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PLANNING AREA 32578

NICEVILLE/SEMINOLE

*Prepared by
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.

Data Sources

A. GENERAL DEMOGRAPHICS: Bureau of Economic and Business Research (BEBR), Population Density; US Census; Transportation Statistical Data Report, Emerald Coast Regional Council (ECRC), Okaloosa-Walton TPO

B. LAND USE: Okaloosa County Property Appraiser; Okaloosa County Growth Management GIS,

C. LAND CHARACTERISTICS: Official Records of Okaloosa County; Okaloosa County Growth Management GIS Prime Farmlands; Soil Survey of Okaloosa County; 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: Okaloosa County Public Works Water and Sewer; Destin Water Users; Northwest Florida Water Management District

F. COMMUNITY FACILITIES: Okaloosa County Growth Management GIS

G. PUBLIC SCHOOLS: Okaloosa County School District.

H. CONSERVATION AREAS AND RESOURCES: Okaloosa County Growth Management GIS, 2024; Federal Emergency Management Agency; Florida Natural Areas Inventory

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

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Appendix	Description
A	Property Appraisers Use Codes

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Traffic Analysis Zones

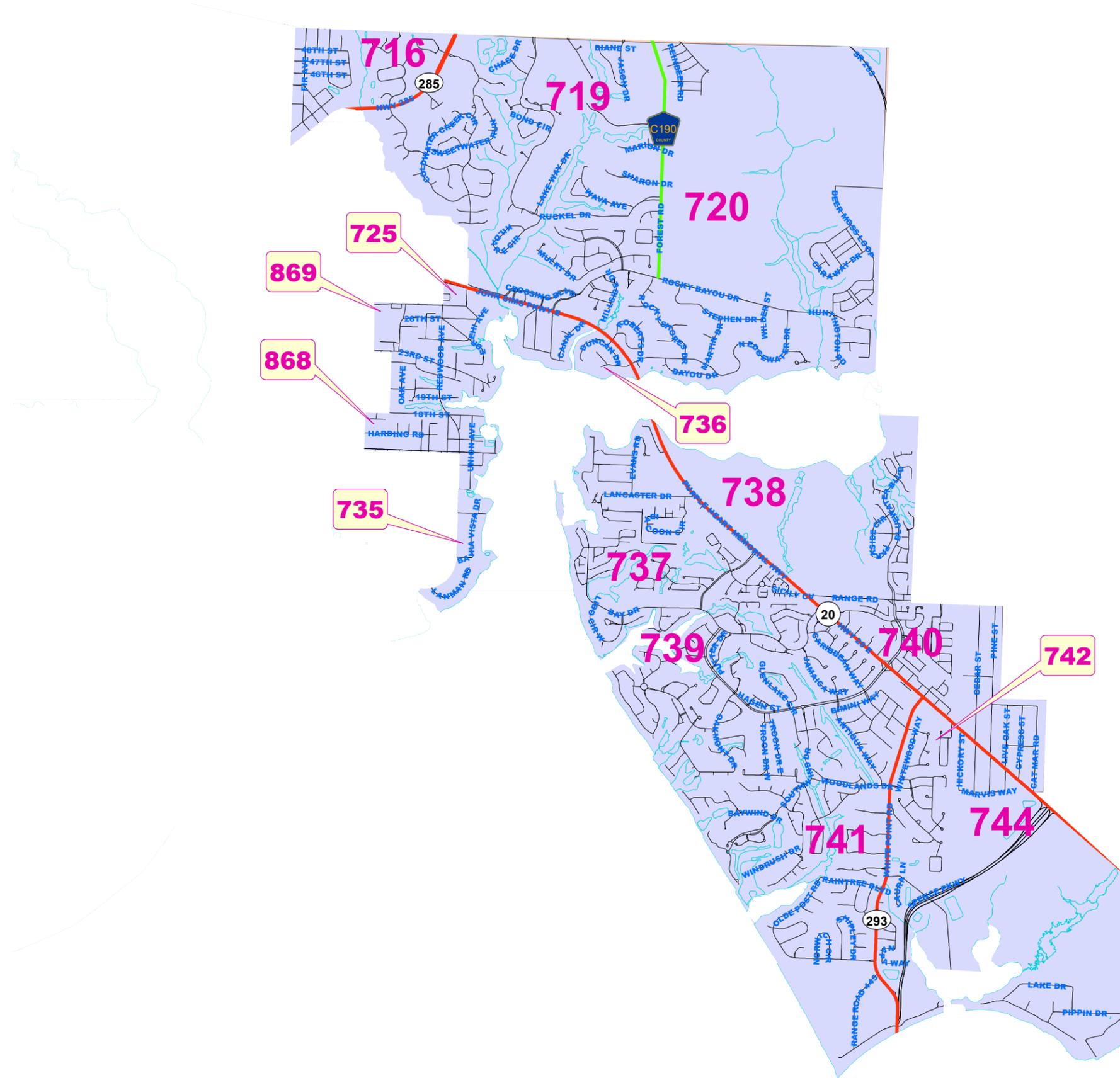
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A. GENERAL DEMOGRAPHICS

A. POPULATION DATA

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) Projections of Florida Population by County (Okaloosa), 2025-2050*. The 2020 population is from the *U.S. Census Bureau*. Population estimates and 10-year projections for the overall Okaloosa County area and for planning area 32541 (1.27% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32541 (1.27%)	2,688	2,784	2,856	3,004	3,114

C. GENERAL DESCRIPTION

Planning Area 32541 is located on the eastern end of south Okaloosa County including the City of Destin. It is moderately populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is fairly well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.2 persons with an estimated median household income of \$81,827 and estimated median house value of \$624,849 (2022 US Census Bureau).

D. DATA ANALYSIS

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260 in 2023, an increase of 7,592 people. Planning Area 32541 represents 1.27% of the County's total population. These figures indicated a projected population increase in Planning Area 32541 of 75 persons from 2023-2025 (2.58%), 148 persons from 2025-2030 (5.18%), and 110 persons from 2030-2035 (3.66%).

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

1. Dwelling Units (32531)			
Year	2019	2023	% of Change 2019-2023
	69	56	-18.84%

LEGEND

Population Density

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

2015

2045



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- STATE HIGHWAY SYSTEM
- COUNTY ROAD SYSTEM



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B. EXISTING 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 the County's Geographic Information System. Property Use Codes (PUC) for each existing land use listed are as follows. A complete list of the PUC is provided as Attachment 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

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.

Land Use	Acres
Residential	4425
Commercial	650
Industrial	60
Agriculture	23
Institutional	52
Public	217
Other	318

Source: Okaloosa County Property Appraiser; Okaloosa County GIS

2. Future Land Use Map

Acreage figures for the future land use categories within the planning area are shown on Table 2. Comparison between the FLUM and the Official Zoning Map is shown on Maps 4 and 4A.

Land Use	Acres
Low Density Residential	1368
Medium Density Residential	473
Mixed Use	66
Mixed Use – 1	2183
Commercial	38
Institutional	40
Recreation	370

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

EXISTING LAND USE

<u>Land Use</u>	<u>Property Use Code</u>
Residential:	000100 - 000900
Commerical:	001000 - 003901
Industrial:	004000 - 004817
Agriculture:	005000 - 006900
Institutional:	007000 - 007900
Public:	008000 - 008900
Other:	009100 - 009960

<u>Land Use</u>	<u>Acres</u>
Residential:	3864
Commerical:	675
Industrial:	10
Agriculture:	43
Institutional:	64
Public:	467
Other:	318



