

**IN ORDER TO KEEP DOWNLOAD TIMES TO A REASONABLE MINIMUM, LOW RESOLUTION WAS USED IN CREATING THE MAPS. THUS, WHEN ZOOMING INTO THE MAPS, LINE WORK WILL BE DISTORTED.**

**IF NEEDED, PLEASE CONTACT THE GROWTH MANAGEMENT GIS ANALYST FOR A HIGHER RESOLUTION MAP**

**ALSO NOTE: THE MAPS IN THIS DOCUMENT ARE ONLY UPDATED ONCE A YEAR OR AS NEEDED. PLEASE VISIT OUR GIS WEBSITE**

**WHERE THE INFORMATION IS UPDATED EVERY MONDAY OR CONTACT THE GM GIS ANALYST AT THE ABOVE EMAIL ADDRESS OR CALL 850-651-7523.**



# ***PLANNING AREA 32536***

# ***CRESTVIEW/AUBURN***

*Department of Growth Management*

**DISCLAIMER**

The information provided herein is for general planning purposes only. Although the information is updated periodically, Okaloosa County cannot guarantee or warrant that the information is current at any given time. This information should not be used for permitting, investment, or other similar purposes. Information should always be verified as to its accuracy at any given time.

# 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. For the analysis purposes, data from incorporated areas was excluded as much as possible.

## Data Sources

- A. GENERAL DEMOGRAPHICS: Esri Business Analyst, Bureau of Economic and Business Research (BEER), POPULATION DENSITY: Emerald Coast Regional Council
- B. LAND USE: Okaloosa County GIS, Okaloosa County Property Appraiser
- C. LAND CHARACTERISTICS: Official Records of Okaloosa County; Okaloosa County GIS. PRIME FARMLANDS: 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: Haile Innovation
- F. COMMUNITY FACILITIES: Okaloosa County GIS

G. PUBLIC SCHOOLS: Okaloosa County School District

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

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

## DISCLAIMER

**THE INFORMATION CONTAINED HEREIN IS INTENDED FOR GENERAL PLANNING PURPOSES ONLY AND MAY BE SUBJECT TO CHANGE. ANY RELIANCE UPON THE DATA PRESENTED HEREIN SHOULD BE INDEPENDENTLY VERIFIED AS TO RELIABILITY AND ACCURACY. OKALOOSA COUNTY SHALL NOT BE LIABLE FOR ANY ERRORS CONTAINED HEREIN OR ANY DAMAGES IN CONNECTION WITH THE USE OF THE INFORMATION CONTAINED HEREIN**

**Table of Contents**

<b>Description</b>	<b>Page</b>
A. General Demographics	2
B. Land Use	5
C. Land Characteristics	9
D. Transportation	14
E. Utilities	17
F. Community Facilities	21
G. Public Schools	21
H. Conservation Area & Resources	23
I. Parks & Recreation	23
J. Capital Facilities Needs Assessments	27

**List of Tables**

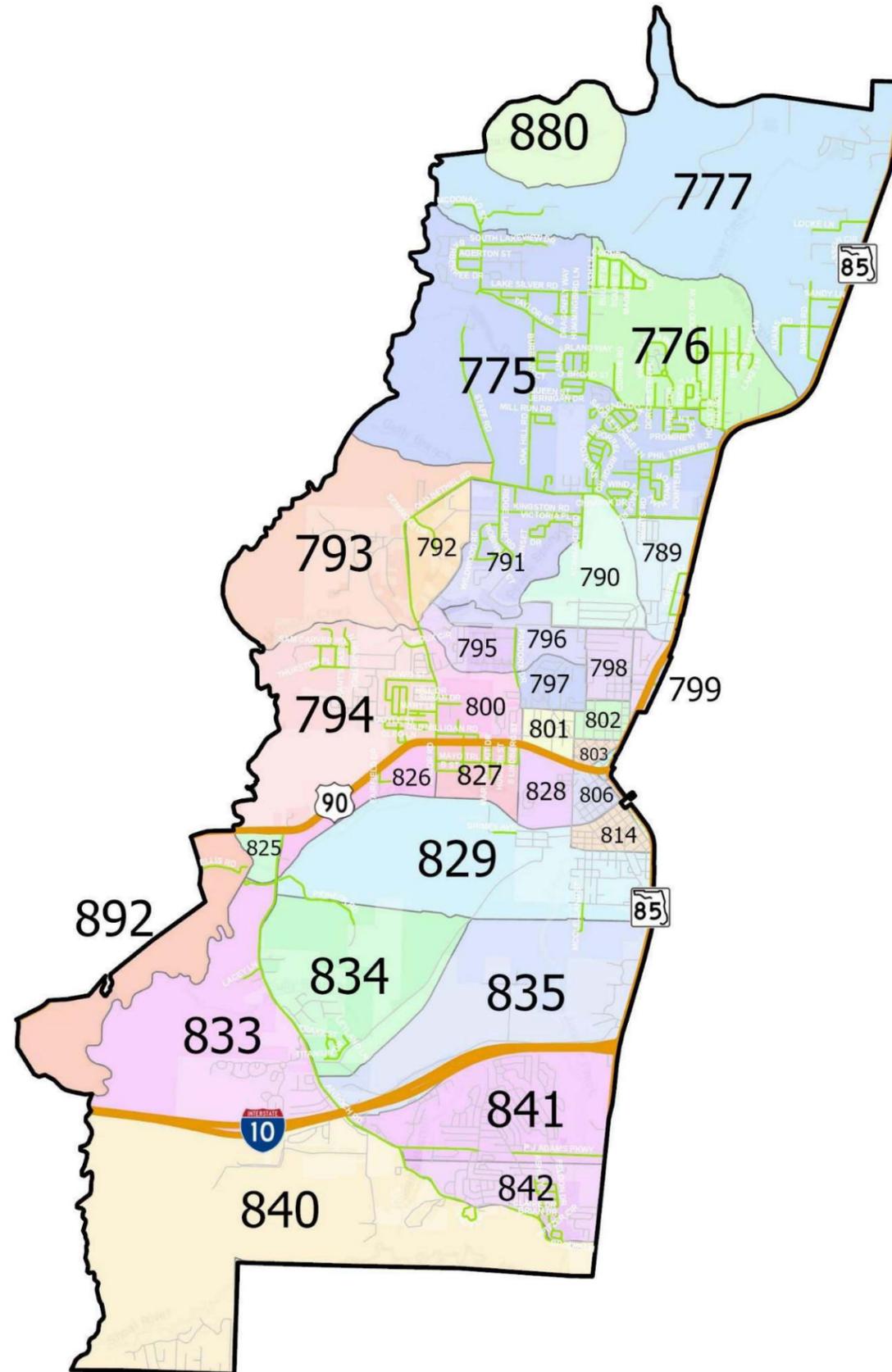
<b>Table No.</b>	<b>Description</b>	<b>Page</b>
1	Existing Land Use Acreage	5
2	Future Land Use Acreage	5
3	Recorded Plats	9
4	Unrecorded Plats	10
5	Numbered County Roads	15
6	Un-numbered County Roads	15
7	Auburn Water System	17
8	Okaloosa County Water System	17
9	Student Population	21
10	Residential Development Potential	38

**List of Maps**

<b>Map No.</b>	<b>Description</b>	<b>Page</b>
1	Traffic Analysis Zones	1
2	Population Density	3
2A	Aerial Photo	4
3	Existing Land Use	6
4	Future Land Use	7
4A	Zoning	8
5	Land Characteristics	11
5A	Prime Farmlands	12
6	Large Landowners	13
7	Transportation	16
8	Water Systems	18
9	Electric Power	19
10	Community Facilities	20
11	Public Schools	22
12	Conservation Areas & Resources	24
13	Parks & Recreation	25
14	Fire Districts	26

**List of Appendix**

<b>Appendix</b>	<b>Description</b>
A	Property Appraisers Use Codes



**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



**A. GENERAL DEMOGRAPHICS**

**A. POPULATION DATA**

<b>1. Population Estimates (Okaloosa County)</b>					
Year	2018	2023	% Change 2017-2023	2035	% Change 2023-2035
	206,409	219,663	6.42	245,200	11.63

<b>2. Population Estimates (32526)</b>				
Year	2018	2023	% Change 2018-2023	% of County population
	7,687	8,661	12.67	3.94%

*Sources: Esri Business Analyst  
Bureau of Economic & Business Research (BEBR)*

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

<b>1. Dwelling Units (32536)</b>			
Year	2019	2023	% of Change 2019-2023
	55	247	349.09%

**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. Population estimates exclude incorporated areas. Per the data extracted from the sources listed, the Crestview/Auburn Planning Area experienced a 12.67% increase in population from 2017 to 2023. In addition, new residential construction exhibited a 349.09% increase from 2019 to 2023. The unincorporated Crestview/Auburn Planning Area comprises 3.94% (8,661 persons) of the total population of the County.

**LEGEND**

Population Density

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



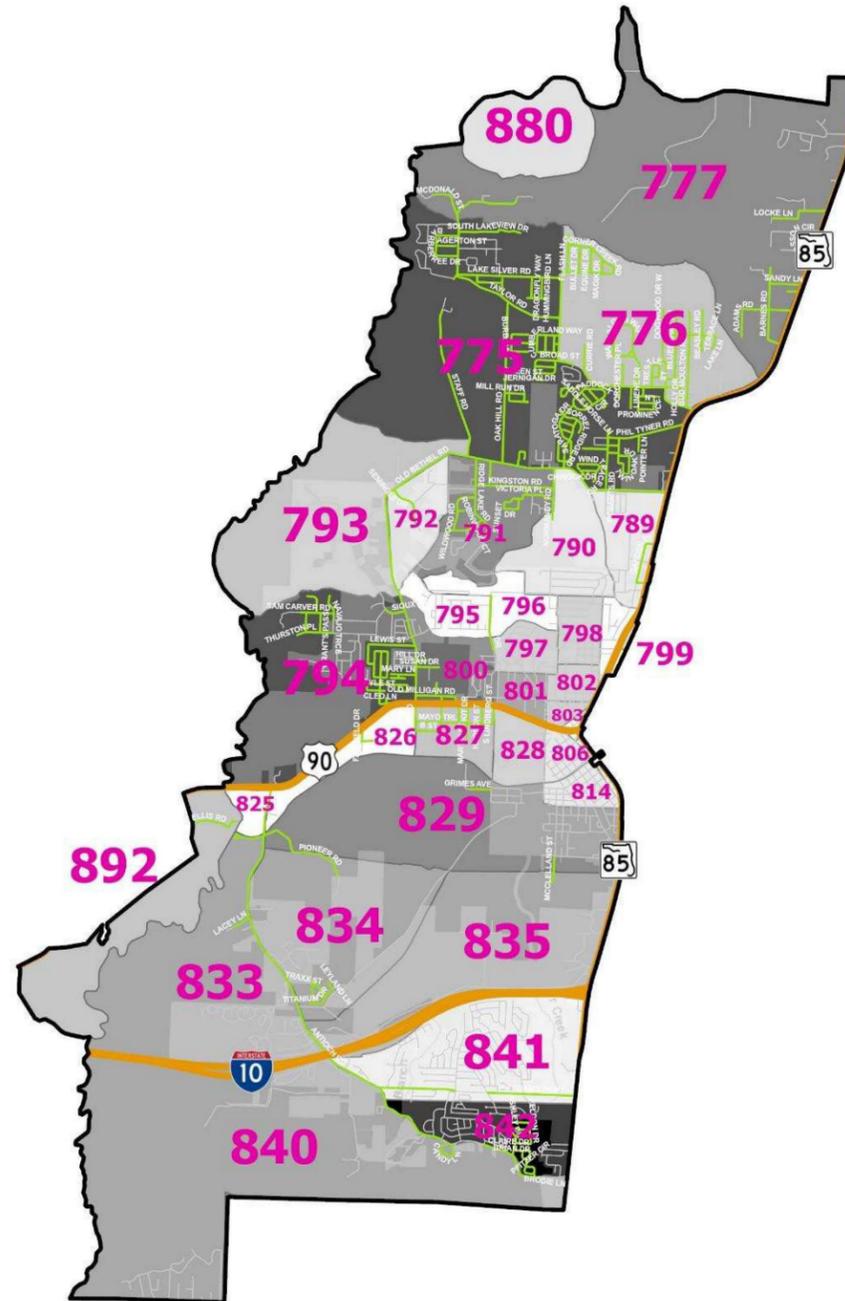
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

