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PLANNING AREA 32567

LAUREL HILL/ALMARANTE

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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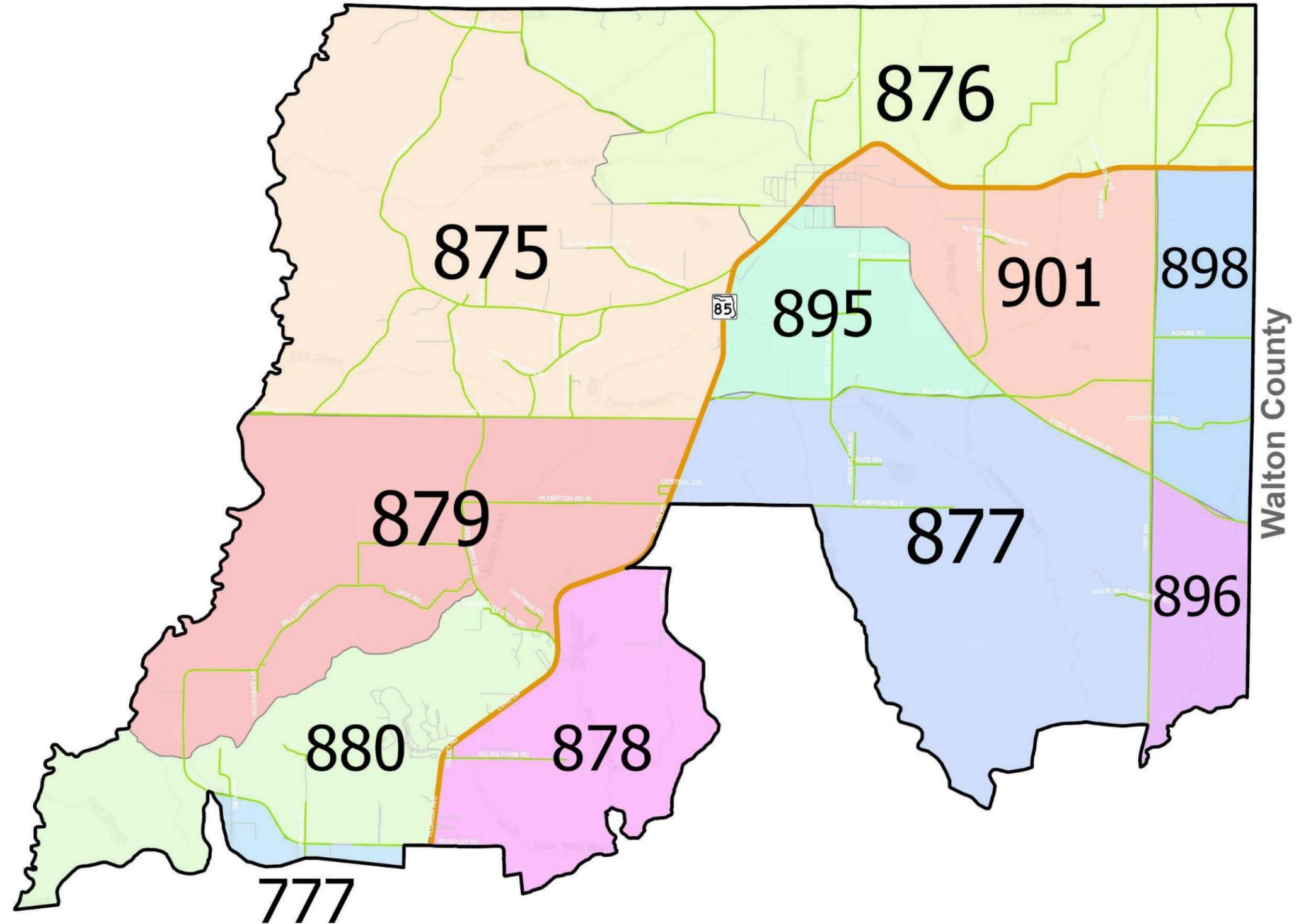
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Walton County



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Okaloosa County
Growth Management



A. GENERAL DEMOGRAPHICS

A. POPULATION DATA

| 1. Population Estimates (Okaloosa County) | | | | | |
|---|---------|---------|--------------------------|---------|--------------------------|
| Year | 2018 | 2023 | % of Change 2018-2023 | 2035 | % of Change 2023-2035 |
| | 206,409 | 219,663 | 6.42% | 245,000 | 11.63% |

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

| 2. Population Estimates (32567 – Laurel Hill) | | | | |
|---|-------|-------|--------------------------|------------------------|
| Year | 2018 | 2023 | % of Change 2018-2023 | % of County Population |
| | 1,638 | 1,885 | 15.08% | 0.86% |

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

| 1. Dwelling Units (32567) | | | |
|---------------------------|------|------|-----------------------|
| Year | 2019 | 2023 | % of Change 2019-2023 |
| | 29 | 111 | 282.76% |

C. GENERAL DESCRIPTION

Planning Area 32567 is very rural in character comprised primarily of undeveloped land, agricultural land, and conservation areas (state forest, water management areas).

D. DATA ANALYSIS

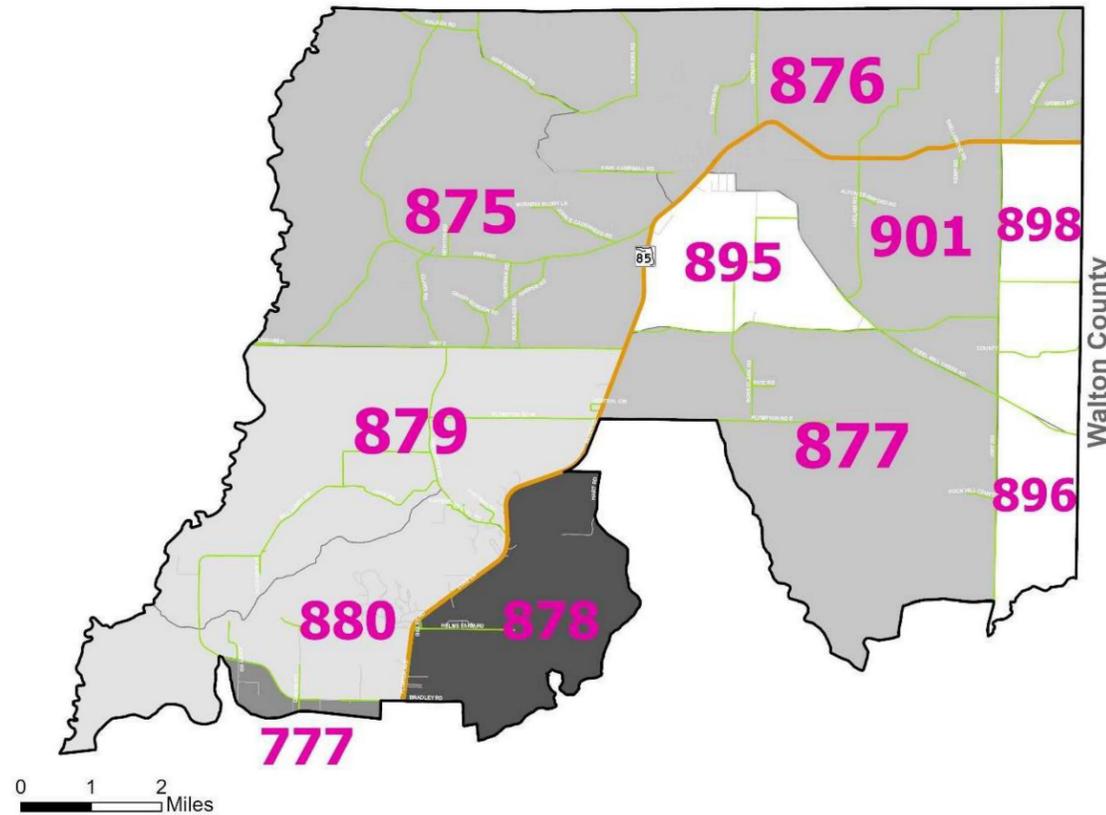
The purpose of this analysis is to identify population and housing patterns. Per the data extracted from the sources listed, the Laurel Hill/Almarante Planning Area experienced a 15.08% increase in population from 2018 to 2023. In addition, new residential construction exhibited 282.76% increase from 2019 to 2023. The Laurel Hill/Almarante Planning Area comprises 0.86% (1,885 people) of the total population of the County.

