7,490	D	41.1%

Source: **Okaloosa County Public Works Traffic Counts 2018
*FDOT Annual Average Daily Traffic Report 2017

c. Local Streets

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

LEGEND

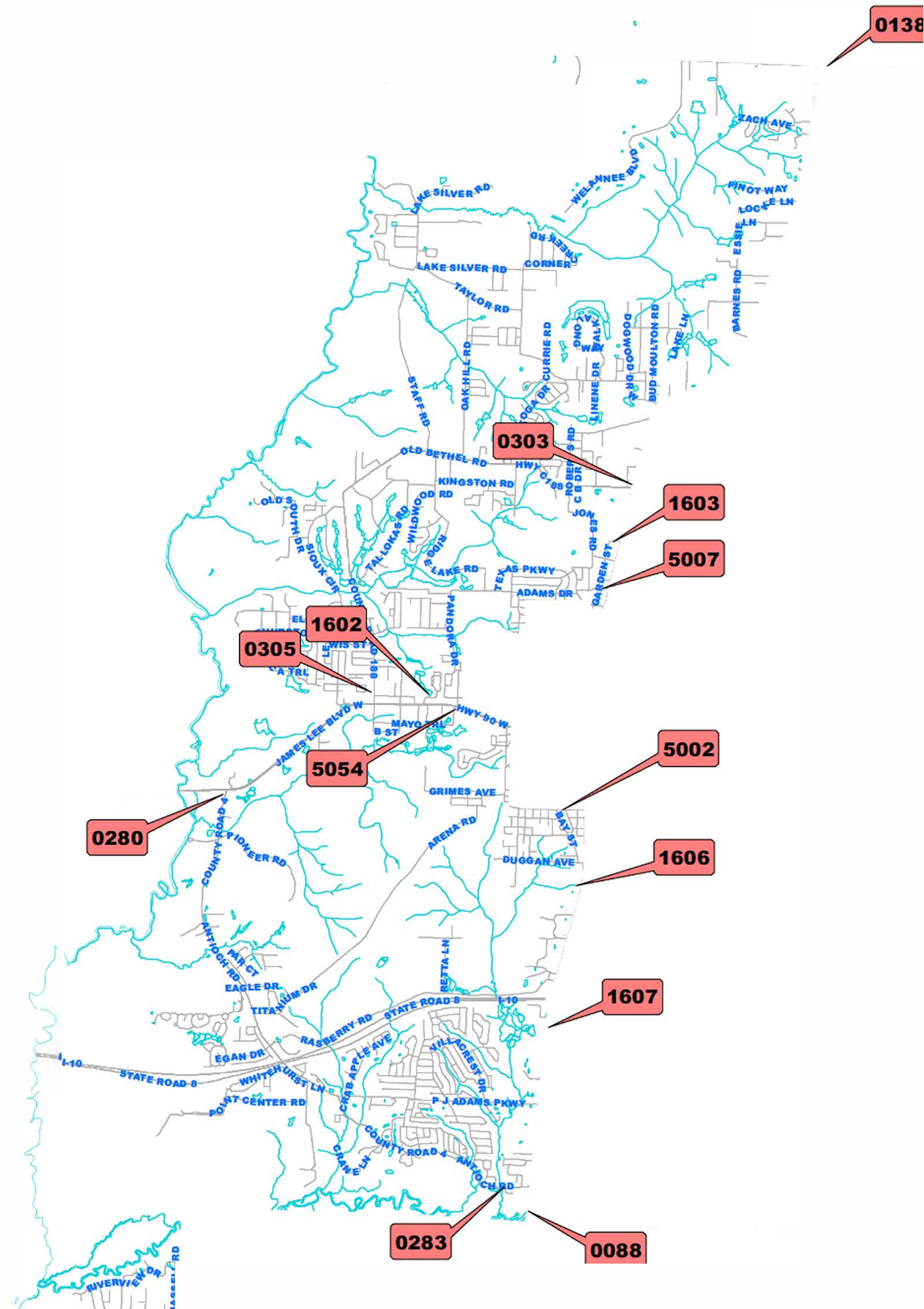
-  STATE HIGHWAY SYSTEM
-  COUNTY ROAD SYSTEM
-  Numbered County Roads
-  Un-Numbered Major County Roads
-  **0121** FDOT Traffic Counting Stations



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E. UTILITIES

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

1. Drinking Water

Drinking water within the planning area is provided by two community water systems, where community system water is not available, individual private water wells may be used. Community water systems include Okaloosa County Water and Sewer (OCWS) and Auburn Water Systems. These systems are both not for profit corporations established in the late 1960’s early 1970’s using U.S. Department of Agriculture Rural Development grants and loans.

The Okaloosa County/Auburn Water System service areas and actual water distribution areas are shown on Map 9. As shown, the service area encompasses a much larger geographic area than the area where community water service is actually available. General characteristics of the Okaloosa County and Auburn Water Systems are shown within Tables 6 and 7.

a. Okaloosa County Water & Sewer : Mid- County

**TABLE 7
OCWS-Mid County**

Permitted Water Use (ADR)	*Gross Water use 2017 (gcpd) (ADR)	Pop served	Gross per Capita	** Gross Water Demand projections (ADR,gpd)			% of change 2017 to 2040
				2020	2030	2040	
4.4mgd	0.95mgd	7,706	123	1.55mgd	1.67mgd	1.81mgd	90.5%

*Source: ** Fla. Dept. of Environmental Protection; Northwest Florida Water Management District 2015, Region II
NWWMD Pumping Report Compliance Audit 2017

b. Auburn Water System

**TABLE 8
AUBURN WATER SYSTEM**

Permitted Water Use (ADR)	*Gross Water use 2017 (gcpd) (ADR)	Pop served	Gross per Capita	** Gross Water Demand projections (ADR,gpd)			% of change 2017 to 2040
				2020	2030	2040	
3.8mgd	1.7mgd	15,411	110	1.8mgd	1.99mgd	2.14mgd	25.9%

*Source: ** Fla. Dept. of Environmental Protection; Northwest Florida Water Management District 2015, Region II
NWWMD Pumping Report Compliance Audit 2017

c. Private Water Wells

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

2. Sanitary Sewer

There are central sewage and on-site (septic tanks) treatment systems within the planning area.

