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PLANNING AREA 32564

HOLT/MILLIGAN

Prepared by
Department of Growth Management
Planning and Zoning Division
2018

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OKALOOSA COUNTY PLANNING PROFILES

Foreward

The purpose of this "Planning Profile" is to update and-reformat data and information to be used for revising/updating the Comprehensive Plan via the Evaluation and Appraisal Report process.

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. For demographics purposes the zip code planning areas were further subdivided into "traffic analysis zones" created by the Okaloosa-Walton Transportation Planning Organization for purposes of preparing the 2030 Long Range Transportation Plan Update. The boundaries of the planning areas were determined by traffic analysis zones which were made to conform to zip code boundaries as much as possible. Traffic analysis zones located inside incorporated municipalities were excluded from the planning area boundaries.

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. Bureau of Economic Business Research (BEBR), University of Florida, 2017; Citydata.com 2016
- B. LAND USE: *Growth Management GIS 2018*
- C. LAND CHARACTERISTICS: *Official Records of Okaloosa County; Growth Management GIS 2018*
- D. TRANSPORTATION: *Florida Department of Transportation 2017 AADT Report; Okaloosa County Public Works Traffic Report 2017*
- E. UTILITIES: *Northwest Florida Water Management District Region II Water Demand Report 2015*
- F. COMMUNITY FACILITIES: *Growth Management GIS 2018*

G. PUBLIC SCHOOLS: *Okaloosa County School Board FISH Report 2017*

H. CONSERVATION AREAS AND RESOURCES: *Growth Management GIS 2018*

I. PARKS AND RECREATION: *Okaloosa County Parks and Recreation System 2018*

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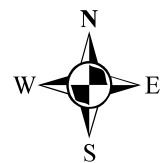
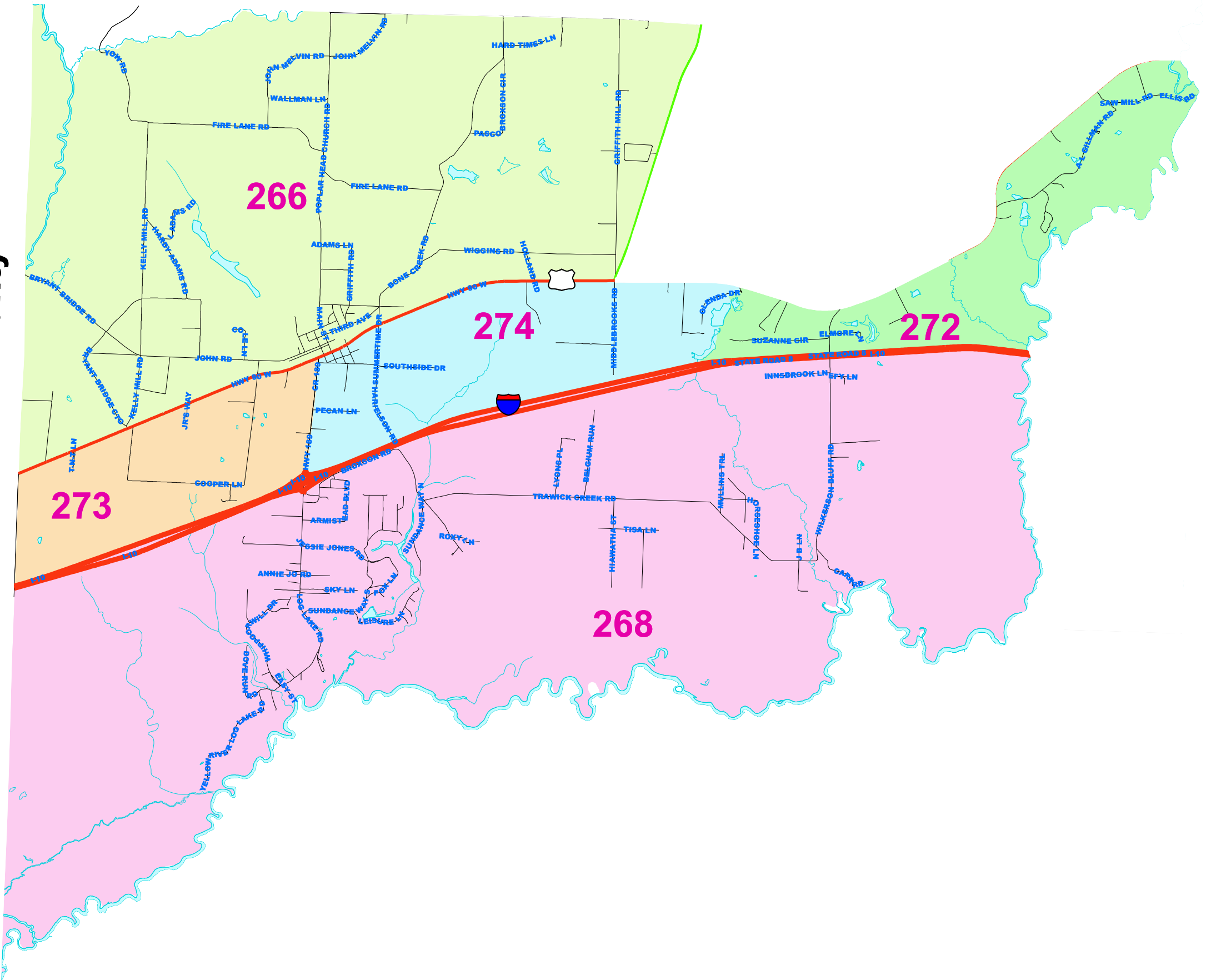
Appendix	Description
A	Property Appraisers Use Codes