LEGEND

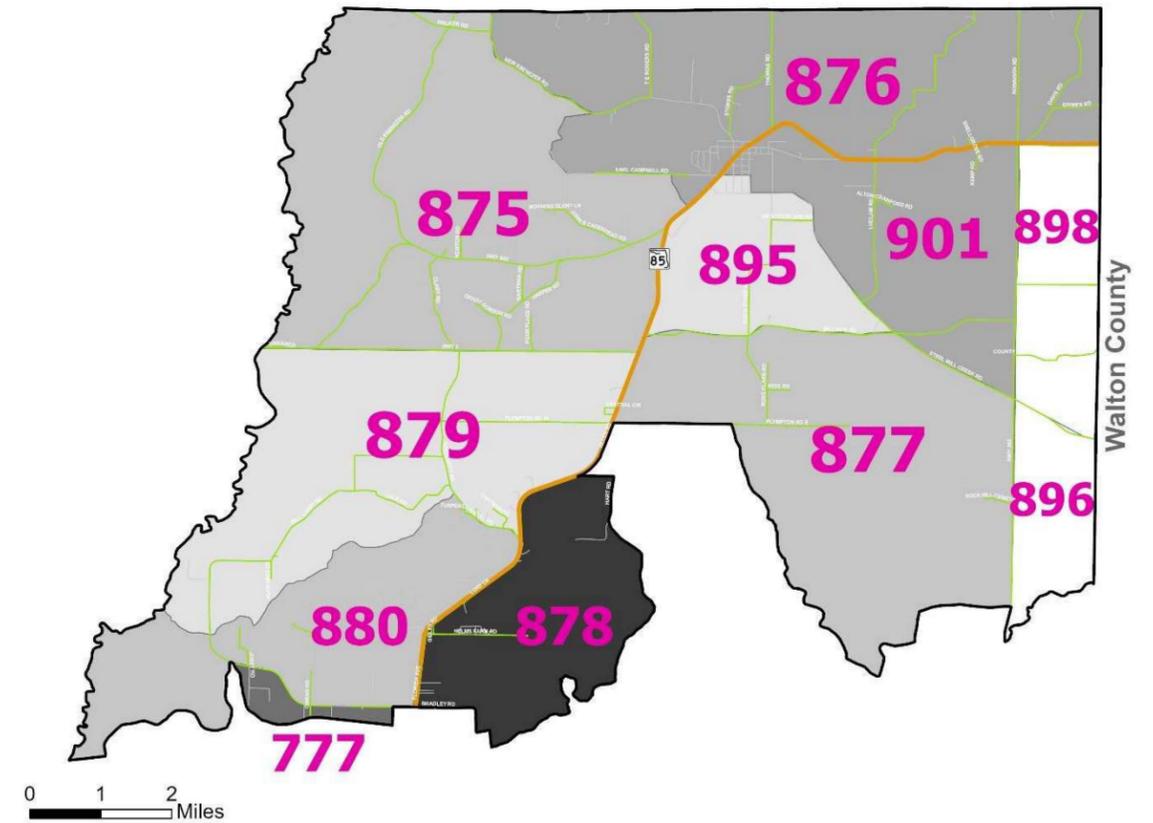
Population Density

| | | |
|---|-------------|---------|
|  | 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 |

2015



2045



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LEGEND

- LOCAL ROAD
- COUNTY ROAD SYSTEM
- STATE HIGHWAY SYSTEM



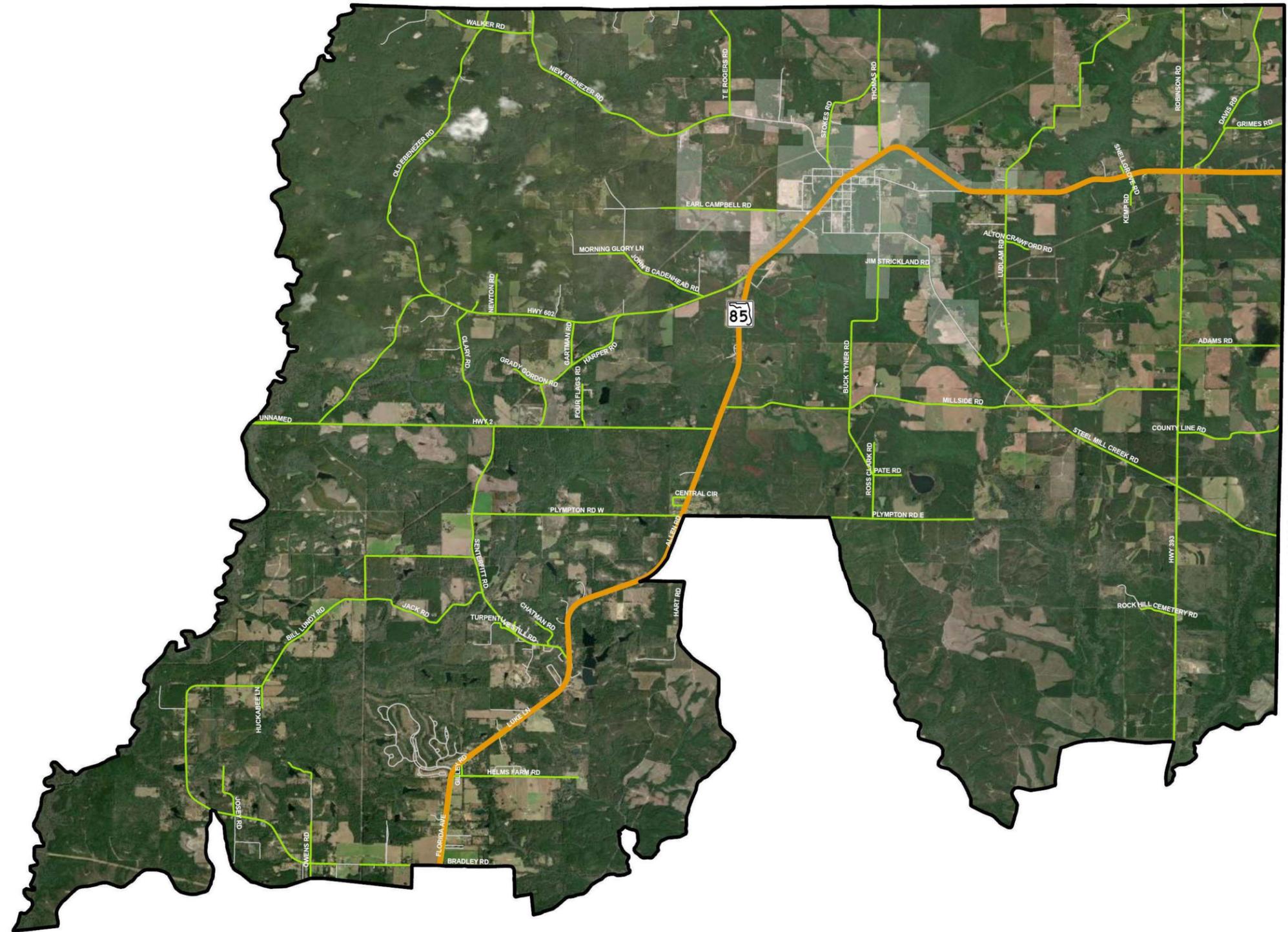
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B. LAND USE

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.

| TABLE 1 EXISTING LAND USE | |
|--------------------------------------|--------------|
| Land Use | Acres |
| Agriculture | 46,596 |
| Commercial | 508 |
| Industrial | 16 |
| Institutional | 67 |
| Other | 3,014 |
| Public | 183 |
| Residential | 3,131 |

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.

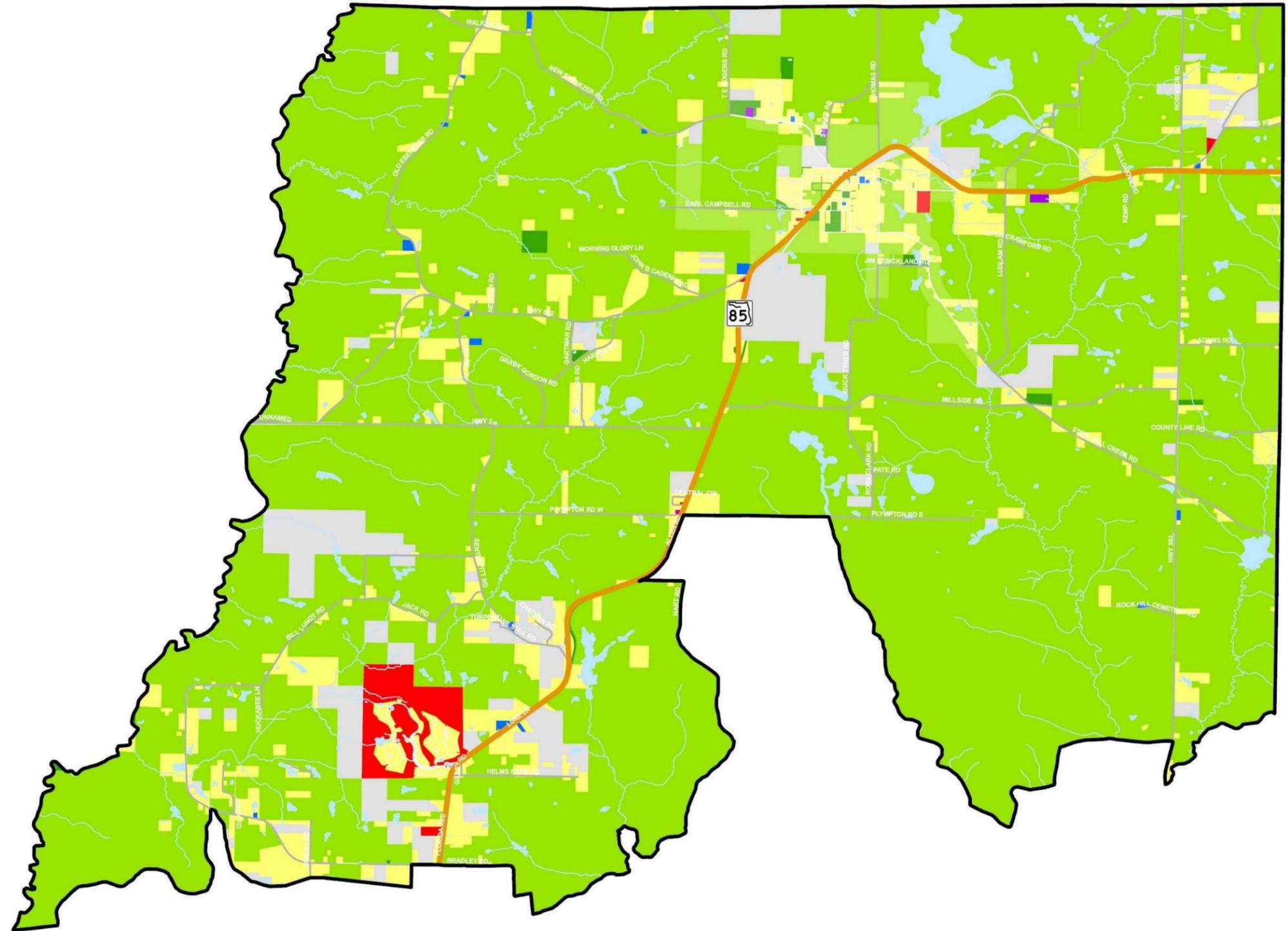
| TABLE 2 FUTURE LAND USE | |
|------------------------------------|--------------|
| Land Use | Acres |
| Agriculture | 46,010 |
| Commercial | 24 |
| Conservation | 6 |
| Laurel Hill | 2,527 |
| Mixed Use | 1,012 |
| Recreation | 9 |
| Rural Residential | 7,959 |
| Water | 71 |