3. Solid Waste

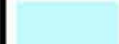

Solid waste collection within the planning area is provided by private haulers. The County operates a construction and demolition (C & D) landfill and a transfer station at the landfill site. Solid waste is collected at the transfer station for disposal in Jackson County’s landfill. The County does not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

4. Electric Power

Electric power is provided by Gulf Power. Generalized service areas for this electricity provider is shown on Map 10.

LEGEND


AUBURN WATER SYSTEM

-  SERVICE AREA
-  GENERAL DISTRIBUTION AREA

CRESTVIEW WATER SYSTEM

-  SERVICE AREA
-  GENERAL DISTRIBUTION AREA

OAKLOOSA COUNTY WATER SYSTEM

-  SERVICE AREA
-  GENERAL DISTRIBUTION AREA

 WATER WELL AND ELEVATED TANK

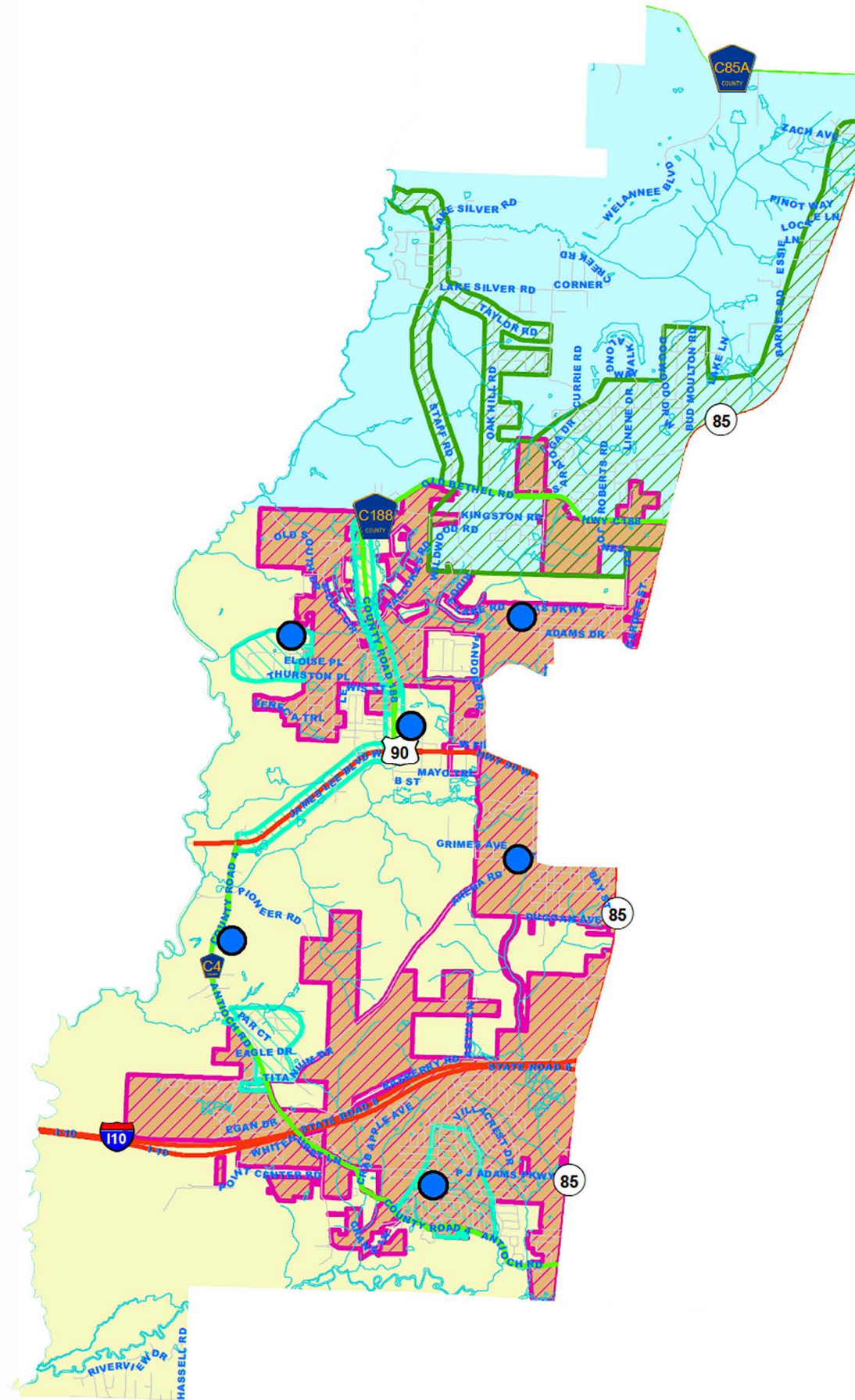
NO CENTRAL SANITARY SEWER SYSTEMS



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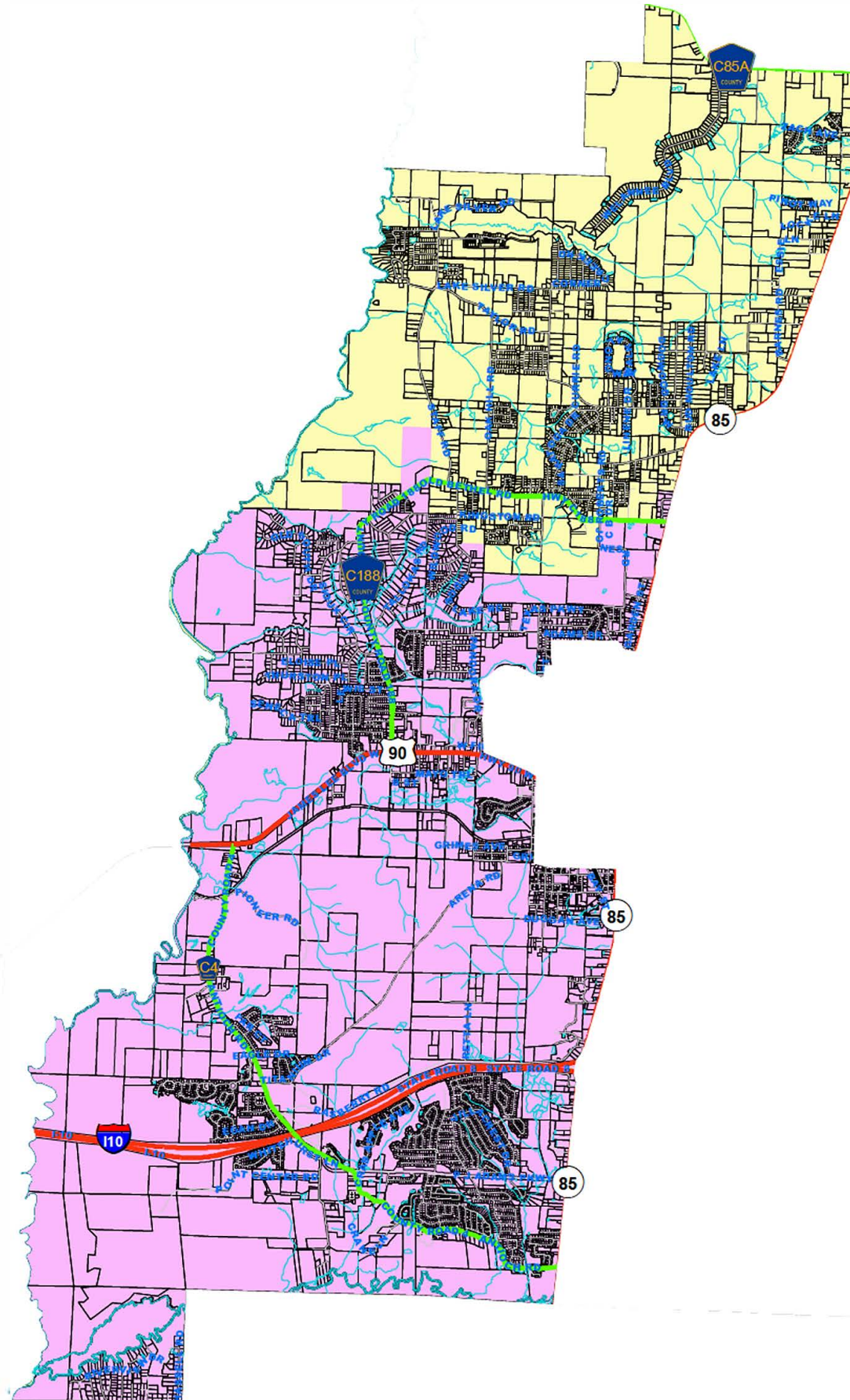
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LEGEND

- CHELCO SERVICE AREA
- GULF POWER SERVICE AREA



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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 11.

G. PUBLIC SCHOOLS

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

High Schools

Crestview

Middle Schools

Davidson

Elementary Schools

Antioch
Bob Sikes
Northwood

Student populations and general statistics for the various schools within the planning area are shown on Table 9. The location of public schools and attendance zones are shown on Map 12.

**TABLE 9
STUDENT POPULATION GROWTH TRENDS**

<u>Elementary School</u>	<u>2012</u>	<u>2015</u>	<u>2018</u>	<u>% of change 2012-2018</u>	<u>Max. Capacity</u>
Antioch	783	913	947	20.9%	919
Bob Sikes	804	844	833	3.6%	904
Northwood	803	898	875	9.0%	974
<u>Middle School</u>					
Davidson	886	980	1,081	22%	905
<u>High School</u>					
Crestview	1462	1943	2,096	43.3%	1,733

Source: Okaloosa County School District 2018 Survey 2 (Florida Education Finance Program (FEFP) 3rd Calculation

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 are 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 to prevent looting or vandalism.

2. Public water supplies

Public water supplies include those for the Okaloosa County Water and the Auburn Water Systems. The locations of well sites for these systems are shown on Maps 9 and 10.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 13.

4. Wetlands

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

5. River systems

River systems including major tributaries are shown on Map 13.