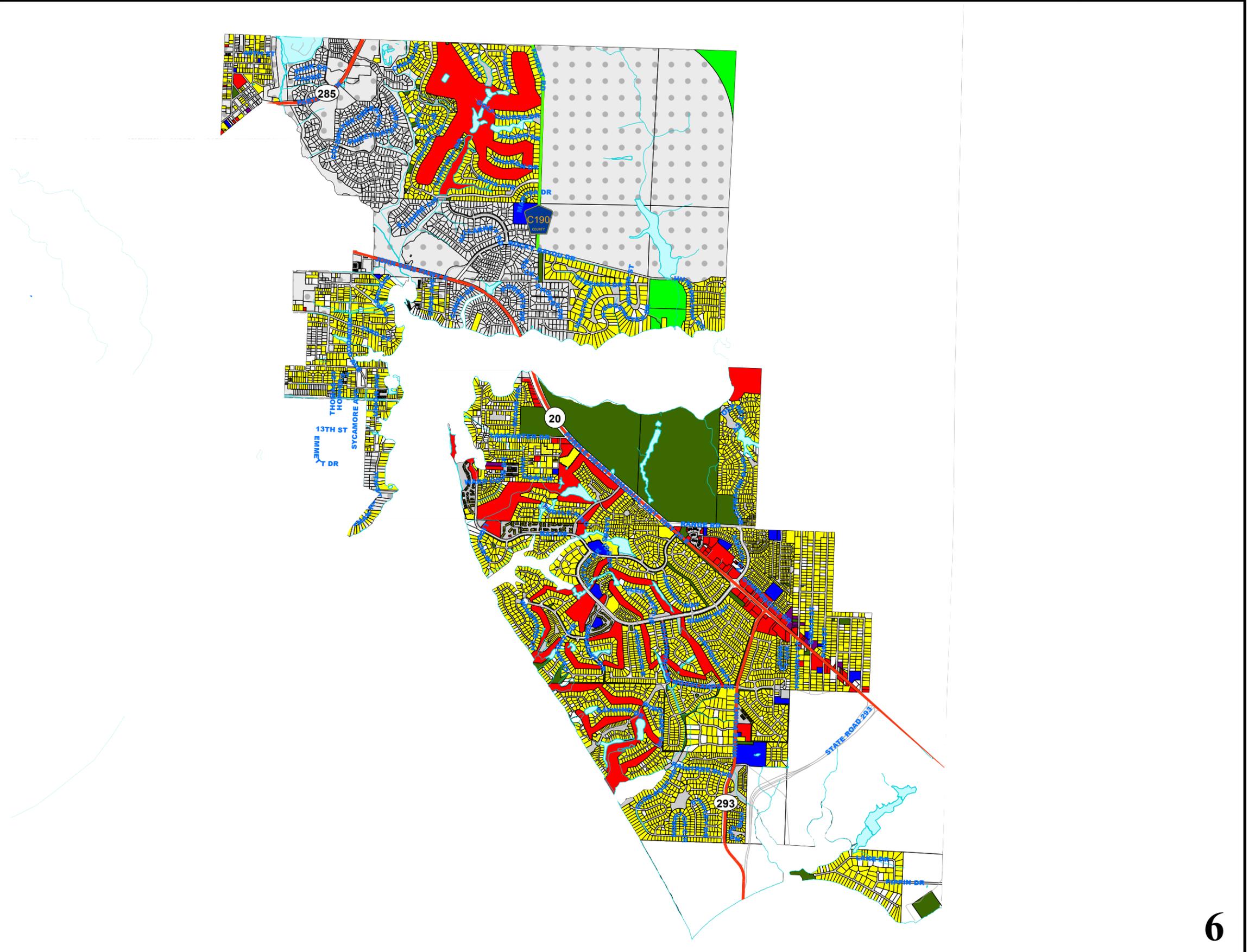
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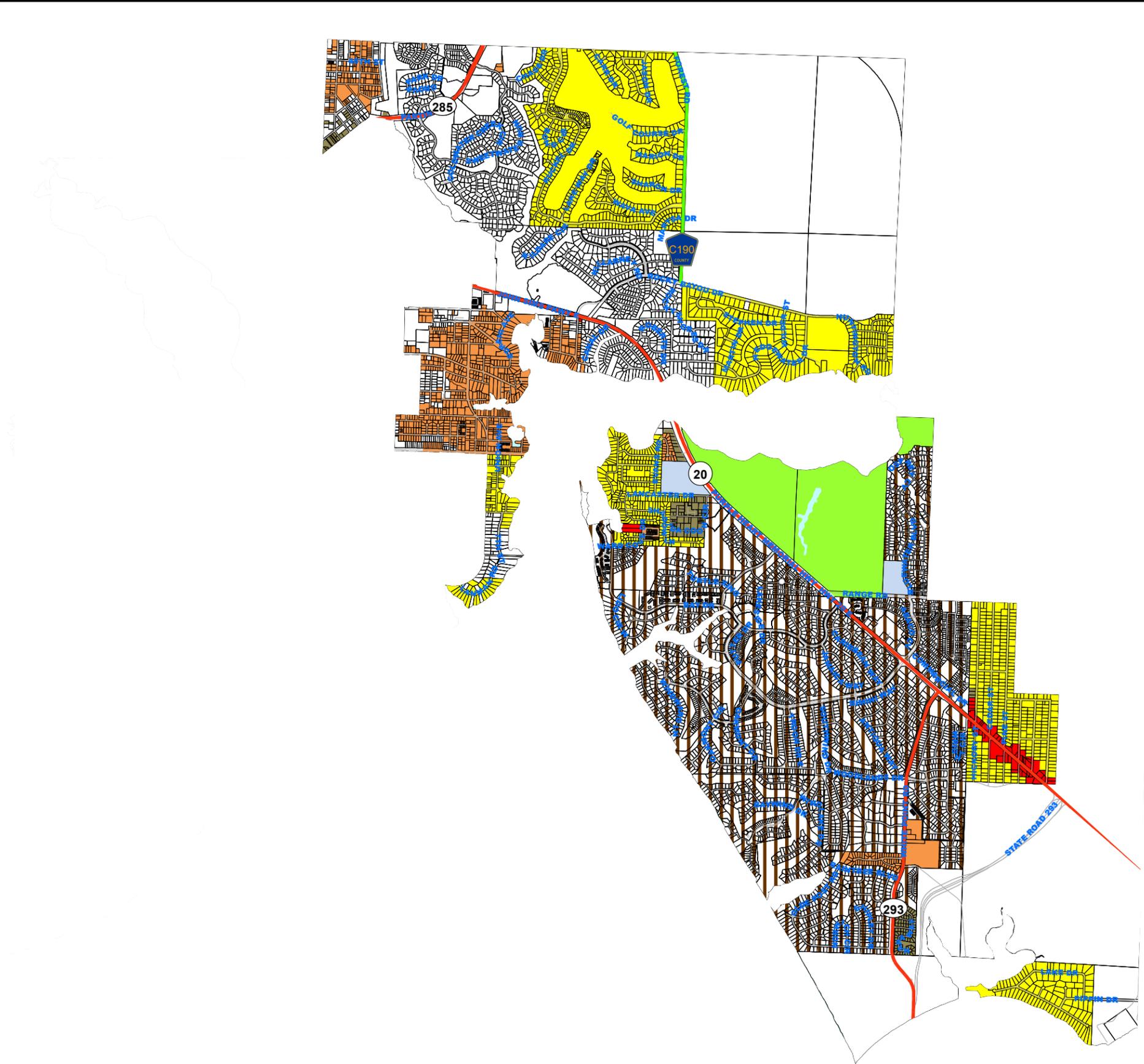
Okaloosa County
Growth Management



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FUTURE LAND USE

- COMMERCIAL
- CITY
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- MIXED USE 1 DRI
- RECREATIONAL



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ZONING

- GENERAL COMMERCIAL
- CITY
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RECREATIONAL



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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 6. The areas shown include lands listed on the Property Use Code as 000000 – 000080 (vacant) and 009900 (no-ag acreage).

2. 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.

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 shown on Map 7.

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. There are no unrecorded subdivisions within the planning area.

**TABLE 3
SUBDIVISION CHARACTERISTICS**

#	NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
1.	Aletta Village	1984	8	.1	YES	YES	4
2.	Aloma	1985	2	.2	YES	YES	0
3.	Bahia Vista	1972	35	.43	YES	YES	5
4.	Baywood Estates	1958	12	.25	YES	YES	0

**TABLE 3
SUBDIVISION CHARACTERISTICS (CONTINUED)**

#	NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
5.	Benton	1948	65	.39	Yes	Yes	10
6.	Bluewater Bay	NOTE: Bluewater Bay is a mixed use Development of Regional Impact (DRI) which is comprised of numerous subdivisions, townhomes, multi-family buildings, commercial, and resort uses. For planning purposes Bluewater Bay is considered to be essentially built-out.					
7.	Bristol Village Raintree	1992	68	.32	Yes	Yes	1
8.	Bullock Estates	2003	6	.16	Yes	Yes	1
9.	Callahan	1960	11	.37	Yes	Yes	5
10.	Chardonnay Estates	2002	80	.20	Private	Yes	0
11.	Cragie Brae	1970	27	.25	Yes	Yes	1
12.	Davis-Clark	1955	27	.15	Yes	Yes	2
13.	Dixon	1953	69	.58	Yes	Yes	12
14.	Dixon 1 st Add.	1983	4	.46	Yes	Yes	1
15.	Eastview Estates	1983	2	.31	Yes	Yes	0
16.	Emory Thomas	1953	34	.31	Yes	Yes	1
17.	Glenwood Court	1994	18	.14	Yes	Yes	0
18.	Grand Oaks (Townhomes)	2004	25	.10	Yes	Yes	0
19.	Hopper Street	2004	5	.20	Yes	Yes	3
20.	Hopper Street (Townhomes)	1993	5	.07	Yes	Yes	0
21.	Fairway Woods	1996	45	.15	Private	Yes	2
22.	Huntingdon I	1993	33	.40	Yes	Yes	0
23.	Huntingdon II	1994	57	.40	Yes	Yes	1
24.	Lake Pippin	1978	45	.70	Yes	Yes	10
25.	Lake Way Villas II	1986	10	Varies	Yes	Yes	0
26.	Lake Way Villas III	1987	17	.35	Yes	Yes	1
27.	Lancaster Estates	1980	52	.25	Yes	Yes	0
28.	Le Chateau	1976	73	.55	Yes	Yes	4
29.	Live Oak Shores	1986	26	.25	Yes	Yes	0
30.	Minger	1986	26	.25	Yes	Yes	3
31.	Minger 1 st Add.	1986	26	.25	Yes	Yes	3
32.	Mossy Oaks	1992	20	.25	Yes	Yes	0
33.	North Lake Pippin	1981	22	Varies	Yes	Yes	1
34.	Norwich Village	1989	39	.32	Yes	Yes	2
35.	Raintree Estates	1976	125	.30	Yes	Yes	3
36.	Raintree Estates 2	1984	67	.41	Yes	Yes	0

