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PLANNING AREA 32564

HOLT/MILLIGAN

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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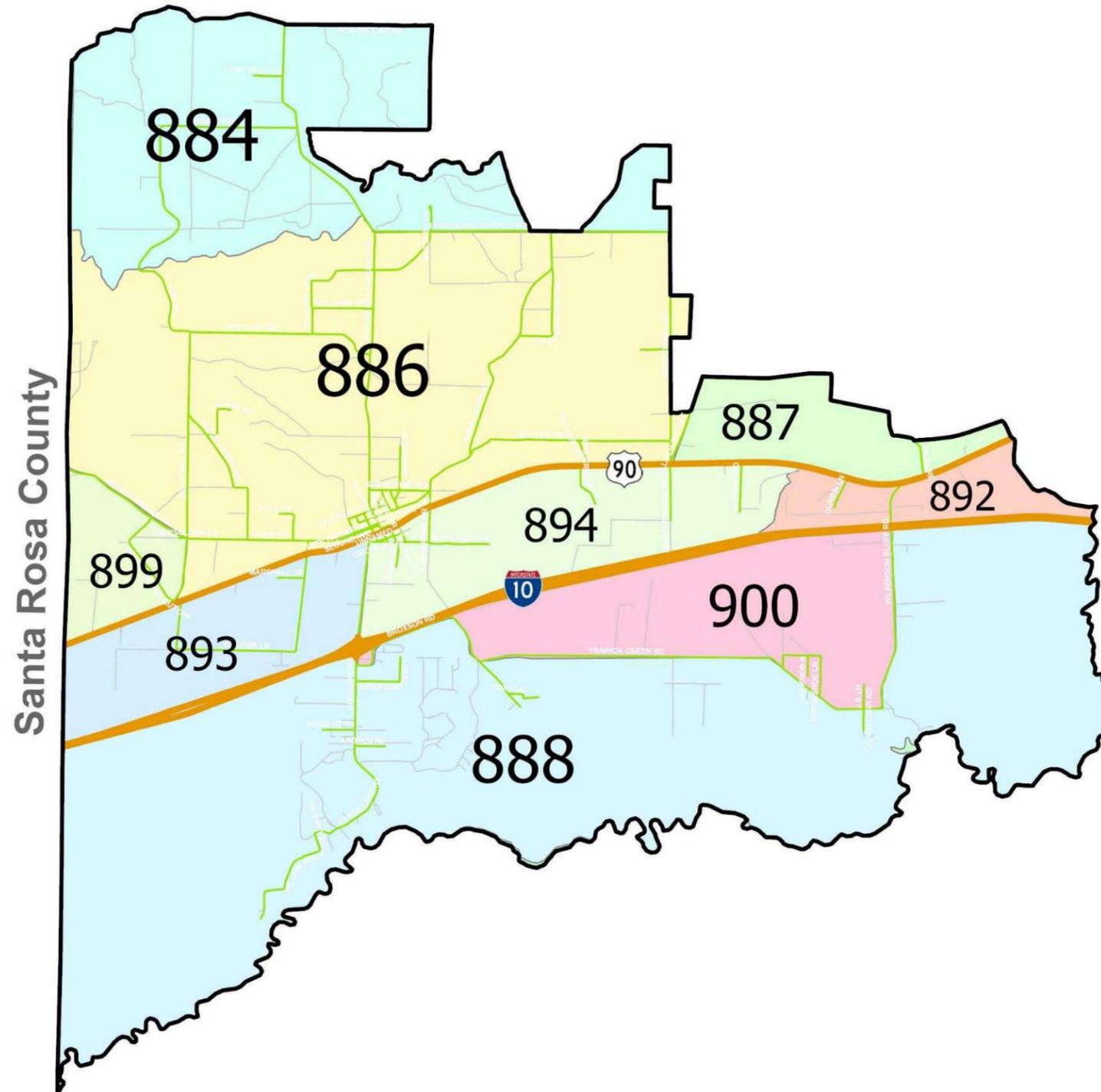
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Appendix	Description
A	Property Appraisers Use Codes



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A. GENERAL DEMOGRAPHICS

A. POPULATION DATA

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

2. Population Estimates (32539 – Holt)				
Year	2018	2023	% Change 2018-2023	% of county population
	2,600	2,825	8.65	1.29%

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

1. Dwelling Units (32564)			
Year	2019	2023	% of Change 2019-2023
	22	24	9.09%

C. GENERAL DESCRIPTION

Planning Area 32564 is rural in character comprised primarily of undeveloped land, agricultural land, and timberland, as well as Holt, an unincorporated Rural Community.

D. DATA ANALYSIS

The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the Holt/Milligan Planning Area experienced a 8.65% increase in population from 2018 to 2023. In addition, new residential construction exhibited a 9.09% increase from 2019 to 2023. The Holt/Milligan Planning Area comprises 1.29% (2,825 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



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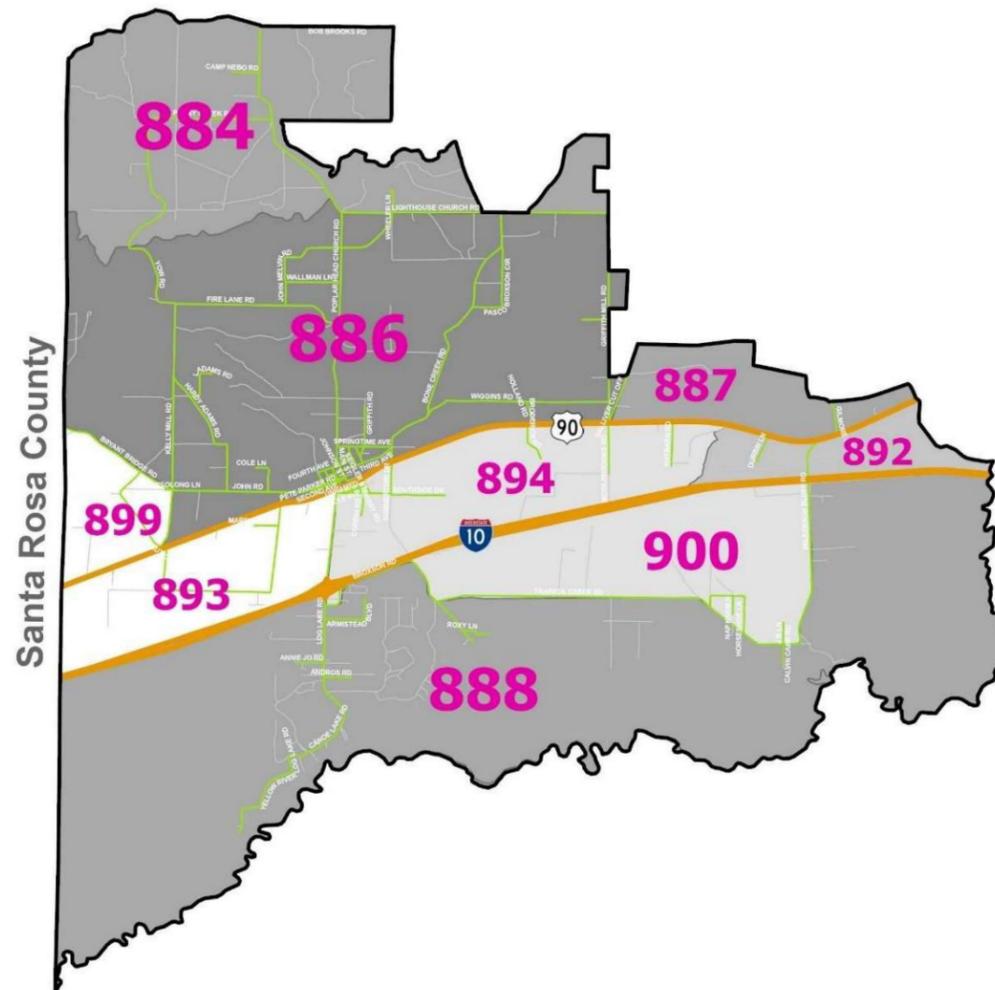
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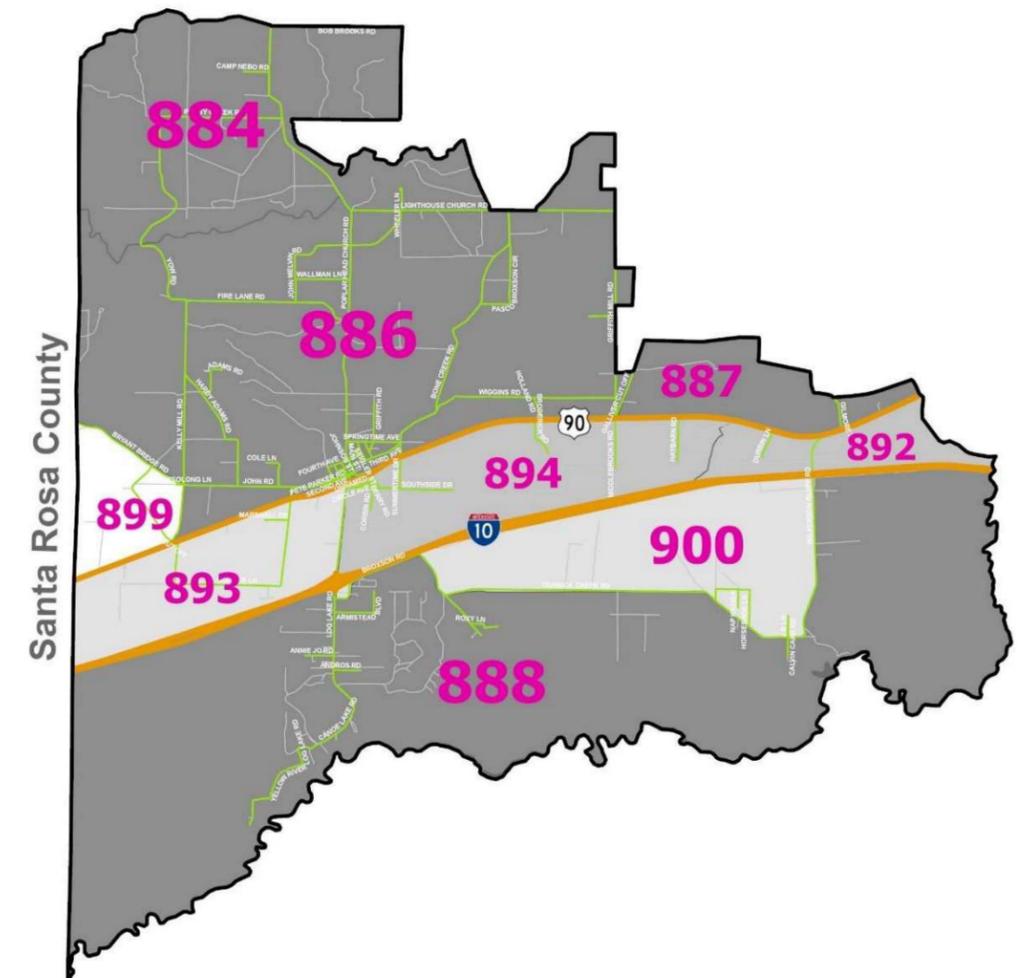