6. Habitat areas

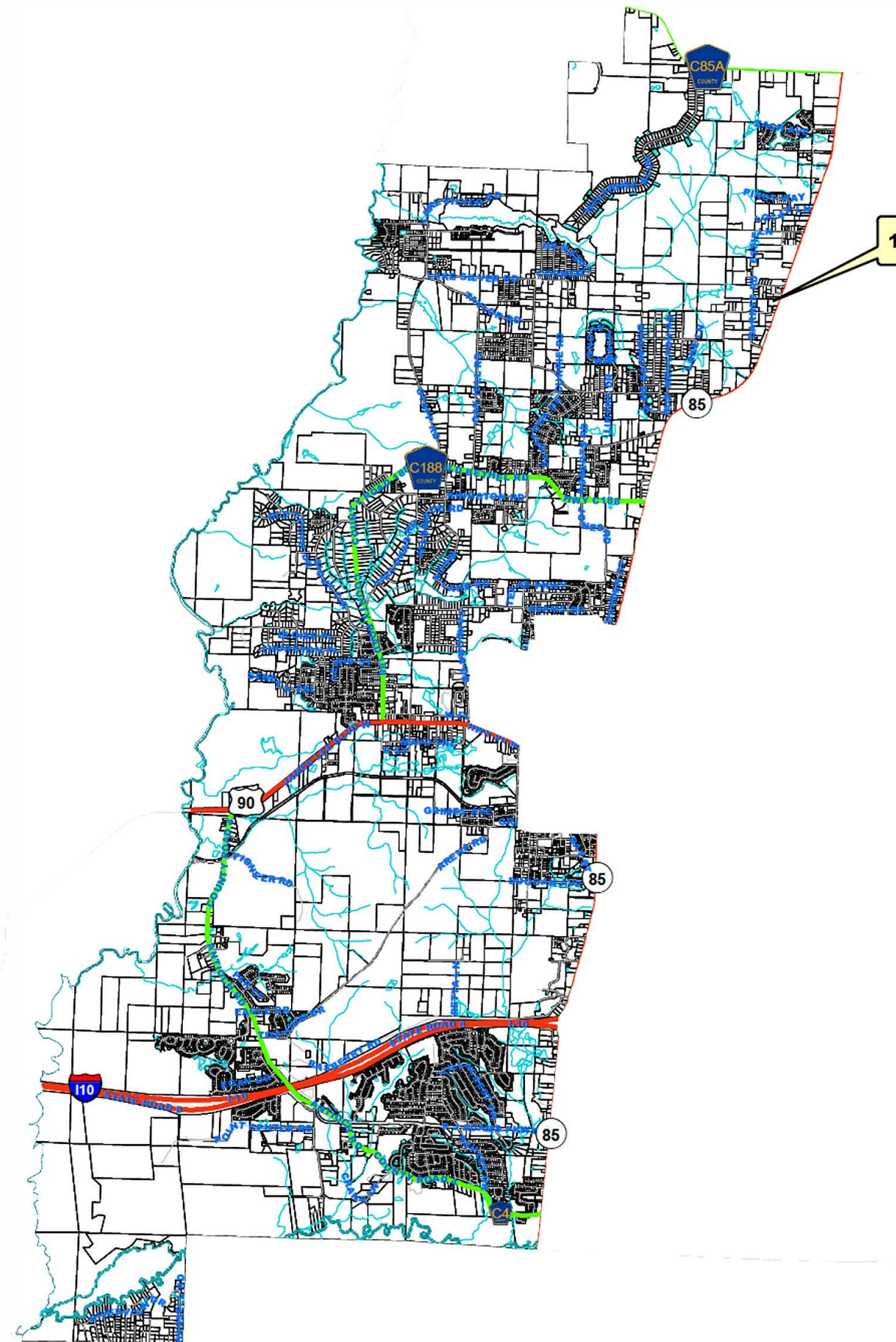
Known habitat areas for threatened and endangered species are shown on Map 13.