**TABLE 3
SUBDIVISION CHARACTERISTICS (CONTINUED)**

# NAME	YEAR PLATTED	NO. OF LOTS	AVG. LOT SIZE (ACRES)	PAVED STREETS	CENTRAL WATER & SEWER	VACANT LOTS
37. Rocky Bayou Estates						
#1	1969	15	Varies	Yes	Yes	4
#2	1969	33	Varies	Yes	Yes	1
#3	1972	60	.85	Yes	Yes	2
#7	1989	13	Varies	Yes	Yes	2
#8	1991	14	.45	Yes	Yes	0
38. Rocky Bayou Country Club Estates						
#1	1973	77	Varies	Yes	Yes	1
#2	1975	88	.55	Yes	Yes	0
#3	1982	67	Varies	Yes	Yes	0
#4	1983	42	Varies	Yes	Yes	0
#5	1987	13	.35	Yes	Yes	1
#6	1987	13	.40	Yes	Yes	1
#7	1991	18	Varies	Yes	Yes	0
#8	1993	30	.40	Yes	Yes	0
#9	1995	51	Varies	Yes	Yes	4
#10	1996	31	Varies	Yes	Yes	2
#11	1997	40	Varies	Yes	Yes	0
39. Rocky Bayou Shores	1994	28	.71	Yes	Yes	0
40. Rocky Bayou (Townhomes)	1984	28	.08	Yes	Yes	0
41. Rosemont	1954	106	..47	Yes	Yes	11
42. Sailboat Cove	1997	21	.25	Yes	Yes	1
43. Sarahanne Pointe	1994	5	.50	Yes	Yes	0
44. Shaylin (Townhomes)	2001	51	.02	Yes	Yes	0
45. Seminole	1957	232	.50	Yes	Yes	25
46. Seminole 1 st Add.	1959	150	.35 - .50	Yes	Yes	19
47. Shadow Oaks	2001	12	.02	Yes	Yes	0
48. Southminster Village	1993	36	.32	Yes	Yes	1
49. Tower Acres	1968	43	.37	Yes	Yes	6
50. Valparaiso Realty Pinecrest	NOTE: This area was platted in 1925 and has undergone substantial changes through time. It is characterized by a mix of single-family, townhouse, and commercial uses. For planning purposes it is considered essentially built-out.					
52. Van Houten	1992	2	.42	Yes	Yes	0
53. Villa Jean Estates	1994	20	.25	Yes	Yes	0
54. White Point Manor	1988	3	Varies	Easement	NO	3
55. White Point Village	1994	29	.15	Private	Yes	0

TOTALS

D. COASTAL AREA

1. Coastal Planning Area

The coastal planning area is defined as all occurrences of oceanic or estuarine waters and those land areas which lie within the hurricane vulnerability zone. The coastal planning area is shown on Map 6.

2. Coastal High Hazard Area

The coastal high hazard area (CHHA) is defined as the evacuation zone for a Category 1 hurricane. The CHHA within the planning area is shown on Map 7.

3. FIRM Coastal Flood Zones

Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) A and V flood zones are shown on Map 11.

LEGEND

VACANT LANDS (Undeveloped)

-  Vacant (PUC 000000 - 000080)
-  No AG Acreage (PUC 009900)

CONSERVATION LANDS

-  Wetlands - Marsh - Parks



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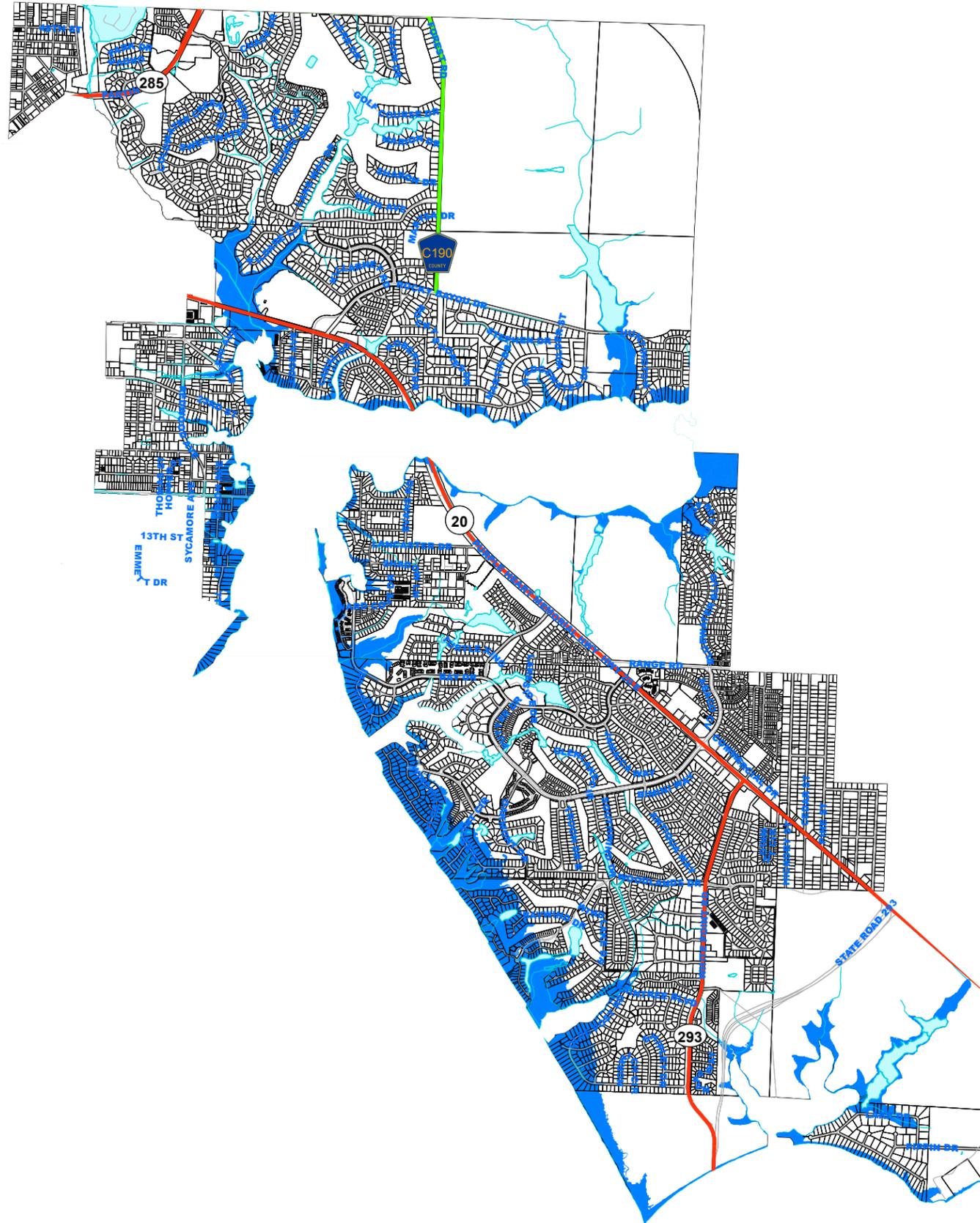
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 Coastal Planning Area



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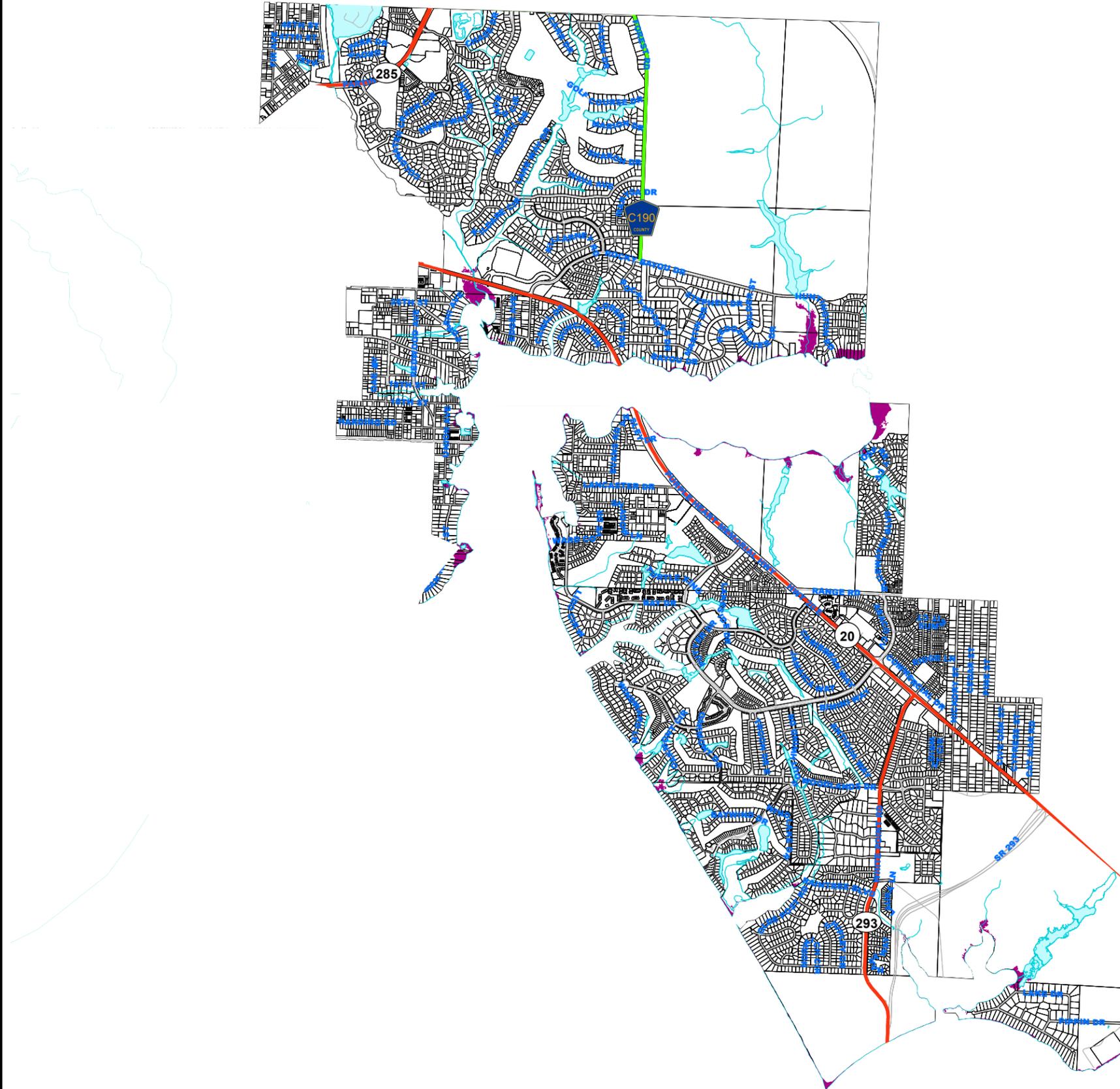
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 Coastal High Hazard Area