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

- AGRICULTURAL
- GENERAL COMMERCIAL
- INSTITUTIONAL
- LAUREL HILL
- MIXED USE
- RECREATIONAL
- RURAL RESIDENTIAL
- WATER



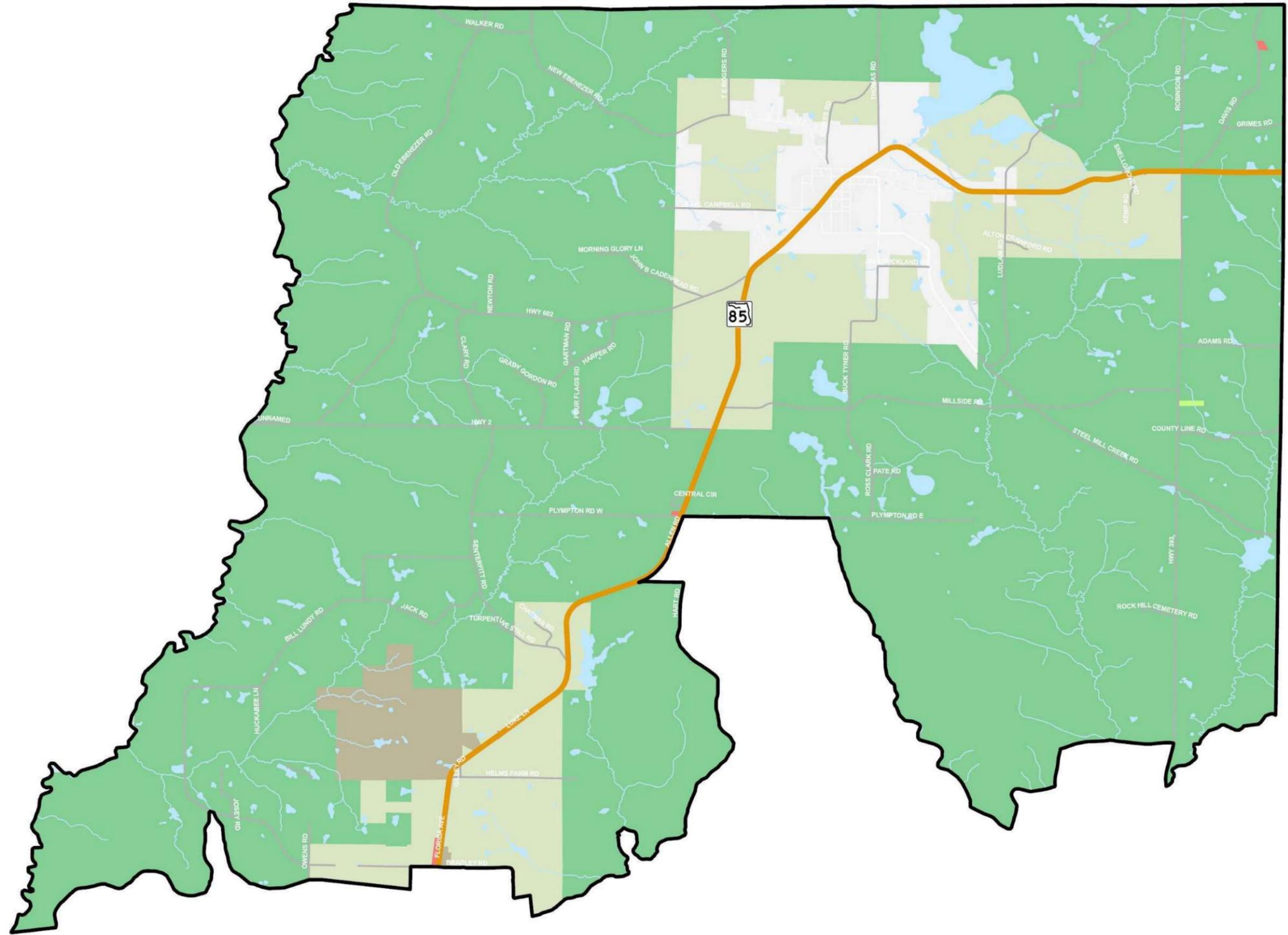
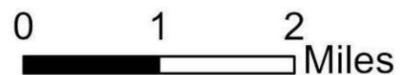
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2024



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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 |
| Heritage Plantation | 2009 |
| Heritage Plantation Phase II | 2009 |

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 |
| Bill Lundy Road |
| Carl Ries |
| Four Flags Road |
| Hawks Run |
| Turpine Still Road |

Source: *Okaloosa County GIS*
Okaloosa County Property Appraiser

4. Agricultural Lands

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

5. Conservation Lands

Conservation lands are those areas set aside for the purpose of conserving or protecting natural resources. Conservation lands within the planning area 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



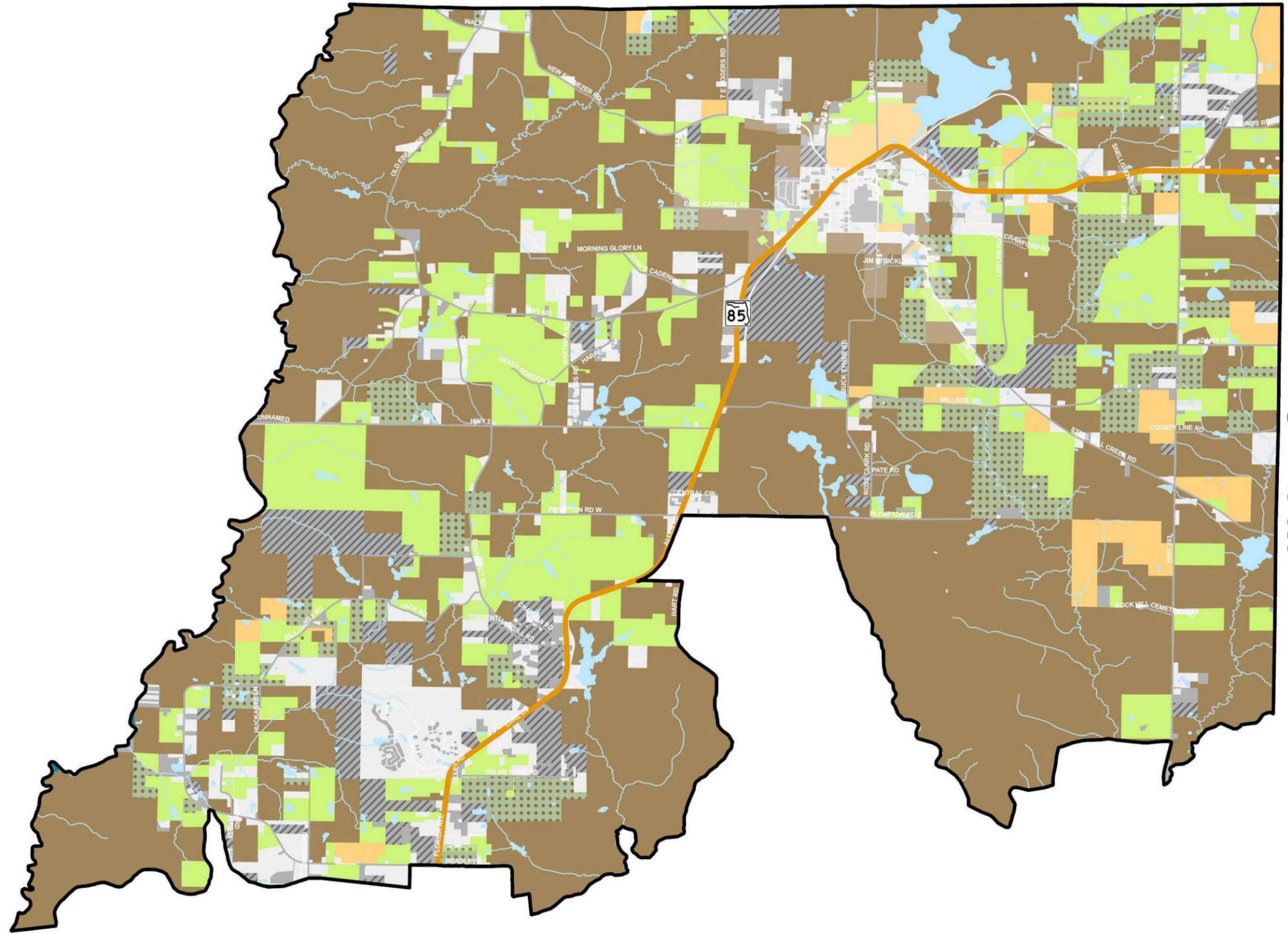
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LEGEND

