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# ***PLANNING AREA 32539***

# ***CRESTVIEW/DORCAS***

*Department of Growth Management*

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# OKALOOSA COUNTY PLANNING PROFILES

## Foreword

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

Methodology used to prepare this profile was to divide the County into a North Okaloosa profile, and a South Okaloosa profile. These areas were then further subdivided into “planning areas” based upon U.S. Postal Service zip codes. Demographics were analyzed by using “traffic analysis zones” created by the Okaloosa-Walton Transportation Planning Organization for the 2045 Long Range Transportation Plan Update. The boundaries of the planning areas which are based upon zip code boundaries do not always align exactly with the traffic analysis zones.

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

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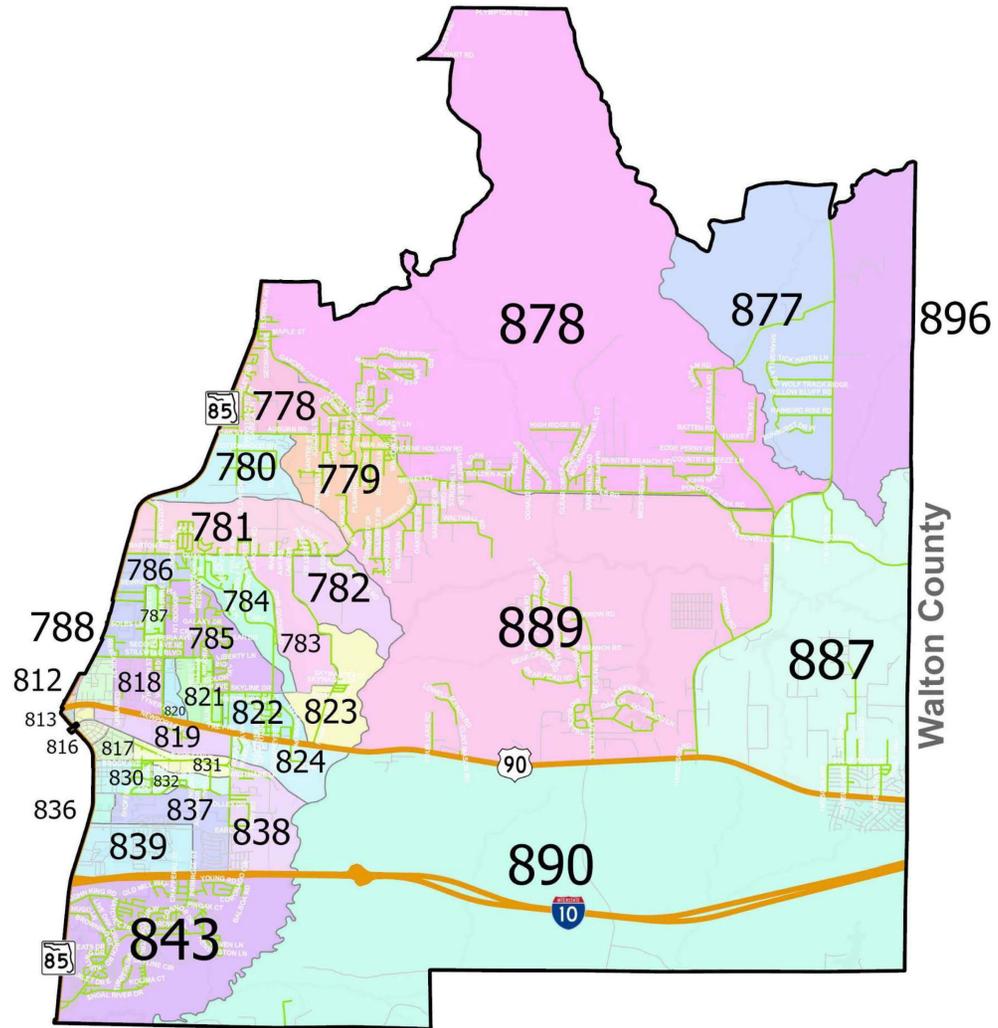
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A	Property Appraisers Use Codes



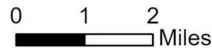
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**A. GENERAL DEMOGRAPHICS**

**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 (32539)</b>				
Year	2018	2023	% Change 2018-2023	% of county population
	20,190	23,056	14.20	10.50%

Sources: Esri Business Analyst, 2023  
Bureau of Economic & Business Research (BEBR), 2024

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

<b>1. Dwelling Units (32539)</b>			
Year	2019	2023	% of Change 2019-2023
	165	374	126.67%

**C. GENERAL DESCRIPTION**

Planning Area 32539 is rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas).

**D. DATA ANALYSIS**

The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the Crestview/Dorcas Planning Area experienced a 14.20% increase in population from 2018 to 2023. In addition, new residential construction exhibited a 126.67% increase from 2019 to 2023. The Crestview/Dorcas Planning Area comprises 10.50% (23,056) 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



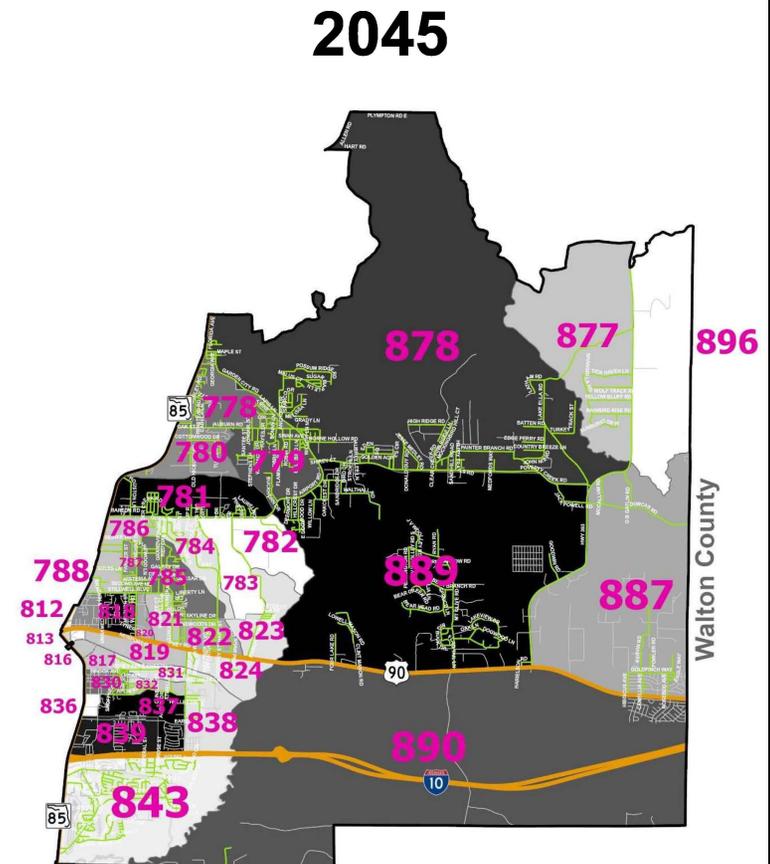
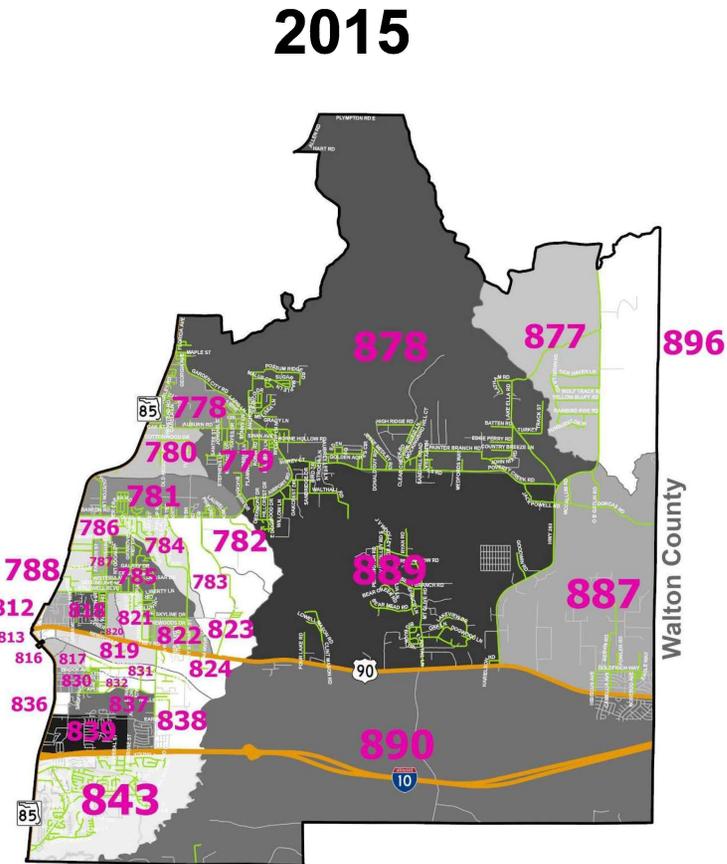
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**LEGEND**