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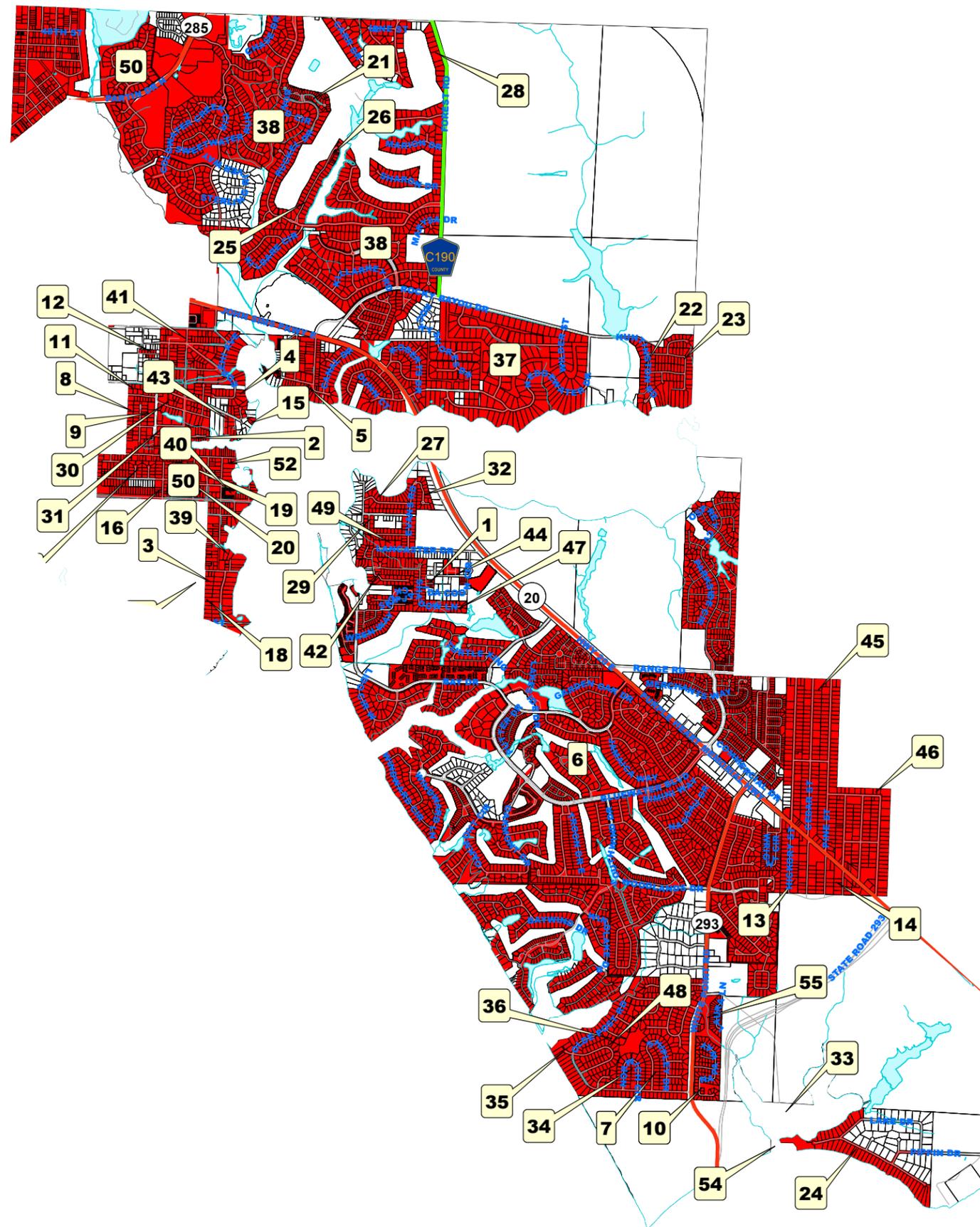
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 PLATTED AREA

A. RECORDED PLATS

Name **Year Platted**

See Pages 9-10 for corresponding Plat#, Name,
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E. TRANSPORTATION

Transportation facilities in the planning area are limited to state, county, and local roads and highways as well as one private airstrip. 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 roadways are shown on Map 9.

11. State Highway System

State highways within the planning area include State Road 20 and State Road 293. General characteristics of this roadway were taken from the Florida Department of Transportation (FDOT) Traffic Count Dashboard and the Okaloosa-Walton TPO 2045 Long Range Transportation Plan Update (2045 LRTPU), 2023 as follows. Operation and maintenance responsibility for the SHS lies with the FDOT.

a. State Road 20 (John Sims Parkway)

No. of lanes: 4 west of White Point Rd., 2 east of White Point Rd
 Functional Class: Principal Arterial
 Facility Type: Divided, 2-lane undivided
 LOS Area: Urbanized
 FDOT LOS: D
 County LOS: Walton Co. line to White Point Road: D, west of White Point Road: E

FDOT Station 0110 SR 20 150' W of County Line
 2006 AADT: 10,500 LOS: C 2009 AADT: 8500 LOS: C
 2012 AADT: 8400 LOS: C 2023 AADT: 15,600 LOS: A
 LOS Area: Urbanized

FDOT Station 0294 1 SR 20 (John Sims Pkwy) 1200' W of Bluewater BL
 2006 AADT: 34,000 LOS: C 2009 AADT: 30,500 LOS: C
 2012 AADT: 31,500 LOS: C 2023 AADT: 31,000 LOS: B
 LOS Area: Urbanized

FDOT Station 0298 SR20 (John Sims Pkwy) 575' W of Lancaster Drive
 2006 AADT: 42,000 LOS: C 2009 AADT: 38,000 LOS: C
 2012 AADT: 41,500 LOS: C 2023 AADT: 39,500 LOS: B
 LOS Area: Urbanized

FDOT Station 1502 200' west of Swift Creek Bridge
 2006 AADT: 40,000 LOS: C 2009 AADT: 36,500 LOS: C
 2012 AADT: 38,500 LOS: C 2023 AADT: 37,500 LOS: B
 LOS Area: Urbanized

b. State Road 293 (White Point Road)

No. of lanes: 2
 Functional Class: Minor Arterial
 Facility Type: Undivided
 LOS Area: Urbanized
 FDOT LOS: D
 County LOS: None

FDOT Station 0295 SR 293 (White Point RD) 0.390-mile S of SR20
 2006 AADT: 21,500 LOS: C 2009 AADT: 20,300 LOS: C
 2012 AADT: 6600 LOS: C 2023 AADT: 5,400 LOS: B
 LOS Area: Urbanized

c. SR 285

No. of lanes: 2
 Functional Class: Collector
 Facility Type: Undivided
 LOS Area: Urbanized
 FDOT LOS: C
 County LOS: None

FDOT Station 0285 Redwood Ave -500' south of SR 20
 2006 AADT: 8100 LOS: C 2009 AADT: 6,500 LOS: C
 2012 AADT: 7000 LOS: C 2023 AADT: 7,600 LOS: C

2. County Road System

The County Road System (CRS) 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 road within the planning area are CR 285, Bayshore Drive/Redwood Avenue and CR 190 College Boulevard East/Forest Road. Data relative to these roadways follows.