Source: Okaloosa County Growth Management, 2018

LEGEND

FACILITY NAME

- 1. North Okaloosa Fire District Station #18



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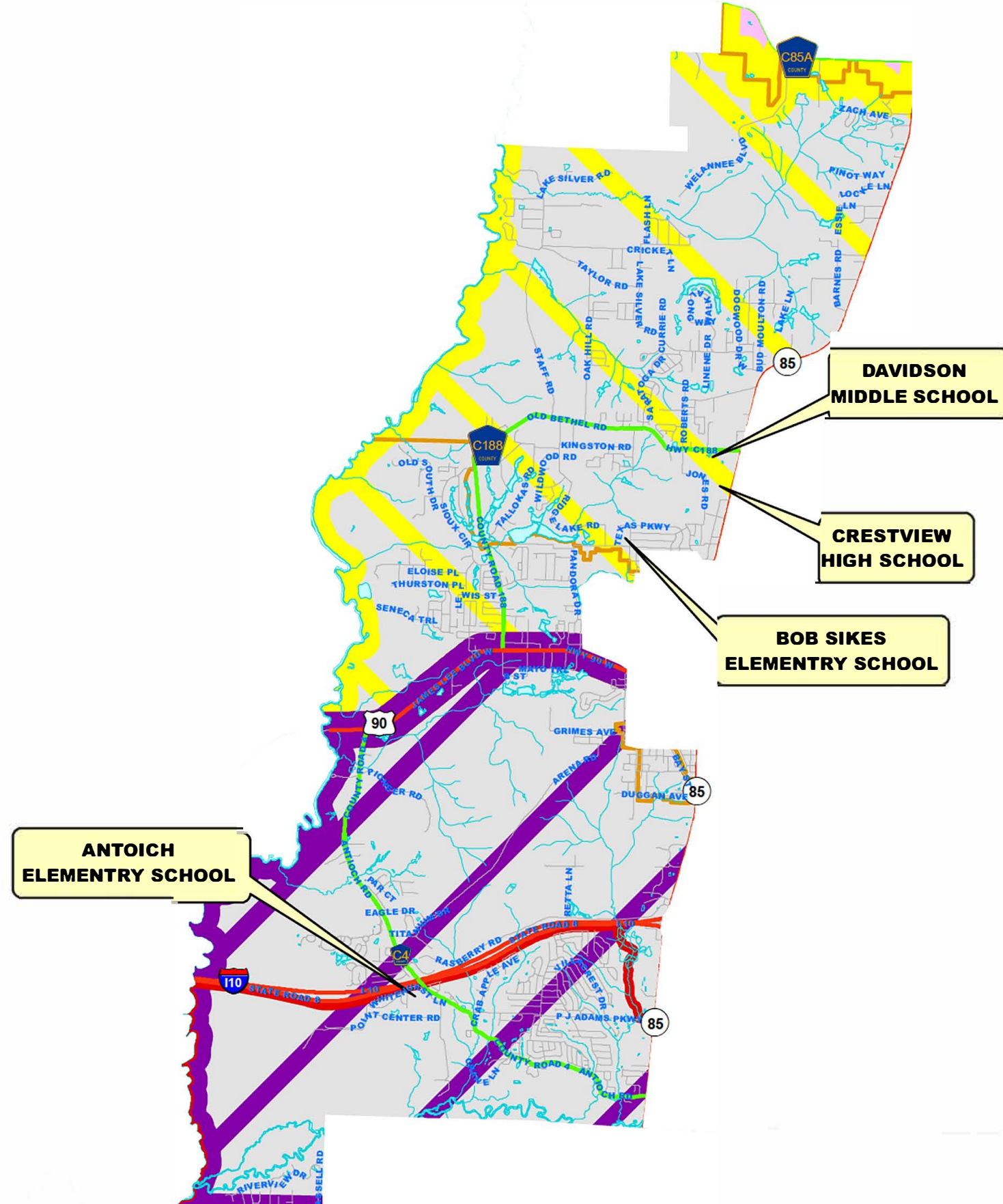
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LEGEND

SCHOOL NAME

- Crestview High School
- Davidson Middle School
- Antoich Elementary School
- Bob Sikes Elementary School



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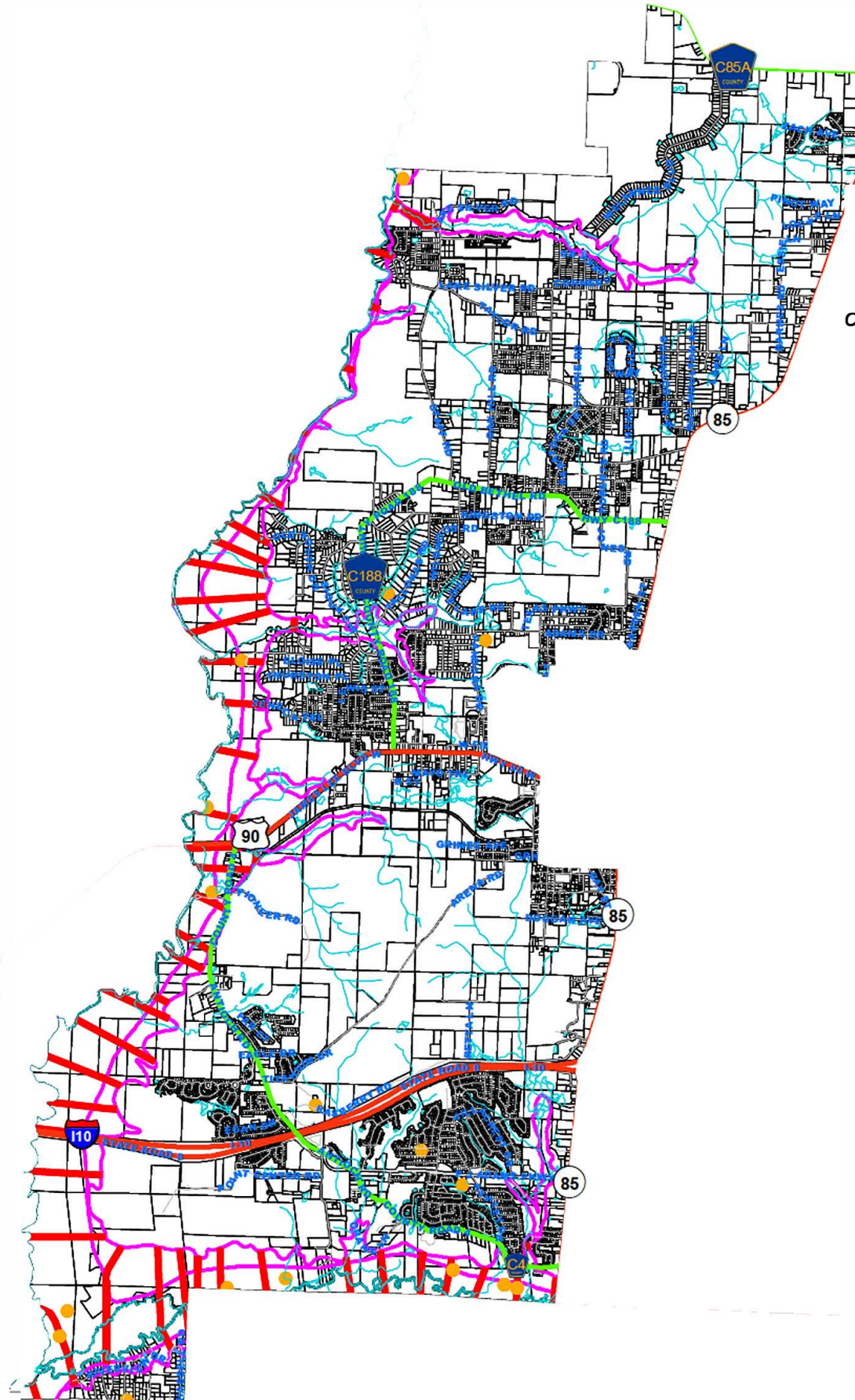
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LEGEND