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 |



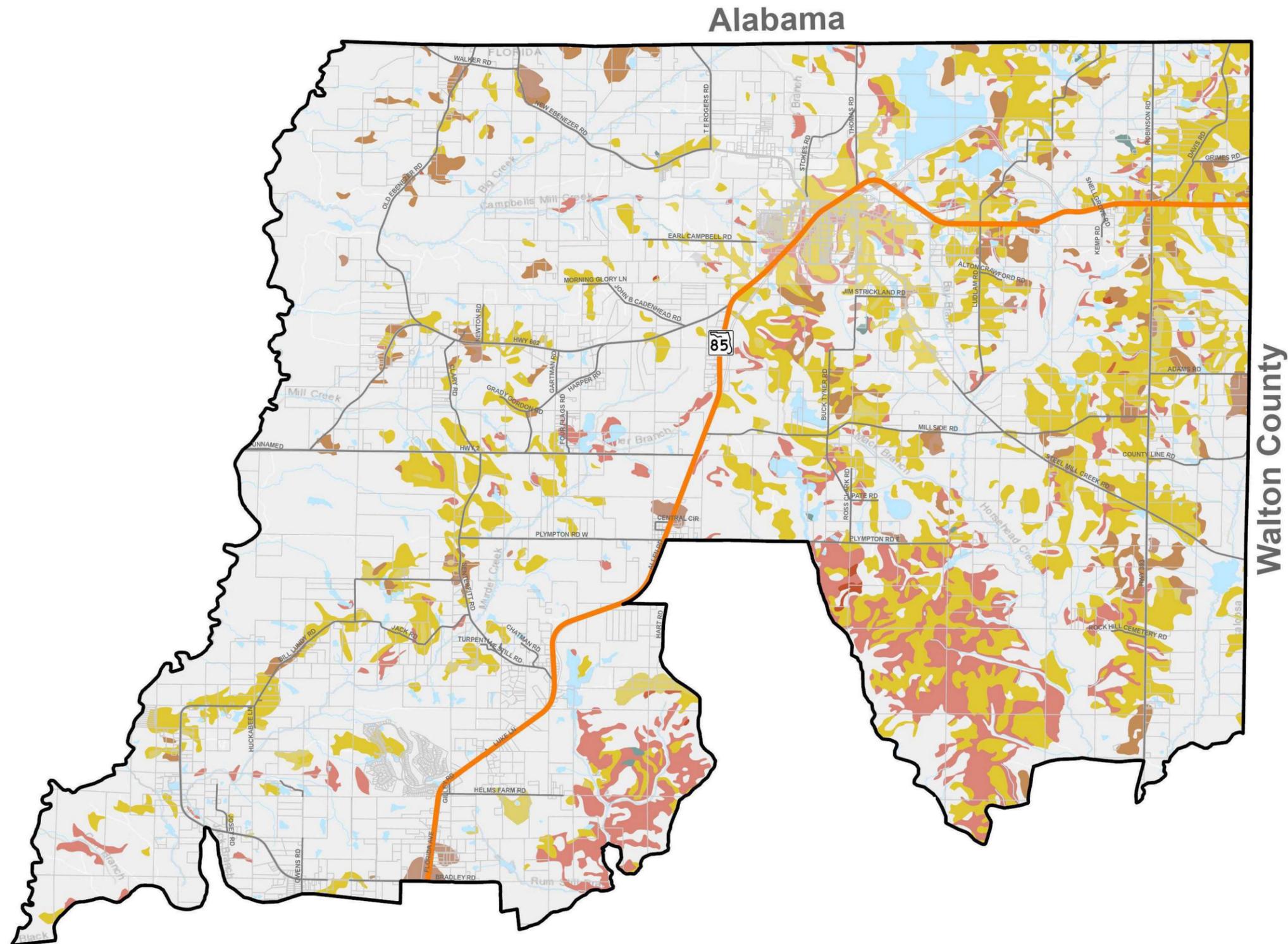
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LEGEND

OWNER NAME

- HART BENJAMIN H TRUST
- THE H.T.L.FAMILY LTD PTR



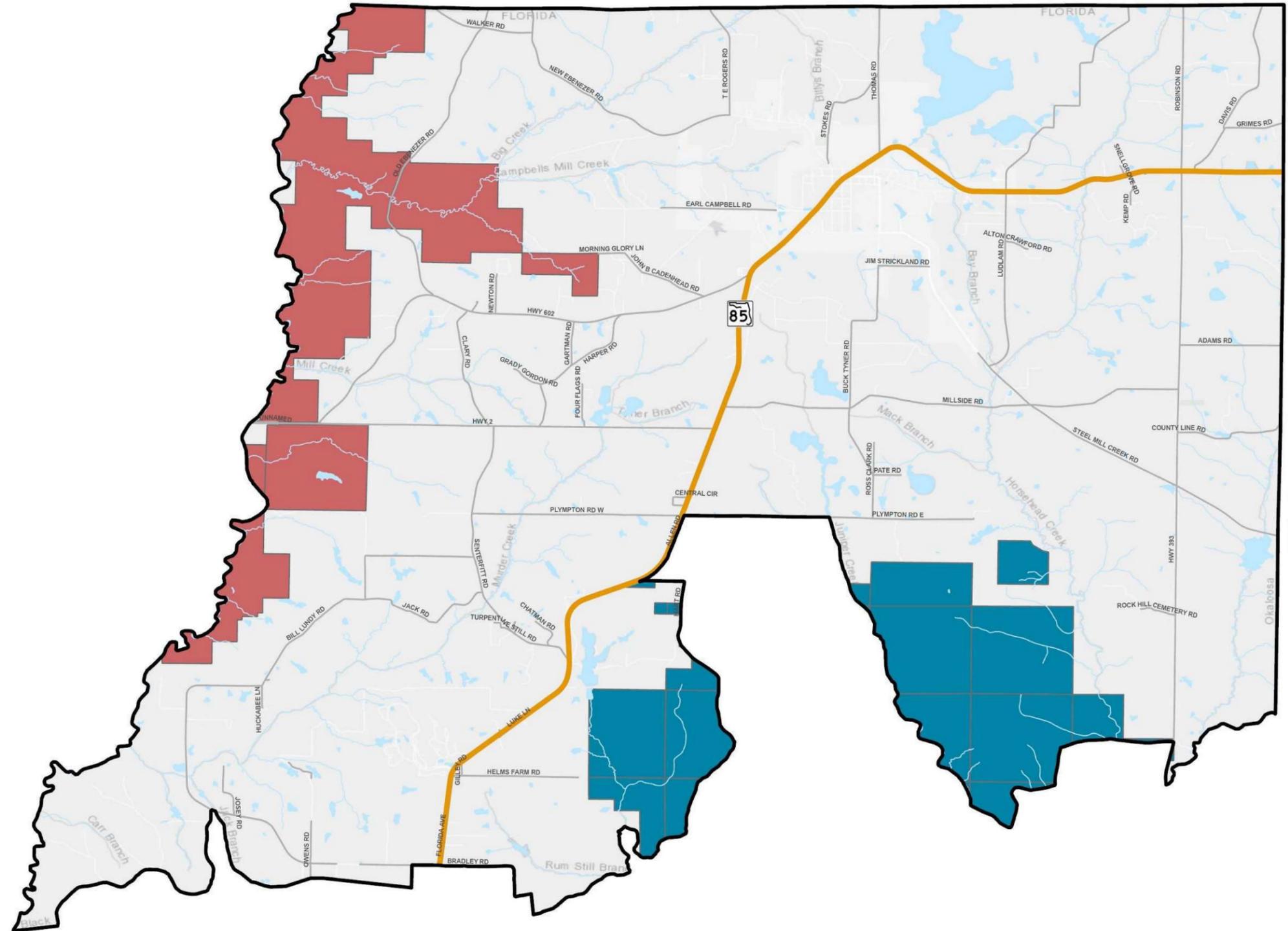
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D. TRANSPORTATION

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 8.