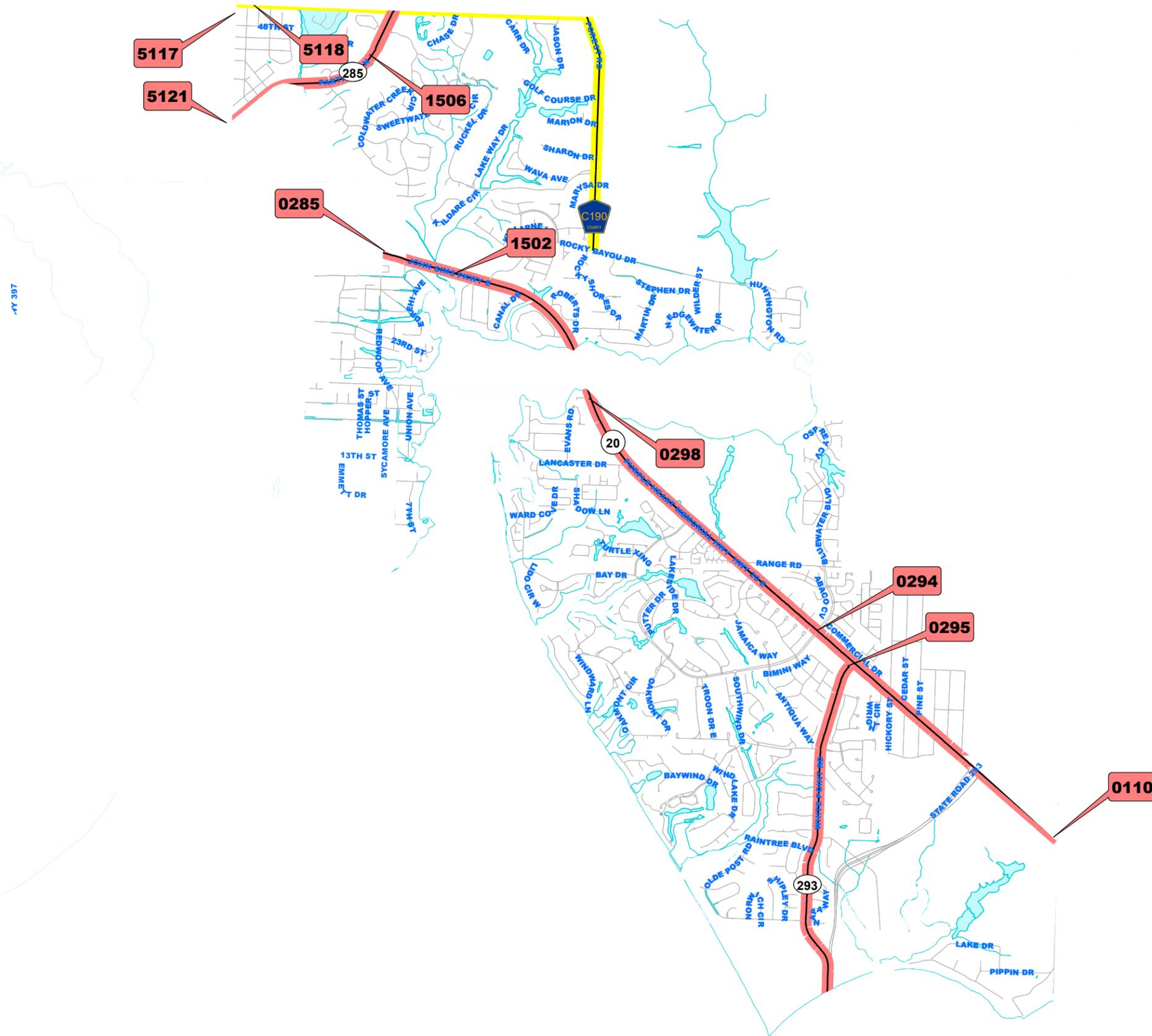
CR 190 (west of SR 285)/Forest Road

No. of lanes: 2
 Functional Class: Collector
 Facility Type: Undivided
 LOS Area: Urbanized
 County LOS:

County Station 320 Forest Rd. 1000 ft east of SR 285,
 2007 ADT: 7320 2009 ADT: 6,235 2012 ADT: 5,884
 County Station 330 Forest Rd. 700 ft north of Rocky Bayou Drive,
 2007 ADT: 6297 2009 ADT: 5,244 2012 ADT: 4,843

LEGEND

-  STATE HIGHWAY SYSTEM
-  COUNTY ROAD SYSTEM
-  Numbered County Roads
-  Un-Numbered Major County Roads
-  0121 FDOT Traffic Counting Stations



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b. Un-Numbered County Roads

There are no significant un-numbered county roads within the planning area. All other significant transportation corridors are owned and maintained by the City of Niceville or private entities.

c. Local Streets

Except for SR 20, SR 293, CR 285, and CR 190 the majority of the roads within the planning area are considered local streets.

d. Airports

Ruckel airport is a private airstrip located off Rocky Bayou Drive.

F. UTILITIES

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

1. Drinking Water

Drinking water within the planning area is provided by Okaloosa County Water & Sewer (OCWS). Service areas and distribution area is shown on Map 10 and described in Tables 4 and 5. Note that Seminole Community Water System was dissolved, and their service area encompassed into the Bluewater service area of OCWS

**TABLE 4
OCWS BLUEWATER BAY SERVICE AREA**

Design Capacity (MGD)	Permitted Capacity (MGD)		No. of Connections	Avg. Daily Consumption (1-1-23 to 12-31-23)	Consumption per Connection (gpd)	Water Demand (MGD)		
	ADR	MMR				2025	2030	2035
3.600	1.5	53.5	5,848	1,122,118 GPD	192	1.37	1.62	1.92

ADR: Average Daily Rate; MDR: Maximum Daily Rate- No longer a permitted value; MMR: Maximum Monthly Rate
Source: Fla. Dept. of Environmental Regulation; Northwest Fla. Water Management District

2. Sanitary Sewer

Central sewage collection and treatment is provided by the Niceville, Valparaiso, Okaloosa Regional Wastewater Reuse Facility. Design capacity of this system is 3.35 MGD. Current average daily flows are between 2.0 and 2.4 MGD.

3. Solid Waste

Solid waste collection within the planning area is provided by private haulers. The County does not operate any Class I landfills any where in Okaloosa County.

4. Electric Power

Electric power is provided by Florida Power and Light.

G. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. Community facilities located within the planning area include North Bay Fire Department Station #8 and Okaloosa County Sheriff East District Substation.

LEGEND

OKALOOSA COUNTY WATER SYSTEM

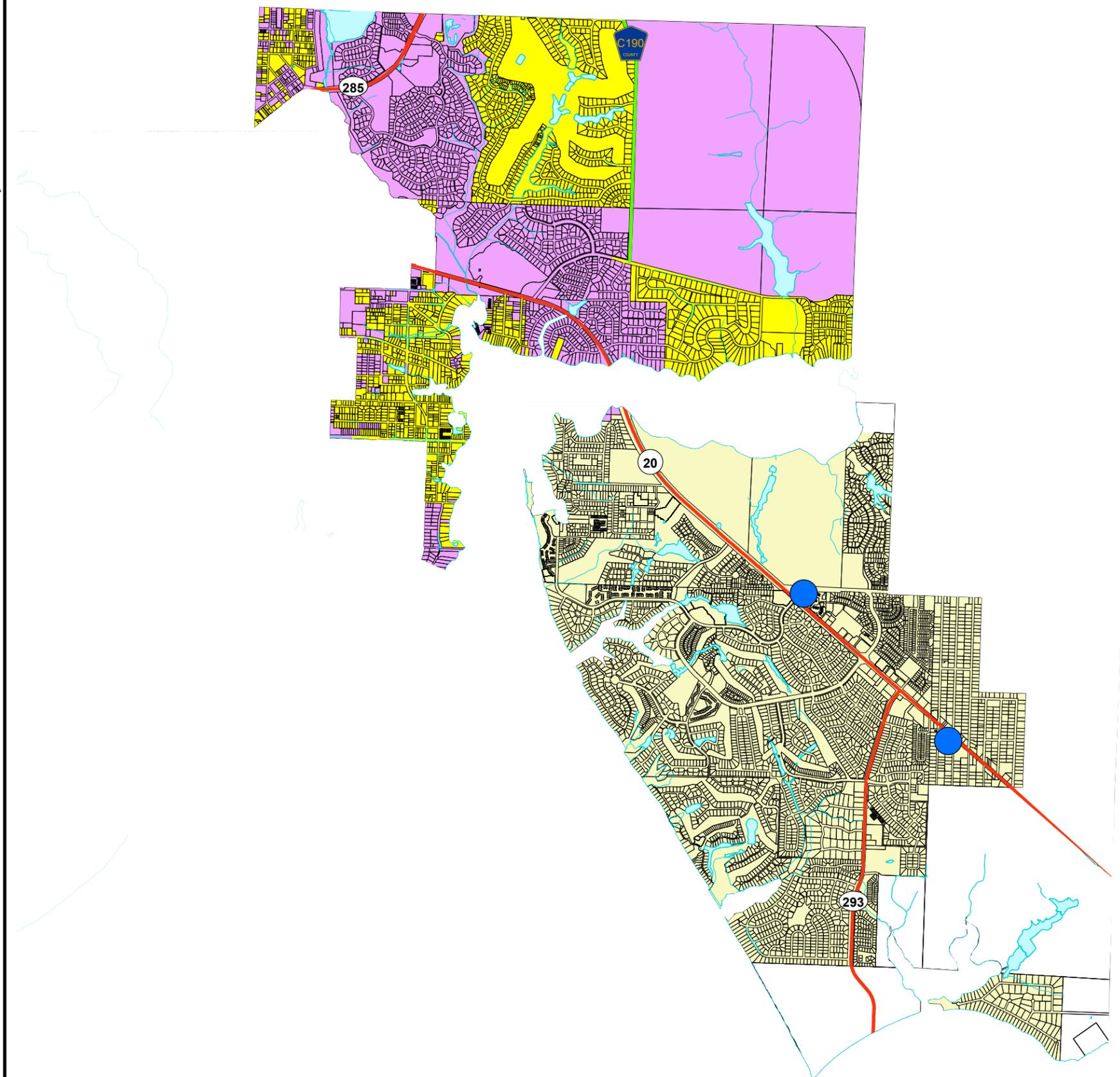
 **OKALOOSA COUNTY SERVICE AREA**

 **WATER WELL AND ELEVATED TANK**

OTHER JURISDICTION WATER SYSTEMS

 **CITY OF NICEVILLE SERVICE AREA**

 **NICEVILLE WATER SERVICE AREA**



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Stateplane: Florida North (0903)
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H. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The only public school within the planning area is Bluewater Elementary and is shown on Map 11. Growth trends are shown in Table 6.