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2015



2045



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.

TABLE 1 EXISTING LAND USE	
Land Use	Acres
Agriculture	11,131
Commercial	337
Industrial	123
Institutional	20
Other	3,698
Public	11,641
Residential	3,427

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.

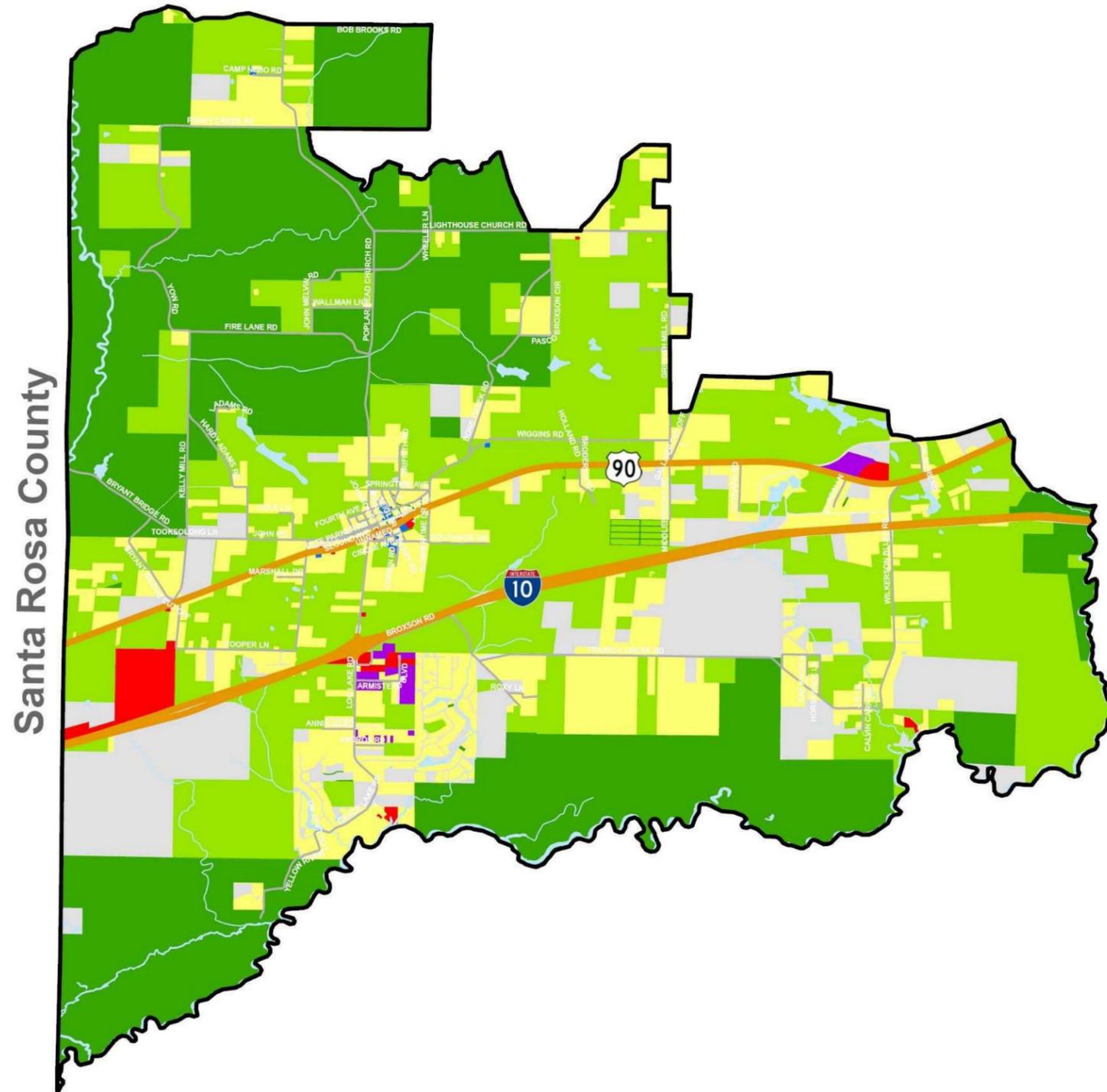
TABLE 2 FUTURE LAND USE	
Land Use	Acres
Agriculture	19,519
Commercial	372
Conservation	9,589
Federal Reservation	30
Industrial	474
Institutional	3
Low Density Residential	272
Mixed Use	703
Rural Residential	1,964
Water	225