- LOCAL ROAD
- COUNTY ROAD SYSTEM
- STATE HIGHWAY SYSTEM



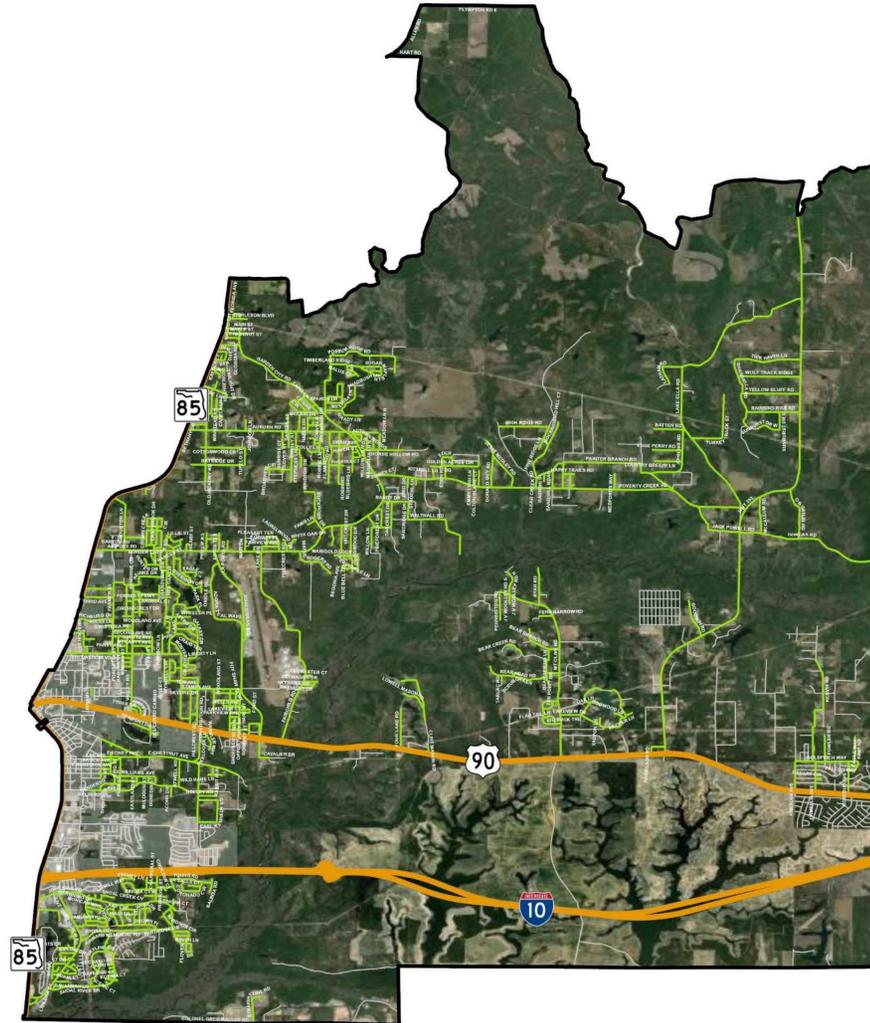
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**B. LAND USE**

**1. Existing Land Use Map**

Existing land use was determined by using Department of Revenue Property Use Codes as used by the 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
Agriculture	41,180
Commercial	312
Industrial	210
Institutional	82
Other	5,100
Public	4,107
Residential	10,801

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
Airport Corridor .5	581
Airport Corridor 1	835
Agriculture	47,466
Commercial	154
Crestview	3,209
Federal Reservation	112
Industrial	5,043
Institutional	194
Low Density Residential	8,695
Mixed Use	1,319
Rural Residential	4,478
Suburban Residential	2
Water	249

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



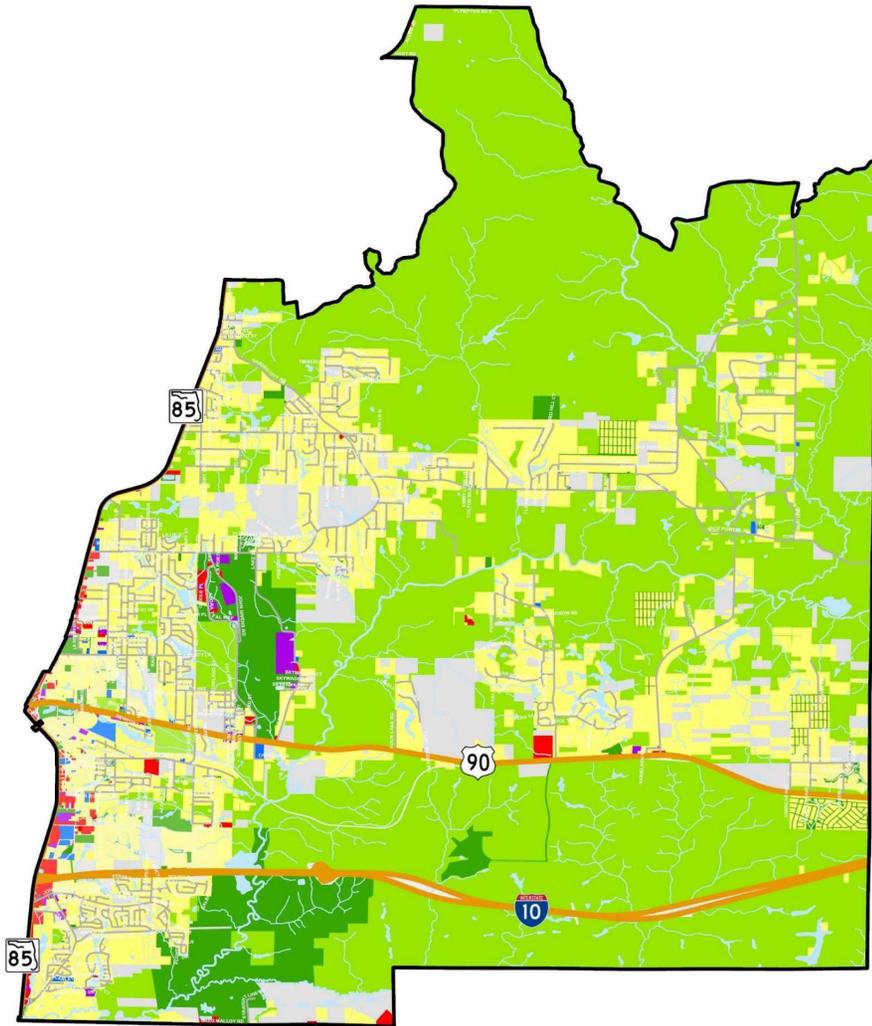
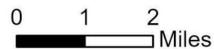
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**LEGEND**

- AIRPORT COMPATIBILITY .5 ACRE
- AIRPORT COMPATIBILITY 1 ACRE
- AGRICULTURAL
- COMMERCIAL
- CRESTVIEW
- FEDERAL RESERVATION
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- WATER
- EGLIN AFB NORTH ENCROACHMENT ZONE



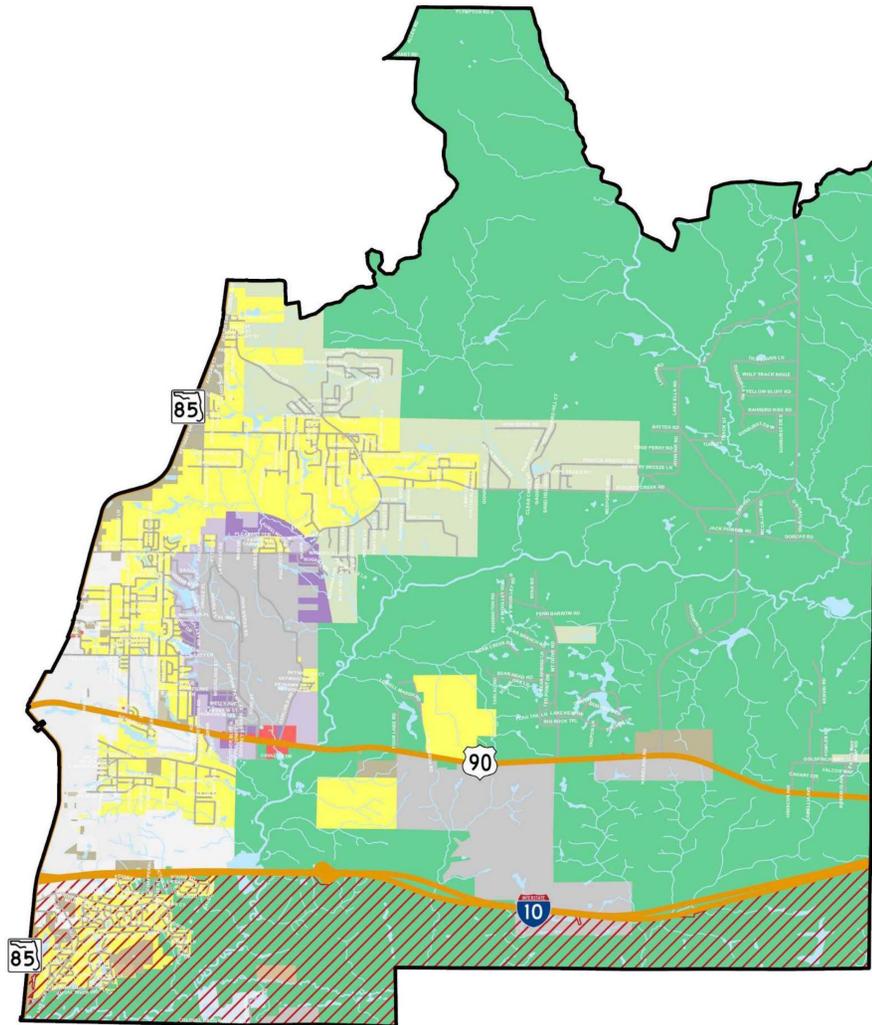
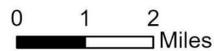
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**LEGEND**

- AGRICULTURAL
- AIRPORT COMPATABILITY .5 ACRE
- AIRPORT COMPATABILITY 1 ACRE
- GENERAL COMMERCIAL
- CRESTVIEW
- EGLIN AFB
- INDUSTRIAL
- AIRPORT INDUSTRIAL PARK
- INSTITUTIONAL
- MOBILE HOME PARK
- MIXED USE
- RESIDENTIAL-1
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- WATER