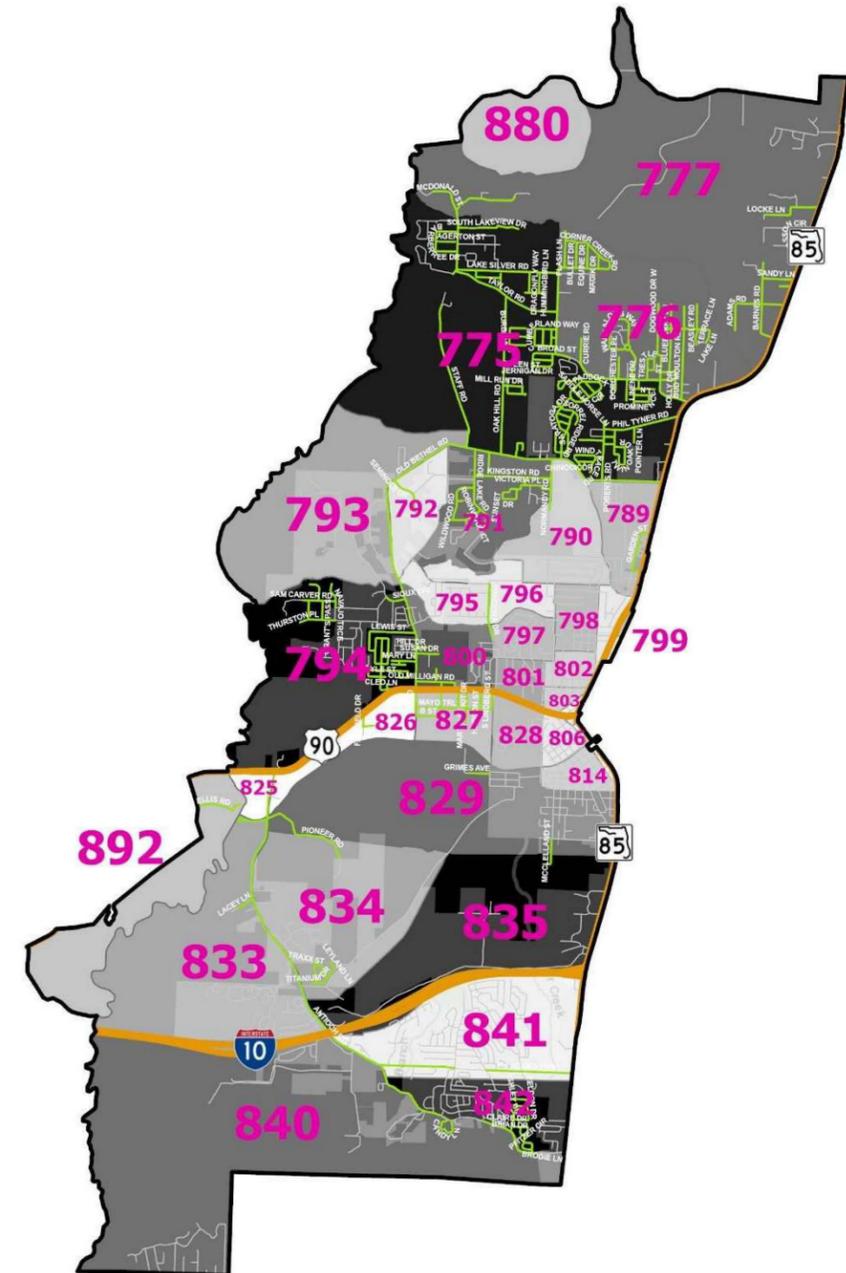
**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



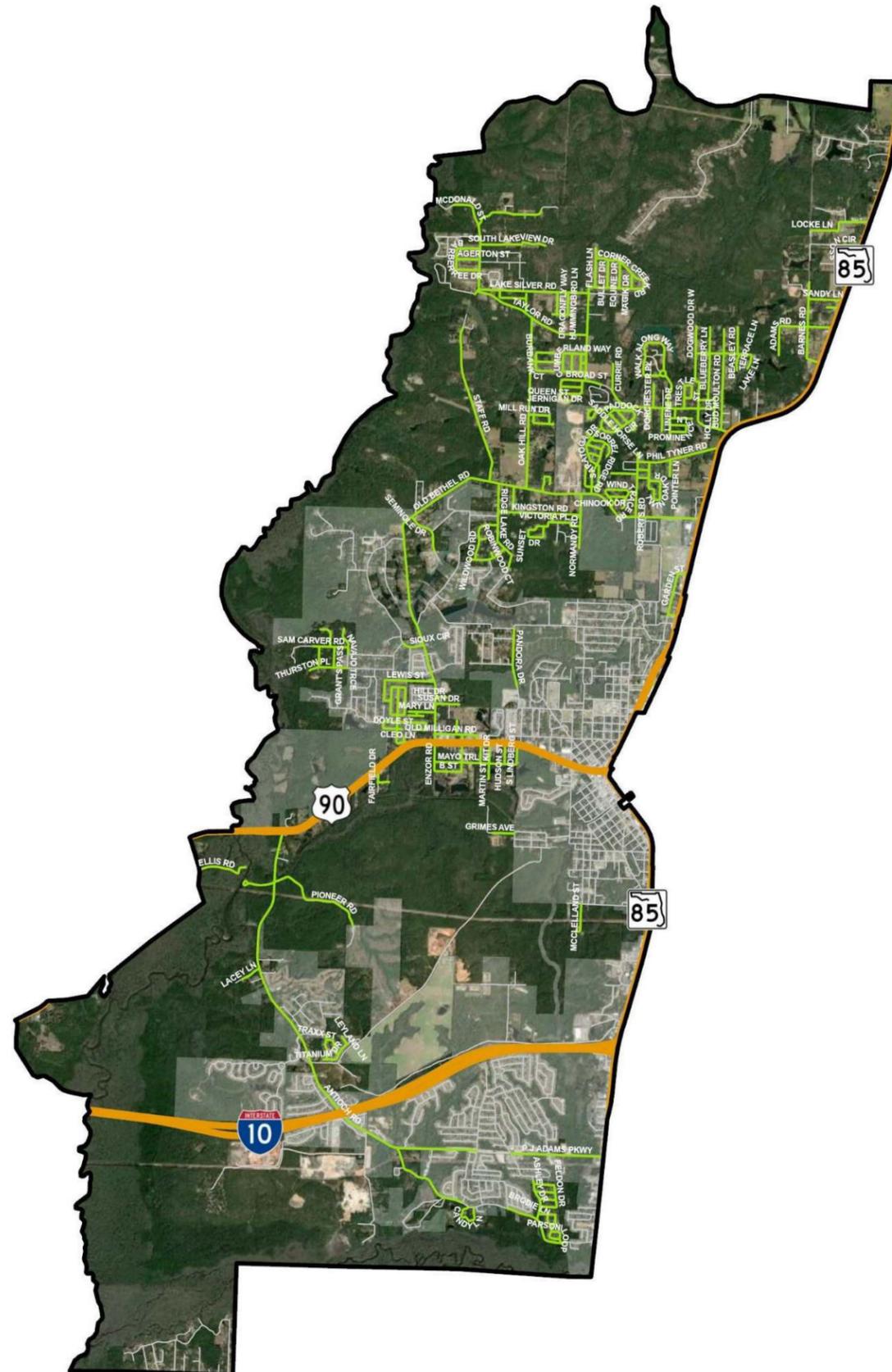
**2015**



**2045**

**LEGEND**

- LOCAL ROAD
- COUNTY ROAD SYSTEM
- STATE HIGHWAY SYSTEM



**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**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 Okaloosa County Property Appraiser for property tax purposes. Each land use was identified and mapped using Geographic Information Systems. 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.

<b>TABLE 1 EXISTING LAND USE</b>	
Land Use	Acres
Residential	3674
Commercial	105
Industrial	25
Agriculture	8,125
Institutional	71
Public	3,236
Other	2,138

Source: Okaloosa County Property Appraiser

**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 gross acreage of each FLUM category is shown in Table 2.

<b>TABLE 2 FUTURE LAND USE</b>	
Land Use	Acres
Agriculture	6,978
Commercial	10
Conservation	2,664
Crestview	8,744
Federal Reservation	1
Industrial	24
Low Density Residential	3,672
Medium Density Residential	7
Mixed Use	979
Rural Residential	5,165
Water	224

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**

-  Residential
-  Commercial
-  Industrial
-  Agriculture
-  Institutional
-  Public
-  Other