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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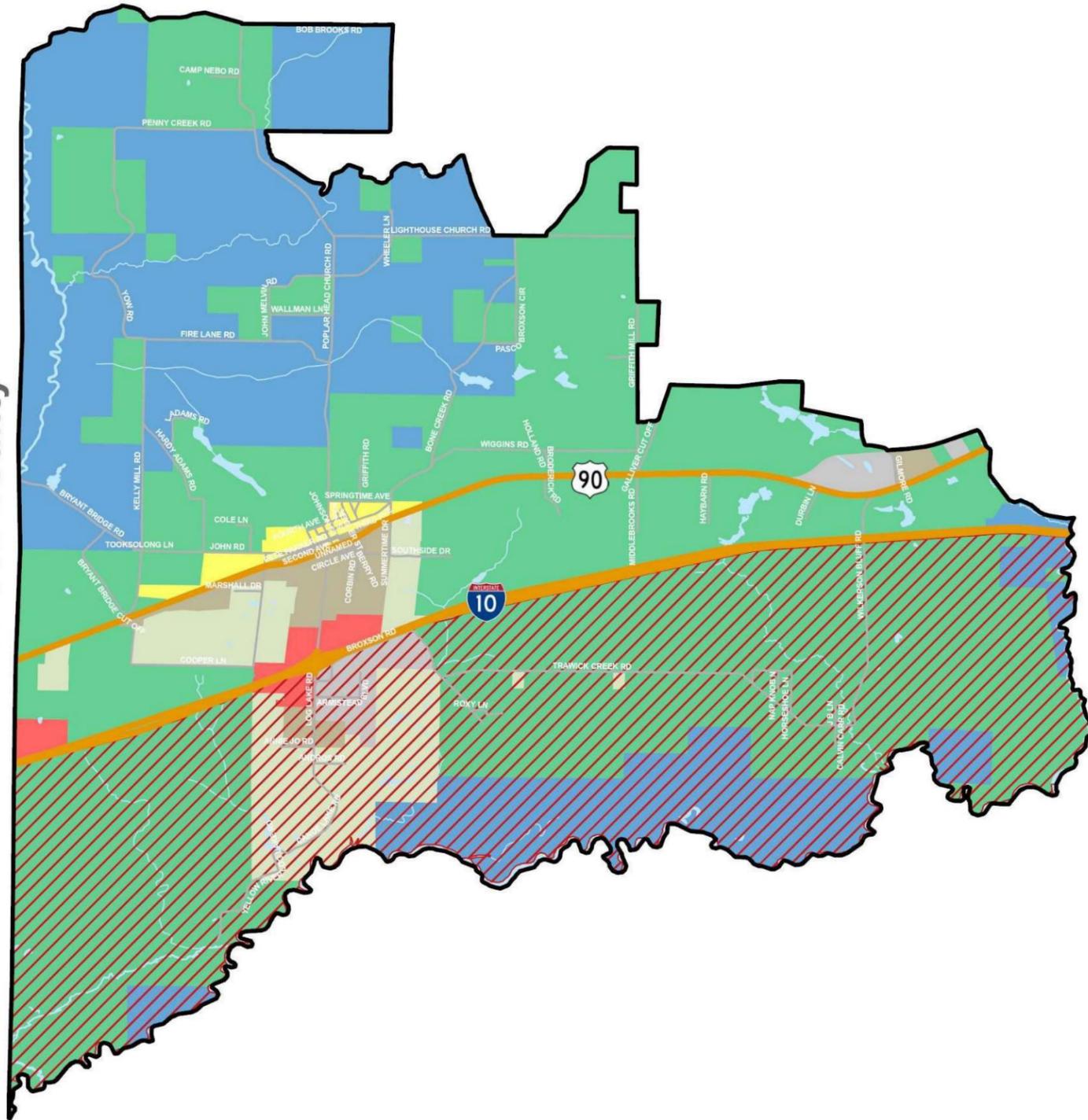
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LEGEND

- AGRICULTURAL
- COMMERCIAL
- CONSERVATION
- FEDERAL RESERVATION
- INDUSTRIAL
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- WATER
- EGLIN AFB NORTH ENCROACHMENT ZONE

Santa Rosa County



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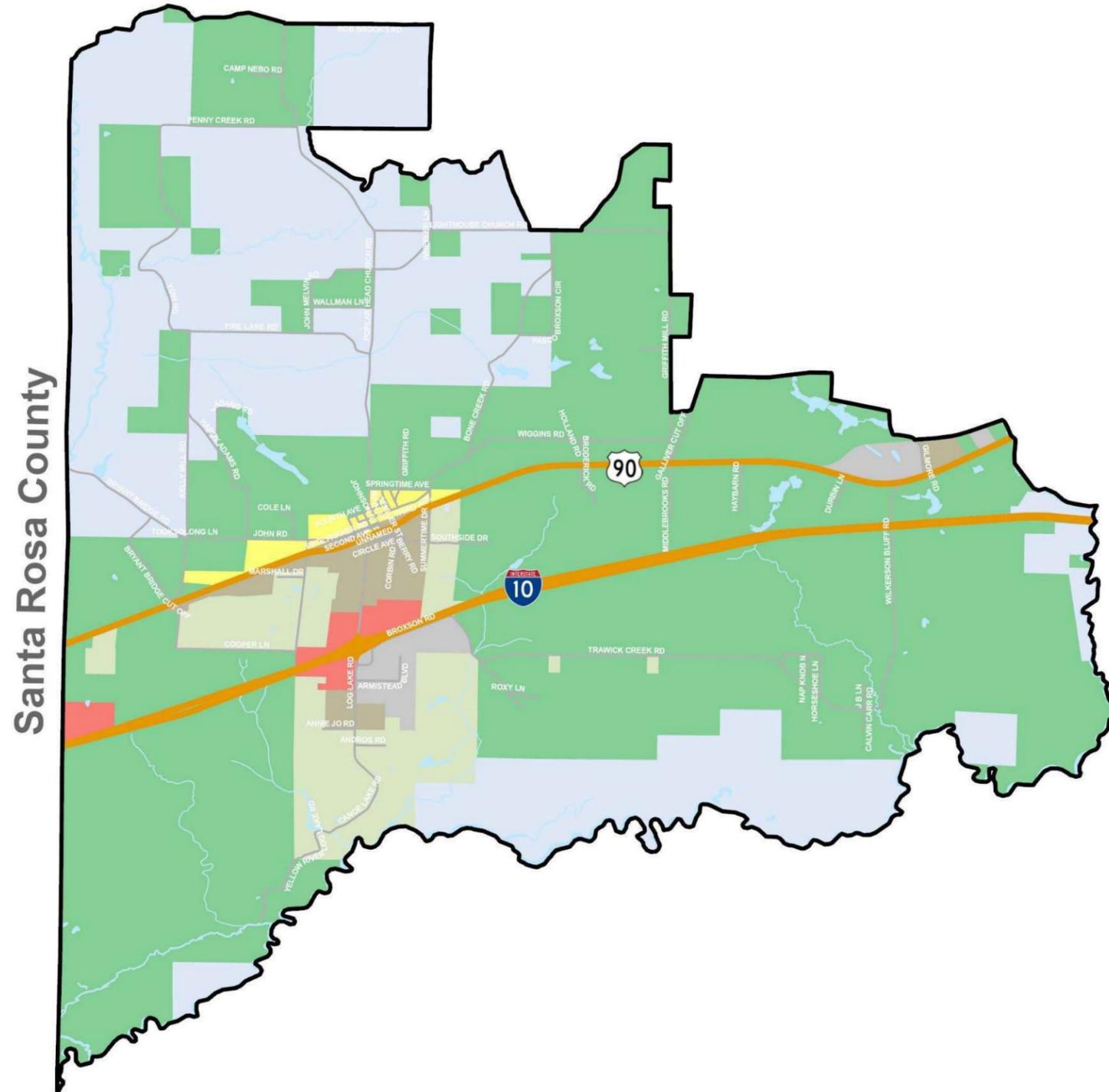


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LEGEND

- AGRICULTURAL
- GENERAL COMMERCIAL
- EGLIN AFB
- INDUSTRIAL
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL-1
- RURAL 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.

TABLE 3 RECORDED PLATS	
Name	Year Platted
Holt & 1 st Addition of Porter’s Re-plat	1927
Lakewood Estates	1958
Sunshine Estates	1958
Virginia Ridge	2005

*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
Bethea Property (Wilkerson Bluff)
Bryan Adams (Creola)
Crystal Lake Estates (Wilkerson Bluff Rd)
Griffith Place (Lighthouse Church Rd)
Hanberg Place (Griffith Mill Rd)
Horseshoe Lane (Wilkerson Bluff)
Innsbrook Lane (Wilkerson Bluff)
Johns Road
Pecan Lane (Pecan Lane)
Shady Ridge
Taylor – Wilkerson Bluff
Yellow River Valley
Yellow River Valley Sky Lane