1. State Highway System (SHS)

The State Highway within the planning area is State Road 85 North. General characteristics of this roadway was 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

| | |
|-------------------------|--|
| No. of Lanes | 2, 4 |
| Functional Class | Principal Arterial |
| Facility Type | Divided (part), Undivided (part) |
| LOS Area | Rural Undeveloped (part), Transitioning (part) |
| FDOT LOS | D |
| County LOS | B |

Station 0051: 0.225-mile N of CR 602 (N of water tower)

| <u>2018 AADT</u> | <u>2023 AADT</u> | <u>% of change AADT</u> |
|------------------|------------------|-------------------------|
| 3800 | 4400 | 15.79% |

Station 0054: 350 ft NE of CR 85A, Laurel Hill

| <u>2018 AADT</u> | <u>2023 AADT</u> | <u>% of change AADT</u> |
|------------------|------------------|-------------------------|
| 3200 | 4000 | 25% |

2. County Road System (CRS)

The County Road System within the planning area is comprised of “numbered” county roads, unnumbered 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 2
- CR 2 (Steel Mill Creek Road)
- CR 85A (New Ebenezer Road, 2nd Avenue)
- CR 85A (Bill Lundy Road)
- CR 393 (Robinson Road)
- CR 602

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

**TABLE 5
NUMBERED COUNTY ROADS**

| Road | Segment | Func. class | Area | Type | Lanes | 2017 AADT | 2023 AADT | % of Change | Adopted LOS |
|--------|-------------------------------|-------------|-------|-----------|-------|-----------|-----------|-------------|-------------|
| CR 2 | SR 85 to Yellow River | Collector | Rural | Undivided | 2 | 672 | 447 | -33.48% | D |
| CR 2 | SR 85 N to Walton Co Line | Collector | Rural | Undivided | 2 | NA | NA | NA | D |
| 85A | SR 85 N to Alabama State Line | Collector | Rural | Undivided | 2 | NA | NA | NA | NA |
| 85A | SR 85 N to Senterfitt Rd | Collector | Rural | Undivided | 2 | NA | NA | NA | NA |
| CR 393 | SR 85 N to CR 2 | Collector | Rural | Undivided | 2 | 693 | 867 | 25.11% | D |
| CR 602 | SR 85 N to CR 2 | Collector | Rural | Undivided | 2 | NA | NA | NA | NA |

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 from the previous version of this report. Traffic Count Data for these roads is not currently available.

These un-numbered roads are listed as follows:

- i. Senterfitt Road
- ii. Millside Road

**TABLE 6
UNNUMBERED COUNTY ROADS**

| Road | Segment | Func. Class | Area | Type | Lanes |
|------------|---------------------------------------|-------------|-------|-----------|-------|
| Senterfitt | SR 85 N to CR 2 | None | Rural | Undivided | 2 |
| Millside | SR 85 N to CR 2 (Steel Mill Creek Rd) | None | Rural | Undivided | 2 |

Source: Okaloosa County GIS

c. Local Streets

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

LEGEND

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



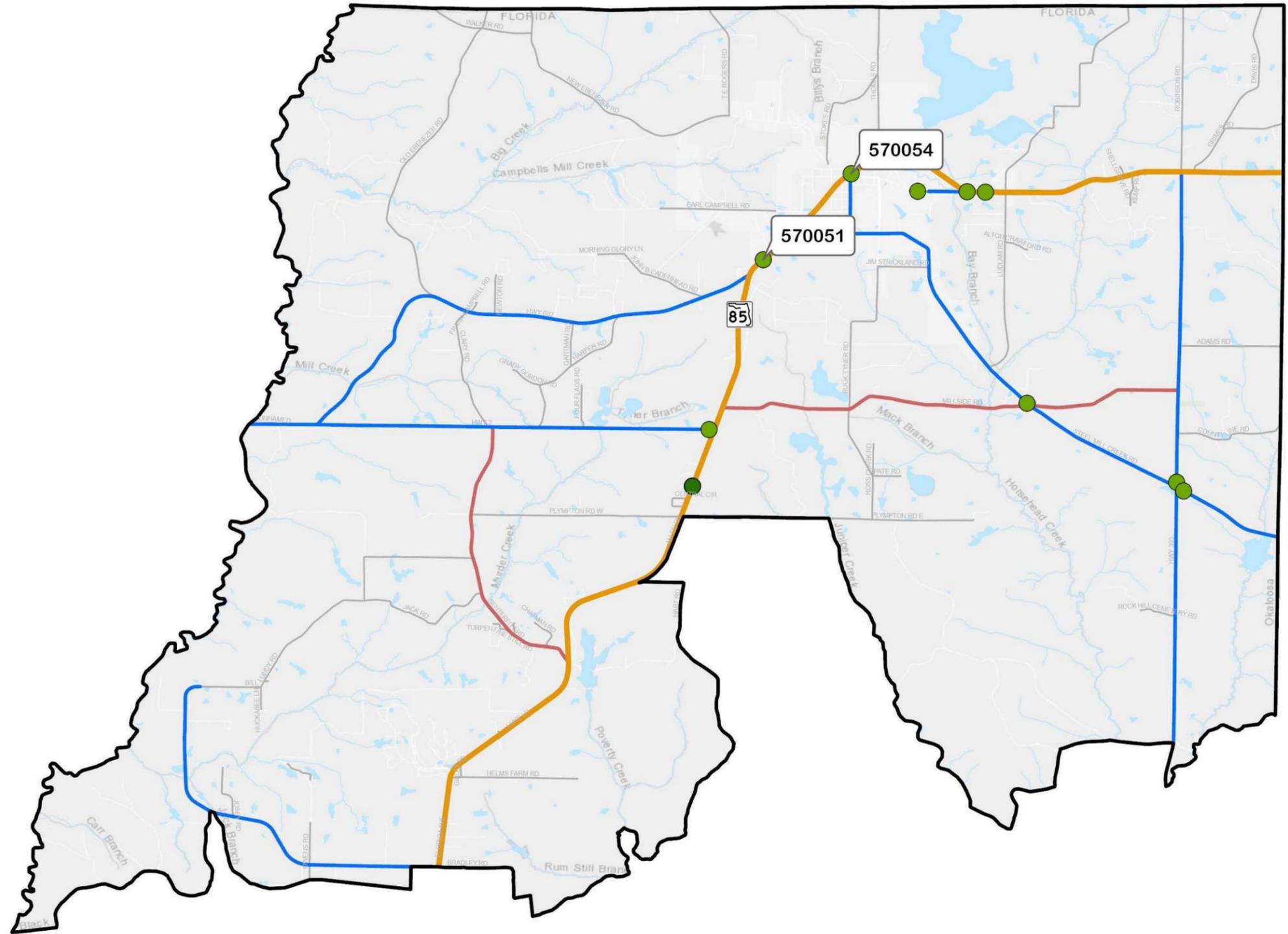
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E. UTILITIES

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

a. Auburn Water System

The Auburn Water System service area and actual water distribution area is shown on Map 8. Most of the land within the planning area water service area is vacant, undeveloped. There is a limited water supply and distribution system within the planning area described 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. Laurel Hill

The Laurel Hill water service area and actual water distribution area is shown on Map 8. The general characteristics and description of the water system are shown on Table 8.

| TABLE 8 LAUREL HILL 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 | |
| 160,000 | 59,800 | 598 | 100 | 59,800 | 62,500 | 65,200 | 9.03% |

c. Private Water Wells

All areas shown on Map 8 located outside an actual water distribution area obtain water from individual, private water wells.