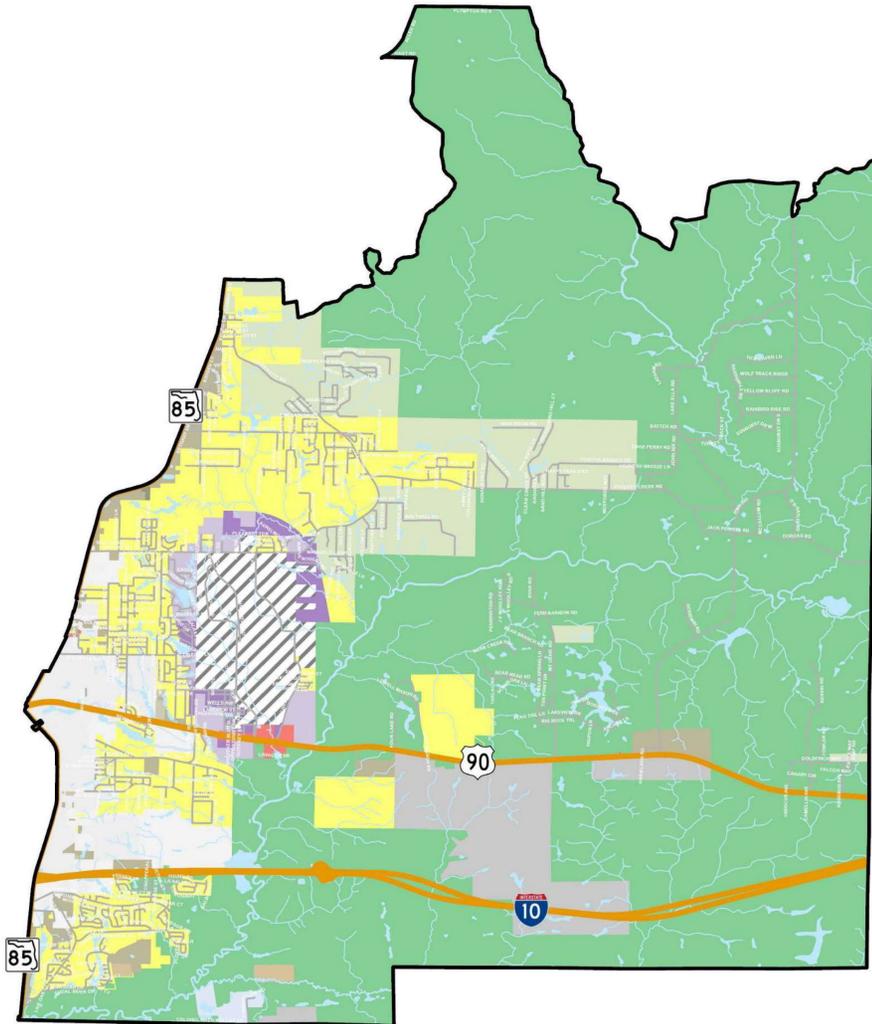
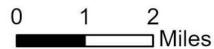
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**C. LAND CHARACTERISTICS**

**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) landowners who own 1,000 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.

<b>TABLE 3 RECORDED PLATS</b>	
<b>Name</b>	<b>Year Platted</b>
Oakcrest Farms & Groves Plat #4	1926
Oakcrest Farms & Groves Plat #5	1926
Cinco Addition to Crestview	1932
Cooks Addition to Crestview	1944
Edney’s 4 <sup>th</sup>	1946
Morris Addition to Crestview	1948
Shoffner 2 <sup>nd</sup>	1952
East Chestnut Addition	1953

<b>TABLE 3 RECORDED PLATS</b>	
<b>Name</b>	<b>Year Platted</b>
Crestview Heights	1955
Oakdale Miniature Farms R/S Blk 5	1956
Oakdale Miniature Farms R/S Blk 13 lots 11 & 12	1956
Oakdale Miniature Farms R/S Blk 13 lots 14 & 15	1956
Oakdale Miniature Farms R/S Blk 16 lots 1 & 3	1956
Oakdale Miniature Farms R/S Blk 17	1956
Oakdale Miniature Farms R/S Blk 18	1956
Hilltop Acres	1957
Hilltop Acres 1 <sup>st</sup> Addition	1957
Orange-Dale Northeast	1957
Orange-Dale Northwest	1957
Orange-Dale Southeast	1957
Orange-Dale Southwest	1957
Southernaire	1957
Lake Okaloosa	1958
Pinetree	1958
Holley Grove East	1959
Holley Grove South	1959
Holley Grove West	1959
Parker Heights	1959
Magnolia Blossom	1963
Oakdale Miniature Farms	1963
Pawnee Heights Re-subdivision	1963
The Pines	1963
Triple Lakes Estates Addition	1963
Lakewood Subdivision	1965
Del Cerro Vista	1967
Adams Powell East	1970
Del Cerro Vista 1 <sup>st</sup> Addition	1972
Auburn Heights	1980
Heritage Hills Unit 1	1980
Lost Creek PH 1	1980
Wolford Acres	1980

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**TABLE 3  
RECORDED PLATS**

Name	Year Platted
Lost Creek PH 2	1983
Riverside North	1985
Forest Acres	1986
Hunter Woods	1986
Lakeside East	1986
Page Place Subdivision	1986
Shoal Creek Manor	1986
Shoal Creek Subdivision	1986
Shoal Wood Estates	1986
Timberline Estates	1986
Harvest Hills PH5	1987
Page II	1987
Pinnacle Point	1987
Shoal Creek 1 <sup>st</sup> Addition	1987
Shoal Creek Manor 1 <sup>st</sup> Addition	1987
Shoal Creek Manor East	1987
Shoal Ridge	1987
Shoal Woods Estates 1 <sup>st</sup> PH 1	1987
Foxworth Estates PH 1	1988
Foxworth Estates PH 2	1988
Plantation Oaks Subdivision	1988
Savannah Oaks	1988
Shoal Landing East	1988
Shoal Wood Estates 1 <sup>st</sup> PH 2	1988
Shoal Wood Estates 1 <sup>st</sup> PH 3	1988
Stonebridge PH 1	1988
Coronado Village PH 1	1989
Kings Crossing PH 1	1989
Shoal Creek Manor West	1989
Stonebridge PH 2	1989
Stafford Estates	1990
Stonebridge PH 3	1990
Kings Crossing PH 2	1991
Highland Hills	1992
Page 3 PH 1	1993

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**TABLE 3 (Continued)  
RECORDED PLATS**

Name	Year Platted
Royal Oaks Subdivision	1993
Shoal Lake PH 1-A	1993
Shoal Lake PH 1-B	1993
Stonebridge PH 4	1993
Cherokee Bend Subdivision	1994
Coronado Village PH 2	1994
Mastels Addition to Auburn	1994
Oakridge Place Subdivision	1994
Page 3 PH 2	1994
Cherokee Bend Subdivision PH 2	1996
Coronado Village PH 3	1996
Auburn Estates	1997
Homestead Manor	1997
Sugar Creek Subdivision	1997
Coronado Village PH 4	1998
Spring Hollow Estates	2000
Auburn Acres	2002
Brooke Estates PH 1	2002
Fairchild Estates	2002
Golden Oaks Estates	2002
Homewood Estates	2002
Claire's Vineyard	2003
Mount Olive Estates	2003
Chanan Estates	2004
Kyndall Ridge Estates	2004
Brooke Estates PH 2	2005
Jayde Estates	2005
Painter Branch Estates	2005
Bridlewood Estates PH 1	2006
Clover Estates	2006
Old Hickory Estates	2006
Woodlands of Whispering Pines	2007
Ashtin Estates	2007
Brooke Estates PH 3	2007
Camellia Cove	2007

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**TABLE 3 (Continued)  
RECORDED PLATS**

Name	Year Platted
Duggan Pond Estates	2007
Lakeridge Estates	2007
Timberline Ridge	2007
Kings Hill Estates	2008
Kittrell Estates	2008
Brownstone Manor	2009
Hidden Valley	2010
Willow Creek Plantation PH 1 & 2	2010
Autumn Woods Estates	2011
Overlook at Chestnut Ridge	2012
Willow Creek Plantation PH 1A	2014
Live Oak Creek	2018

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
Rolling Hills of Dorcas
Joe Barley
Barnhill – Aplin Road
Bear Creek Woods
Chardee Addition

Source: Okaloosa County GIS  
Okaloosa County Property Appraiser

**TABLE 4 (Continued)  
UNRECORDED PLATS**

Name
Colonial Estates
Cottonwood Estates
Creekwood
Deer Springs
Deerfield Farms
Dogwood Groves
Druid Hills
Fairlane Farms
Golden Acres
Grandview Heights
Hannah Branch
Heritage Hills
Highland Hills
Jonquil
Kimberly Lane
Lakewood Country Estates
Lucky G Ranchetts
Mare Creek Farms
Meadow Lake
Possum Ridge Acres
Ridgecrest S/D
Robin Hill
Sabbl Brook Estates
Southern Acres
Southwood West
Turkey Run
White Oak Estates
Windsong
Winstead Project
Winstead, Bill
Wright, Herman
Yellow Bluff Estates

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, Ornamentials 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. The unincorporated portion of the area is largely agricultural and lacks significant contributing resources. Wetlands, floodzones, flowways, and habitat areas are shown on Map 12.