*Source: Okaloosa County GIS
Okaloosa County Property Appraiser*

4. Agricultural Lands

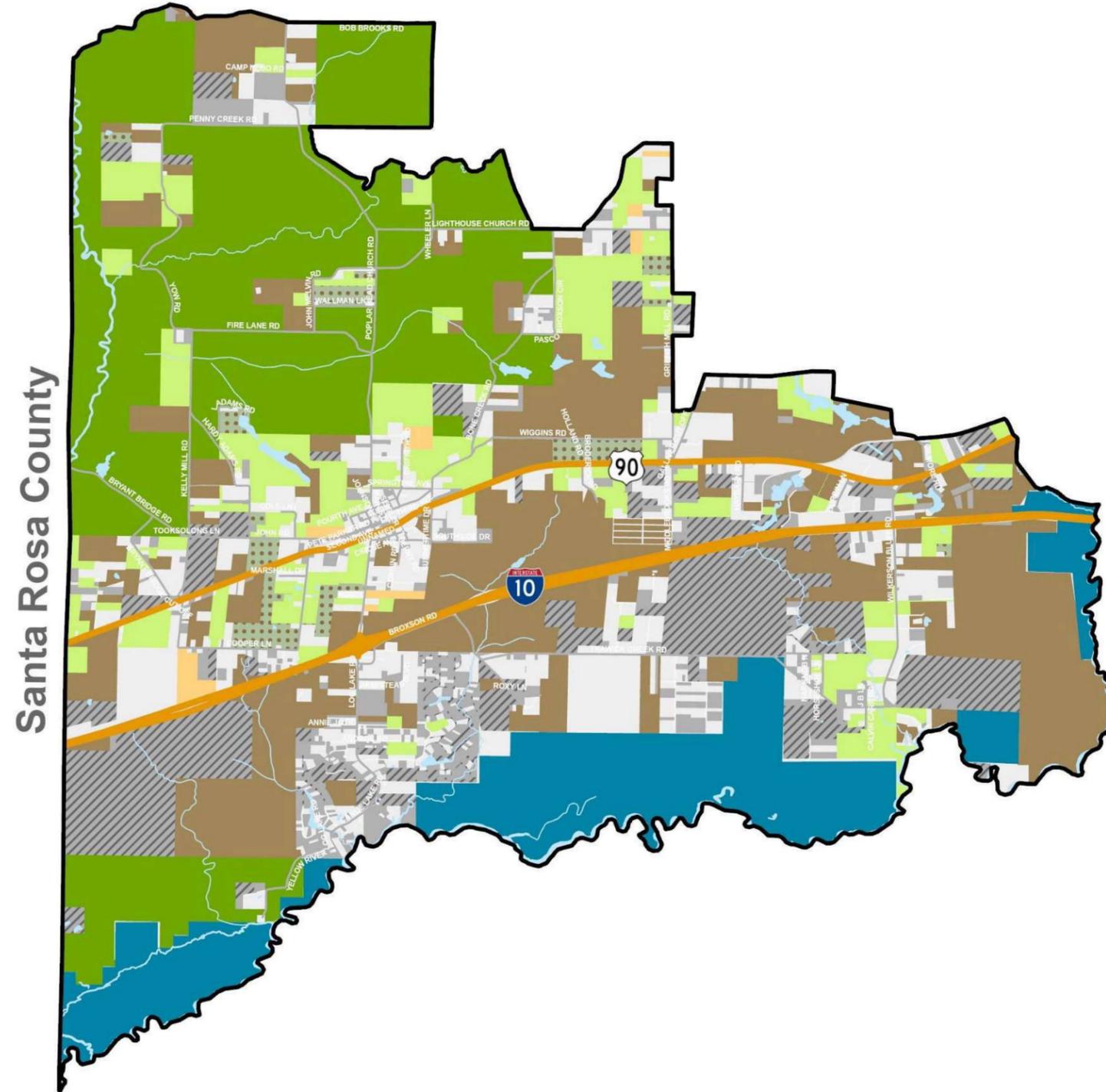
The planning area contains significant amounts of agricultural lands. For planning purposes these have been categorized by Property Use Code as follows: Improved Agriculture 005000 - 005068; Cropland 005100 - 005300; Timberland 005400 - 005900; Pastureland 006000 - 006500; Groves 006600 - 006400; Poultry, 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 Blackwater River State Forest and Northwest Florida Water Management District Water Management Areas. Conservation lands within the planning area are shown on Map 5 and 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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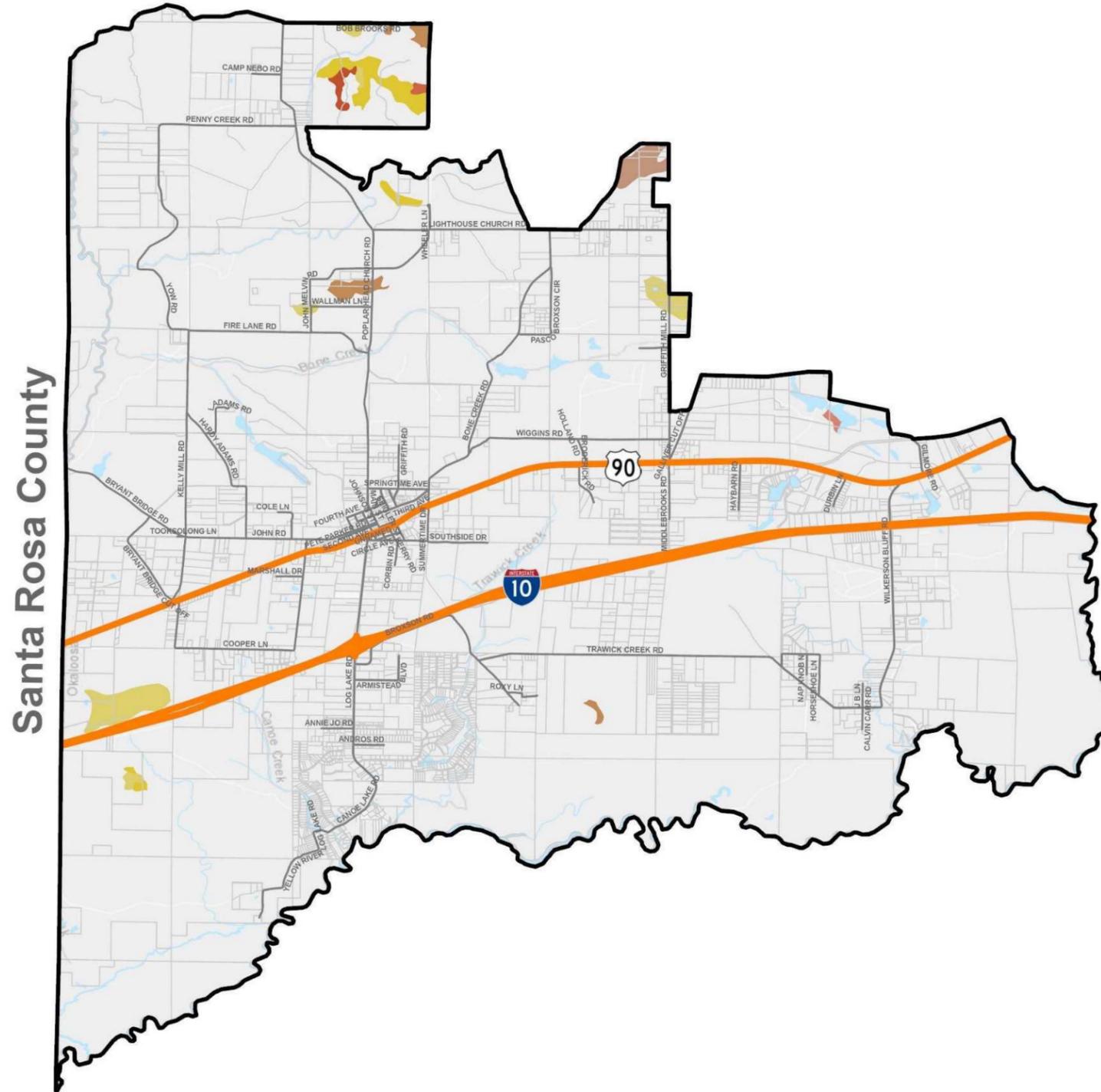