2. Sanitary Sewer

There are 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

HERITAGE PLANTATION SEWER

 SERVICE AREA

LAUREL HILL WATER SYSTEM

 SERVICE AREA

**TOWN OF LAUREL HILL
SERVICE AREA**



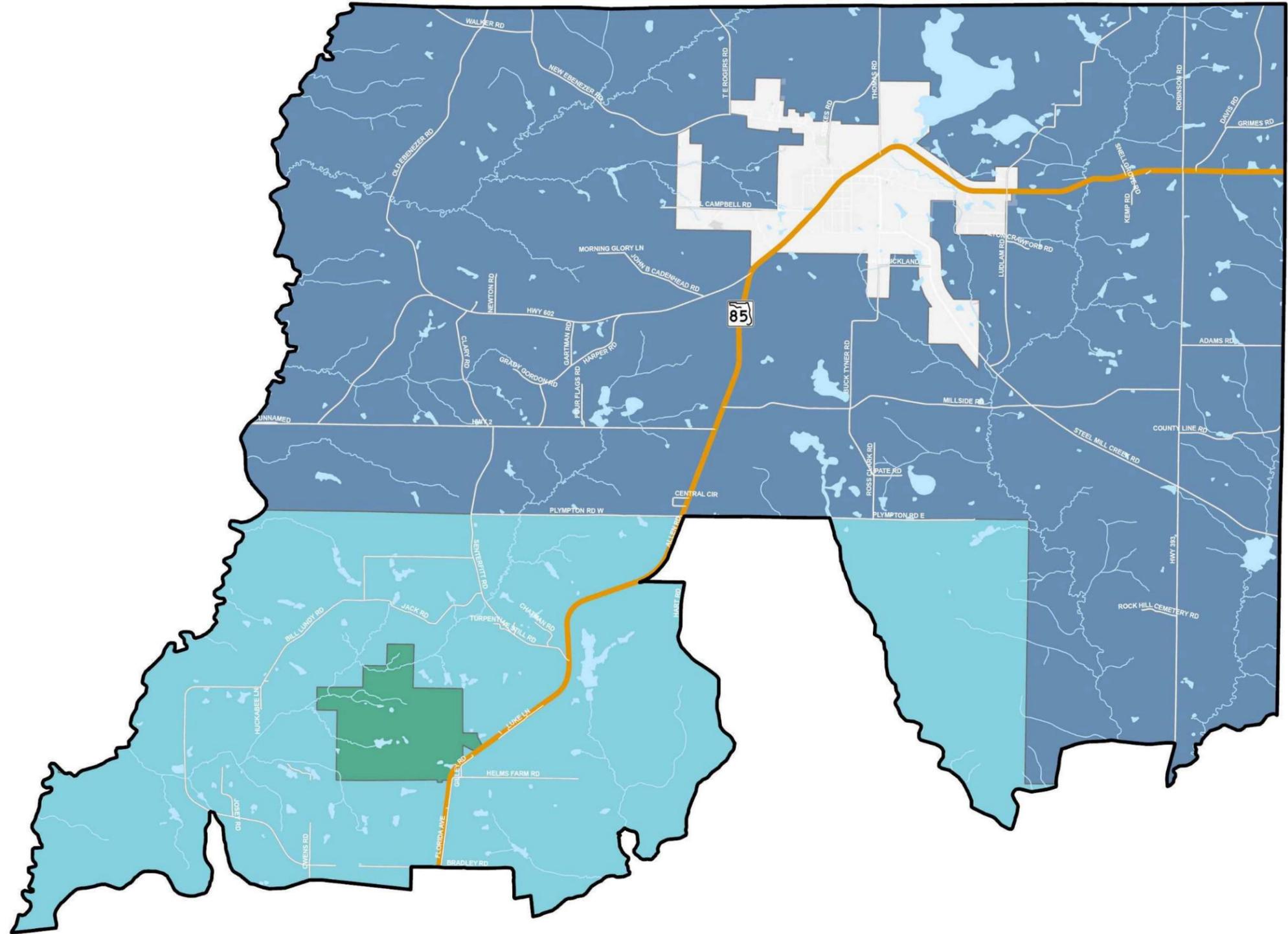
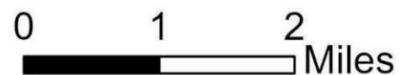
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LEGEND

-  CHELCO SERVICE AREA
-  FPL SERVICE AREA



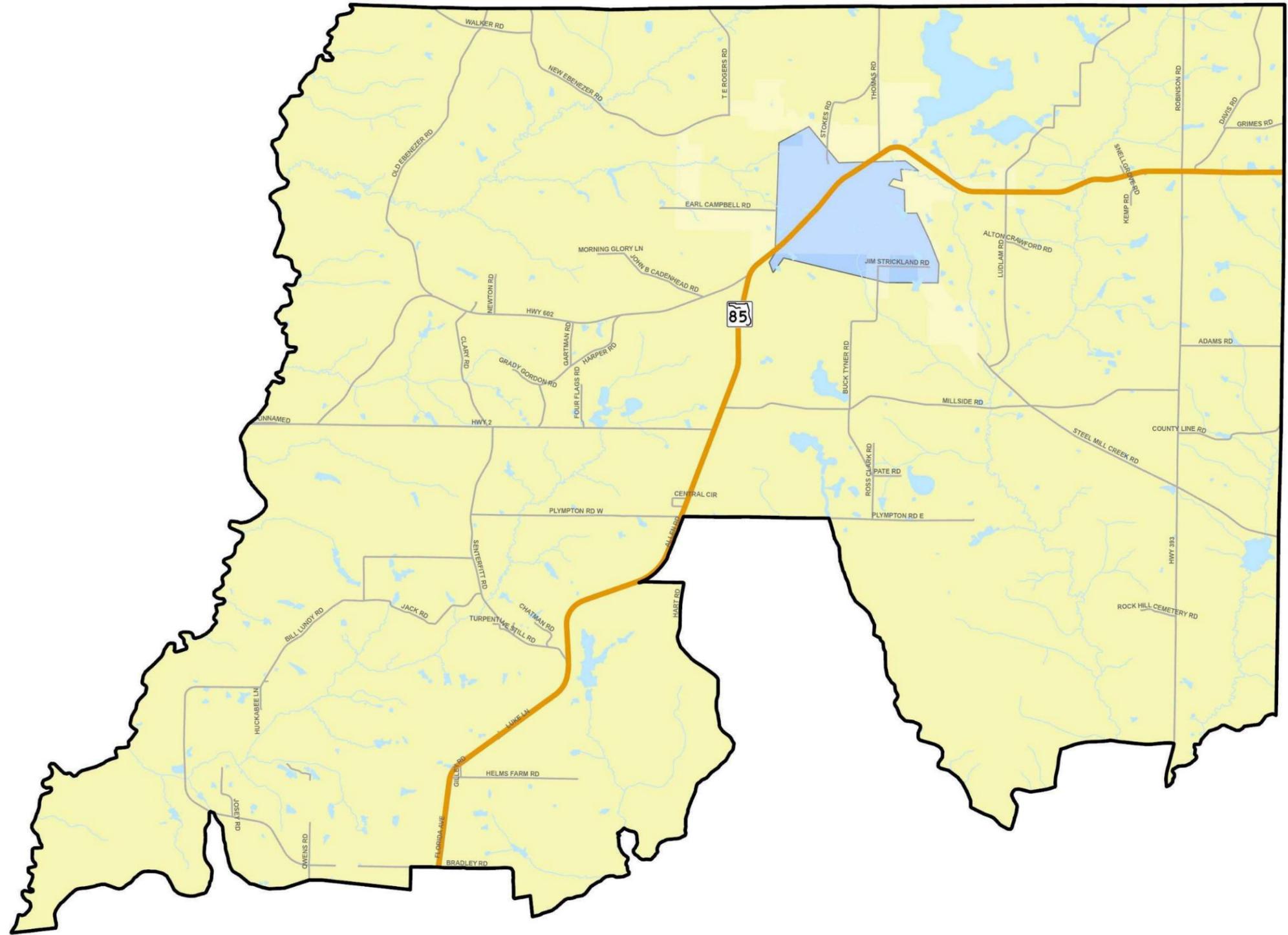
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Walton County

LEGEND

Facilities

- 1. Laurel Hill Post Office
- 2. Almarante Volunteer Fire Department Station 50
- 3. Laurel Hill Volunteer Fire Department Station 60

Fire Departments



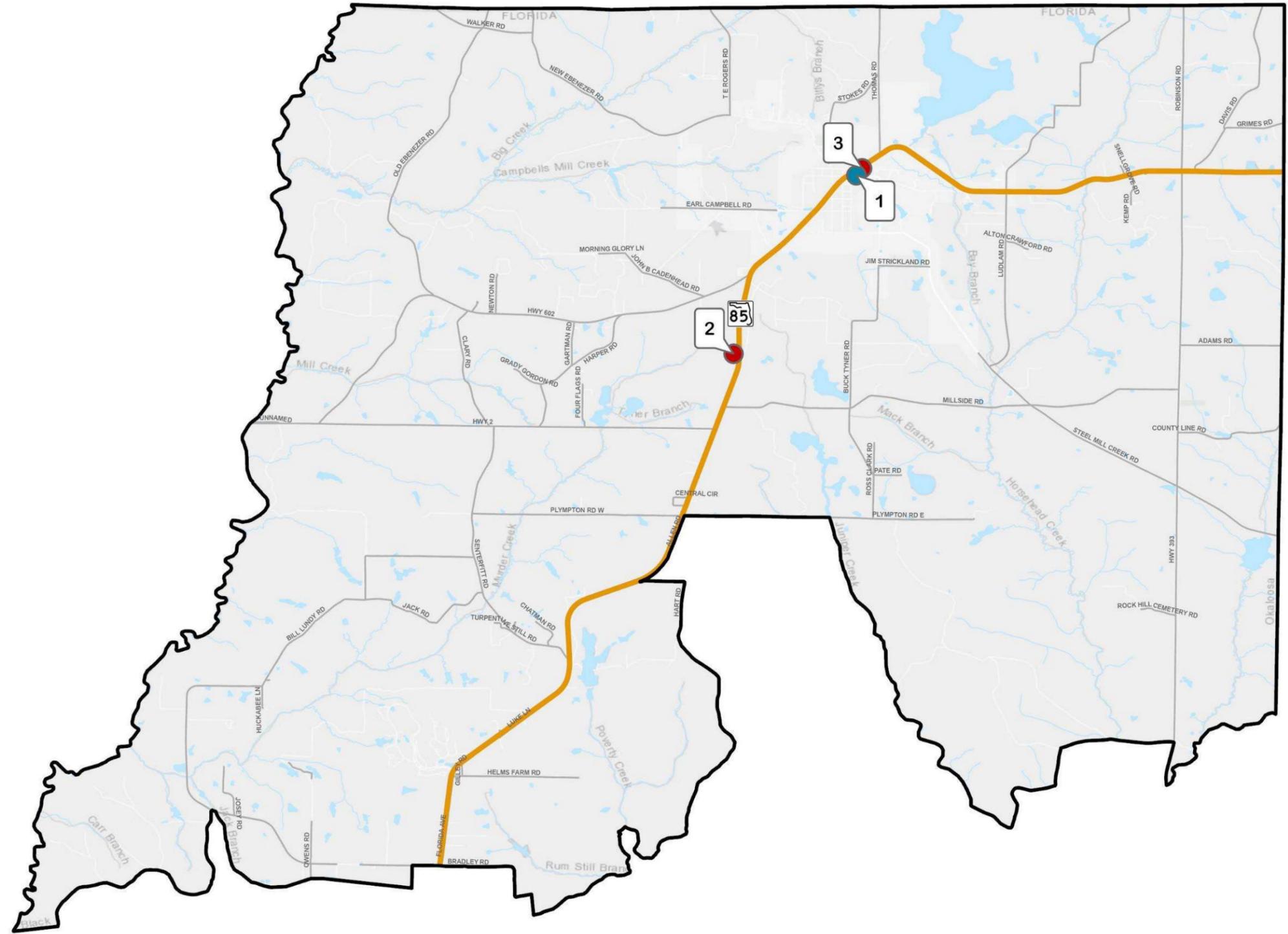
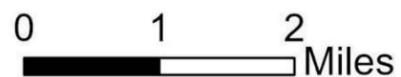
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F. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, sheriff/EMS substations, and other similar facilities.