**TABLE 6
STUDENT POPULATION GROWTH TRENDS**

School	2015	% Change	2020	% Change	2024	% Change	2025 (projection)	Max. Capacity
Bluewater Elementary	876	13.36	993	-7.95	914	2.84	940	910

Source: Projected Student Counts and Class Needs, Okaloosa County School District

I. CONSERVATION AREAS AND RESOURCES

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

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

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

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

2. Public water supplies

Public water supplies include Okaloosa County Water & Sewer (OCWS) and Seminole Community Center. The locations of well sites for these systems is shown on Map 10.

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.

J. PARKS AND RECREATION

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

These include the following.

County Neighborhood Parks

1. Seminole Park

County Undeveloped Neighborhood Parks

- 2 Magnolia Blossom Park
3. Raintree Estates
4. Rocky Bayou Park

State/Federal Areas

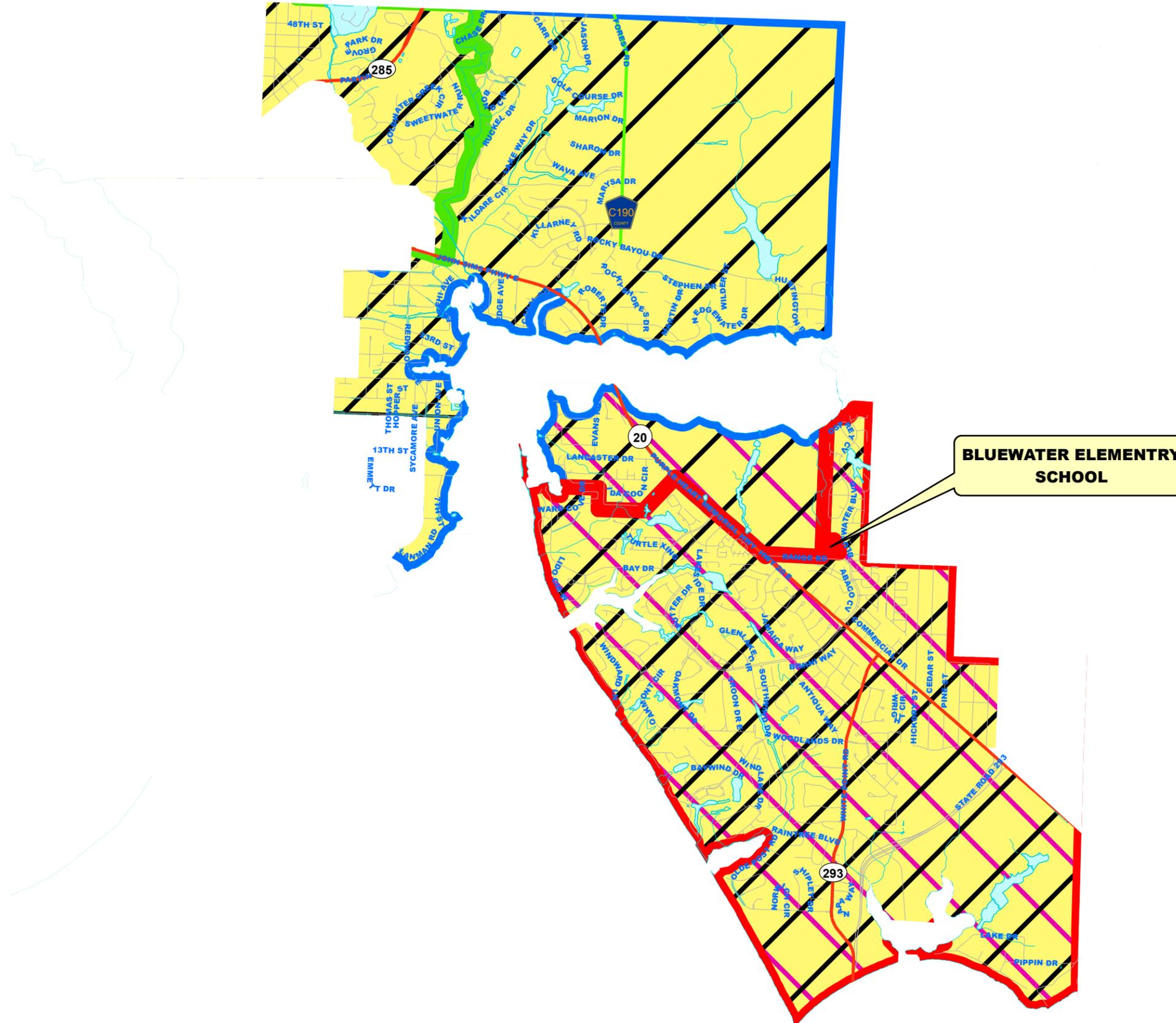
5. Rocky Bayou/Fred Gannon State Park
6. Swift Bayou Boat Ramp Park

Planned improvements: Fund recreation programs and facility development in Niceville, Cost\$100,00.

LEGEND

SCHOOL NAME

- Niceville High School
- Ruckel Middle School
- Destin Middle School
- Bluewater Elementary School
- Plew Elementary School
- Edge Elementary School



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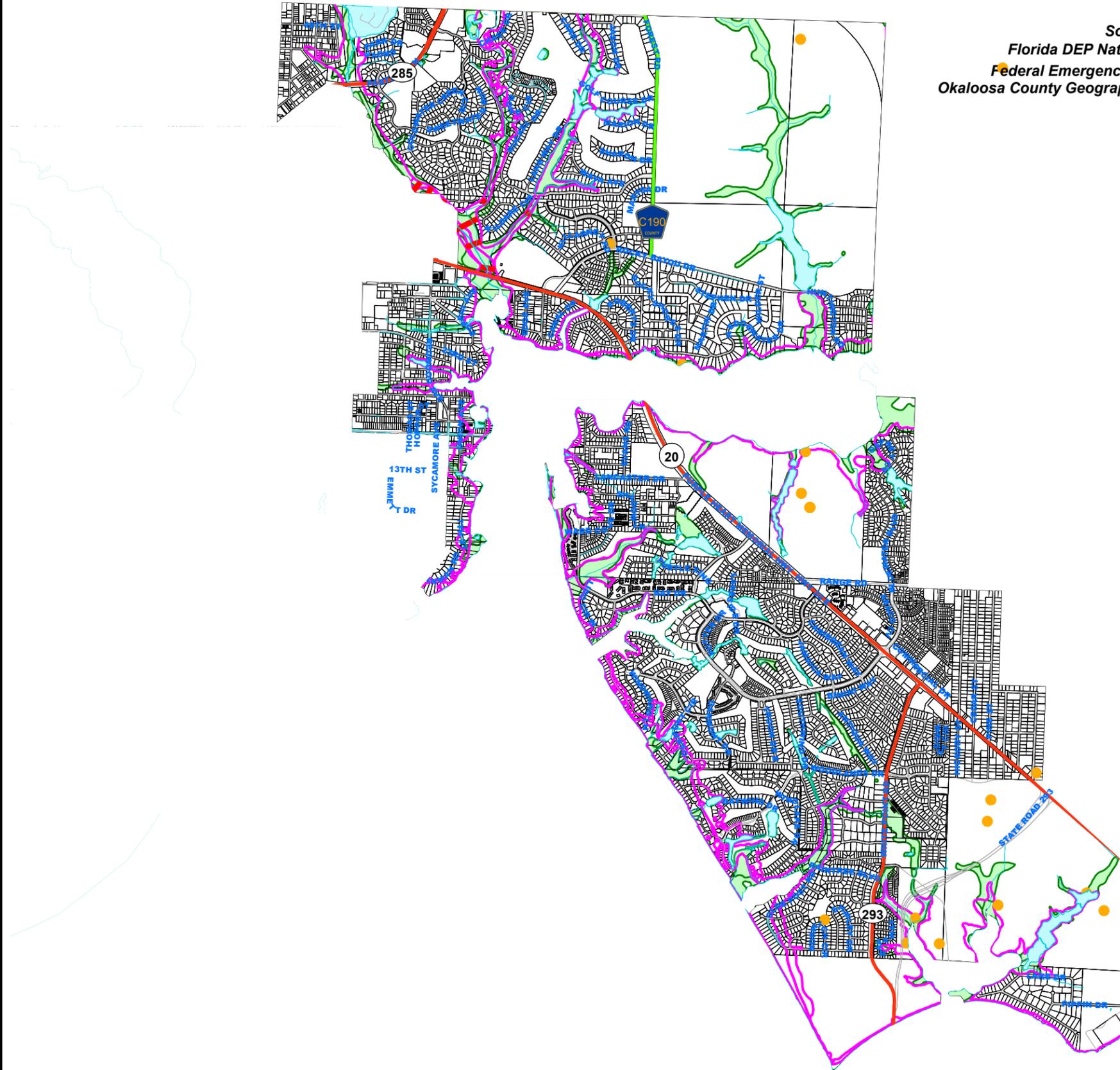
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LEGEND