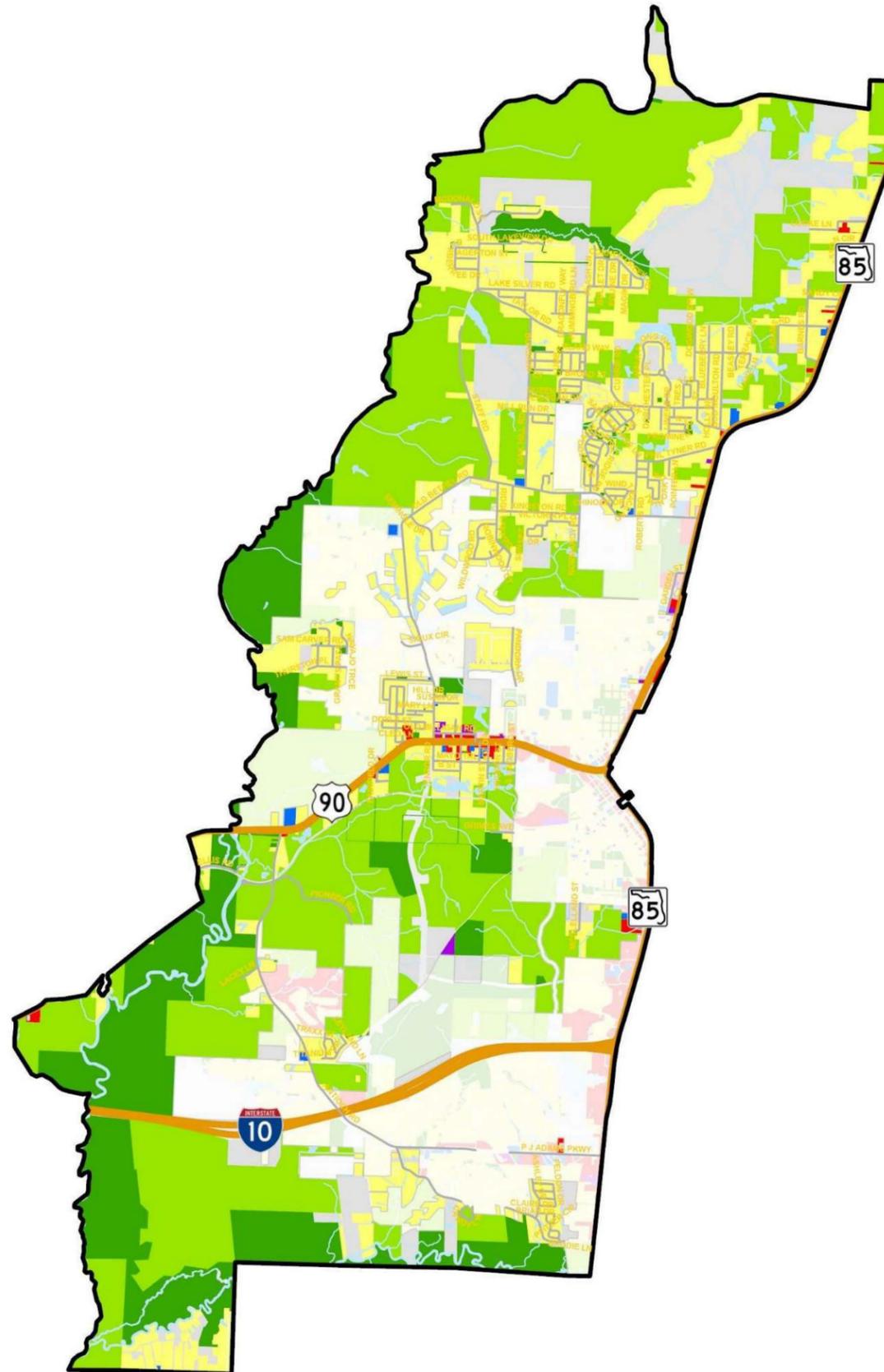
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

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



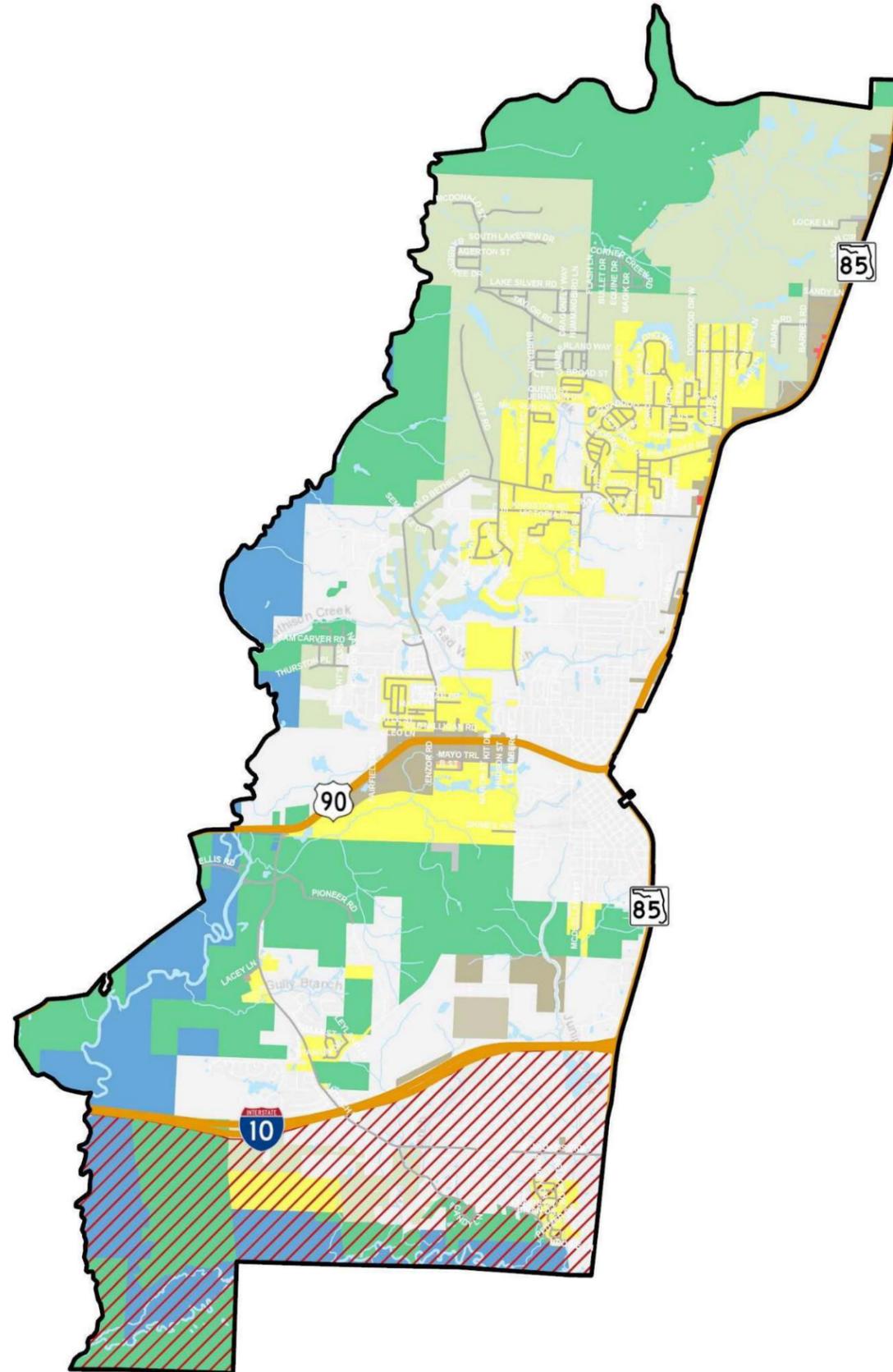
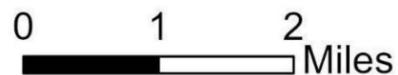
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

- AGRICULTURAL
- GENERAL COMMERCIAL
- CRESTVIEW
- EGLIN AFB
- INDUSTRIAL
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL-1
- RESIDENTIAL-2
- RURAL RESIDENTIAL
- WATER



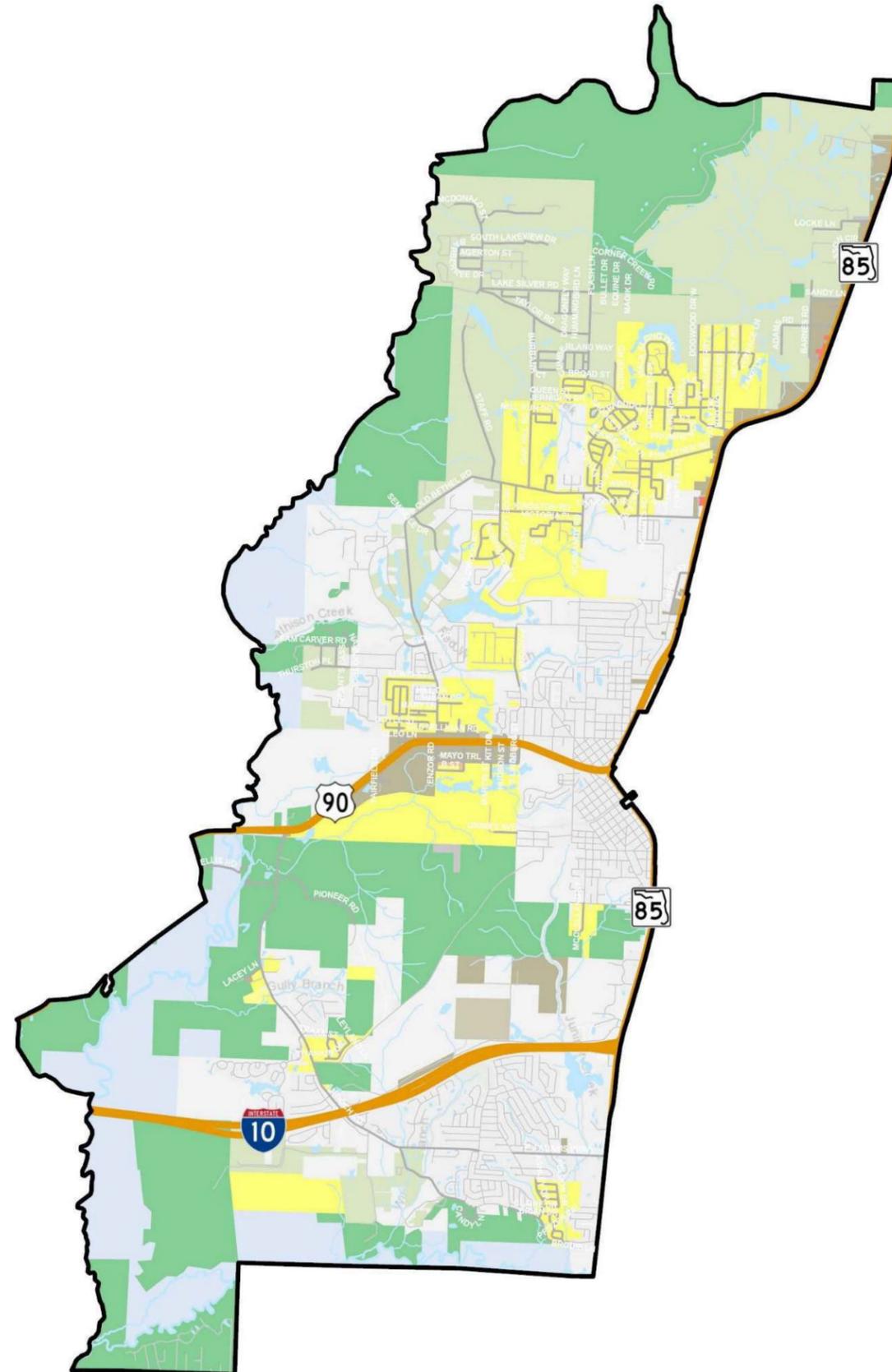
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**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 1000 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. Information within this document regarding plats and subdivisions has not been updated since the previous version.

**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.

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
Oakcrest F/G Plat #3	1947
Edneys West Hill	1948
Staff Addition to Crestview	1948
Hudson Addition to Crestview	1952

TABLE 3 RECORDED PLATS	
Name	Year Platted
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 <sup>st</sup> Addition	1959
Normandy Terrace 1 <sup>st</sup> 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 <sup>st</sup> 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 Edge Manor	1993
Colony Ridge Phase I	1996
Hutcheson Hill	1996
Deer Valley Estates	1997
Mathison Creek Estates	1997

**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
Kindals 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 I	2009
Nature Lake Phase I	2014

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**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 described in Table 4.

**TABLE 4  
UNRECORDED PLATS**

Name
Calebro (Ridelake Road)

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**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 portions of Northwest Florida Water Management District Water Management Areas. Conservation lands within the planning area are shown on Map 5.