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



Sources:
 Florida DEP Natural Areas Inventory, 2010
 Federal Emergency Management Agency, 2002
 Okaloosa County Geographic Information System, 2018



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I. PARKS AND RECREATION

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

These include the following:

County Neighborhood Parks

1. Silver Oaks Park (dedicated 2018)

Potential Community Parks

2. Lake Silver
3. Holly Hills

Source: Okaloosa County Parks Department, 2018

LEGEND

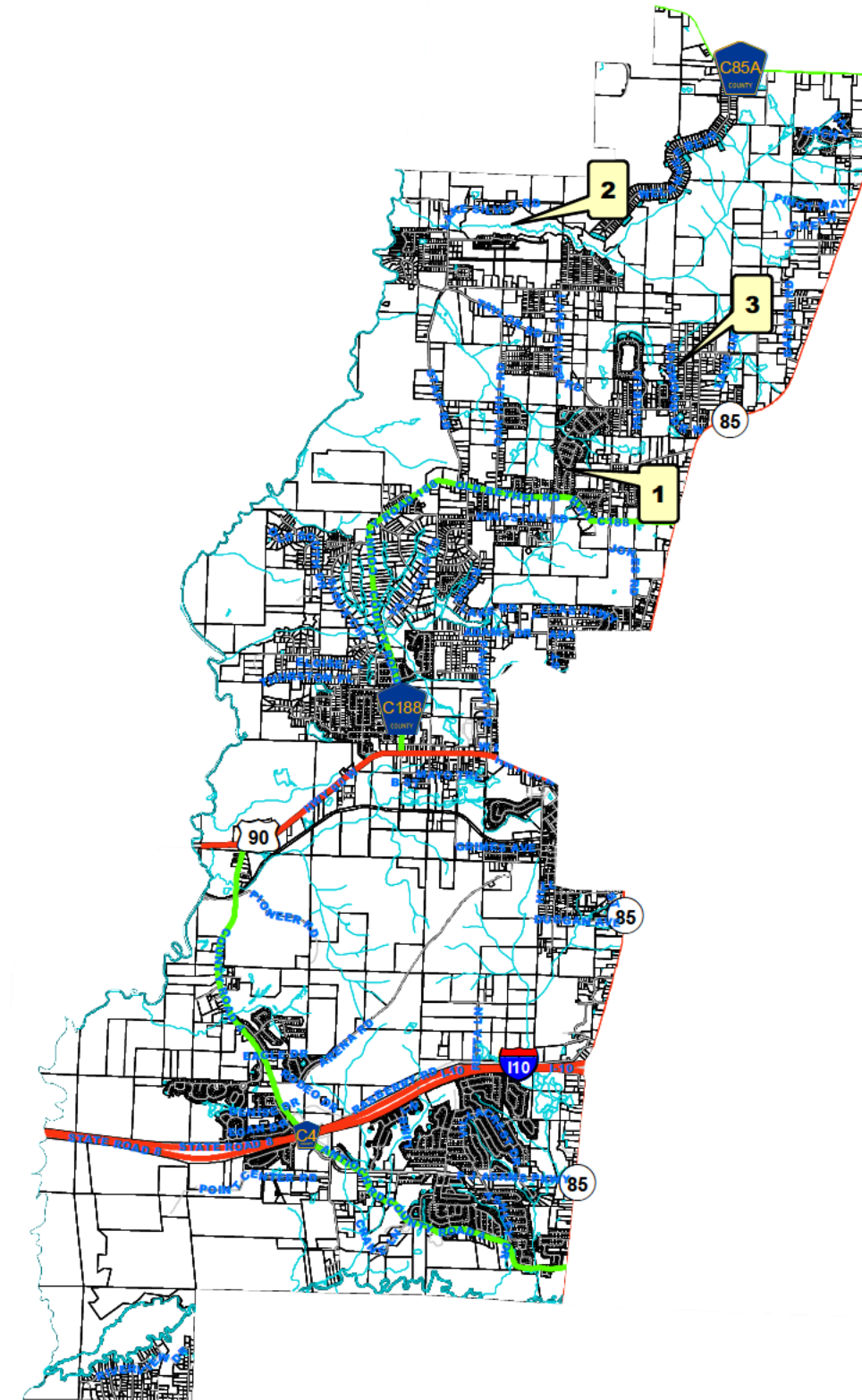
County Neighborhood Parks

Park Name

- 1. Silver Oaks Park (dedicated 2018)