**LEGEND**

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



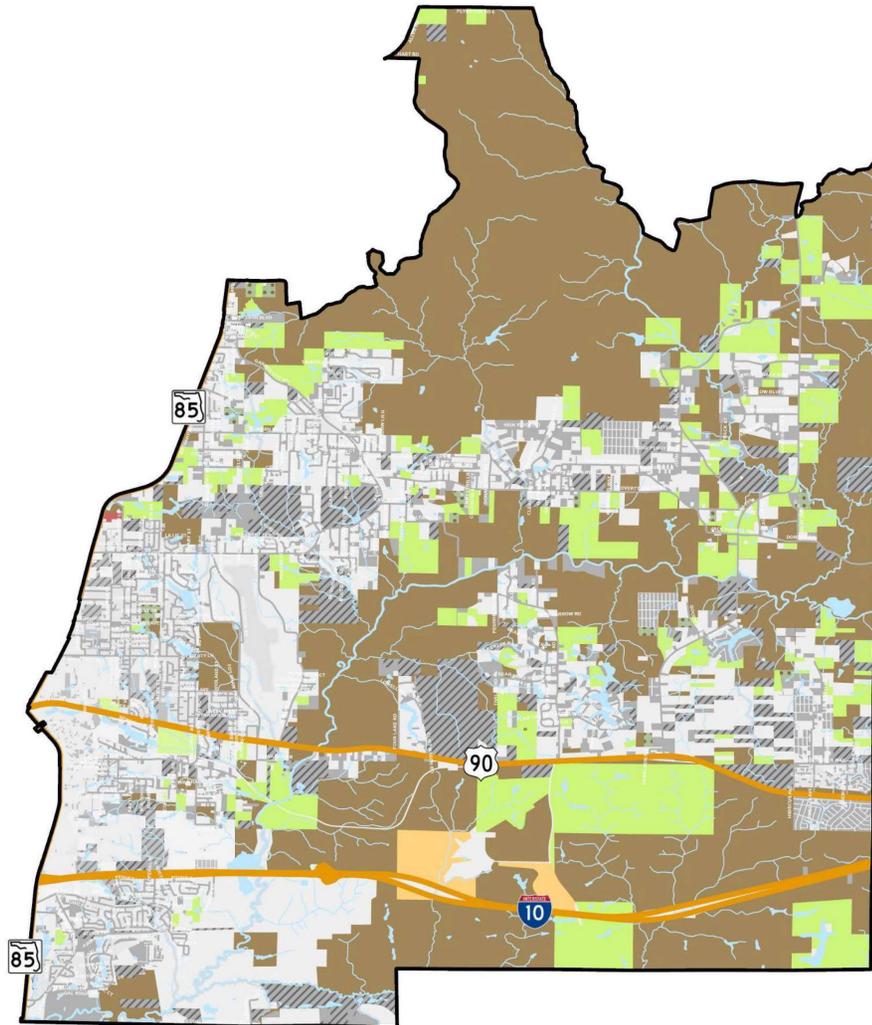
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**LEGEND**

**PRIME FARM LANDS**

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



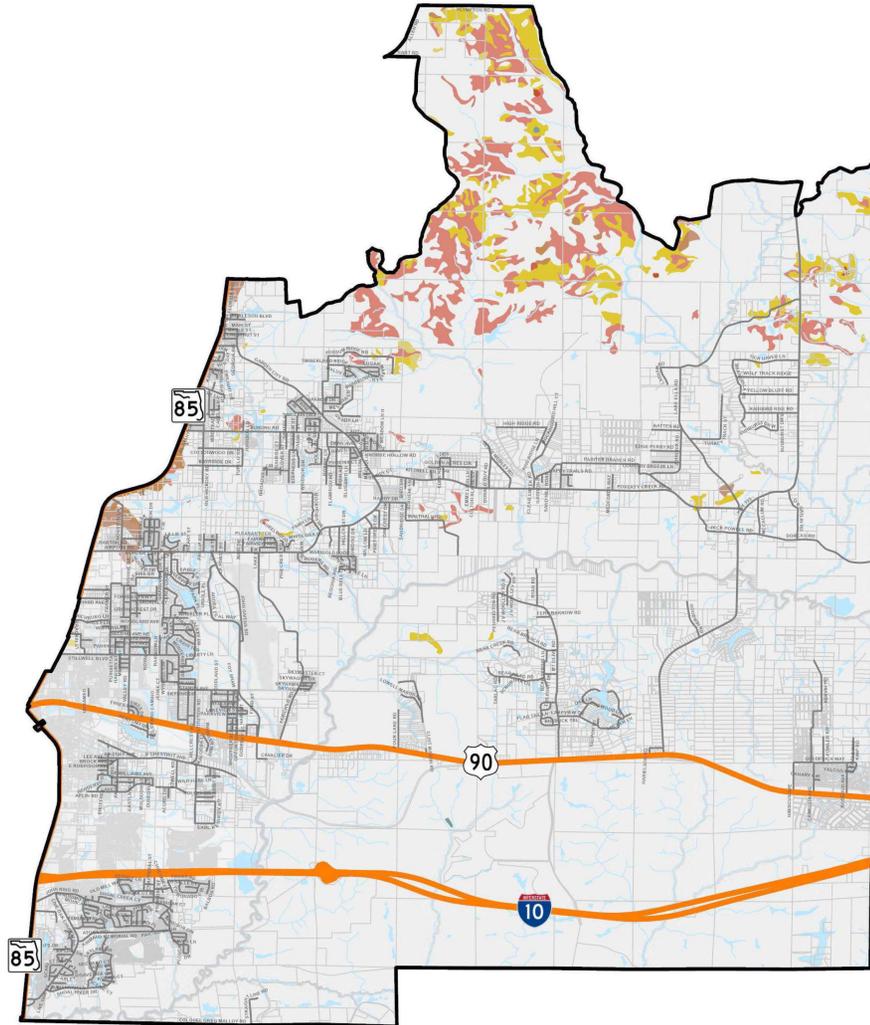
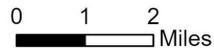
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**LEGEND**

**OWNER NAME**

- BCC OKALOOSA COUNTY
- CHIMIAK RITA
- CRESTVIEW WEST LLC
- HAISEAL TIMBER CO
- HART BENJAMIN H TRUST
- HOLLAND M WARE CHARITABLE
- LONG CREEK INDUSTRIAL LLC
- TIMBER CREEK RANCH LLC



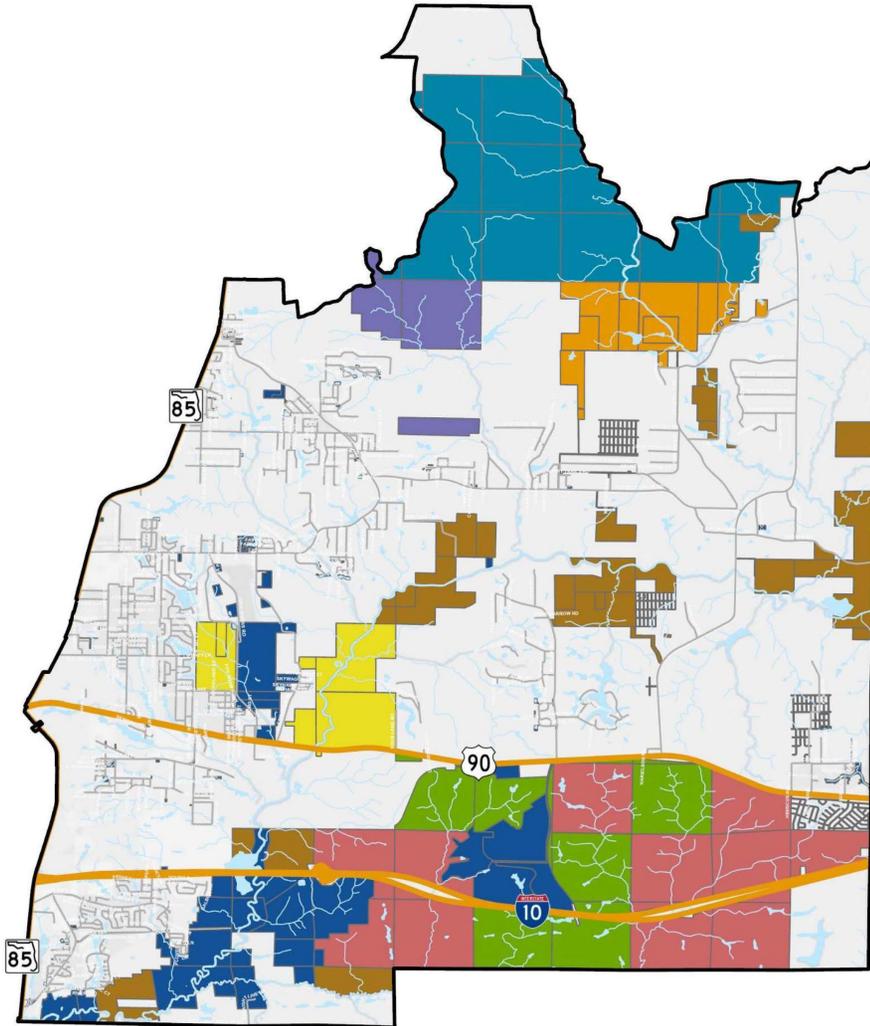
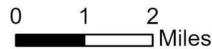
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**D. TRANSPORTATION**

Transportation facilities in the planning area are limited to state, county, and local roads and highways. As specified by statute roads and highways within the County as classified as "State Highway System" (s. 335.01, F.S.) or "County Road System" (s.334.03, F.S.). These are shown on Map 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 the FDOT 2022 District 3 Level of Service (LOS) 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: 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	7.2%

**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>2019 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. Highway 10 (US 90)**

Segment: SR 85 to Walton County Line

No. of lanes: 4 to Shoal River Bridge, then 2 to county line

Functional Class: Minor Arterial

Facility Type: Divided

LOS Area: Rural undeveloped (part), transitioning (part)

FDOT LOS: D

County LOS: SR 85 to Fairchild Rd: C; Fairchild Rd to Walton Co Line: B

**FDOT Station 5051: 375 ft E of SR 85 (W of McKaskill)**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
12600	10600	-15.87%

**FDOT Station 5055: Brackin St 475 ft N of US 90**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
2200	2200	0

**FDOT Station 1601: US 90 650 ft W of Valley Rd**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
11600	13000	12.07%