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

Sources:
 Florida DEP Natural Areas Inventory
 Federal Emergency Management Agency
 Okaloosa County Geographic Information System



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Okaloosa County
 Growth Management

LEGEND

County Neighborhood Park

Park Name

- 1. Seminole Park

County Undeveloped Neighborhood Parks

- 2. Magnolia Blossom Park
- 3. Raintree Estates
- 4. Rocky Bayou Park

State/Federal Areas

- 5. Rocky Bayou/Fred Gannon State Park
- 6. Swift Bayou Boat Ramp Park



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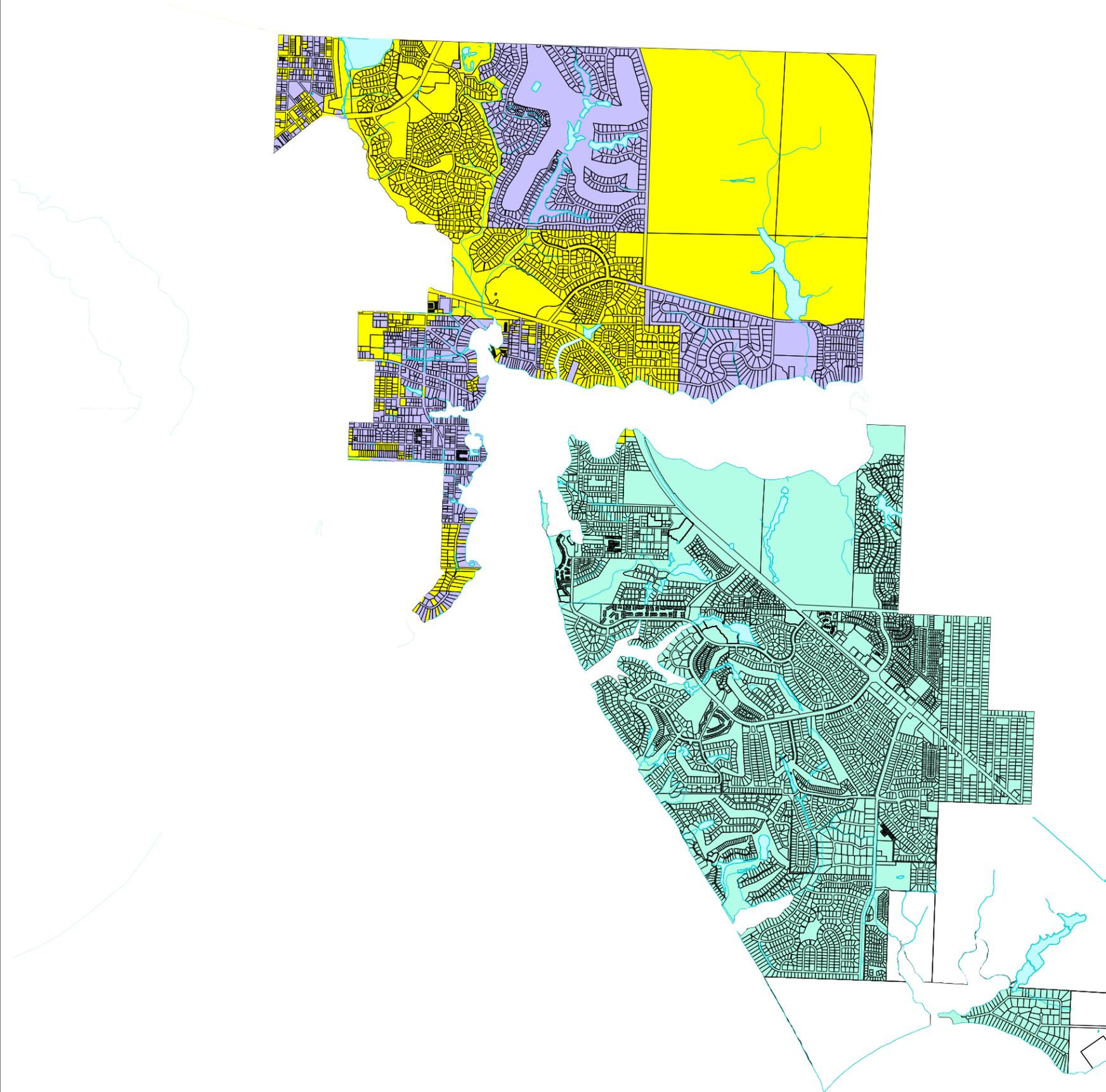
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LEGEND

FIRE DISTRICT

-  1. North Bay
-  2. East Niceville
-  3. City of Niceville



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K. 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 over a 5-year period, and provide recommendations toward maintaining sustainable public facilities and services for a 10-year period, from 2025-2035.

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 Commerce) 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.

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.

METHODOLOGY

Planning Districts and Areas

In order to determine capital improvements needs, the county was divided into planning districts and planning areas. The planning districts are the North Okaloosa District for the area north of Eglin Reservation and the South Okaloosa District for the area south of Eglin Reservation. The planning districts were subdivided into planning areas using U.S. Postal Service zip codes as the basis for creating each Planning Area 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 so as 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 5 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, vehicles trips per household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvement needs

General Description

Planning Area 32578 includes the unincorporated areas adjacent to the City of Niceville and the community of Seminole. It is relatively densely populated and contains typical urban services such as retail sales and services, restaurants, shops, grocery supermarkets, etc. The planning area is well established with a defined land use pattern and very little vacant land for future new development. Average household size is 2.6 persons with an estimated median household income of \$101,107 and estimated median house value of \$383,100 (2022 US Census Bureau).

Needs Assessment Parameters

1. Anticipated Population Growth.

Population projections were obtained from the *Bureau of Economic & Business Research (BEBR) Projections of Florida Population by County (Okaloosa), 2025-2050*. The 2020 population is from the *U.S. Census Bureau*. Population estimates and 10-year projections for the overall Okaloosa County area and for planning area 32578 (9.41% of total) are as follows.

Okaloosa (Total)	2020	2023	2025	2030	2035
Medium	211,668	219,260	224,900	236,500	245,200
PA 32578 (9.41%)	19,938	20,632	21,163	22,254	23,073

These figures indicate the Okaloosa County total population was 211,668 in 2020 and is estimated to be 219,260 in 2023, an increase of 7,592 people. Planning Area 32578 represents 1.27% of the County's total population. These figures indicated a projected population increase in Planning Area 32578 of 531 persons from 2023-2025 (2.57%), 1,091 persons from 2025-2030 (5.15%), and 819 persons from 2030-2035 (3.68%).

2. Development Potential Based on Availability of Developable Land.

Based on GIS analysis of Property Appraiser's records there are 194 acres of land classified as "vacant." General developable land characteristics are shown on Maps 5 and 8.

3. Development potential based on land uses shown on the FLUM.

Development potential for each land use category based on maximum allowable dwelling units per acre is shown on Table 7. The numbers shown represent gross acres per category used to determine maximum number of units, less 30% to allow for infrastructure, environmental constraints, market conditions, etc. Potential population was determined by applying the average persons per household (2.6) to the number of dwelling units for each category.

CAPITAL IMPROVEMENT PROJECTS

**Table 7
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

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

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			

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

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

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

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					

**OKALOOSA
COUNTY**

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

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	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					

OKALOOSA COUNTY

CAPITAL IMPROVEMENT PROJECTS

COUNTY-WIDE

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

**TABLE 8
RESIDENTIAL DEVELOPMENT POTENTIAL**

FLU Category	Acres (gross)	Allowable units per acre	Number of units	Potential Population
Low Density Residential	1,368	5 du per acre	4,788	12,449
Medium Density Residential	473	16 du per acre	5,298	13,775
Mix Use	66	25 du per acre	1,155	3,003
Mix Use - 1	2,183	25 du per acre	38,202	99,325
Commercial	38	25 du per acre	665	1,755
Institutional	40	25 du per acre	700	1,729
TOTAL RESIDENTIAL	4,168	1,368 at 5 du per acre 473 at 16 du per acre 2,327 at 25 du per acre	4,780 5,298 40,72	12,449 13,775 132,036
		TOTALS AT 4,168 ACRES	50,798	158,260
<small>Source: Okaloosa County Property Appraisers; Okaloosa County Growth Management GIS 2024</small>				

4. Physical, Environmental, and Other Constraints to Development.

Physical and environmental constraints to development are shown on Maps 6 and 12.

32578 Capital Improvement Needs Assessment

1. Roadways

Transportation information has been provided in Section E of this document. Roadways within the planning area for which LOS standards have been adopted are State Road 20 (John Sims Pkwy); SR 293 (White Point Road), and SR 285. County Roads include CR 190 (College Blvd East/Forest Road). Based on the Florida Department of Transportation (FDOT) 2023 Annual Average Daily Traffic (AADT) Report, SR 20 is currently operating at LOS C and D. CR 190 has an adopted LOS of E.

It should be noted that the Florida Department of Transportation has operation and maintenance responsibility for state roads while the County is responsible for county roads. Any needed improvements to state roads must be scheduled as part of the Transportation Planning Organization transportation planning process. In any event, the preceding traffic counts indicate that the roadway is operating well below their adopted LOS. Notwithstanding unforeseen circumstances, it appears as though no improvements will be required which involve capital expenditures through the 5-year financial feasibility period of the 10-year planning timeframe.

