



Comprehensive Plan 2045



2.13 CAPITAL IMPROVEMENTS

Goal 1: The County shall assure timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 1 Use the CIE as a directory to meet the needs of Okaloosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out upon adoption of this ordinance. The five year schedule of capital improvements (Table 2.13.1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 1.1 The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Chapter 163.3187 F.S., except that corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with this ordinance; or the date of construction of any facility enumerated in the Capital Improvements Element may be accomplished by the county and shall not be deemed to be amendments to this ordinance. All public facilities shall be consistent with the Capital Improvements Element.

Policy 1.2 Establish criteria within the capital budgeting process to evaluate capital improvement projects directly related to individual elements of this ordinance, and such criteria shall include:

- a. The elimination of future public hazards, consistent with the Guiding Principles of the Local Mitigation Strategy;
- b. The elimination of existing capacity deficits;
- c. The impact on the annual operating budget and Capital Improvements Program of Okaloosa County;
- d. Location needs based on projected growth patterns (reference Planning Profiles, and the adopted Future Land Use Maps);
- e. The accommodation of new development and redevelopment facility demands;

- f. Maintain, upgrade, repair or replace existing public facilities;
- g. Financial feasibility;
- h. Expand or improve existing public facilities or provide new public facilities; and
- i. Plans of the Northwest Florida Water Management District and state agencies that regulate public facilities within the jurisdiction of Okaloosa County.

Policy 1.3 Debt Management policy for Okaloosa County:

- a. The County uses a combination of resources to fund capital improvements including State and Federal grants, below-market interest rate state loans, user fees, connection charges and a combination of long term and short term financing vehicles;
- b. General obligation debt is used sparingly and will remain well within the rating agency guidelines of ten to fifteen percent of taxable assessed valuation;
- c. Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. This same principal of coverage is used in the management of debt for other projects that are supported by user fees such as local option gas taxes for transportation projects. Maintaining prudent coverage factors is an important part of the County's debt management and review.

Policy 1.4 Prioritize Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn out facilities, that assigns second priority to correcting existing deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Okaloosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.

Policy 1.5 The County will promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction.

Policy 1.6 Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize the operating costs and maximize the life of infrastructure.

Objective 2 *Consistent with the goals, objectives, and policies of the Coastal Management Element limit public expenditures that subsidize private sector development in Coastal High Hazard Areas.*

Policy 2.1 Public expenditures in Coastal High Hazard Areas of Okaloosa County shall be limited to the provision or support of recreation uses such as parks and walkovers,

Capital Improvements 2.13.2

erosion control devices, wastewater collection facilities when they replace septic tank concentrations, or to increase public access to the shoreline, fire protection, water supply and transportation facilities unless consistent with densities and intensities of the plan and the "Santa Rosa Island Plat Map and Protective Covenants and Restrictions."

Policy 2.2 Appropriations for capital improvement projects located in Coastal High Hazard Areas shall be necessary to maintain existing infrastructure at the adopted level of service standards. However, public funding shall not be utilized to increase density in the Coastal High Hazard Area.

Objective 3 *Coordinate land use decisions and development approvals with available and/or projected fiscal resources with the schedule of capital improvements so as to maintain adopted LOS standards and meet the existing and future facility needs.*

Policy 3.1 Land-use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 3.2 In accordance with the County's Concurrency Management System, the County shall utilize those levels of service for public facilities that are established, based on relevant data and analysis, within the supporting policies for the respective Comprehensive Plan Elements (see individual elements for associated policy guidelines (reference LOS Summary in Chapter 4, Concurrency Management System)).

Policy 3.3 Continue to provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance.

Policy 3.4 A combination of private and public fiscal resources of Okaloosa County will be used, to the extent necessary, to maintain LOS standards and support the Five Year Schedule of Capital Improvements. Examples of these resources include, but are not limited to:

1. Developments shall pay all costs and construct all roads and stormwater management facilities within the development to county standards in order to qualify for acceptance into the county-maintained system, and shall construct other facilities and landscaping as negotiated in development orders to ensure compatibility with surrounding development, and provide beach access when applicable;
2. The County will continue to levy a local-option gas tax as a means of funding to construct and maintain bridges and roads;
3. User fees and special assessments will be used to construct, maintain and operate public facilities; and
4. Design, construction and maintenance of drainage facilities for development will be the responsibility of the private developer unless accepted by the BCC.

Capital Improvements 2.13.3

Policy 3.5 Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance (reference Chapter 4, Concurrency Management System).

Policy 3.6 Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 3.7 The Board of County Commissioners will continue its efforts to update and add information to its Geographic Information System for the various county departments as an aid in the Concurrency Management System.

Policy 3.8 The County hereby incorporates by reference the most current version of the Florida Department of Transportation Five Year Work Program, the Okaloosa-Walton Transportation Planning Organization (TPO) Okaloosa-Walton Long Range Transportation Plan (LRTP), the Okaloosa County Local Mitigation Strategy and Community Rating System, and the School Board's School Facilities Work Plan prepared by the Okaloosa County Public School District/Facilities. The County is not financially responsible for those capital projects which are funded, maintained and/or under the control of other agencies or jurisdictions.

Objective 4 *Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards.*

Policy 4.1 The County's land use decisions and land development code shall contain provisions for assessing new developments pro rata share of the costs necessary to finance public improvements required by new development to adequately maintain level of service standards.

Policy 4.2 Include requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's permitting and inspection process and will result in the applicant/developer providing all required improvements unless otherwise provided.

Objective 5 *Okaloosa County shall take specific action to coordinate the use of unincorporated land with capital expenditures scheduled within the Comprehensive Plan Elements in order to accommodate future anticipated population.*

Policy 5.1 A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Policy 5.2 Use Okaloosa county's fiscal policies to direct expenditures for capital improvements which insure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance, including meeting level of service standards (reference Chapter 4).

Policy 5.3 The County will implement the Concurrency Management System described in Chapter 4.

Policy 5.4 Capital improvements shall be constructed in accordance with the 5 Year Schedule of Capital Improvements as defined within Table 2.13.1 contained herein is hereby adopted as a part of this ordinance. The County will provide the facilities and services indicated in Table 2.13.1 of the Capital Improvements Element with public funds and/or private funds when a development agreement is established.

1. The schedule of capital improvements for which Okaloosa County has fiscal responsibility, has been selected for five fiscal years, by year, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes project descriptions and locations.
2. Table 2.13.1 lists projected costs and funding source by type of public facility for the five-year period of the most recent version of the 5 Year Schedule of Capital Improvements.

GOAL 6: THE COUNTY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Policy 6.1: The County shall ensure that future residential and residential mixed-use development pays a proportionate fair share of the costs of capital facility capacity needed to accommodate new residential and residential mixed-use development and to assist in maintaining adopted level of service standards, via legally available and appropriate methods for school facilities.

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

This 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 transmsion, distribution, and redundancy in Florosa	400,000		8,300,000			

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