**FDOT Station 0304: Fairchild Rd 400 ft N of US 90**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
1700	1600	-5.88%

**FDOT Station 0217: CR 393 300 ft N of US 90**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
2000	2900	45%

**FDOT Station 0124: 0.6 miles E of CR 393 (W of Mare)**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
6600	8400	27.27%

**c. Highway 8 (Interstate 10)**

Segment: SR 85 to Walton Co. line

No. of lanes: 4

Functional Class: Principal Arterial

Facility Type: Divided

LOS Area: Transitioning

FDOT LOS: D

County LOS: B

**FDOT Station 2004: SR 8(I-10) - 0.650 MILE E OF SR 85 OVERPASS**

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
21500	26500	23.26%

**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 188 Airport Rd./Garden City Rd.  
CR 393

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

Road	Segment	Func. class	Area	Type	Lanes	2018 AADT	2023 AADT	% of Change	Adopted LOS
<b>CR 188 Airport Rd./Garden City Rd.</b>		Collector	Trans	Undiv	2				
	*FDOT Station 0289 1400" E of SR 85					6500	8700	33.85	D
	**County Station 400 2000" E of SR 85					13671	9628	-29.57	D
	**County Station 410 330" S of Poverty Creek Rd					3437	4014	16.79	D
<b>CR 393</b>		Collector	Rural	Undiv.	2				
	*FDOT Station 0217 300 , N of US 90					2000	2900	45.00	D
	**County Station 360 550" S of SR 85					693	867	25.11	D
	**County Station 370 800" N of US 90					2317	3292	42.08	D
	*FDOT Station 0217 300 , N of US 90					2000	2900	45.00	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.

Auburn Rd	Stillwell Blvd
Poverty Creek Rd	E Chestnut Ave
John Givens Rd	Aplin Rd
Valley Rd	John King Rd

General characteristics of these roadways are shown in Table 6.

TABLE 6 UN-NUMBERED COUNTY ROADS							
Name	Segment	Func Class	Area	Type	Lanes	2018 AADT	Adopted LOS
Auburn Rd	SR 85 to Garden City Rd	Collector	Transitioning	Undiv	2	NA	None
Poverty Creek Rd.	Garden City Rd to CR 90	Collector	Rural	Undiv	2	NA	None
John Givens Rd.	Skyline Dr. to Airport Rd.	None	Urban	Undiv	2	NA	None
Valley Rd	US 90 to Airport Rd	Collector	Urban	Undiv	2	NA	None
Stillwell Blvd	SR 85 to Monterrey Rd	Collector	Urban	Undiv	2	NA	None
E Chestnut Ave	SR 85 to Okaloosa Ln	Collector	Urban	Undiv	2	NA	None
Aplin Rd	SR 85 to Okaloosa Ln	Collector	Urban	Undiv	2	NA	None
John King Rd	SR 85 to	Collector	Urban	Undiv	2	NA	None

Source: Okaloosa County Public Works Department, 2018

**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.

**d. Bob Sikes Airport**

Bob Sikes Airport is an Okaloosa County owned and operated public use airport that provides facilities for general aviation, air taxi service, corporate aviation, and some military operations. There are no air carrier or commuter airline services available at Bob Sikes.

**e. Swaney Airfield.** This is a private airstrip located in the vicinity of Dorcas.

**LEGEND**

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



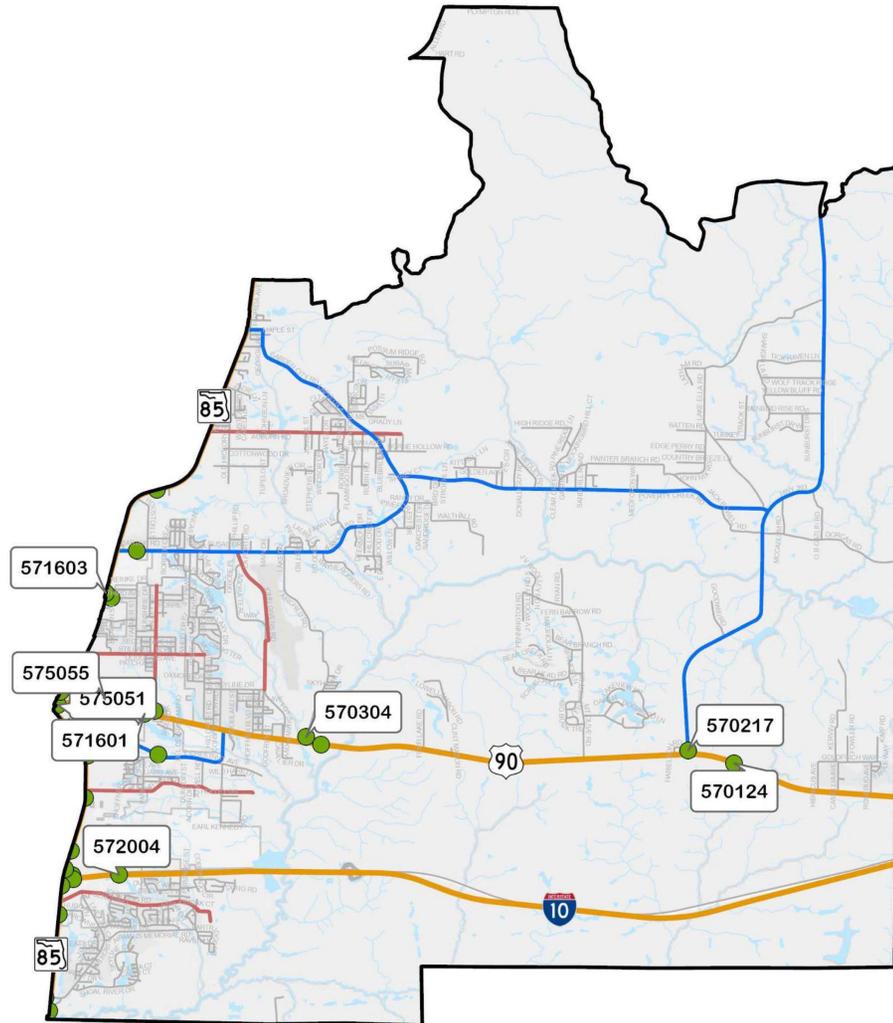
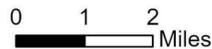
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**E. UTILITIES**

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

**1. Drinking Water**

Drinking water within the planning area is provided by two community water systems and the City of Crestview; of these, Auburn Water System and Okaloosa County Water & Sewer (OCWS) provide service to the unincorporated area. A small portion of the zip code, in the Northeastern tip of the area, lies within the city of Laurel Hill’s utility service boundary. Where community system water is not available, individual private water wells may be used.

**a. Auburn Water System**

The Auburn Water System service areas is shown on Map 8. General characteristics of the Auburn Water System are shown on Table 7.

TABLE 7 AUBURN WATER SYSTEM							
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**

The Okaloosa County Water System service areas is shown on Map 8. General characteristics of the Okaloosa County Water System are shown on Table 8.

TABLE 8 OCWS							
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%

**2. Sanitary Sewer**

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

**3. Solid Waste**

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

- AUBURN WATER SYSTEM
  - SERVICE AREA
- CITY OF CRESTVIEW
  - SERVICE AREA
- CRESTVIEW WATER SYSTEM
  - SERVICE AREA
- LAUREL HILL WATER SYSTEM
  - SERVICE AREA
- OCWS-AWS
  - SERVICE AREA
- OKALOOSA COUNTY WATER & SEWER
  - SERVICE AREA



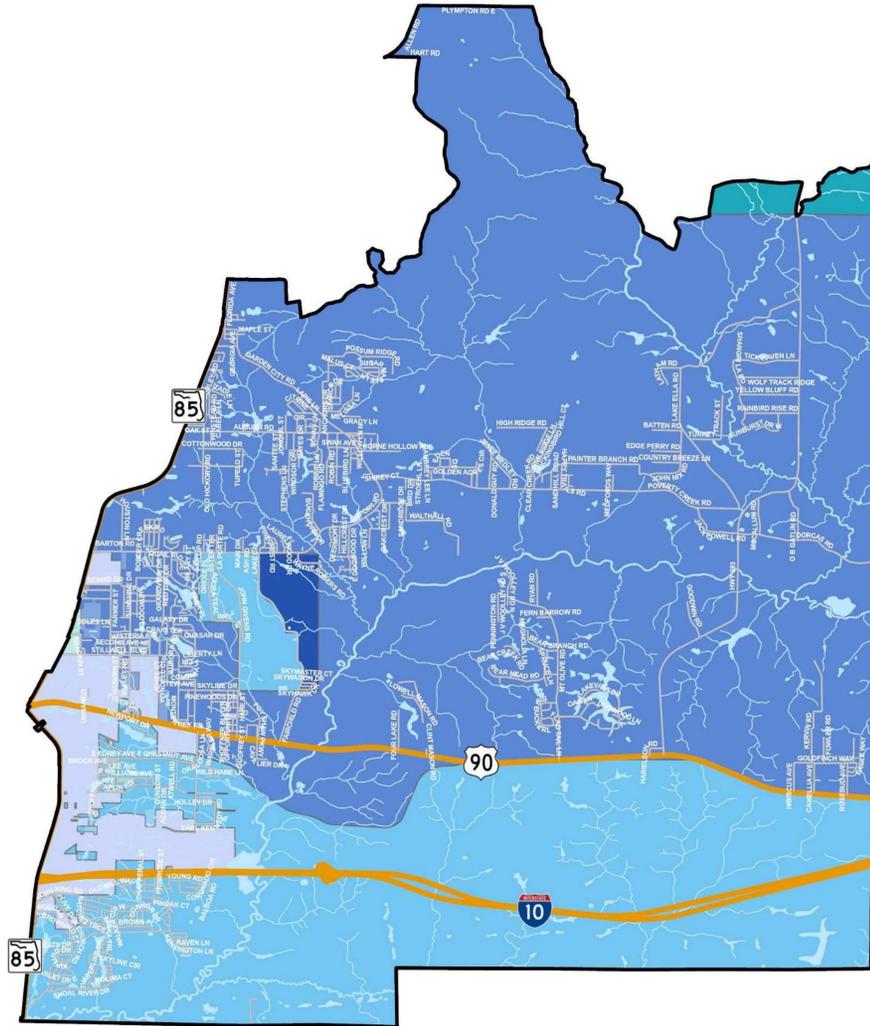
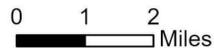
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**LEGEND**