LEGEND

PRIME FARM LANDS

Type

	Angle 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



Santa Rosa County



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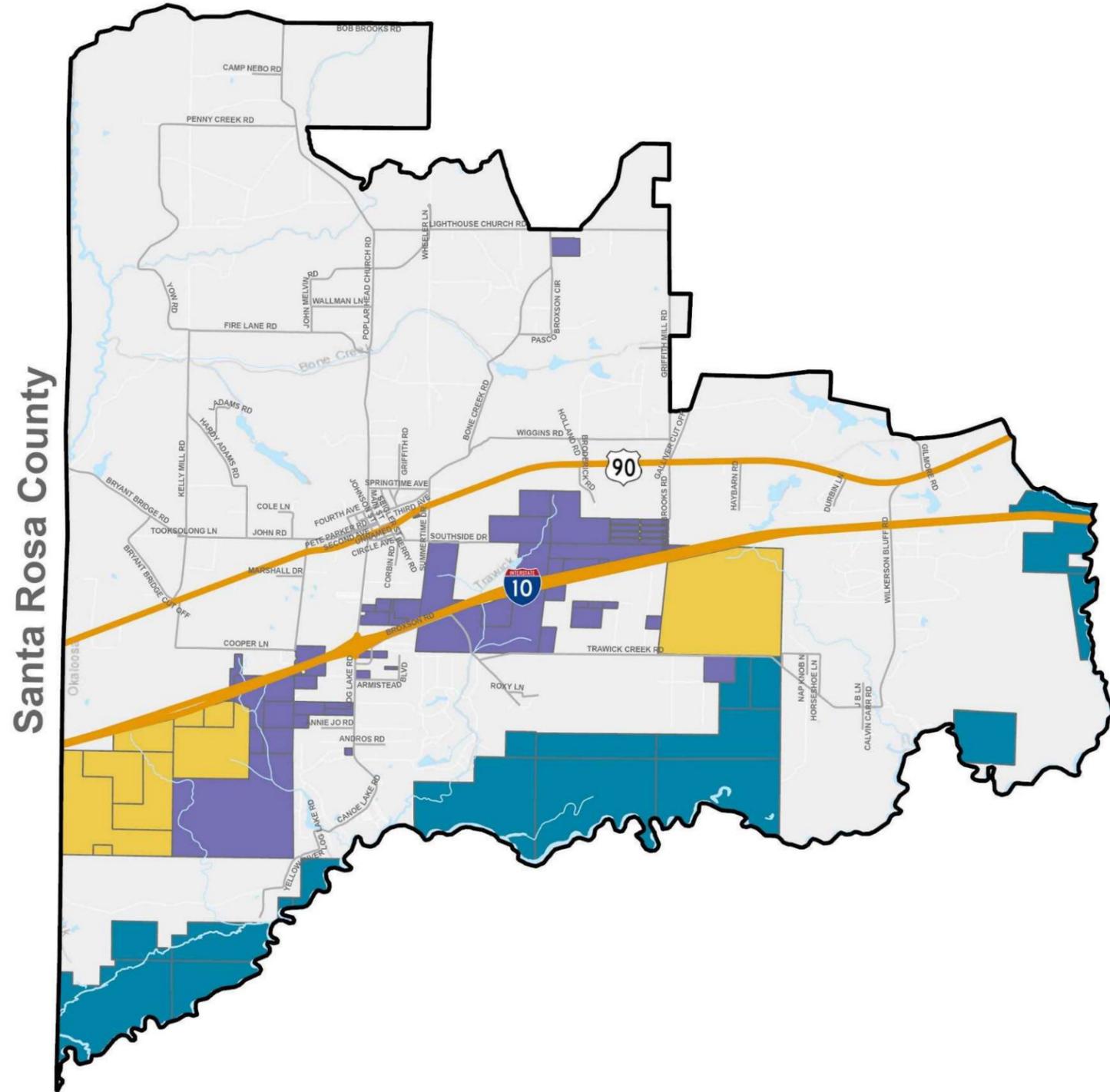
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LEGEND

OWNER NAME

-  CRESTVIEW WEST LLC
-  FLORIDA POWER & LIGHT COMPANY
-  NWF WATER MNGT DIST



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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 Highway 4, Highway 189 and a portion of Highway 10 (US 90 West). General characteristics of these roadways were taken from the FDOT 2022 District 3 Level of Service Report. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. Highway 10 (US 90 W) Santa Rosa County Line to SR 4

No. of Lanes	2
Functional Class	Minor Arterial
Facility Type	Undivided
LOS Area	Rural Undeveloped
FDOT LOS	D
County LOS	C

Segment: Santa Rosa County Line to 500 ft W of CR 189 (Log Lake Rd)

Station 0098

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
3500	4300	22.86%

Segment: 0.5-mile E of CR 189

Station 0128

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
6000	7000	16.67%

Segment: Log Lake Rd – 825 ft S of SR 10 (US 90)

Station 0275

<u>2018 AADT</u>	<u>2023 AADT</u>	<u>% of change AADT</u>
4500	5500	22.22%

b. State Road 8 (I-10)

No. of Lanes	4
Functional Class	Principal Arterial
Facility Type	Divided
LOS Area	Rural Undeveloped
FDOT LOS	D
County LOS	B

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 189 Log Lake Rd
- CR 189 Galliver Cut-Off

General characteristics of these roadways are shown in Table 5. It should be noted that 2017 data was the most recent information available; however, there has been very little change in the character of the area since that time.

b. Local Streets

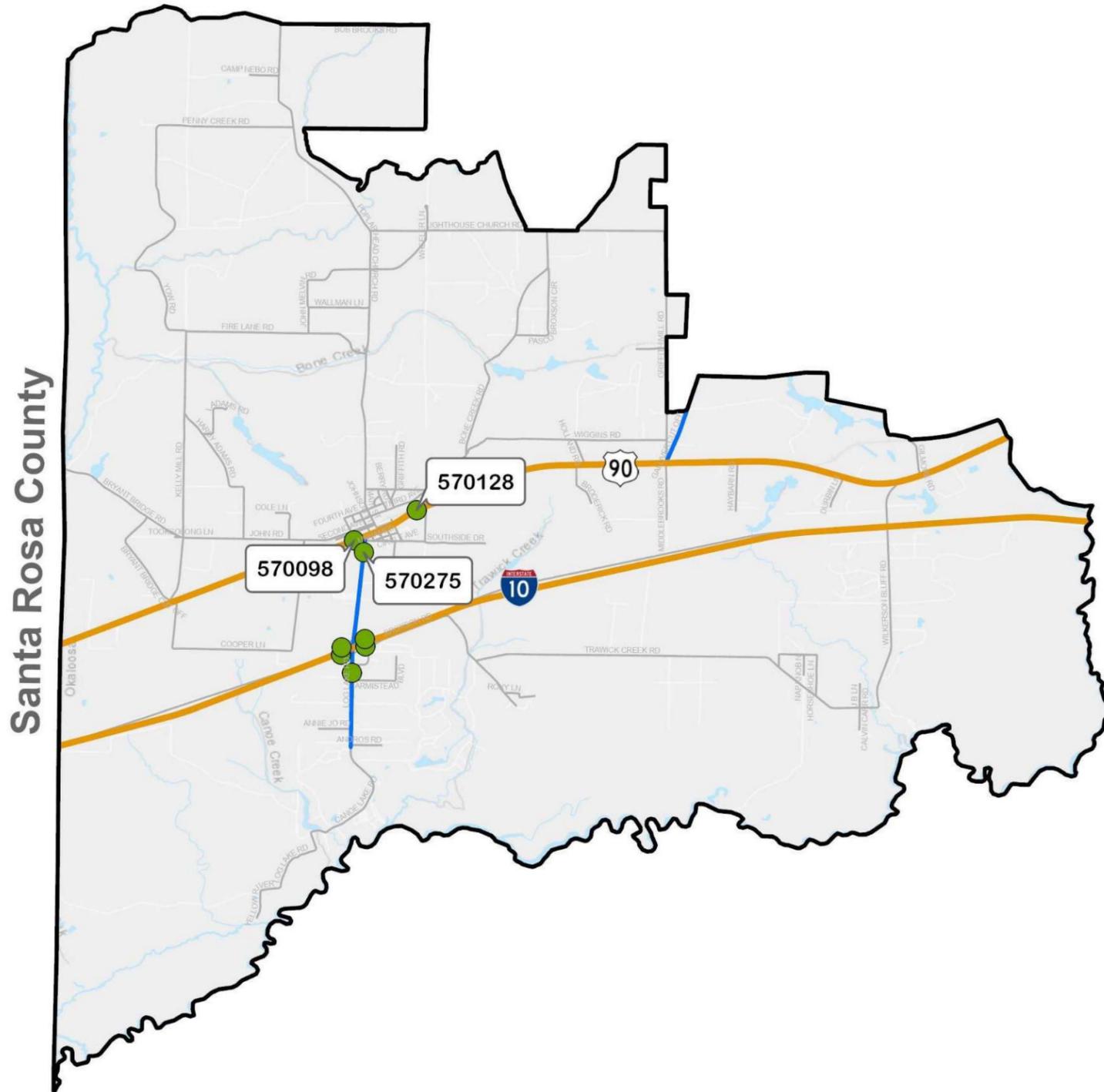
Except for the collector roads listed in Table 5, the majority of the roads within the planning area are considered local streets.

TABLE 5 NUMBERED COUNTY ROADS									
Road	Segment	Func. class	Area	Type	Lanes	2017 AADT	2023 AADT	% of Change	Adopted LOS
CR 189 Log Lake Rd	US 90 to I-10	Collector	Rural	Undivided	2	864	1095	26.74%	D
CR 189 Galliver Cutoff	US 90 to SR 4	Collector	Rural	Undivided	2	2831	3281	15.90%	D

Source: Okaloosa County Public Works Traffic Counts

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 three community water systems and, where community system water is not available, by individual, private water wells. Community water systems include the Holt Water System, the Milligan 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. Holt Water System

The Holt Water System service area and actual water distribution area is shown on Map 8. As shown, the service area encompasses a much larger geographic area than the area where community water service is available. General characteristics of the Holt Water System are shown on Table 6.