LEGEND

Traffic Analysis Zones

- 266
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Santa Rosa County



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A. GENERAL DEMOGRAPHICS

POPULATION DATA

1. Population Estimates (Okaloosa County)					
Year:	2010	2017	% of Change	2030	% of Change 2017-2030
	180,822	195,488	8.1	229,000	14.5

2. Population Estimates (32564)				
Year:	2010	2017	% of Change	% of Change
	2,881	2,716	-5.7	1.4

Source: City-Data.com 2016
Bureau of Economic & Business Research (BEBR) 2017

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

1. Dwelling Units (32564)			
Year:	2010	2017	% of Change
	7	3	-57.1

Source: okaloosa County Eden System (2017)

C. GENERAL DESCRIPTION

Planning Area 32564 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 Holt/Milligan Planning Area experienced a 5.7% decrease in population from 2010-2017. In addition, new residential construction exhibited a 57.1 % decrease from 2010-2017. The Holt/Milligan Planning Area comprises 1.4 % (2,716 persons) of the total population of the County.

LEGEND

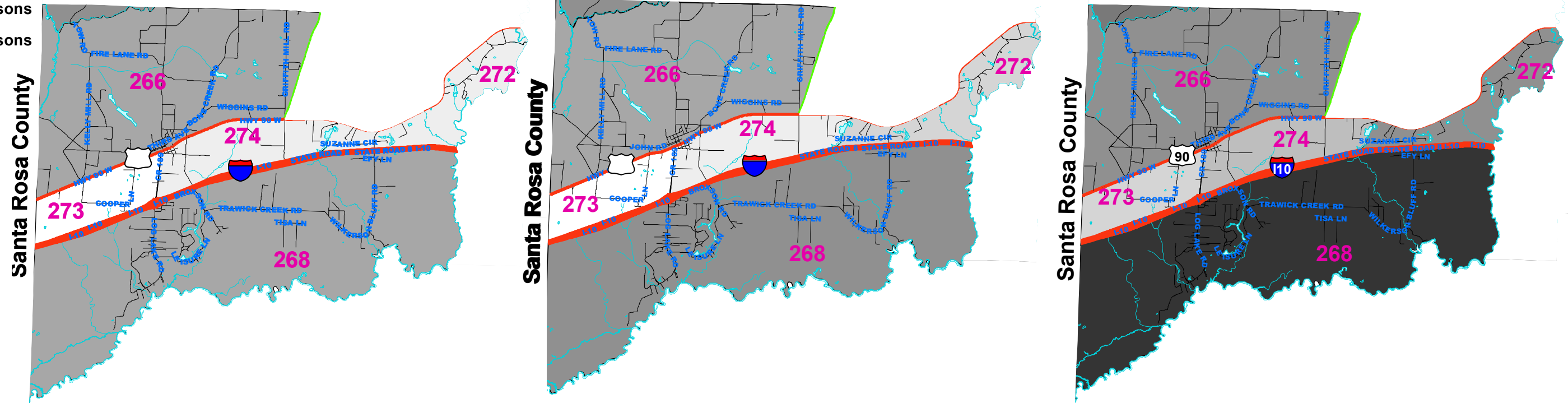
Population Density

- 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

2004

2010

2020



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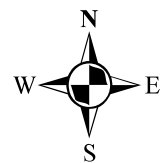
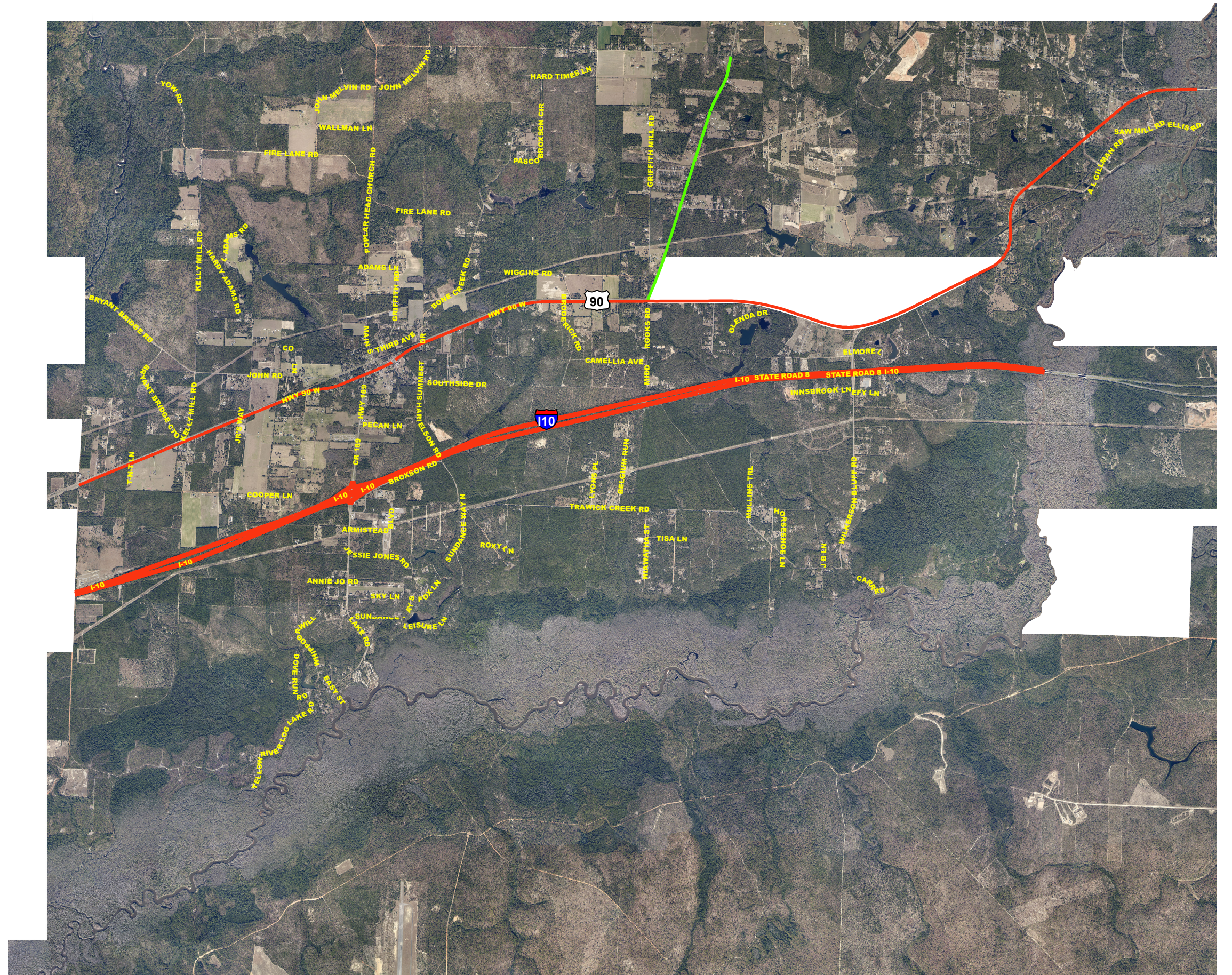
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LEGEND

- STATE HIGHWAY SYSTEM
- COUNTY ROAD 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 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 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.

Land Use	Acres
Residential	2,565
Commercial	115
Industrial	125
Agriculture	11,569
Institutional	18
Public	9,178
Other	2,439

Source: Okaloosa County GIS, August 2018

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 acreage of each FLUM category is shown in Table 2.