- CHELCO SERVICE AREA
- FPL SERVICE AREA



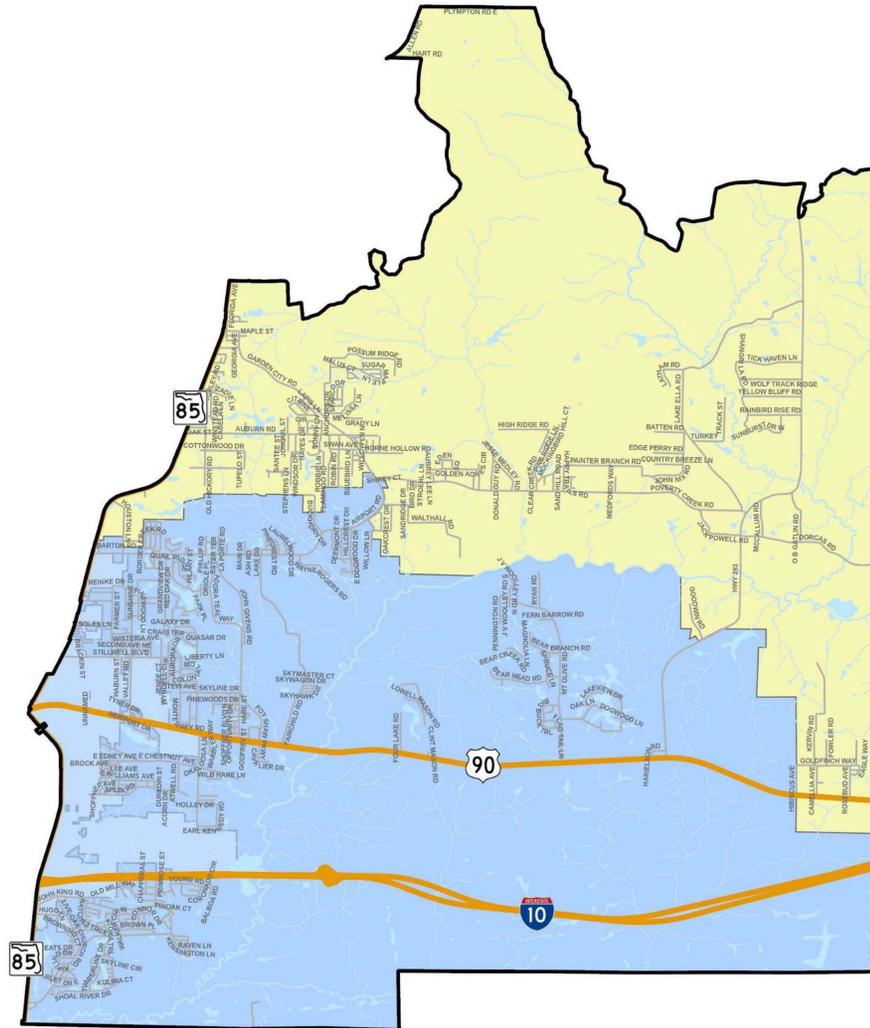
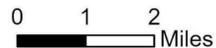
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**LEGEND**

Facilities

- 1. Bob Sikes Airport (CEW)
- 2. Crestview Chamber of Commerce
- 3. Crestview Community Center
- 4. Crestview Post Office
- 5. Emerald Coast Zoo
- 6. Marquis Cinema 10
- 7. Robert Sikes Public Library

Fire Departments

- 8. Crestview Fire Department Station 3
- 9. Dorcas Volunteer Fire Department Station 41
- 10. Dorcas Volunteer Fire Department Station 42
- 11. North Okaloosa Fire Department Station 82
- 12. North Okaloosa Fire Department Station 84



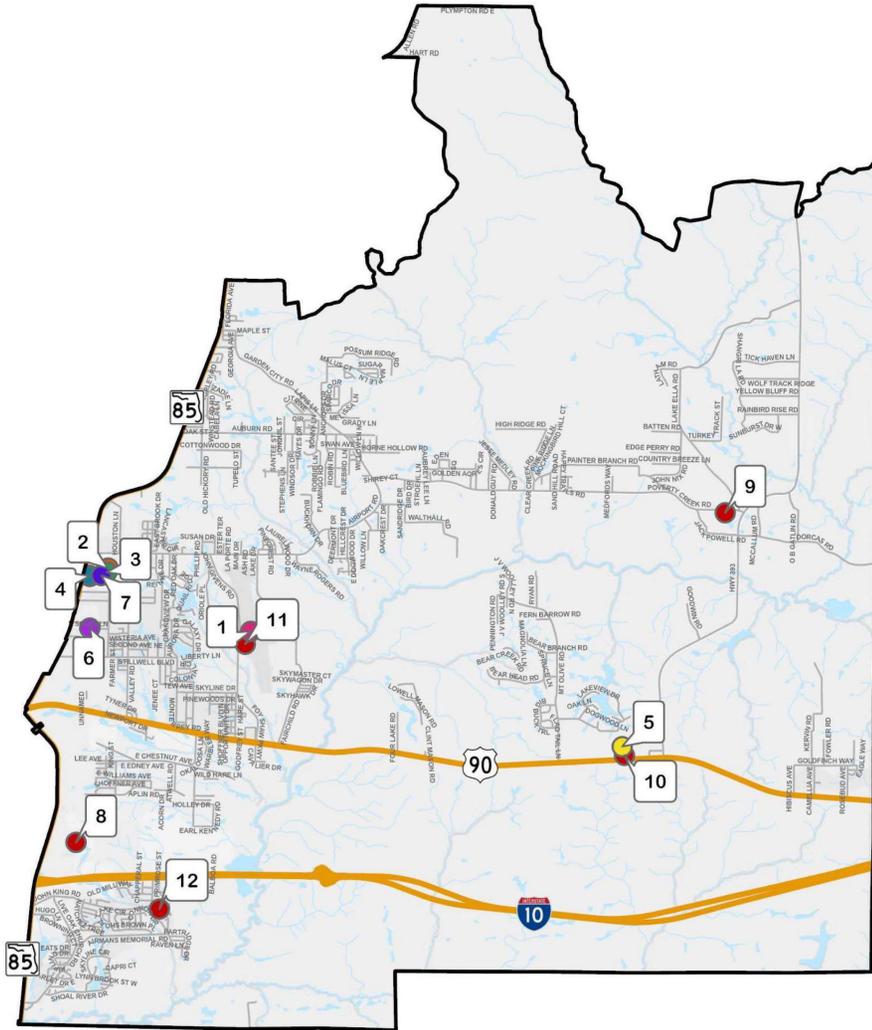
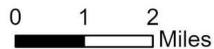
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**F. COMMUNITY FACILITIES**

Community facilities include fire stations, community centers, post offices, museums, sheriff/EMS substations, and other similar facilities. Community facilities are shown on Map 10. These include Bob Sikes Airport, Crestview Chamber of Commerce, Crestview Community Center, Crestview Post Office, Emerald Coast Zoo, Marquis Cinema 10, Robert Sikes Library, Crestview Fire Department Station 3, Dorcas Volunteer Fire Department Stations 41 and 42 and North Okaloosa Fire Department Stations 82 and 84.

**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>Elementary Schools</u>	<u>Middle School</u>
Riverside	Shoal River
Southside Center	
Walker	

Student populations and projected growth trends are shown on Table 9. Capacity numbers have not been updated since 2018. The location of public schools and attendance zones are shown on Map 11.

	<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>
<u>Elementary School</u>							
Riverside	866	837	942	996	1,048	21.02%	949
Southside	298	360	298	275	292	-2.01%	494
Walker	821	861	830	843	899	9.50%	804
<u>Middle School</u>							
Shoal River	834	813	942	893	921	10.43%	769

**LEGEND**

Elementary School

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

Middle School

- Davidson
- Laurel Hill
- Shoal River

High School

- Crestview
- Laurel Hill

Schools

- 1. Northwest Florida State College (CR)
- 2. Okaloosa Youth Academy
- 3. Riverside Elementary School
- 4. Rocky Bayou Christian School (CV)
- 5. Shoal River Middle School
- 6. Southside Primary School
- 7. Walker Elementary School