**TABLE 6
HOLT 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	
326,667	251,962	2,582	98	253,036	264,461	275,885	9.03%

b. 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 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

HOLT WATER SYSTEM

 SERVICE AREA

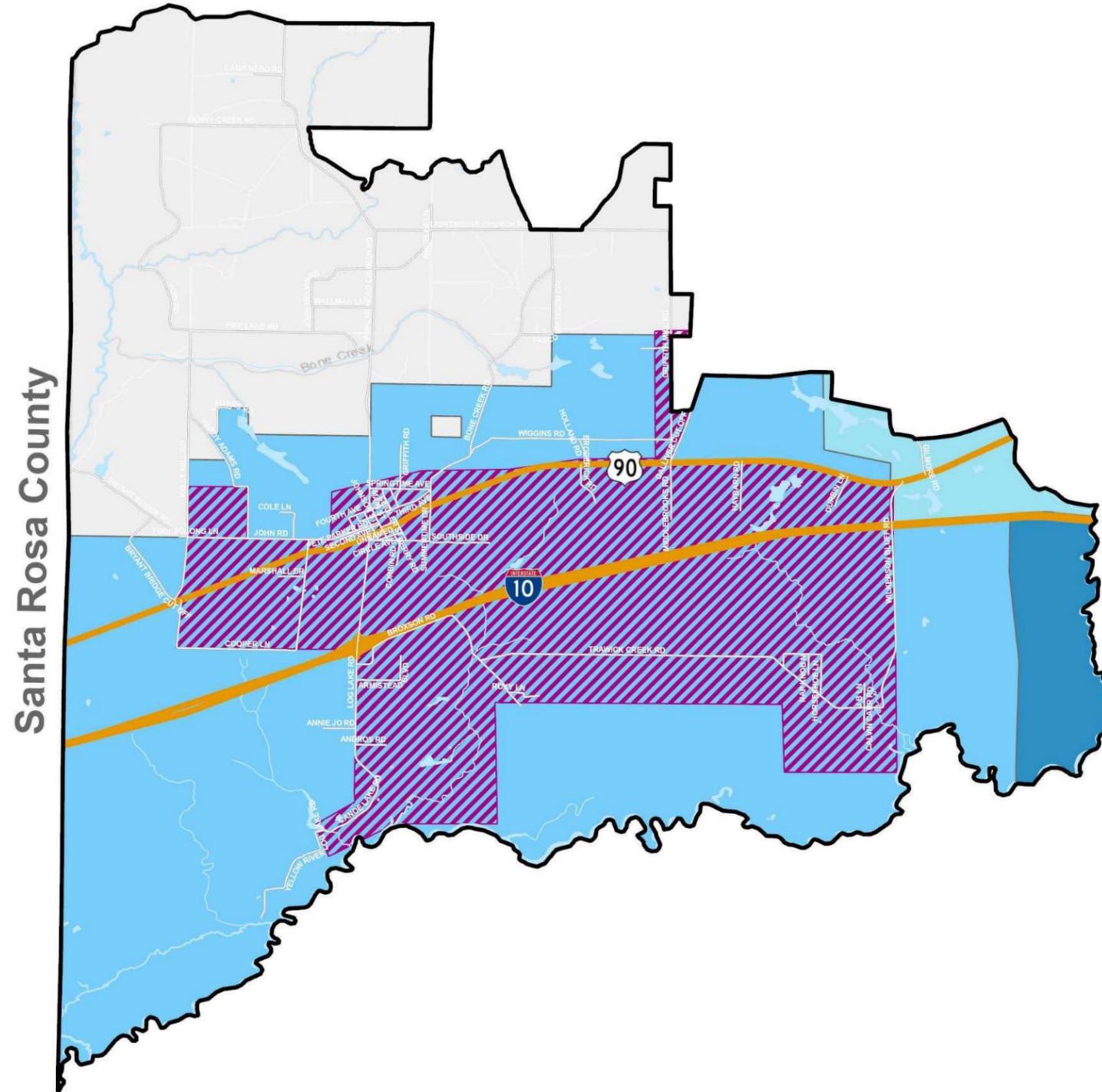
 DISTRIBUTION AREA

MILLIGAN WATER SYSTEM

 SERVICE AREA

OKALOOSA COUNTY WATER & SEWER

 SERVICE AREA



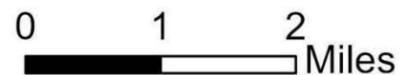
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LEGEND

-  CHELCO SERVICE AREA
-  FPL SERVICE AREA



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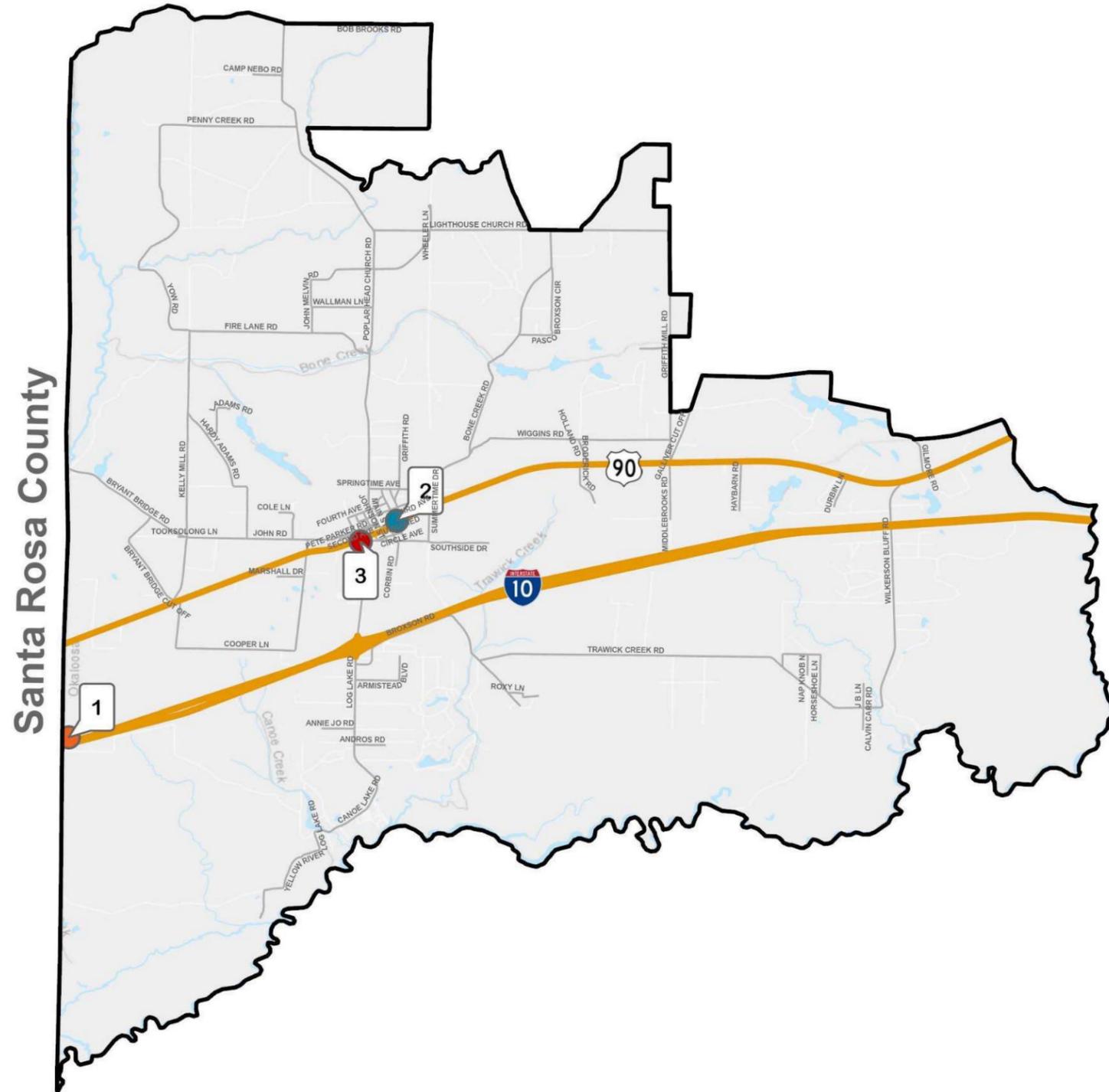
LEGEND

Facilities

- 1. Emerald Coast Dragway
- 2. Holt Post Office

Fire Departments

- 3. Holt Volunteer Fire Department Station 30



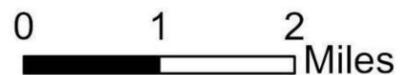
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F. COMMUNITY FACILITIES

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 the Holt Volunteer Fire Department Station 30, the Holt Post Office, and the Emerald Coast Dragway. The nearest hospital is the North Okaloosa Medical Center in Crestview.

G. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The entire planning area is within the Baker School Attendance Zone. General statistics for Baker school are shown on Table 9.