**LEGEND**

-  Vacant
-  No AG Acreage
-  Improved Agriculture
-  Cropland
-  Timberland
-  Pastureland
-  Other
-  Blackwater River State Forest
-  Water Management Lands



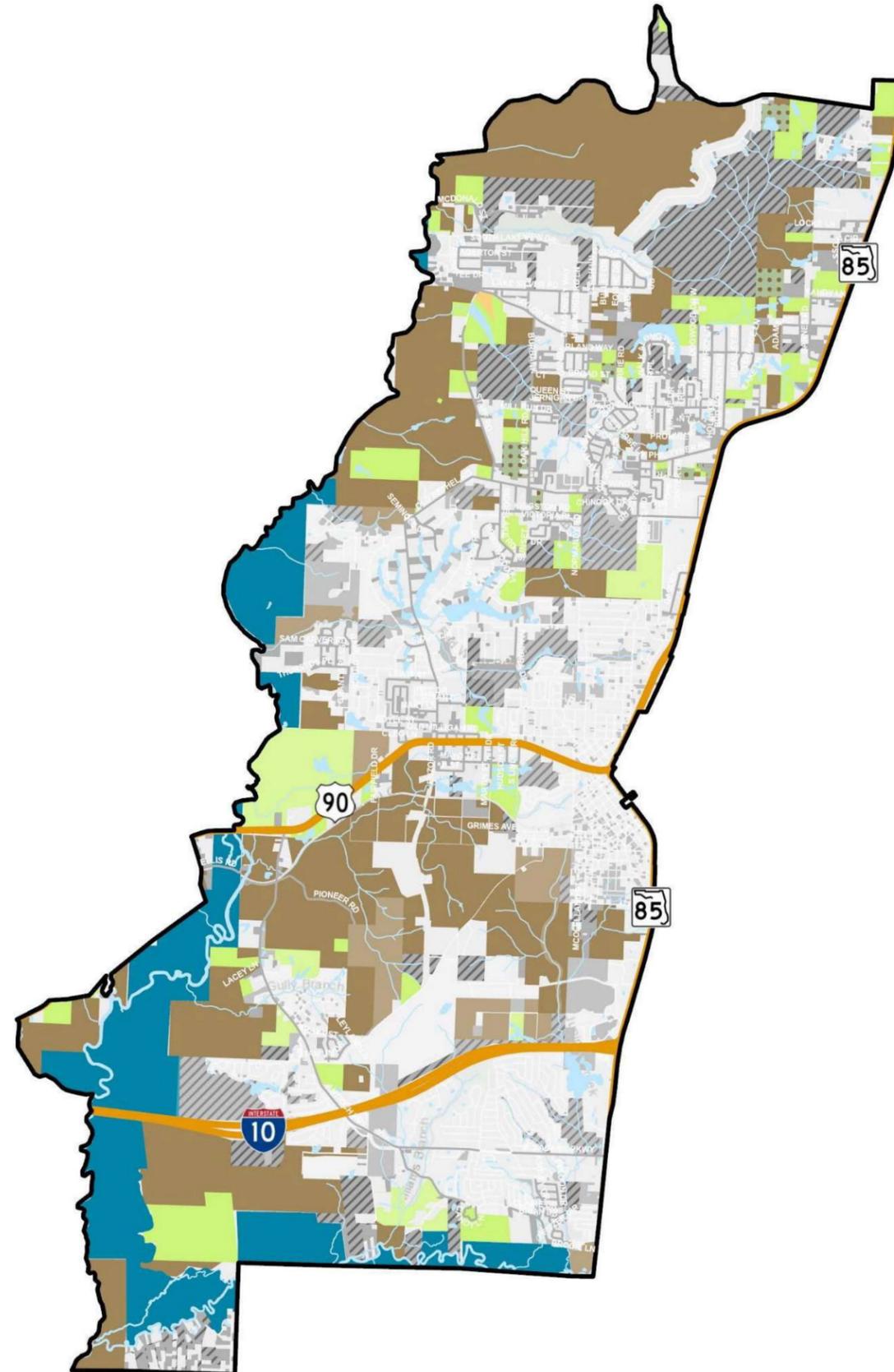
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

Type	
	Angie Sandy Loam 2 to 5 % Slopes
	Dothan Loamy Sand 0 to 2 % Slopes
	Dothan Loamy Sand 2 to 5 % Slopes
	Escambia Fine Sandy Loam 0 to 3 % Slopes
	Notcher Gravelly Sandy Loam 0 to 2 % Slopes
	Notcher Gravelly Sandy Loam 2 to 5 % Slopes
	Orangeburg Sandy Loam 0 to 2 % Slopes
	Orangeburg Sandy Loam 2 to 5 % Slopes



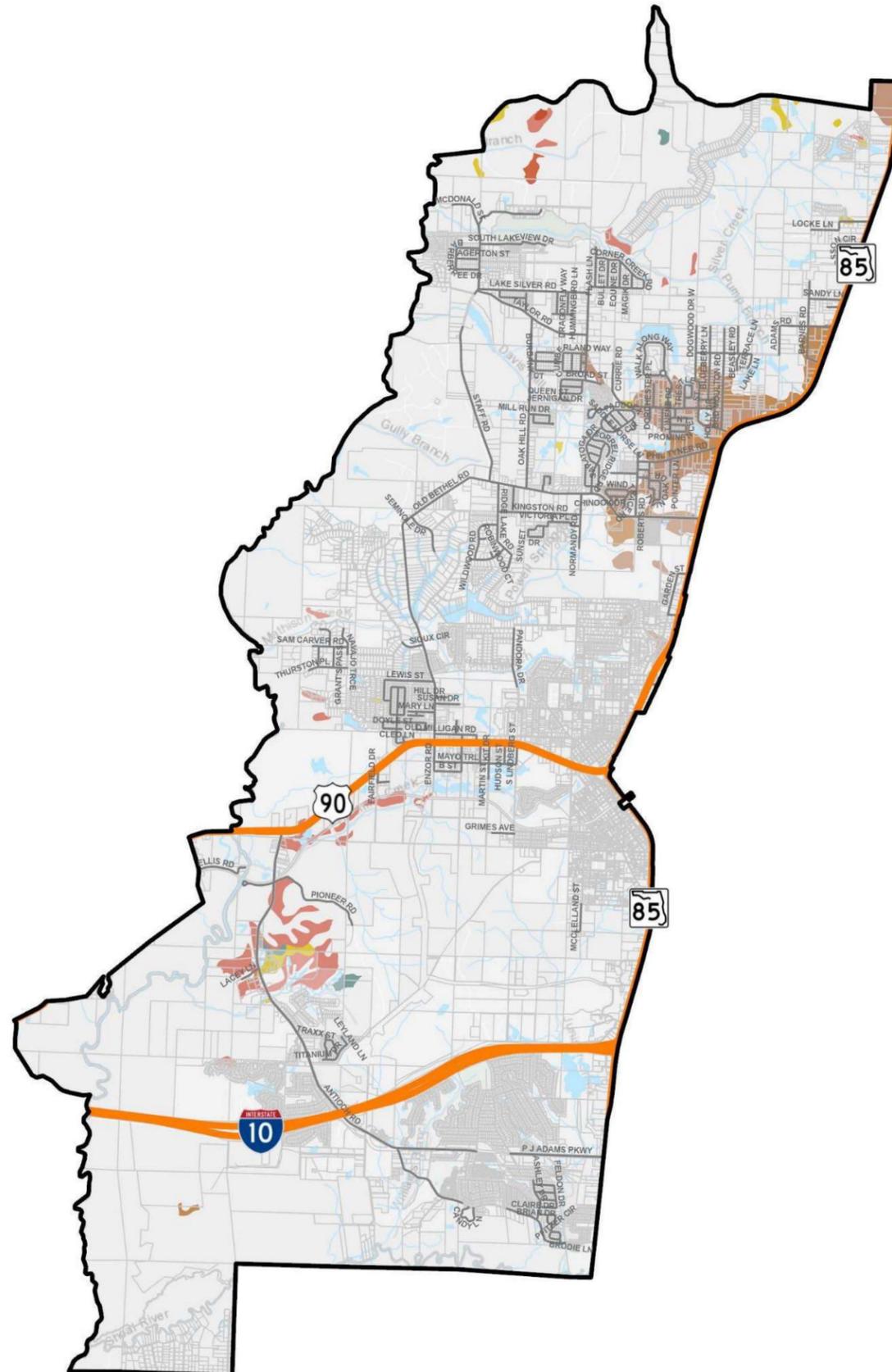
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

**OWNER NAME**

-  NWF WATER MNGT DIST
-  WINGARD FAMILY LLC



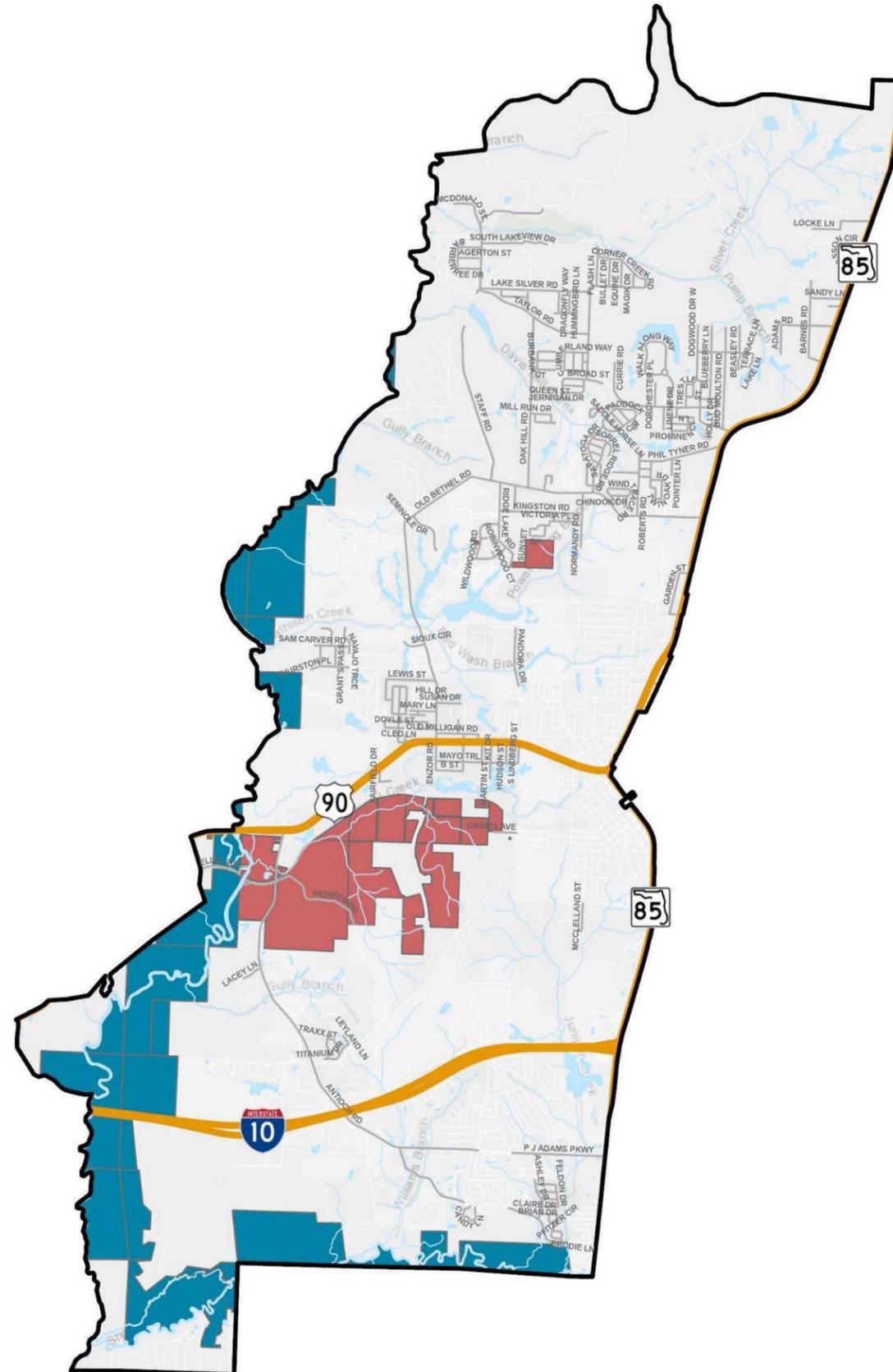
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**D. TRANSPORTATION**

Transportation facilities in the planning area are limited to state, county, and local roads and highways. As specified by statute roads and highways within the County as classified as “State Highway System” (s. 335.01, F.S.) or “County Road System” (s.334.03, F.S.). These are shown on Map 7.