Potential Community Parks

- 2. Lake Sliver
- 3. Holly Hills



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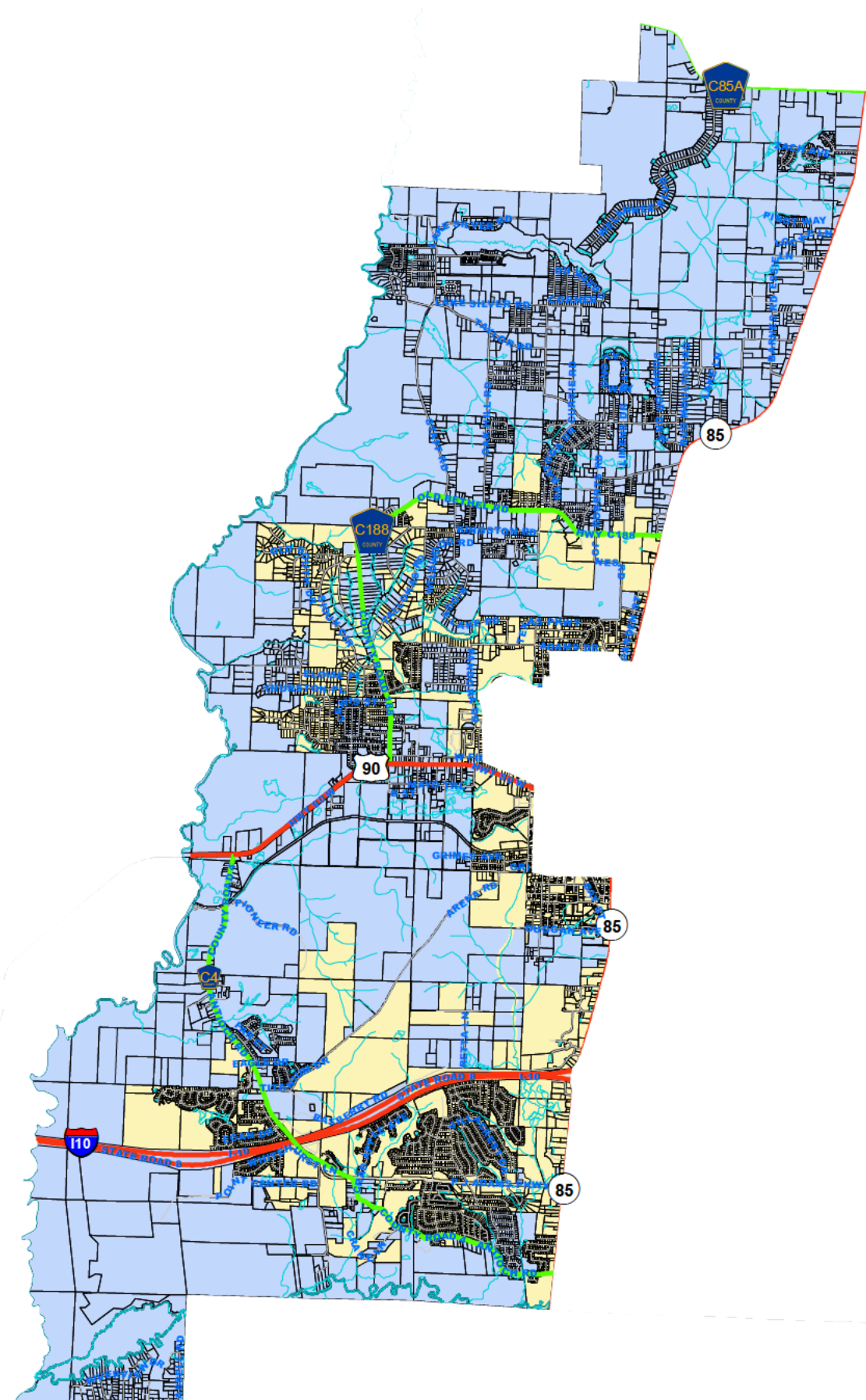
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LEGEND

FIRE DISTRICT

- City of Crestview
- North Okaloosa



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J. CAPITAL FACILITIES NEEDS ASSESSMENT

INTRODUCTION

Section 163.3177(2), Florida Statutes (3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

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

The purpose of this report is to identify those capital improvements needed to achieve and maintain level-of-service standards based upon the land use patterns created by the Comprehensive Plan Future Land Use Map (FLUM), identify funding sources needed to finance the schedule of capital improvements, and provide recommendations toward maintaining sustainable public facilities and services.

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

SUMMARY OF LEGISLATIVE CHANGES (2011)

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

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

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

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

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

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

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

Planning Districts and Areas

In order to determine capital improvements needs the county was divided into planning districts and planning areas. The planning districts include the North Okaloosa district for the area north of Eglin Reservation and the South Okaloosa district for the area south of Eglin Reservation. These districts were then subdivided into planning areas by U.S. Postal Service zip codes. That is to say a planning area was created for the area within each zip code. Capital improvements needs assessments were then developed for each planning area. To the extent possible data within city limits were excluded from the planning areas so as to provide a more accurate representation of the unincorporated county.

Needs Assessment

Capital improvements needs assessments were based upon achieving and maintaining adopted level-of-service (LOS) standards. Identification of needed capital improvements for each planning area was determined using the following parameters: 1) capital projects already included in the 5-year schedule of capital improvements; 2) anticipated population growth based on population projections; 3) development potential based on availability of developable land; 4) development potential based upon the land use pattern shown on the FLUM, and; 5) physical, environmental, or other constraints to development. Each of these parameters was then applied to public facilities for which LOS standards have been adopted within the various planning areas.