Community facilities are shown on Map 11. These include the Almarante Volunteer Fire Department Station 50, the Laurel Hill Volunteer Fire Department Station 60, the Laurel Hill Post Office. 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 Laurel Hill School Attendance Zone. General statistics for Laurel Hill school are shown on Table 9.

| TABLE 9 LAUREL HILL SCHOOL | | | | | | |
|---|-------------|-------------|-------------|-------------|----------------------------------|--------------------------|
| GRADES: Kindergarten through 12th | | | | | | |
| ATTENDANCE ZONE: North boundary - Alabama State Line; East boundary – Walton County Line; West boundary – Yellow River; South boundary - Eglin Reservation | | | | | | |
| ENROLLMENT: +- 463 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> |
| 399 | 393 | 397 | 463 | 442 | 10.78% | 601 |

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

Laurel Hill School enrollment for the 2024-2025 school year is 463 students with a projected max capacity 601 students. Capacity numbers have not been updated since 2018.

LEGEND

Elementary School

-  Bob Sikes
-  Laurel Hill
-  Walker

Middle School

-  Davidson
-  Laurel Hill

High School

-  Crestview
-  Laurel Hill

-  Laurel Hill School



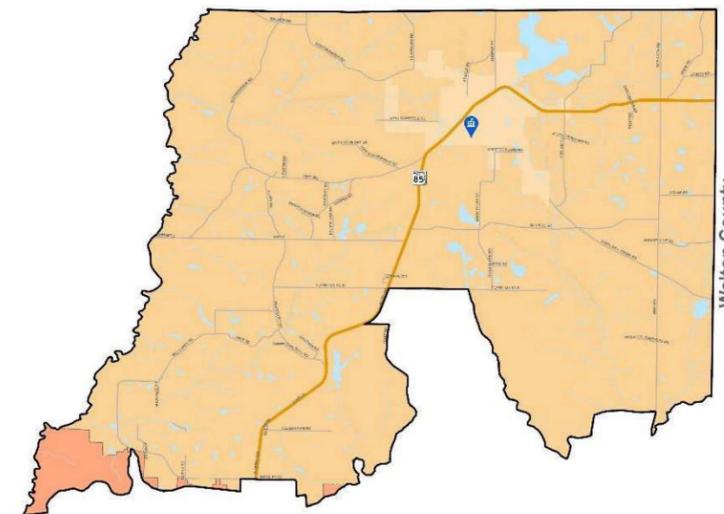
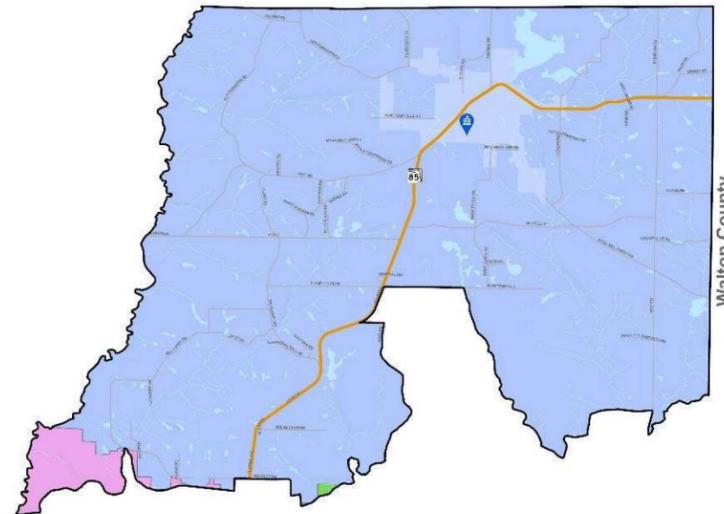
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H. CONSERVATION AREAS AND RESOURCES

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.

1. Public water supplies

Public water supplies include those for the Auburn Water System and the Laurel Hill Water System.

2. Flood zones and floodways

Flood zones and floodways are shown on Map 12.

3. 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.

4. River systems

River systems including major tributaries are shown on Map 12.

5. 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



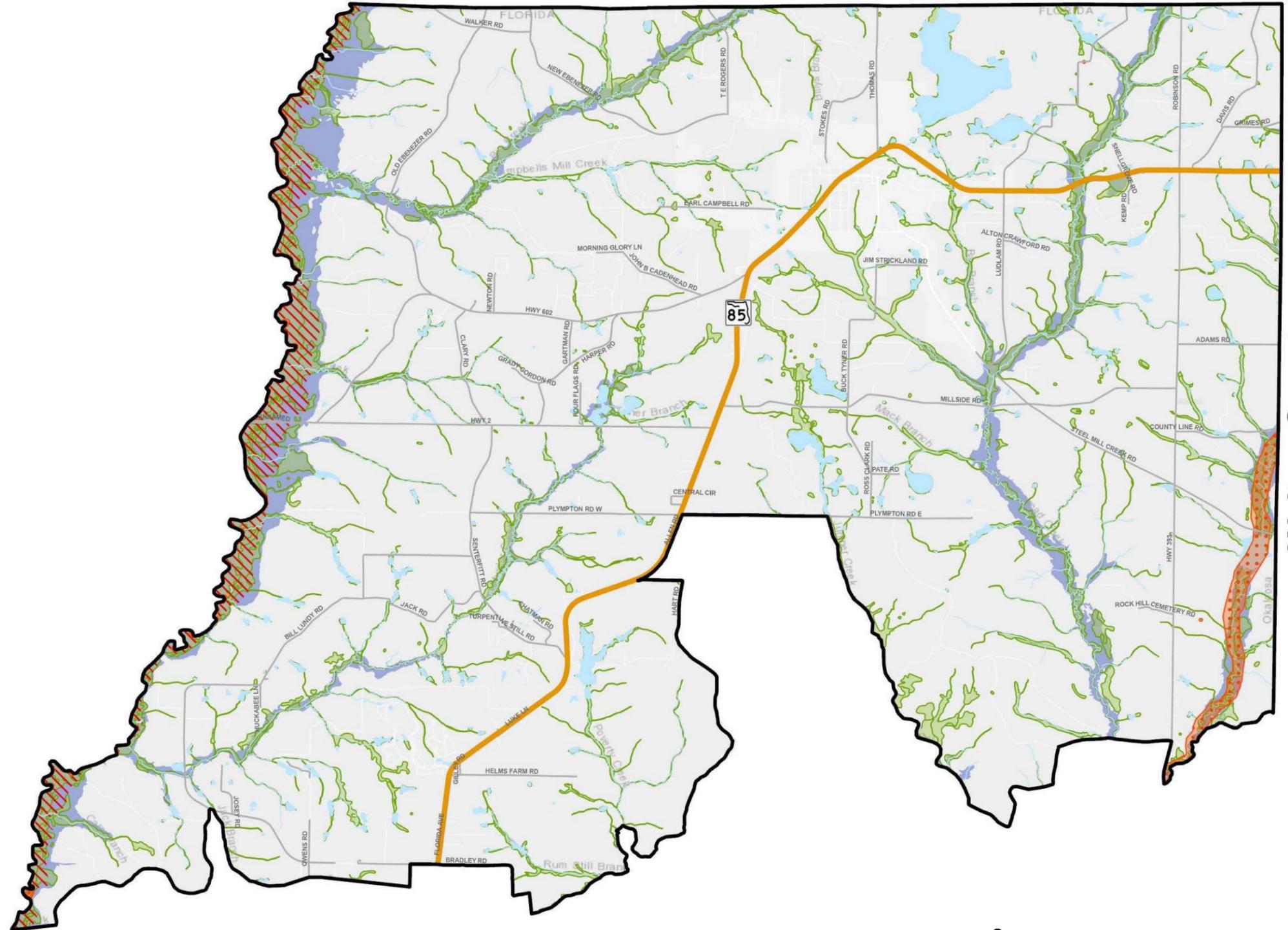
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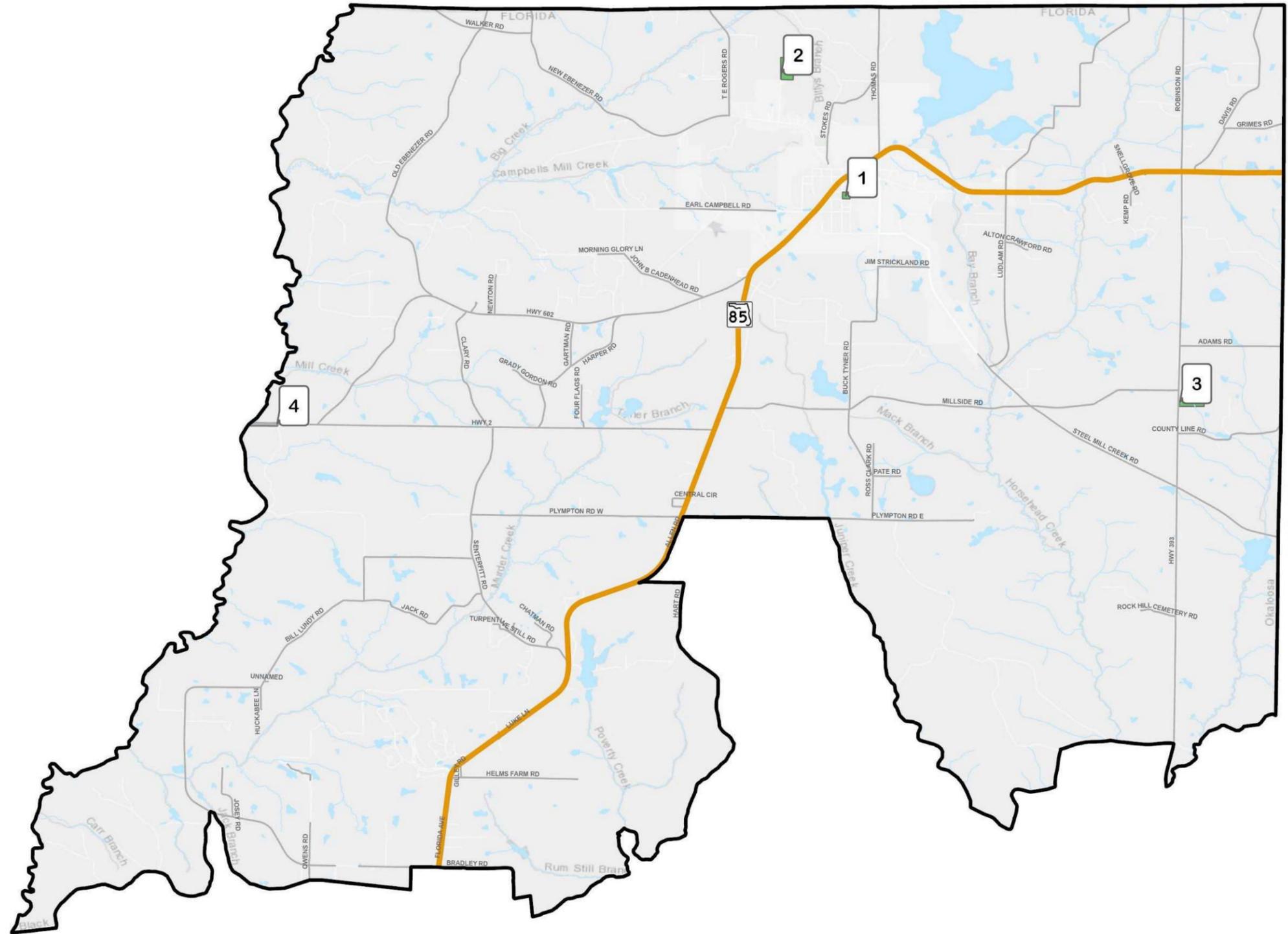