**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 were taken from FDOT 2022 District 3 Level of Service. 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	4
Functional Class	Principal Arterial
Facility Type	Divided
LOS Area	Transitioning
FDOT LOS	D
County LOS	C

FDOT Station 1603: SR 85-375' N of Third Avenue, Crestview

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
25500	28500	11.76%

FDOT Station 5112: 825' N of Long Drive

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
27500	29500	7.27%

FDOT Station 5057: 0.233 mile N of SR 10 (US 90)

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
28000	29500	5.36%

FDOT Station 5060: SR 85-150' N of Cobb Ave, Crestview

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
37500	41500	10.67%

FDOT Station 1606: SR 85-600' S of Duggan Ave (N of Goodwin Ave)

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
44500	47000	5.62%

FDOT Station 1607: SR 85-300 N of Cracker Barrel RD (S of I-10)

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
49500	50500	2.02%

**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	D
County LOS	D/C

FDOT Station 5052: SR 10 (US 90) 350' W of SR 85 (Ferdon Blvd)

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
17300	17200	-0.58%

FDOT Station 5053 SR 10 (US 90): 400' W of Main Street (E of Lloyd Street)

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
21000	22500	7.14%

FDOT Station 1602 SR 10 (US 90): 1200' W of Lindberg Street

2018 AADT

18200

2023 AADT

20500

% of change AADT

12.64%

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

2018 AADT

14144

2023 AADT

16896

% of change AADT

19.46%

**c. Interstate 10**

Segment: 57002002 EB OFF to 57002006 EB OFF

No. of Lanes

4

Functional Class

Principal Arterial

Facility Type

Divided

LOS Area

Rural undeveloped

FDOT LOS

D

County LOS

B

FDOT Station 0318 SR-8/I-10,@Antioch Road O/P, Okaloosa Co.

2018 AADT

29093

2023 AADT

32484

% of change AADT

11.66%

**2. County Road System (CRS)**

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

**a. Numbered County Roads**

Numbered county roads within the planning area include:

CR 4 Antioch Road

CR 188 Old Bethel Road

General characteristics of these roadways are shown in Table 5. It should be noted that 2023 data was the most recent information available.

**TABLE 5  
NUMBERED COUNTY ROADS**

Road	Segment	Func. class	Area	Type	Lanes	2018 AADT	2023 AADT	% of Change	Adopted LOS
<b>4 Antioch Road</b>		Collector	Urban	Undiv.	2				
*FDOT Station 0280 625' S of US 90						8800	10900	23.86	D
**County Station 470 1050' S of US 90						18069	12447	-31.11	D
**County Station 460 400' S of Egan Dr						13922	13456	-3.35	D
<b>CR 188 Old Bethel Road</b>		Collector	Urban	Undiv.	2				
*FDOT Station 0303 2640' W of SR 85						5300	5900	11.32	D
*FDOT Station 0305 625' N of US 90						5900	6900	16.95	D
**County Station 420 1000' N of US 90						6987	3292	-52.88	D
**County Station 430 600' W of SR 85						7490	9693	29.41	D

Source: Okaloosa County Public Works Traffic Counts

**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. This information has not been updated with the previous version of this report. These un-numbered roads are listed as follows.

Lake Silver Road

Oak Hill Road

**TABLE 6  
UN-NUMBERED COUNTY ROADS**

Road	Segment	Func. class	Area	Type	Lanes	2018 AADT	2023 AADT	% of Change	Adopted LOS
Lake Silver Road	SR 85 to Caveman Rd.	None	Trans.	Undiv.	2	NA	NA	NA	None
Oak Hill Road	Old Bethel Rd to Taylor Rd	None	Trans.	Undiv.	2	NA	NA	NA	None

Source: Okaloosa County Public Works Department

**c. Local Streets**

Except for the collector roads listed in Table 5 the majority of the roads within the planning area are considered local streets.

**LEGEND**

-  PORTABLE TRAFFIC MONITORING SITES
-  STATE HIGHWAY SYSTEM
-  NUMBERED COUNTY ROADS
-  UNNUMBERED COUNTY ROADS
-  LOCAL ROADS



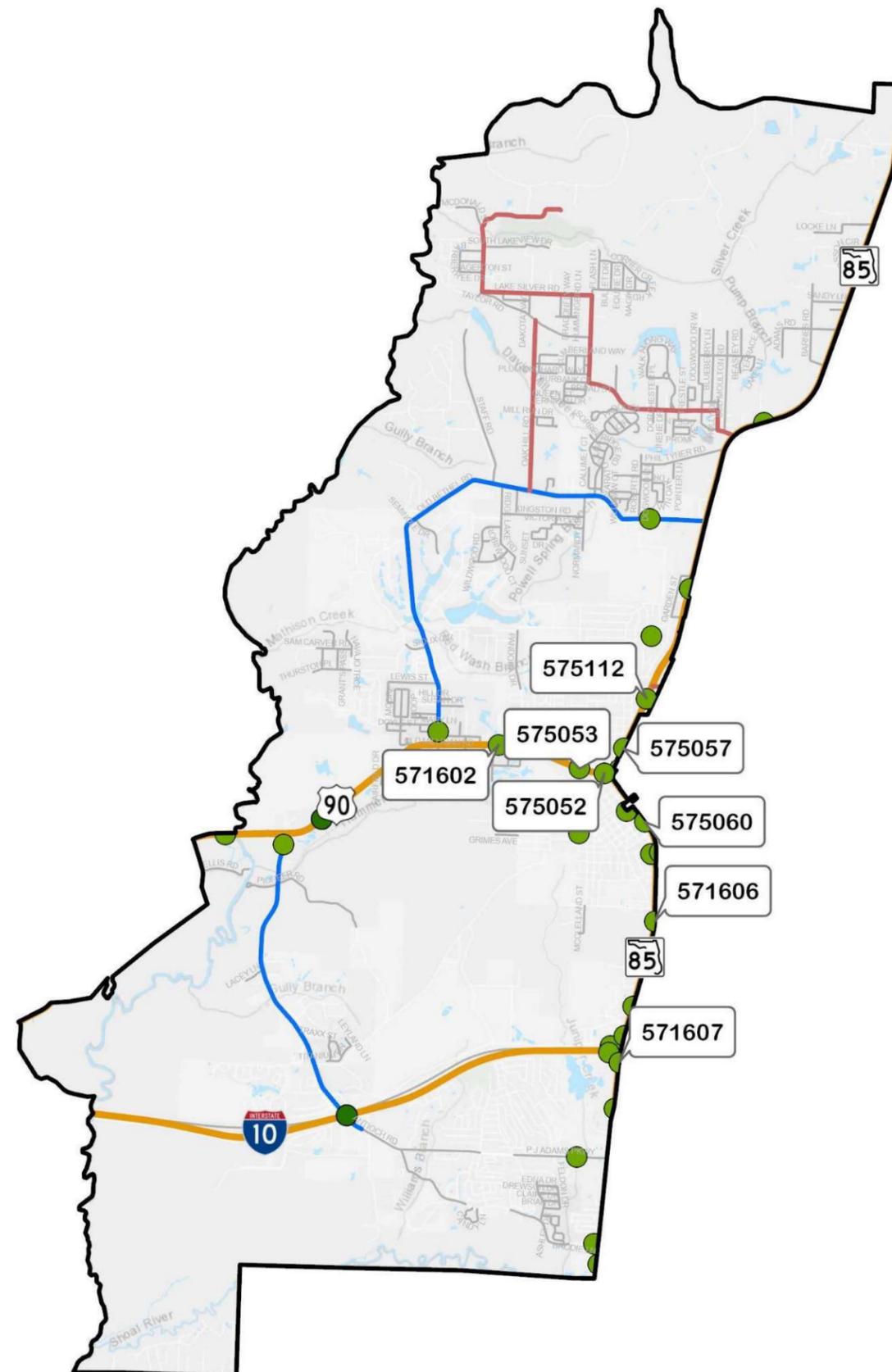
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**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 three community water systems and, where community system water is not available, by individual, private water wells. Community water systems include the Auburn Water System and Okaloosa County Water & Sewer. These systems are both not for profit corporations established in the late 1960’s early 1970’s using U.S. Department of Agriculture Rural Development grants and loans.

**a. Auburn Water System**

The Auburn Water System service areas and actual water distribution area is shown on Map 9. As shown, the service area encompasses a much larger geographic area than the area where community water service is available. General characteristics of the Auburn Water System are shown on Table 7.

<b>TABLE 7 AUBURN WATER SYSTEM</b>							
Permitted Water Use (ADF)	Gross Water Use 2023 (GPD, ADF)	Population Served	Gross per Capita	Gross Water Demand Projections (GPD, ADF)			% of Change 2025-2035
				2025	2030	2035	
6,600,000	2,500,000	22,000	114	2,508,000	2,621,236	2,734,472	9.03%

**b. Okaloosa County Water & Sewer (OCWS)**

Okaloosa County Water & Sewer’s service area and actual water distribution area is shown on Map 9. Again, the service area is much larger than the distribution area. General characteristics of OCWS are shown on Table 8.

<b>TABLE 8 OCWS</b>							
Permitted Water Use (ADF)	Gross Water Use 2023 (GPD, ADF)	Population Served	Gross per Capita	Gross Water Demand Projections (GPD, ADF)			% of Change 2025-2035
				2025	2030	2035	
9,100,000	6,400,000	42,306	151	6,400,00	6,730,090	6,977,734	9.03%

**c. Private Water Wells**

All areas shown on Map 8 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 Choctawhatchee Electric Cooperative (Chelco) and Florida Power and Light. Generalized service areas for these electricity providers are shown on Map 9.