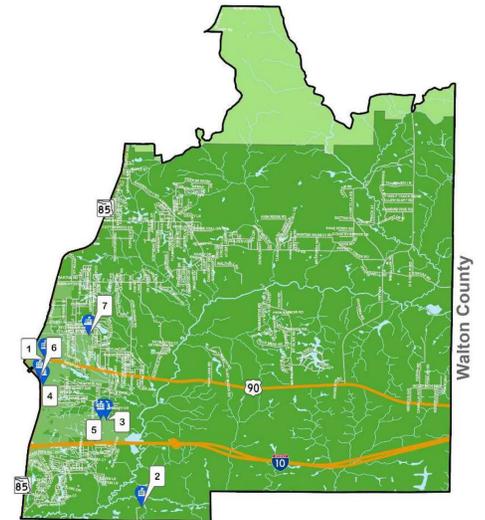
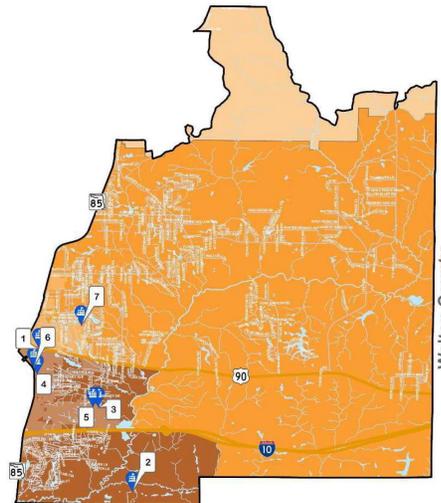
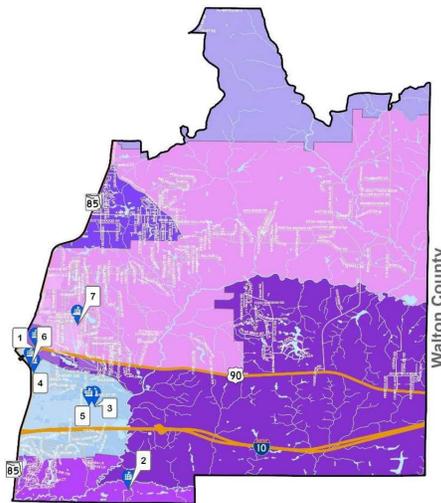


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**H. CONSERVATION AREAS AND RESOURCES**

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

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

Each of these is described in further detail as follows.

**1. Archeological and Historic Sites**

There are numerous archeological and historic sites located within the planning area. 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 System and the Auburn Water System. The locations of well sites for these systems are 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
-  FLOOD ZONES
-  FLOODWAYS
-  WETLANDS
-  HABITAT AREAS



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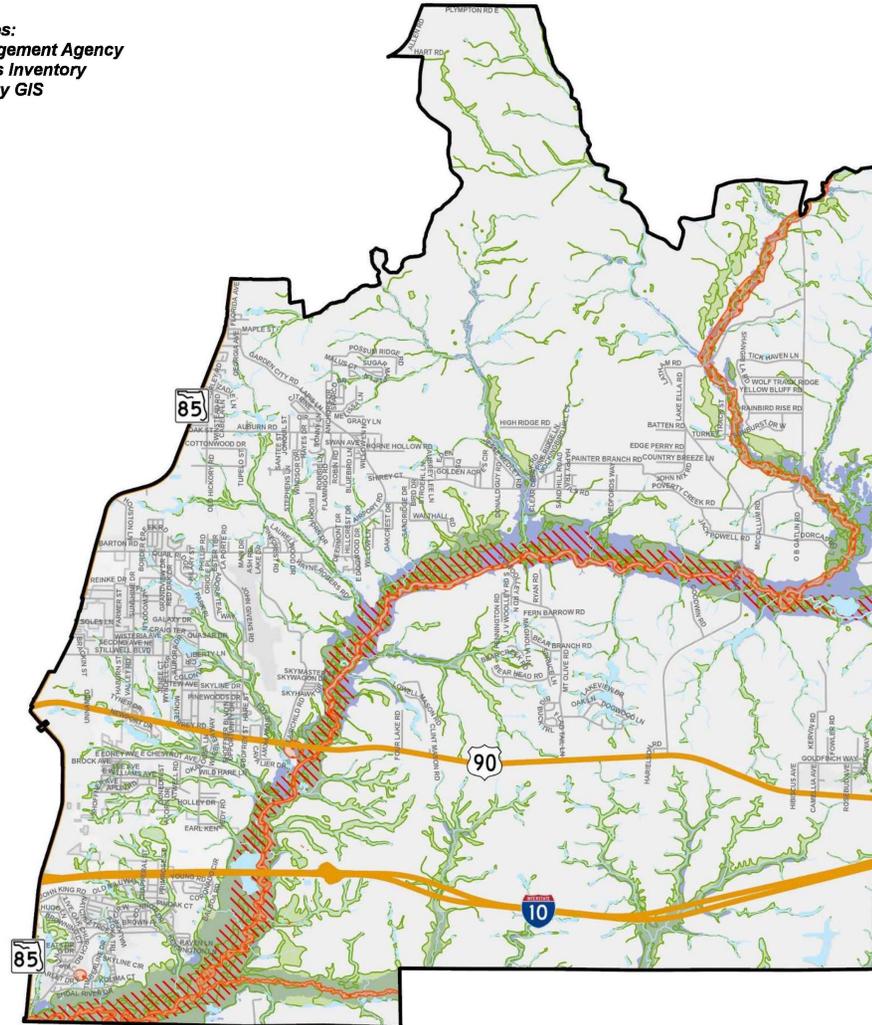
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**Sources:**  
Federal Emergency Management Agency  
Florida Natural Areas Inventory  
Okaloosa County GIS



Walton County



**LEGEND**

- Park Land
- 1. Beaver Creek Park
- 2. Cavalier Drive (Park Storage)
- 3. Crestview Bark Park
- 4. Durrell Lee Park
- 5. Eagle Park
- 6. Garden City Park
- 7. Magnolia Blossom Park
- 8. Ray Lynn Barnes Boat Ramp
- 9. Shoal River Wayside Park
- 10. Shoffner Park
- 11. Spanish Trail Park
- 12. The Pines Park
- 13. Triple Lake Estates Park
- 14. Turkey Bluff Boat Ramp
- 15. Twin Hills Park
- 16. Willow Lane Park



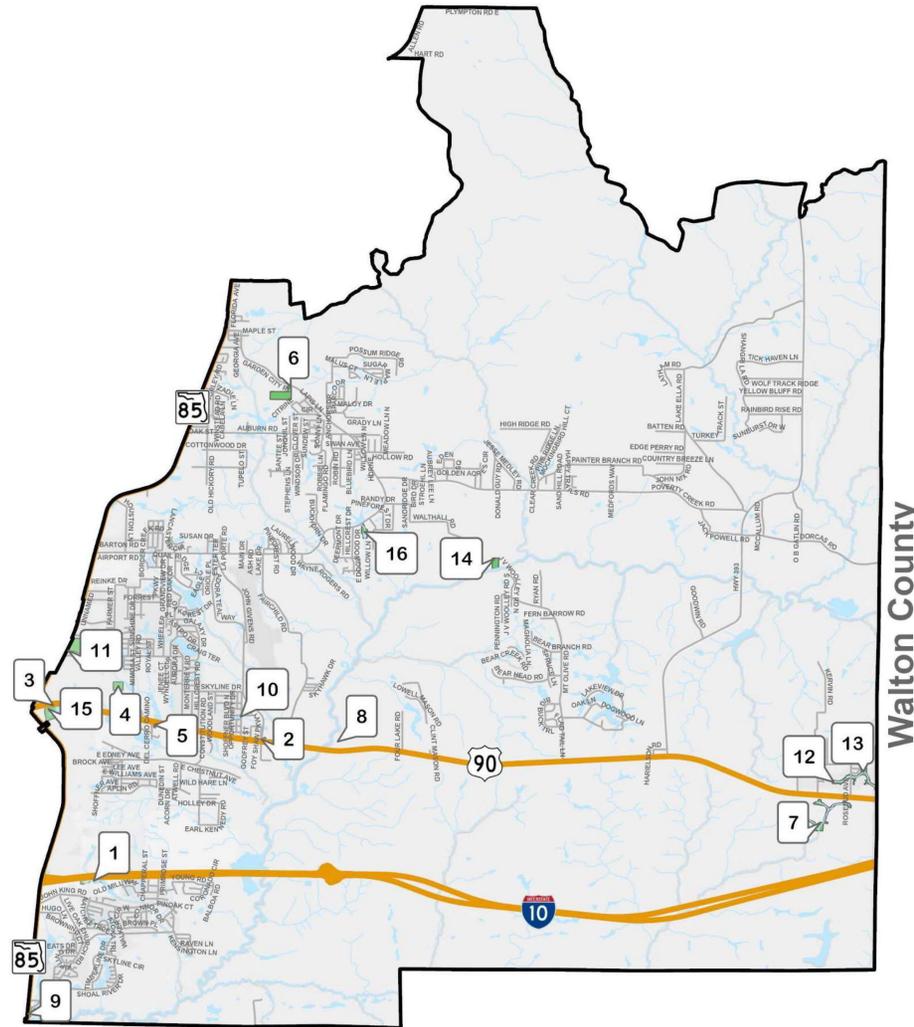
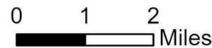
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**LEGEND**