2. Potable Water Systems

Water service within the planning area is provided by Okaloosa County Water & Sewer (OCWS) Bluewater Bay system. The design capacity of the OCWS system is 3.6 million gallons per day (mgd). According to Okaloosa County Water and Sewer Department, the average demand on the system in 2025 will be 1.37mgd, in 2030 it will be 1.62 mgd, and in 2035 it will be 1.92 mgd, which is well below the design capacity. Note: Seminole Community Water System was dissolved, and their service area encompassed into the Bluewater service area of OCWS.

No capital expenditures are required to maintain potable water LOS standards.

3. Sanitary Sewer

Central sewer service within the planning area is provided by the Niceville, Valparaiso, Okaloosa Regional Wastewater Reuse Facility. According to OCWS records the WWTP has an annual average daily flow of between 2.0 and 2.4 mgd and a design capacity of 3.35 mgd. This results in excess treatment capacity of .950 mgd. As such, no capital expenditures will be required to maintain LOS standards during the 5-year planning timeframe.

4. Solid Waste

Okaloosa County maintains franchise agreement with Waste Management for household trash, recyclables, and yard waste at curbside disposal in the unincorporated areas of the County.

5. Stormwater Management/Drainage

The adopted LOS for stormwater is specifically oriented toward new development that has occurred since 2000. That is to say since 2000 all residential and nonresidential development has been designed and constructed in accordance with the established stormwater LOS standard at the expense of the developer. With the adoption of the local ½ cent Surtax, the County now has a dedicated source of funding to implement stormwater improvement projects. In the 2022 Comprehensive Plan, the county has included thirteen (13) Okaloosa County Public Works stormwater improvement projects in the 5-year Capital Improvement Plan.

6. Parks and Recreation

The adopted LOS for parks and recreation is .06 acres of park per 1000 population. This LOS standard is applied to the unincorporated county as a whole not to any particular planning area. The University of Florida Bureau of Economic and Business Research (BEBR) estimates that the 2023 population in the unincorporated area is 219,260 persons. Based on the LOS standard this equates to a need for roughly 132 acres of parks. The County currently has an inventory of over 629 acres of park land or almost 5 times the acreage needed to maintain the LOS. As such, no capital expenditures are required.

7. Public Schools

Public schools within the planning area are as follows.

<u>High Schools</u>	<u>Middle Schools</u>	<u>Elementary Schools</u>
Niceville	Ruckel	Edge Plew Bluewater

The Okaloosa Public School District owns a vacant 20-acre parcel on Lancaster Road and Highway 20. No additional land is required and supporting infrastructure is adequate to support the existing school facilities. No additional ancillary school facilities will be required to support the 5-Year Facilities Work Program or the 10-year planning period.

Based on the preceding there is no need for capital expenditures to maintain LOS standards.

Findings and Conclusions

- No capital expenditures are required to achieve and maintain adopted LOS standards within the planning area.
- The planning area is largely built-out with only limited number of acres of vacant land remaining.

APPENDIX A

Property Appraisers Use Codes

USE CODE USE DESCRIPTION

000000 VACANT
 000009 VACANT TOWNHOUSE LAND
 000060 VACANT/COMMERCIAL/XFOB
 000070 VACANT/SINGLE FAMILY RESIDENT/XFOB
 000080 VACANT/INST/XFOB
 000100 SINGLE FAMILY
 000102 SINGLE FAMILY RESIDENT/MOBILE HOME
 000106 SINGLE FAMILY RESIDENT/RETIREMENT
 000107 SINGLE FAMILY RESIDENT/ADULT CONGREGATE LIVING FACILITY
 000108 SINGLE FAMILY RESIDENT/RENTAL
 000109 SINGLE FAMILY RESIDENT/TOWNHOUSE
 000110 SINGLE FAMILY RESIDENT/COMMERCIAL
 000111 SINGLE FAMILY RESIDENT/STORE/SHOP
 000117 SINGLE FAMILY RESIDENT/OFFICE
 000119 SINGLE FAMILY RESIDENT/GOVERNMENT TOWNHOUSE LEASE
 000120 SINGLE FAMILY RESIDENT BAYOU
 000121 SINGLE FAMILY RESIDENT/RESTAURANT
 000128 SINGLE FAMILY RESIDENT/ MOBILE HOME PARK
 000130 SINGLE FAMILY RESIDENT BAY FRONT
 000131 SINGLE FAMILY RESIDENT CANAL
 000132 SINGLE FAMILY RESIDENT RIVER
 000133 SINGLE FAMILY RESIDENT SOUND
 000134 SINGLE FAMILY RESIDENT LAKE
 000140 SINGLE FAMILY RESIDENT GOLF
 000148 SINGLE FAMILY RESIDENT/WAREHOUSE/STORAGE
 000172 SINGLE FAMILY RESIDENT/DAY CARE
 000200 MOBILE HOME
 000210 TRAILER PARK
 000217 MOBILE HOME/OFFICE
 000220 MOBILE HOME
 000225 RV PARK
 000230 MOBILE HOME/SINGLE FAMILY RESIDENT LOT
 000240 MOBILE HOME/SINGLE FAMILY RESIDENT WTR
 000250 MOBILE HOME/SINGLE FAMILY RESIDENT CNL
 000260 MOBILE HOME/SINGLE FAMILY RESIDENT WATER

USE CODE USE DESCRIPTION

000270 MOBILE HOME/SINGLE FAMILY RESIDENT CANAL
 000280 RH WATER
 000290 REC. HOME
 000300 MULTI-FAMILY
 000400 CONDOMINIUM
 000407 CONDO
 000408 CONDO-TIMESHARE
 000409 LTD CONDO-COM ELEMENT
 000499 CONDO BOAT DOCKS
 000500 COOPERATIVES
 000600 RETIREMENT HOMES
 000700 VOLUNTEER FIRE DEPT
 000800 MULTI-FAMILY
 000900 DO NOT USE/DOR
 001000 VACANT COMMERCIAL
 001100 STORES, 1 STORY
 001101 STORE/SINGLE FAMILY RESIDENT
 001102 STORE MOBILE HOME
 001110 CONVENIENCE STORE
 001111 STORE/FLEA MARKET
 001126 CONVENIENCE STORE/GAS
 001200 STORE/OFFICE/RESIDENT
 001300 DEPARTMENT STORES
 001400 SUPERMARKET
 001500 REGIONAL SHOPPING
 001600 COMMUNITY SHOPPING
 001609 SHOPPING COMPLEX
 001700 OFFICE BUILDINGS
 001709 OFFICE COMPLEX
 001710 COMMERCIAL CONDO
 001703 OFFICE/MULTI FAMILY
 001800 MULTI STORY OFFICE
 001900 PROFESSIONAL BLDG
 002000 TRANSIT TERMINALS
 002010 AIRPARK
 002100 RESTAURANTS/ARK

**OKALOOSA COUNTY
PLANNING PROFILE****PLANNING AREA 32541****NICEVILLE/SEMINOLE****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 RACE TRACKS
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

005900 TIMBERLAND UN-CLASS
006000 PASTURELAND 1
006010 PASTURE/COMMERCIAL
006100 PASTURELAND 2
006148 PASTURELAND 2 - WAREHOUSE
006200 PASTURELAND 3
006300 PASTURELAND 4
006400 PASTURELAND 5
006500 PASTURELAND 6
006555 AG LAND
006600 PECAN GROVES
006610 ORANGE GROVE
006620 GRAPEFRUIT GROVE
006630 SPEC GROVE
006640 MIXED GROVE
006700 POULTRY, BEES, FISH
006800 DAIRIES, FEEDLOTS
006900 ORNAMENTALS, MISCELLANEOUS
007000 VACANT INSTITUTIONAL
007100 CHURCHES
007101 CHURCH/SINGLE FAMILY RESIDENT
007200 PRIVATE SCHOOL/DAY CARE
007300 PRIVATE HOSPITALS
007400 HOMES FOR THE AGED
007500 NON-PROFIT SERVICE
007600 MORTUARY/CEMETERY
007700 CLUBS/LODGES/HALLS
007710 YACHT CLUB
007720 COUNTRY CLUB
007800 REST HOMES
007801 REST HOMES/SINGLE FAMILY RESIDENT
007900 CULTURAL GROUPS
008000 WATER MANAGEMENT/STATE
008100 MILITARY
008200 FOREST, PARKS, RECREATION
008260 ZOO
008300 PUBLIC SCHOOLS
008400 COLLEGES
008500 HOSPITALS
008600 COUNTY
008700 STATE

USE CODE USE DESCRIPTION

008787 STATE PRISON
008800 FEDERAL
008900 MUNICIPAL
009000 LEASEHOLD INTEREST
009010 NO LAND INTEREST
009100 UTILITIES
009200 MINING
009300 SUB-SURFACE RIGHTS
009400 RIGHTS-OF-WAY
009401 HANGER/SINGLE FAMILY RESIDENT
009410 AIR STRIP/RUNWAY
009420 R/O/W DOT
009500 RIVERS AND LAKES
009600 WASTELAND/DUMPS
009700 MINERAL
009703 CONSERVATION PARCEL
009705 COMMON AREA
009710 LESS MINERAL
009800 CENTER ALLY ASSESSED
009900 NO AG ACREAGE
009920 RURAL 1 AC
009968 NO AG AC/DAIRY
009706 HOLDING POND
009960 AG CARRY OVER
009620 MARSH