**LEGEND**

**CRESTVIEW WATER SYSTEM**

■ SERVICE AREA

**AUBURN WATER SYSTEM**

■ SERVICE AREA

▨ DISTRIBUTION AREA

**CITY OF CRESTVIEW**

■ SERVICE AREA

**MILLIGAN WATER SYSTEM**

■ SERVICE AREA

**OKALOOSA COUNTY WATER & SEWER**

■ SERVICE AREA

▨ DISTRIBUTION AREA

▨ UNDEFINED DISTRIBUTION AREA



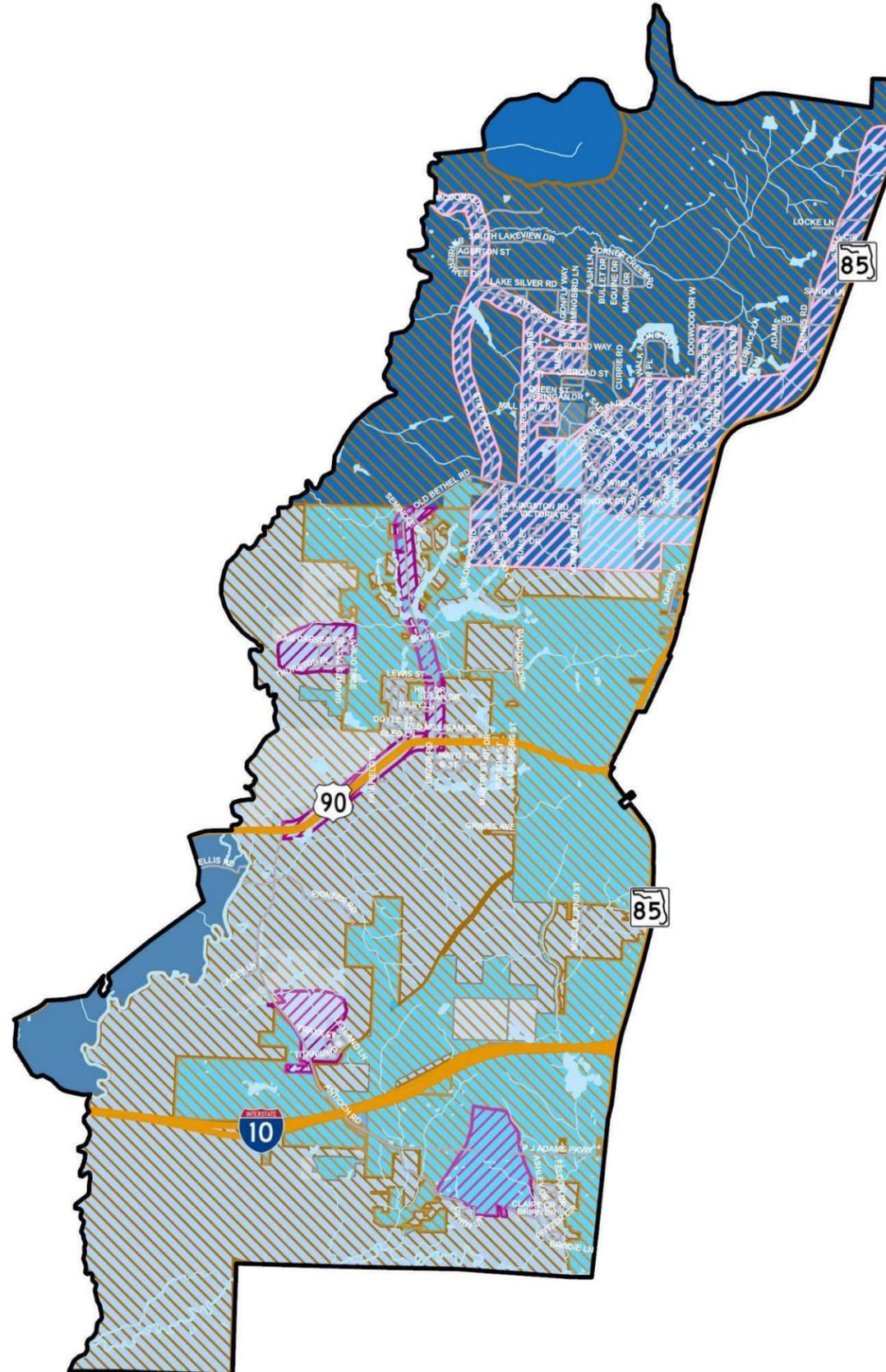
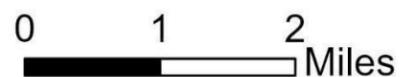
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

- CHELCO SERVICE AREA
- FPL SERVICE AREA



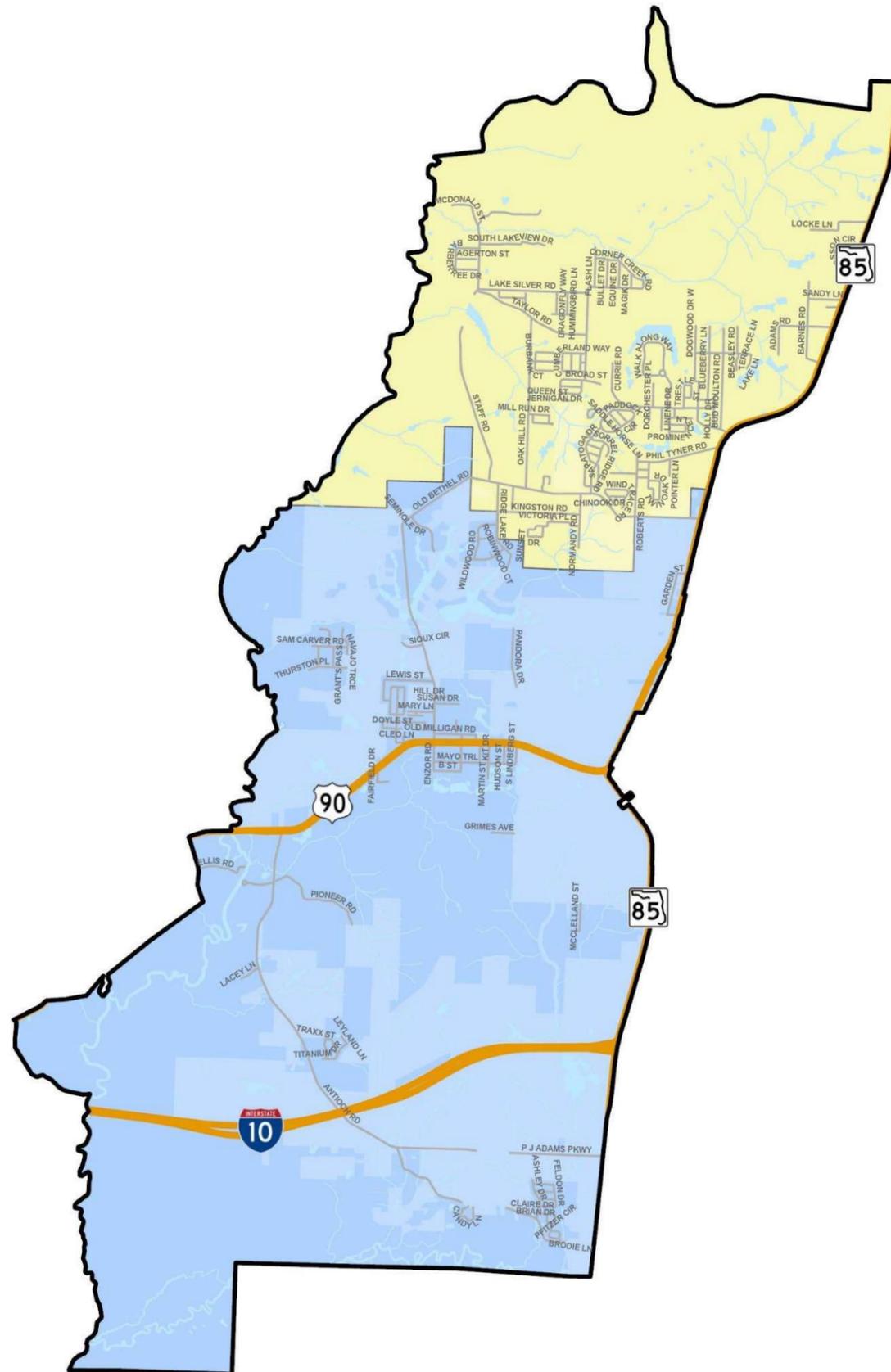
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

**Facilities**

- 1. Carver Hill Museum
- 2. John McMahon Environmental Center

**Fire Departments**

- 3. Crestview Fire Department Station 1
- 4. Crestview Fire Department Station 2
- 5. North Okaloosa Fire Department Station 81



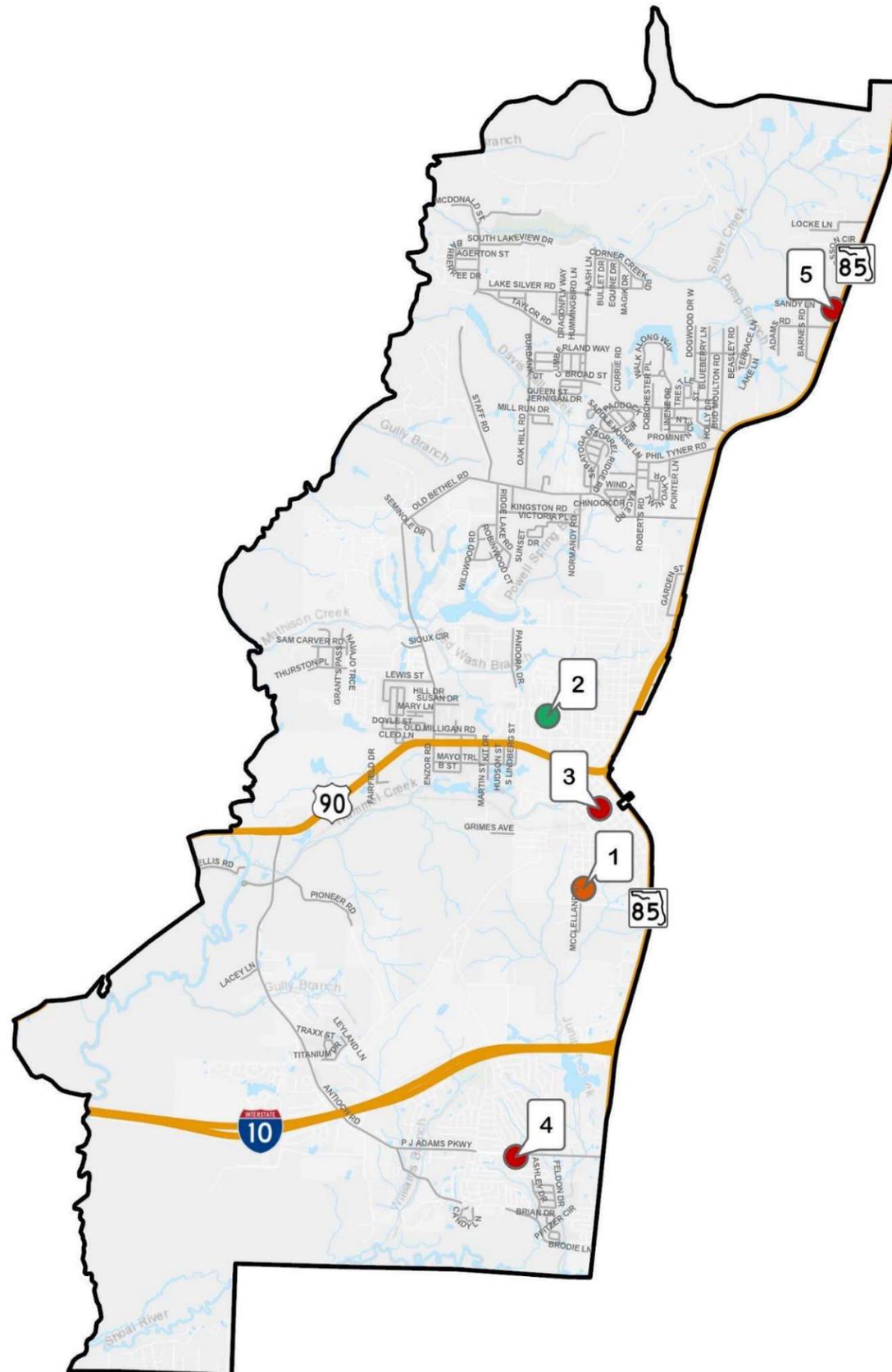
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**F. COMMUNITY FACILITIES**