TABLE 9 BAKER SCHOOL						
GRADES: Kindergarten through 12th						
ATTENDANCE ZONE: North boundary - Alabama State Line; East boundary – Yellow River; West boundary – Santa Rosa County Line; South boundary - Eglin Reservation						
ENROLLMENT: +- 1,461 students						
STUDENT POPULATION GROWTH TRENDS:						
<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>
1,391	1,489	1,480	1,461	1,438	3.38%	1,458

Baker School is the only public school within the planning area and is K-12. Baker School is located within public schools Concurrency Service Area (CSA) 1. According to the Comprehensive Plan Public School Facilities Element, 2016.

Baker School enrollment for the 2024-2025 school year is 1,461 students with a projected max capacity 1,458 students. Capacity numbers have not been updated since 2018.

LEGEND

Elementary School

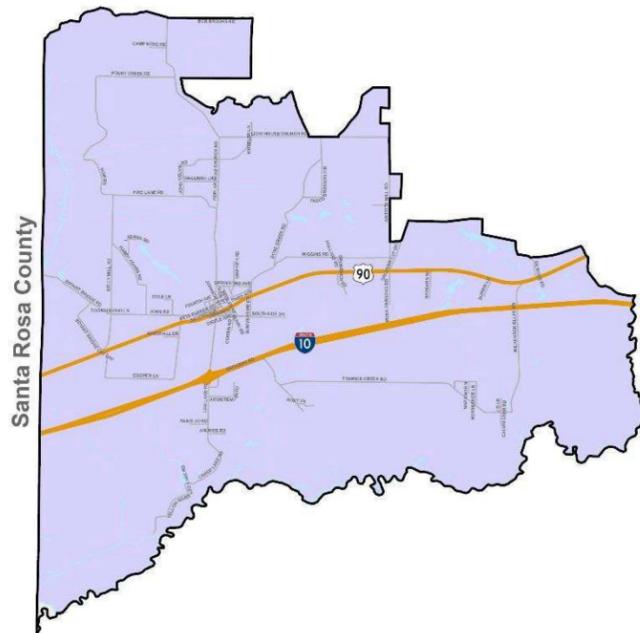
 Baker

Middle School

 Baker

High School

 Baker



MAP PROJECTION:
NAD 1983 (2011) StatePlane Florida
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H. CONSERVATION AREAS AND RESOURCES

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

1. Public Water Supplies and Facilities
2. Flood Zones and Floodways
3. Jurisdictional Wetlands
4. River Systems
5. Identified Habitat Areas of Threatened or Endangered Species

Each of these is described in further detail as follows.

2. Public Water Supplies

Public water supplies include those for the Holt Water System and the Milligan Water System. The locations of 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



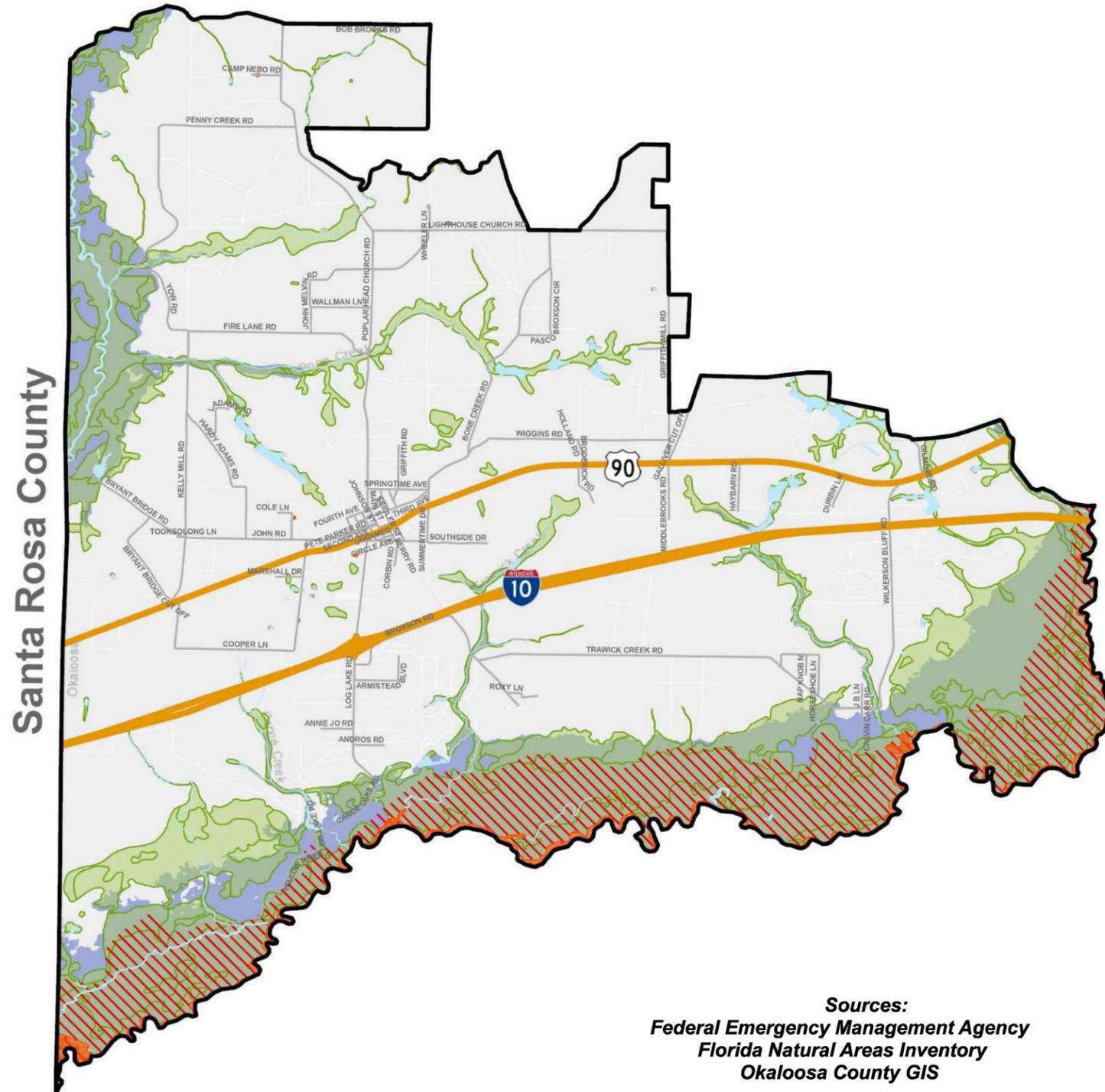
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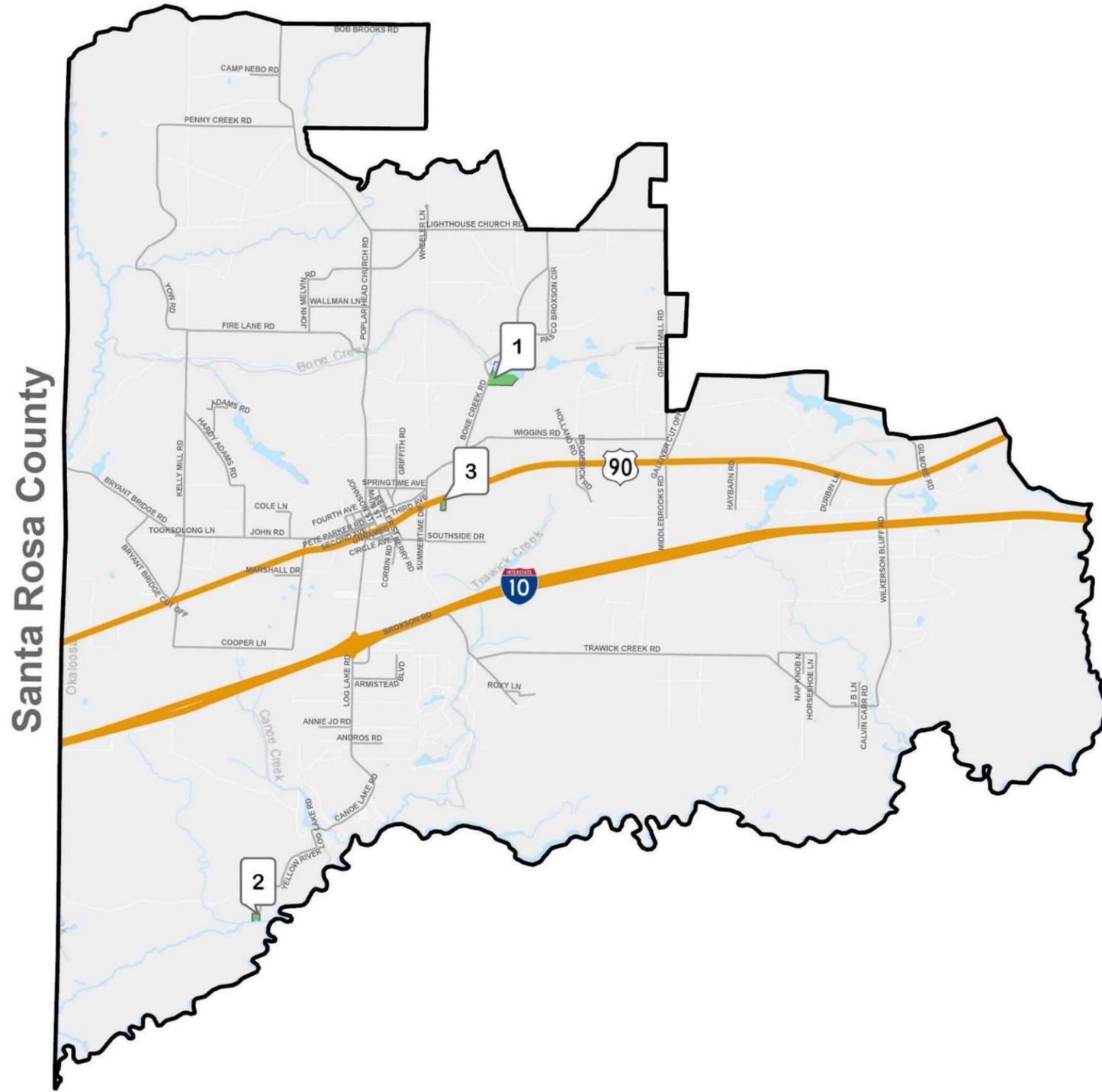
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Sources:
Federal Emergency Management Agency
Florida Natural Areas Inventory
Okaloosa County GIS