**FIRE DISTRICT**

-  ALMARANTE
-  CITY OF CRESTVIEW
-  DORCAS
-  NORTH OKALOOSA
-  FIRE DEPARTMENT



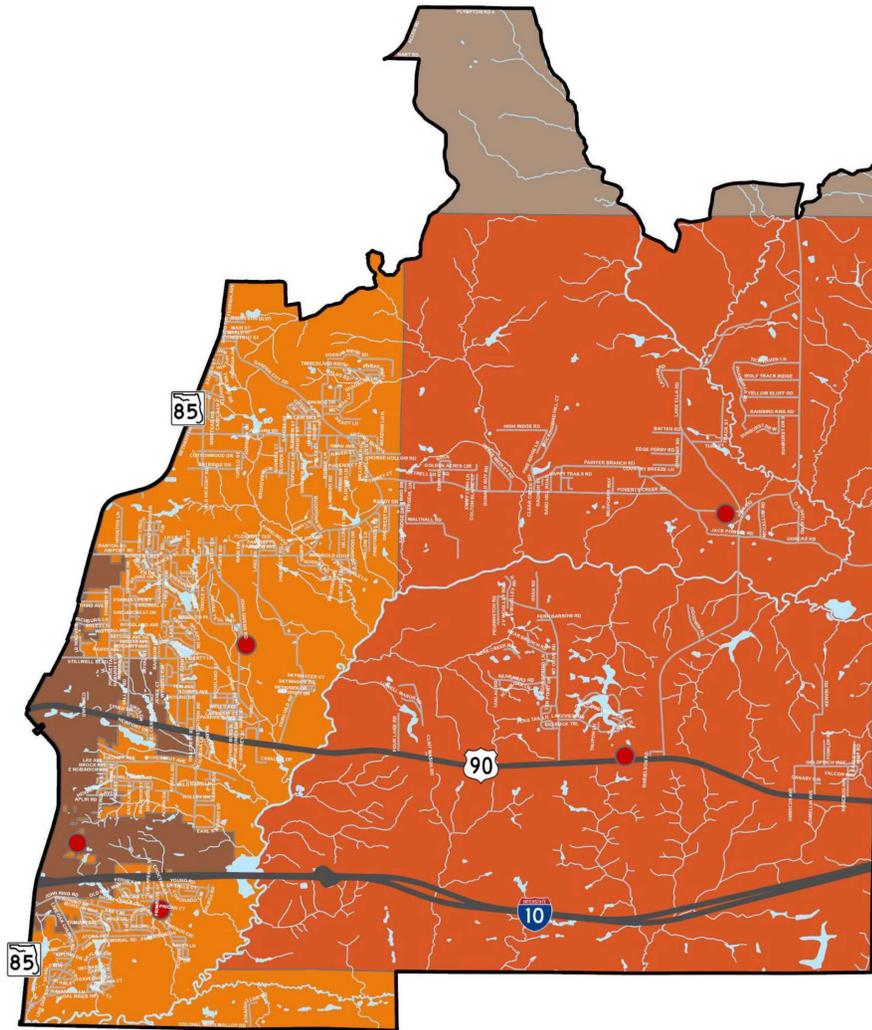
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**J. CAPITAL FACILITIES NEEDS ASSESSMENT**

**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.

**CAPITAL IMPROVEMENT PROJECTS**

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

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

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

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

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 32539 is comprised of the City of Crestview urbanized area and surrounding unincorporated Dorcas community. 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 Crestview/Dorcas area has been transitioning from primarily rural to a more subdivided residential area. The Crestview/Dorcas 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 (BEER) 2024 & Esri Business Analysis, 2023. Population estimates and projections for the planning area are as follows (NOTE: The numbers below include the City of Crestview).

<u>Year</u>	<u>Population</u>
2018	20,190
2023	23,056
2025	23,606
2030	24,823
2035	25,736

These figures indicate an increase of 2,866 persons or approximately a 14.2% increase during 2018 to 2023. This planning area represents 10.50% 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 4,184 acres of land classified as "vacant" and another 4,819 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 19, 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 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>
Airport Compatibility-0.5	533	290	2 du per acre	407
Airport Compatibility-1	775	235	1 du per acre	165
Agriculture	42,369	38,010	1 du per acre	26,607
Agriculture (with prime farmland)	3,792	3,739	1 du per 10 acres	262
Commercial	1	0	4 du per acre	0
Commercial (within urban development boundary)	127	58	25 du per acre	509
Industrial	2,940	14	4 du per acre	20
Industrial (within urban development boundary)	1,920	448	25 du per acre	3,920
Institutional	193	2	4 du per acre	3
Low Density Residential	7,298	1,653	4 du per acre	4,628

<b>TABLE 10 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>
Mixed Use	396	83	4 du per acre	116
Mixed Use (within urban development boundary)	761	219	25 du per acre	1,920
Rural Residential	4,430	3,019	2 du per acre	4,227
Highway 90 Overlay	606	606	N/A	1,200
<b>TOTAL</b>		<b>48,376</b>		<b>43,982</b>
<b>Potential Residents</b>				<b>119,191</b>

**APPENDIX A**

**Property Appraisers Use Codes**

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

**OKALOOSA COUNTY  
PLANNING PROFILE**

**PLANNING AREA 32539**

**CRESTVIEW/DORCAS**

<b>USE CODE</b>	<b>USE DESCRIPTION</b>	<b>USE CODE</b>	<b>USE DESCRIPTION</b>
002400	INSURANCE COMPANY	004700	MINERAL PROCESSING
002500	REPAIR SERVICE	004800	WAREHOUSE-STORAGE
002509	SERVICE SHOP COMPLEX	004801	WAREHOUSE/STORE/SINGLE FAMILY RESIDENT
002501	REPAIR SERVICE/SINGLE FAMILY RESIDENT	004809	WAREHOUSE COMPLEX
002502	REPAIR SERVICE/MOBILE HOME	004817	STORAGE/OFFICE
002503	BOAT REPAIR/MOBILE HOME	004849	BARN
002525	BEAUTY PARLOR/BARBER	004900	OPEN STORAGE
002600	SERVICE STATION	005000	IMPROVED AG
002628	SERVICE STATION/MOBILE HOME PARK	005001	IMPROVED AG-RESIDENT
002664	CAR WASH	005002	IMPROVED AG-MOBILE HOME
002700	VEHICLE SALE/REPAIR	005008	IMP AG/SINGLE FAMILY RESIDENT & DUPLEX
002702	VEHICLE SALE/REPAIR & MOBILE HOME	005010	IMP AG/COMMERCIAL
002728	VEHICLE SALE/REPAIR/MOBILE HOME PARK	005011	IMP AG/STORE
002800	PARKING LOT	005017	IMP AG/OFFICE
002801	PARKING/MOBILE HOME PARK & SINGLE-FAMILY RESIDENT	005019	IMP AG/PROFESSIONAL
002802	PARKING/MOBILE HOME PARK	005020	IMP AG/BARN
002900	WHOLESALE OUTLET	005026	IMP AG/SER STATION
003000	FLORIST/GREENHOUSE	005028	IMP AG/MOBILE HOME/PARKING
003100	DRIVE-IN/OPEN STADIUM	005036	IMP AG/CAMPGROUND
003200	THEATER/AUDITORIUM	005048	IMP AG/WAREHOUSE
003300	NIGHTCLUB/BARS	005065	IMP AG/TRAIN TRACK
003311	NIGHT CLUB/FLEA MARKET	005067	IMP AG/POULTRY
003400	BOWLING ALLEY	005068	IMP AG/DAIRY
003435	GYM/FITNESS	005100	CROPLAND CLASS 1
003437	SKATING RINK	005200	CROPLAND CLASS 2
003440	DRIVING RANGE-GOLF	005300	CROPLAND CLASS 3
003500	TOURIST ATTRACTION	005400	TIMBERLAND 1
003600	CAMPS	005410	TIMBERLAND 1-NATURAL
003601	RV PARK/SINGLE FAMILY RESIDENT	005420	TIMBERLAND 1-PLANTED
003611	CAMPGROUND/STORE	005500	TIMBERLAND 2
003700	RACETRACKS	005510	TIMBER 2 - NATURAL
003800	GOLF COURSES	005520	TIMBER 2 - PLANTED
003900	HOTELS AND MOTELS	005600	TIMBERLAND 3
003901	HOTELS/MOTEL/SINGLE FAMILY RESIDENT	005601	TIMBERLAND 3- RESIDENT
004000	VACANT INDUSTRIAL	005602	TIMBERLAND 3- MOBILE HOME
004100	LIGHT MANUFACTURE	005610	TIMBER 3 - NATURAL
004200	HEAVY MANUFACTURE	005620	TIMBER 3 - PLANTED
004300	LUMBER YARD	005700	TIMBERLAND 4
004400	PARKING PLANT/STOCK MARKET	005710	TIMBER 4 - NATURAL
004500	CANNERIES/BOTTLERS	005720	TIMBER 4 - PLANTED
004600	OTHER FOOD PROCESS	005800	TIMBERLAND 5

<b>USE CODE</b>	<b>USE DESCRIPTION</b>	<b>USE CODE</b>	<b>USE DESCRIPTION</b>
005900	TIMBERLAND UN-CLASS	008787	STATE PRISON
006000	PASTURELAND 1	008800	FEDERAL
006010	PASTURE/COMMERCIAL	008900	MUNICIPAL
006100	PASTURELAND 2	009000	LEASEHOLD INTEREST
006148	PASTURELAND 2 - WAREHOUSE	009010	NO LAND INTEREST
006200	PASTURELAND 3	009100	UTILITIES
006300	PASTURELAND 4	009200	MINING
006400	PASTURELAND 5	009300	SUB-SURFACE RIGHTS
006500	PASTURELAND 6	009400	RIGHTS-OF-WAY
006555	AG LAND	009401	HANGER/SINGLE FAMILY RESIDENT
006600	PECAN GROVES	009410	AIR STRIP/RUNWAY
006610	ORANGE GROVE	009420	R/O/W DOT
006620	GRAPEFRUIT GROVE	009500	RIVERS AND LAKES
006630	SPEC GROVE	009600	WASTELAND/DUMPS
006640	MIXED GROVE	009700	MINERAL
006700	POULTRY, BEES, FISH	009703	CONSERVATION PARCEL
006800	DAIRIES, FEEDLOTS	009705	COMMON AREA
006900	ORNAMENTALS, MISCELLANEOUS	009710	LESS MINERAL
007000	VACANT INSTITUTIONAL	009800	CENTER ALLY ASSESSED
007100	CHURCHES	009900	NO AG ACREAGE
007101	CHURCH/SINGLE FAMILY RESIDENT	009920	RURAL 1 AC
007200	PRIVATE SCHOOL/DAY CARE	009968	NO AG AC/DAIRY
007300	PRIVATE HOSPITALS	009706	HOLDING POND
007400	HOMES FOR THE AGED	009960	AG CARRY OVER
007500	NON-PROFIT SERVICE	009620	MARSH
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		