Community facilities are shown on Map 10. These include the Carver Hill Museum, John McMahon Environmental Center, the Crestview Fire Department Station 1, Crestview Fire Department Station 2, and the North Okaloosa Fire Department Station 81

**G. PUBLIC SCHOOLS**

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

<u>High Schools</u>	<u>Middle Schools</u>	<u>Elementary Schools</u>
Crestview	Davidson	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 11. Capacity numbers have not been updated since 2018.

	<u>2015</u>	<u>2017</u>	<u>2020</u>	<u>2024</u>	<u>2025</u>	<u>% of Change 2015-2025</u>	<u>Max. Capacity</u>
<b><u>Elementary School</u></b>							
Antioch	882	929	952	965	976	10.66%	919
Bob Sikes	776	824	847	810	823	6.06%	904
Northwood	821	776	845	837	832	1.34%	974
<b><u>Middle School</u></b>							
Davidson	972	967	1,129	1,153	1,128	16.05%	905
<b><u>High School</u></b>							
Crestview	1,902	1,952	2,046	2,394	2,311	21.50%	1,733

**LEGEND**

Elementary School

- Antioch
- Baker
- Bob Sikes
- Laurel Hill
- Northwood
- Riverside
- Walker

Middle School

- Baker
- Davidson
- Laurel Hill
- Shoal River

High School

- Baker
- Crestview
- Laurel Hill

Schools

- 1. Antioch Elementary School
- 2. Bob Sikes Elementary School
- 3. Crestview High School
- 4. Davidson Middle School
- 5. Lakewood Christian School
- 6. Lance C. Richbourg School
- 7. Northwood Elementary School



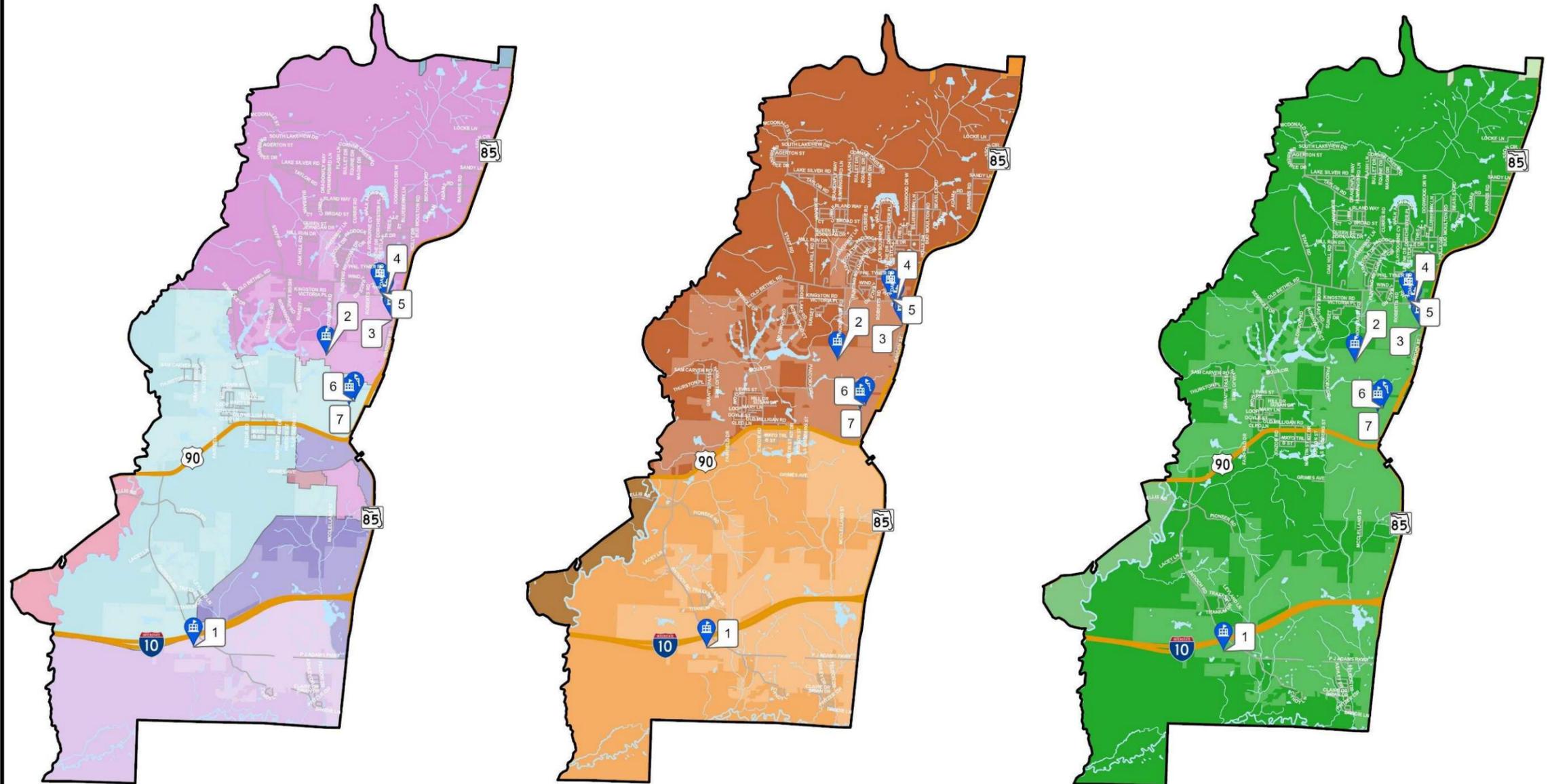
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**H. CONSERVATION AREAS AND RESOURCES**

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

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

Each of these is described in further detail as follows.

**1. Archeological and Historic Sites**

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

**2. Public water supplies**

Public water supplies include those for the Okaloosa County Water and the Auburn Water Systems. The locations of well sites for these systems is shown on Map 8.

**3. Flood zones and floodways**

Flood zones and floodways are shown on Map 12.

**4. Wetlands**

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

**5. River systems**

River systems including major tributaries are shown on Map 12.

**6. Habitat areas**

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

**I. PARKS AND RECREATION**

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

**LEGEND**

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



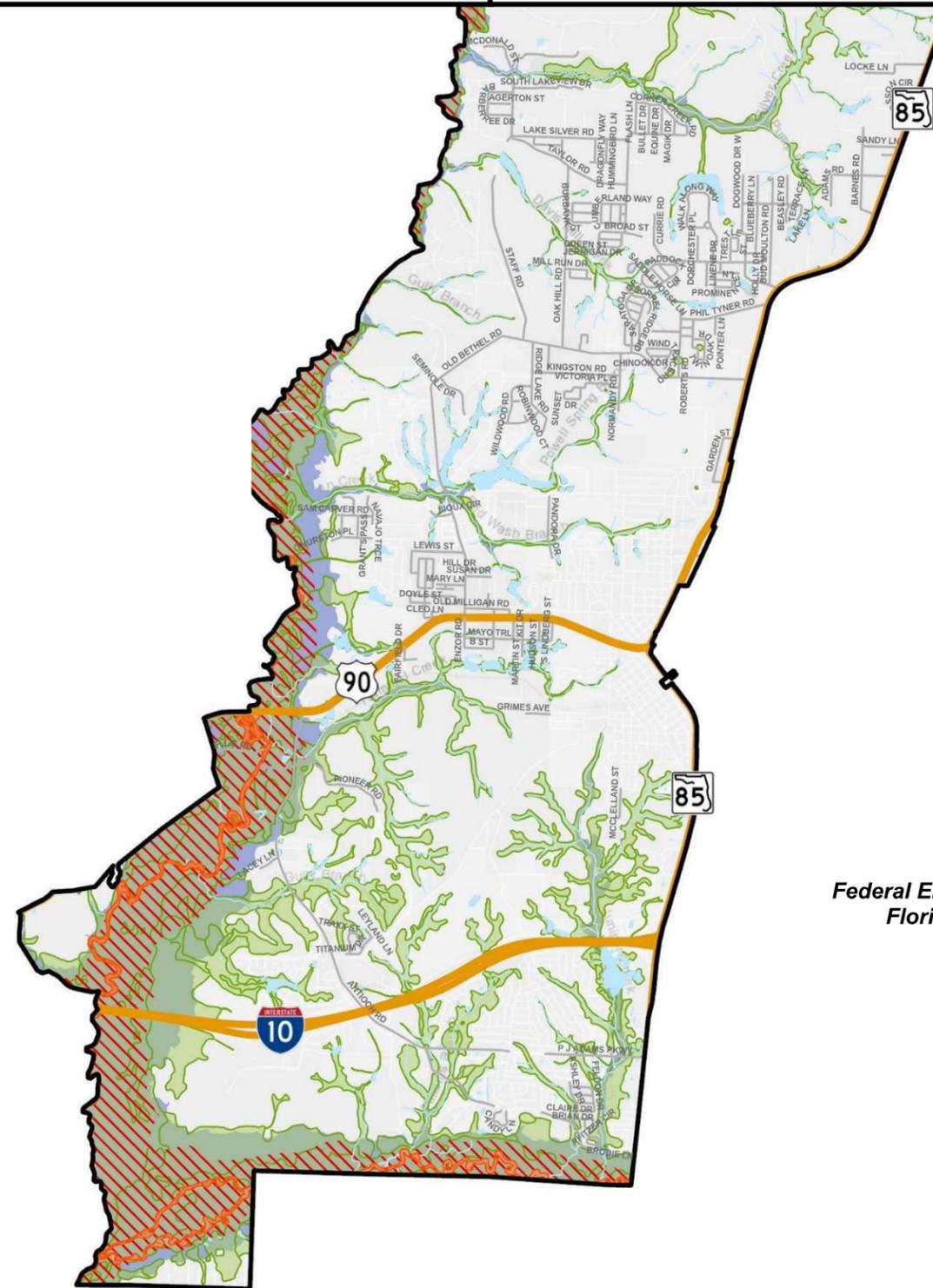
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**Sources:**  
Federal Emergency Management Agency  
Florida Natural Areas Inventory  
Okaloosa County GIS