LEGEND

- Park Land
- 1. Bone Creek Recreational Area
- 2. Guest Lake Park Boat Ramp
- 3. Holt Park



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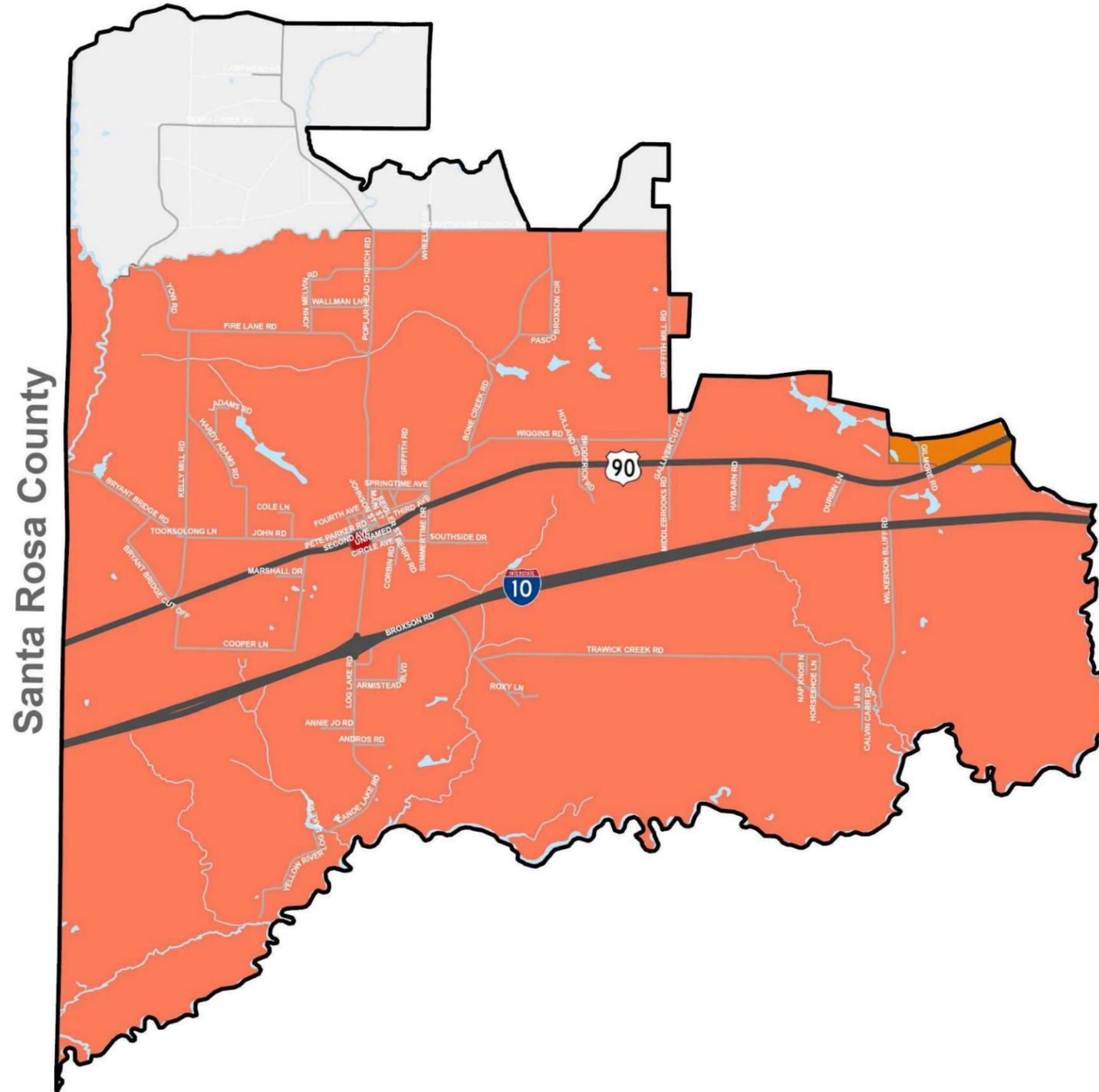
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LEGEND

FIRE DISTRICT

-  HOLT
-  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 32564 is rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas). Population density is extremely sparse with the majority of landholdings being 10 acres or greater in size. Some private landholdings are over 1,000 acres in size.

This area includes the unincorporated communities of Holt and Milligan. These areas 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 Analysis, 2023. Population estimates and projections for the planning area are as follows (NOTE: Blackman & Milligan did not participate in the last census counts).

<u>Year</u>	<u>Population</u>
2018	2,600
2023	2,825
2025	2,892
2030	3,042
2035	3,153

These figures indicate an increase of 225 persons or approximately a 8.65% increase during 2018 to 2023. This planning area represents 1.29% 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 1,648 acres of land classified as "vacant" and another 3,562 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, Holt and Milligan Water Systems, pursuant to the data & analysis provided; all 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.

TABLE 10				
RESIDENTIAL DEVELOPMENT POTENTIAL				
FLU Category	Total acres	Developable acres	Maximum permitted density	Potential units
Agriculture	17,553	14,963	1 du per acre	10,474
Agriculture (with prime farmland)	323	271	1 du per 10 acres	19
Commercial	307	72	4 du per acre	100
Industrial	461	92	4 du per acre	128
Institutional	3	0	4 du per acre	0
Low Density Residential	242	42	4 du per acre	118
Mixed Use	615	124	4 du per acre	174
Rural Residential	140	92	2 du per acre	128
Rural Residential (within Rural Communities)	1,775	1,390	1 du per acre	
TOTAL		17,046		12,115
Potential Residents				32,832

APPENDIX A

Property Appraisers Use Codes

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

USE CODE	USE DESCRIPTION
002400	INSURANCE COMPANY
002500	REPAIR SERVICE
002509	SERVICE SHOP COMPLEX
002501	REPAIR SERVICE/SINGLE FAMILY RESIDENT
002502	REPAIR SERVICE/MOBILE HOME
002503	BOAT REPAIR/MOBILE HOME
002525	BEAUTY PARLOR/BARBER
002600	SERVICE STATION
002628	SERVICE STATION/MOBILE HOME PARK
002664	CAR WASH
002700	VEHICLE SALE/REPAIR
002702	VEHICLE SALE/REPAIR & MOBILE HOME
002728	VEHICLE SALE/REPAIR/MOBILE HOME PARK
002800	PARKING LOT
002801	PARKING/MOBILE HOME PARK & SINGLE-FAMILY RESIDENT
002802	PARKING/MOBILE HOME PARK
002900	WHOLESALE OUTLET
003000	FLORIST/GREENHOUSE
003100	DRIVE-IN/OPEN STADIUM
003200	THEATER/AUDITORIUM
003300	NIGHTCLUB/BARS
003311	NIGHT CLUB/FLEA MARKET
003400	BOWLING ALLEY
003435	GYM/FITNESS
003437	SKATING RINK
003440	DRIVING RANGE-GOLF
003500	TOURIST ATTRACTION
003600	CAMPS
003601	RV PARK/SINGLE FAMILY RESIDENT
003611	CAMPGROUND/STORE
003700	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

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

USE CODE	USE DESCRIPTION	USE CODE	USE DESCRIPTION
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		