Walton County

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

LEGEND

- Park Land
- 1. Gean Clary Park
- 2. Laurel Hill Landfill Airsoft Field Games
- 3. Laurel Hill Park
- 4. Oak Grove River Park



Walton County



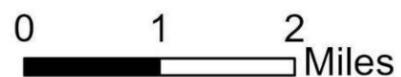
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LEGEND

FIRE DISTRICT

- ALMARANTE
- CITY OF LAUREL HILL
- DORCAS
- NORTH OKALOOSA
- FIRE DEPARTMENT



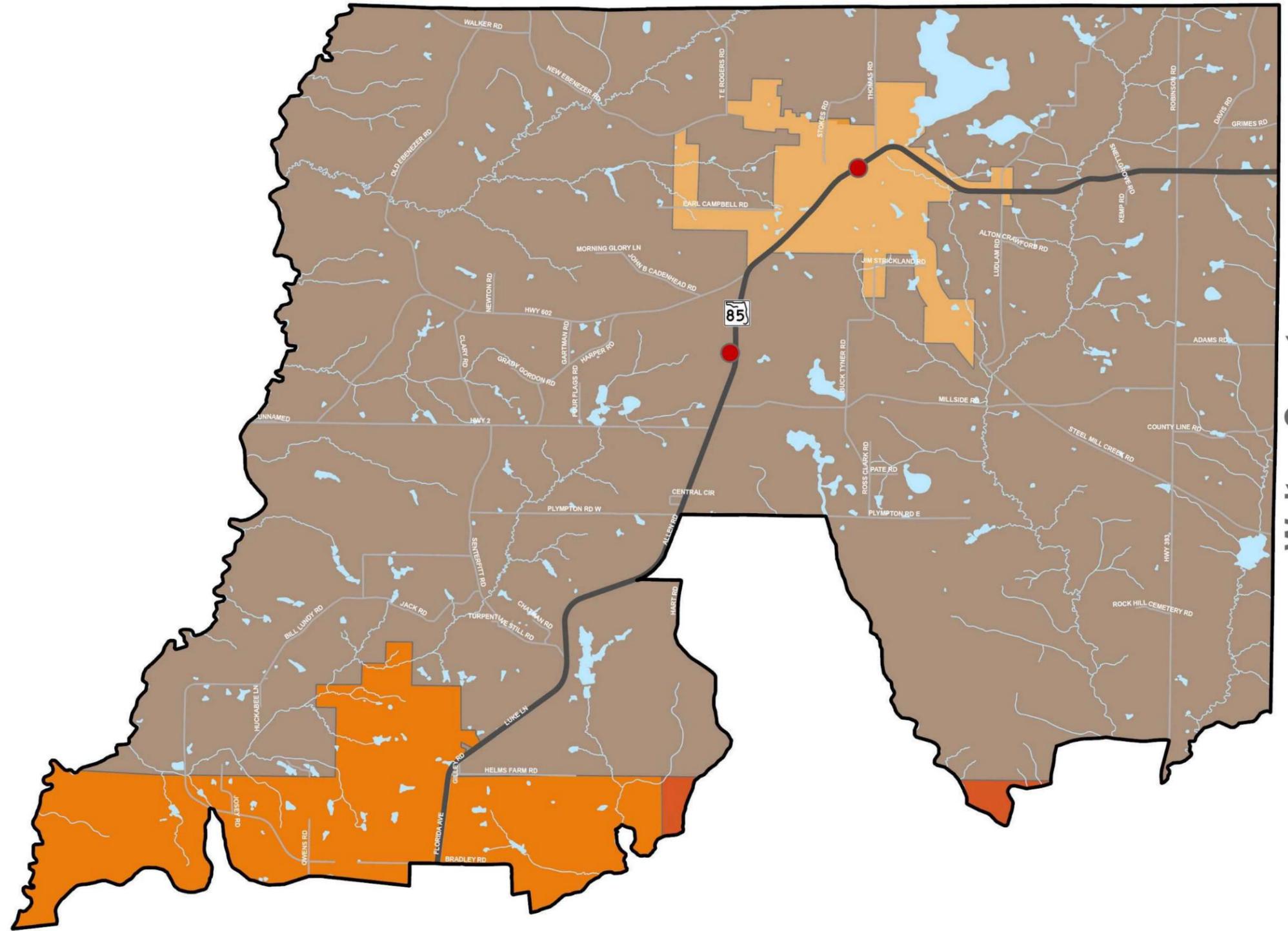
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J. CAPITAL FACILITIES NEEDS ASSESSMENT

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 32567 is rural in character comprised primarily of undeveloped land, agricultural land, and timberland. 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 Almarante and the incorporated community of Laurel Hill. 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 | 1,638 |
| 2023 | 1,885 |
| 2025 | 1,930 |
| 2030 | 2,029 |
| 2035 | 2,104 |

These figures indicate an increase of 247 persons or approximately a 15.08% increase during 2018 to 2023. This planning area represents 0.86% 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 1,291 acres of land classified as "vacant" and another 2,882 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, and pursuant to the data & analysis provided, the Laurel Hill Water System is 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 | 31,398 | 29,891 | 1 du per acre | 20,924 |
| Agriculture (with prime farmland) | 14,095 | 13,486 | 1 du per 10 acres | 944 |
| Commercial | 22 | 13 | 4 du per acre | 18 |
| Mixed Use | 961 | 321 | 4 du per acre | 449 |
| Rural Residential | 7,802 | 6,945 | 2 du per acre | 9,724 |
| TOTAL | | 50,656 | | 32,059 |
| Potential Residents | | | | 86,880 |

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 | | |