**LEGEND**

- Park Land
- 1. Carnegie Hills Park
- 2. Cleo Park
- 3. Countryview Park
- 4. Crestview High School Sports
- 5. Davidson Middle School Sports
- 6. Fairview Park
- 7. Foxwood Country Club
- 8. Holly Hills Park
- 9. Hub City Environmental Center Museum
- 10. Milligan Boat Ramp and Yellow River Park
- 11. Silver Creek Park
- 12. Silver Oaks Park
- 13. Unnamed (Proposed) Park
- 14. Veterans Memorial
- 15. Willson Street Park



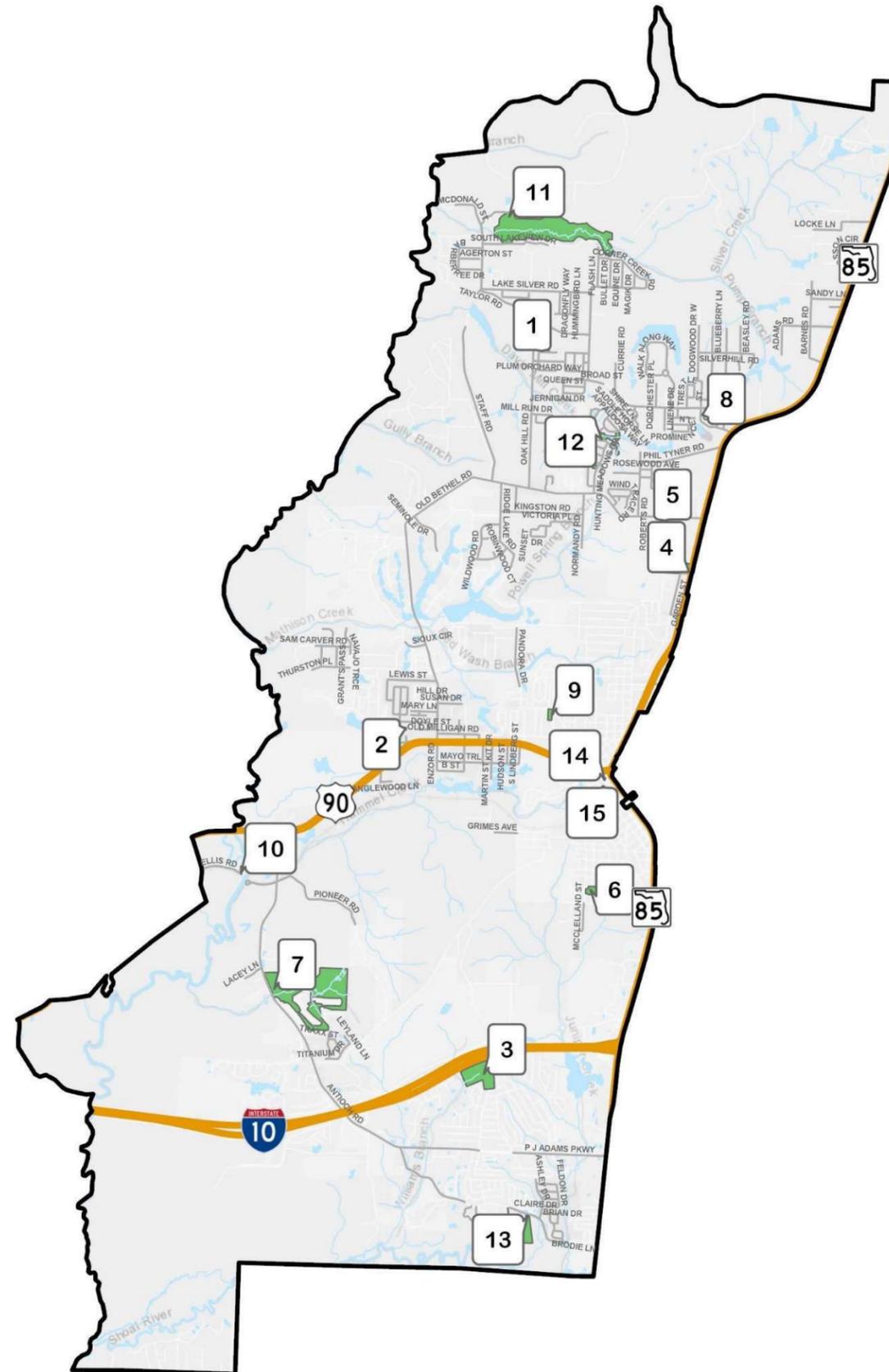
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**LEGEND**

- FIRE DISTRICT**
- CITY OF CRESTVIEW
  - HOLT
  - NORTH OKALOOSA
  - FIRE DEPARTMENT



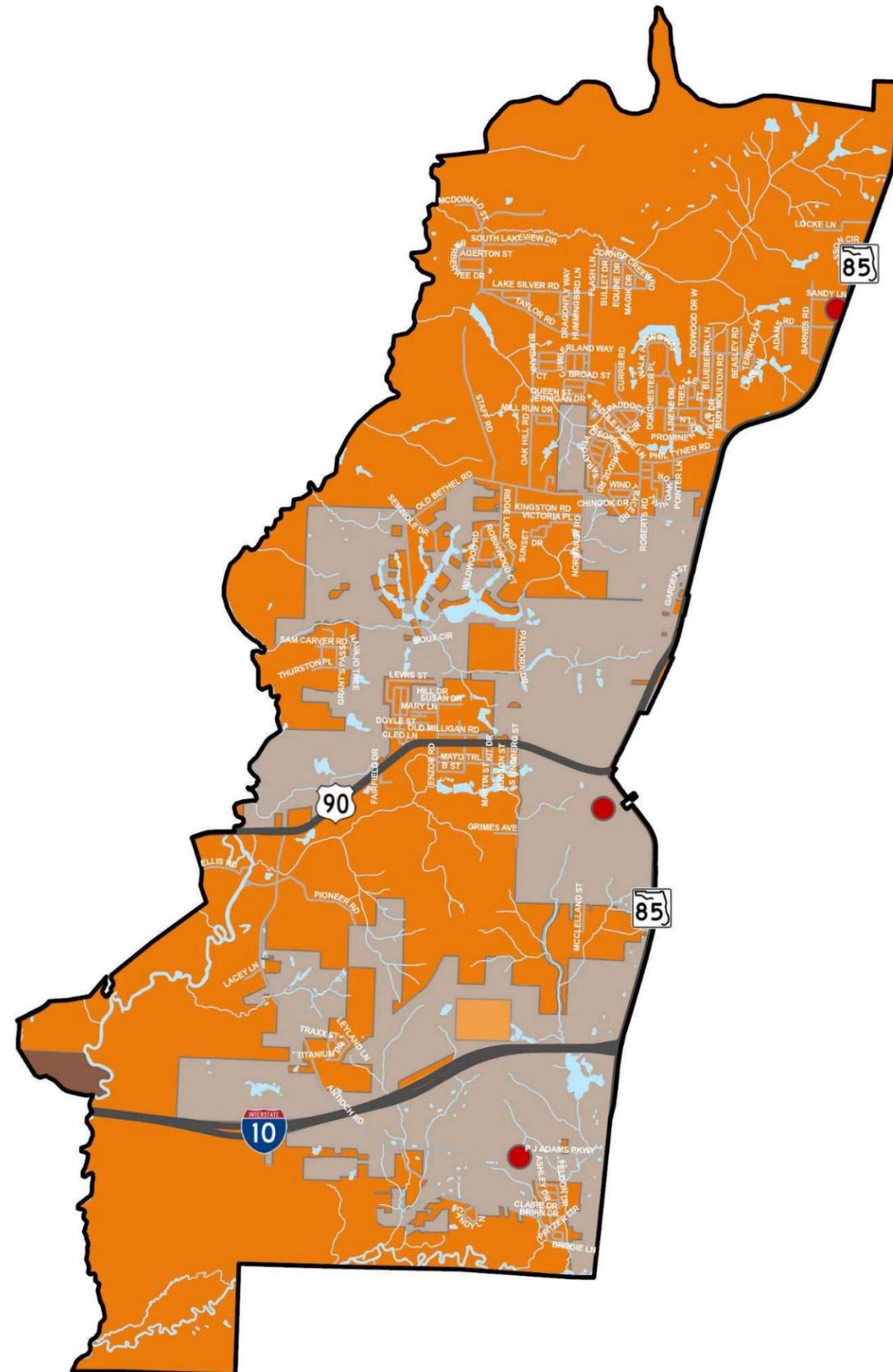
**MAP PROJECTION:**  
NAD 1983 (2011) StatePlane Florida  
North FIPS 0903 (US et)

**PUBLIC RECORD:**  
This map was created by Inspire Placemaking  
Collective, Inc. and is in the public domain  
pursuant to Chapter 119, Florida Statutes.

**DISCLAIMER:**  
Okaloosa County hereby expressly disclaims  
any liability for errors or omissions in these  
maps, indexes, or legends.



Okaloosa County  
Growth Management



**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.

**CAPITAL IMPROVEMENT PROJECTS**

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

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

<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

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			

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

**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					

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 (SR 293)	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					

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

**METHODOLOGY**

Planning Districts and Areas

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 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) 2024 & Esri Business Analyst, 2023. Population estimates and projections for the planning area are as follows (NOTE: The numbers below do not include the City of Crestview).

<u>Year</u>	<u>Population</u>
2018	7,687
2023	8,661
2025	8,867
2030	9,325
2035	9,668

These figures indicate an increase of 974 persons or approximately a 12.67% increase during 2018 to 2023. This planning area represents 3.94% 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 1,114 acres of land classified as "vacant" and another 2,035 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 11. Additional analysis and manipulation of data needed to calculate development potential leads to discrepancies between acreage calculations on tables 2 and 11. This analysis assumes developed properties in all future land use categories would retain their existing uses and intensity. These properties are excluded from the numbers shown as developable acres. Potential units are determined by multiplying developable acres by maximum permitted densities for their associated future land use designation. A development factor of 70% was applied across all categories to account for stormwater, open space, and infrastructure requirements. Potential population was determined by applying average person per household (2.7) to the number of dwelling units for each FLUM category.

<b>TABLE 10</b>				
<b>RESIDENTIAL DEVELOPMENT POTENTIAL</b>				
<b>FLU Category</b>	<b>Total acres</b>	<b>Developable acres</b>	<b>Maximum permitted density</b>	<b>Potential units</b>
Agriculture	6,364	5,764	1 du per acre	4,035
Agriculture (with prime farmland)	362	355	1 du per 10 acres	25
Commercial (within urban development boundary)	10	7	4 du per acre	59
Industrial	24	0	4 du per acre	0
Low Density Residential	3,288	608	4 du per acre	1,703
Medium Density Residential	7	1	16 du per acre	15
Mixed Use	265	71	4 du per acre	99
Mixed Use (within urban development boundary)	455	100	25 du per acre	876
Rural Residential	4,928	3,640	2 du per acre	5,095
<b>TOTAL</b>		<b>10,546</b>		<b>11,907</b>
<b>Potential Residents</b>				<b>32,269</b>

**APPENDIX A**

**Property Appraisers Use Codes**

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

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

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

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