The general theory is that growth and development will be dictated by the types and distribution of the various land use categories shown on the FLUM. These FLUM land use categories will then dictate the type, extent, location, and density of growth that can reasonably be expected during a particular planning timeframe. For example, within a Low Density Residential (LDR) FLUM category a maximum residential density of 4 dwelling units per acre is allowed. By applying persons per household estimates to the maximum dwelling units allowed in the LDR category the population density of a particular area can be estimated. Once the number of persons in a particular area has been determined that number can be used to determine the need for public facilities such as average daily water/sewer per household, vehicle trips per household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvements needs.

General Description

Planning Area 32536 is comprised of the City of Crestview urbanized area and surrounding unincorporated Auburn/Silver Springs communities. The urbanized area is more densely populated and contains typical urban services, shopping centers, grocery supermarkets, government offices, etc. This area is well established with a defined land use pattern. The Auburn/Silver Springs area has been transitioning from primarily rural to a more subdivided residential area.

The Auburn/Silver Springs communities provide basic community services such as grocery stores, post office, fire stations, and restaurants.

Needs Assessment Parameters

1. Anticipated Population Growth.

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) 2017 & City-Data.Com (2017)*. Population estimates and projections for the planning area are as follows (NOTE: The numbers listed below include the City of Crestview).

<u>Year</u>	<u>Population</u>
2010	20,978
2017	25,001

These figures indicate an increase of 4,023 persons or approximately a 19.2% increase during 2010 to 2017. This planning area represents 12.8% of the County's total population.

2. Development Potential Based on Availability of Developable Land.

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

3. Potable Water

Based on the data provided on page 17, Okaloosa County/Auburn Water Systems, pursuant to the data & analysis provided; these water systems are maintaining an acceptable level-of-service standard for potable water.

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

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

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

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

APPENDIX A

Property Appraisers Use Codes

USE CODE	USE DESCRIPTION	USE CODE	USE DESCRIPTION
000000	VACANT	000270	MOBILE HOME/SINGLE FAMILY RESIDENT CANAL
000009	VACANT TOWNHOUSE LAND	000280	RH WATER
000060	VACANT/COMMERCIAL/XFOB	000290	REC. HOME
000070	VACANT/SINGLE FAMILY RESIDENT/XFOB	000300	MULTI-FAMILY
000080	VACANT/INST/XFOB	000400	CONDOMINIUM
000100	SINGLE FAMILY	000407	CONDO
000102	SINGLE FAMILY RESIDENT/MOBILE HOME	000408	CONDO-TIMESHARE
000106	SINGLE FAMILY RESIDENT/RETIREMENT	000409	LTD CONDO-COM ELEMENT
000107	SINGLE FAMILY RESIDENT/ADULT CONGREGATE LIVING FACILITY	000499	CONDO BOAT DOCKS
000108	SINGLE FAMILY RESIDENT/RENTAL	000500	COOPERATIVES
000109	SINGLE FAMILY RESIDENT/TOWNHOUSE	000600	RETIREMENT HOMES
000110	SINGLE FAMILY RESIDENT/COMMERCIAL	000700	VOLUNTEER FIRE DEPT
000111	SINGLE FAMILY RESIDENT/STORE/SHOP	000800	MULTI-FAMILY
000117	SINGLE FAMILY RESIDENT/OFFICE	000900	DO NOT USE/DOR
000119	SINGLE FAMILY RESIDENT/GOVERNMENT TOWNHOUSE LEASE	001000	VACANT COMMERCIAL
000120	SINGLE FAMILY RESIDENT BAYOU	001100	STORES, 1 STORY
000121	SINGLE FAMILY RESIDENT/RESTAURANT	001101	STORE/SINGLE FAMILY RESIDENT
000128	SINGLE FAMILY RESIDENT/ MOBILE HOME PARK	001102	STORE MOBILE HOME
000130	SINGLE FAMILY RESIDENT BAY FRONT	001110	CONVENIENCE STORE
000131	SINGLE FAMILY RESIDENT CANAL	001111	STORE/FLEA MARKET
000132	SINGLE FAMILY RESIDENT RIVER	001126	CONVENIENCE STORE/GAS
000133	SINGLE FAMILY RESIDENT SOUND	001200	STORE/OFFICE/RESIDENT
000134	SINGLE FAMILY RESIDENT LAKE	001300	DEPARTMENT STORES
000140	SINGLE FAMILY RESIDENT GOLF	001400	SUPERMARKET
000148	SINGLE FAMILY RESIDENT/WAREHOUSE/STORAGE	001500	REGIONAL SHOPPING
000172	SINGLE FAMILY RESIDENT/DAY CARE	001600	COMMUNITY SHOPPING
000200	MOBILE HOME	001609	SHOPPING COMPLEX
000210	TRAILER PARK	001700	OFFICE BUILDINGS
000217	MOBILE HOME/OFFICE	001709	OFFICE COMPLEX
000220	MOBILE HOME	001710	COMMERCIAL CONDO
000225	RV PARK	001703	OFFICE/MULTI FAMILY
000230	MOBILE HOME/SINGLE FAMILY RESIDENT LOT	001800	MULTI STORY OFFICE
000240	MOBILE HOME/SINGLE FAMILY RESIDENT WTR	001900	PROFESSIONAL BLDG
000250	MOBILE HOME/SINGLE FAMILY RESIDENT CNL	002000	TRANSIT TERMINALS
000260	MOBILE HOME/SINGLE FAMILY RESIDENT WATER	002010	AIRPARK
		002100	RESTAURANTS/ARK

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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

USE CODE USE DESCRIPTION

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