Land Use	Acres
Agriculture	18,446
Rural Residential	1,996
Low Density Residential	281
Mixed Use	642
Commercial	373
Industrial	301
Conservation	7,480

Source: Okaloosa County GIS, August 2018

LEGEND

EXISTING LAND USE

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

Land Use	Acres
Residential:	2,565
Commerical:	115
Industrial:	125
Agriculture:	11,569
Institutional:	18
Public:	9,178
Other:	2,439



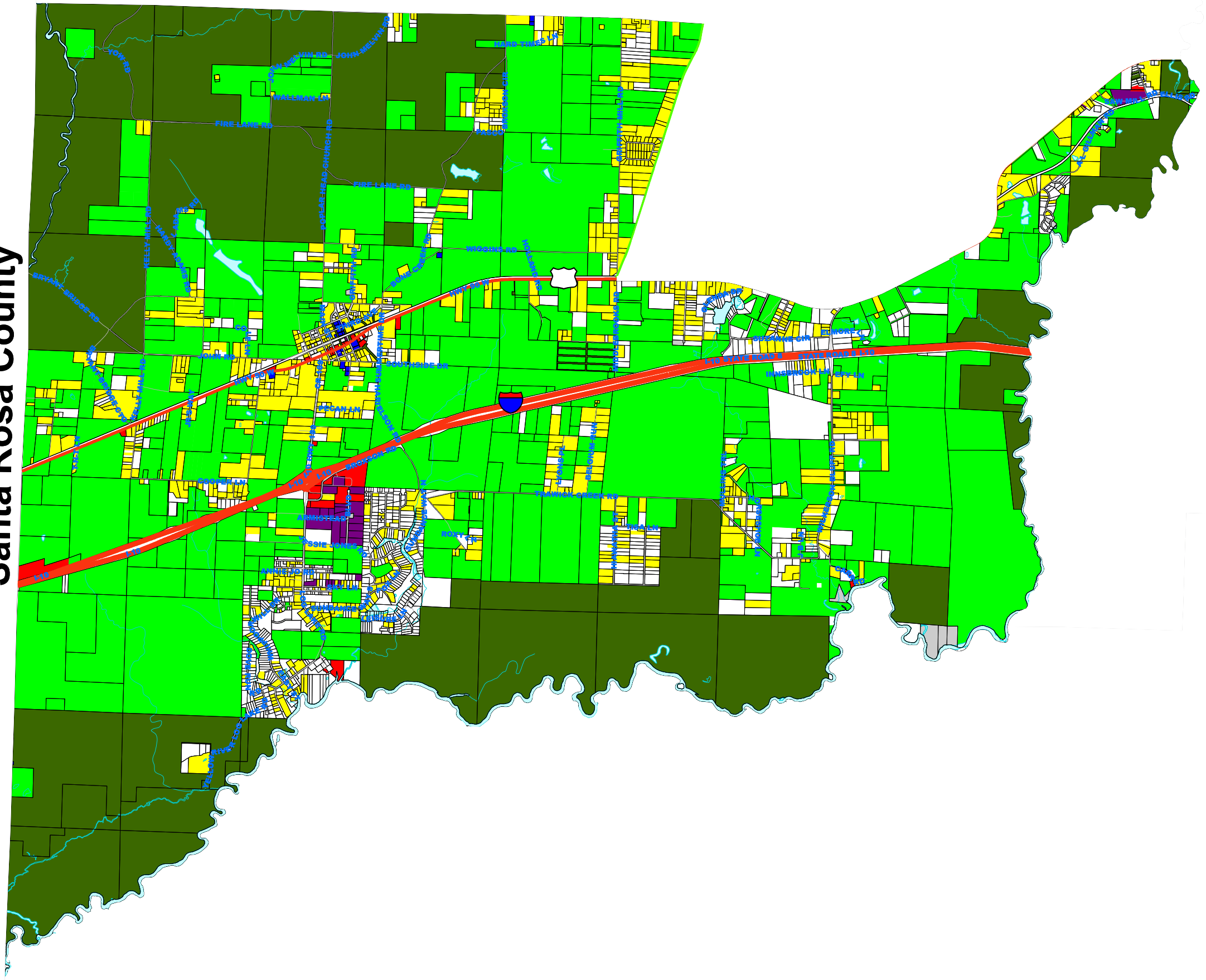
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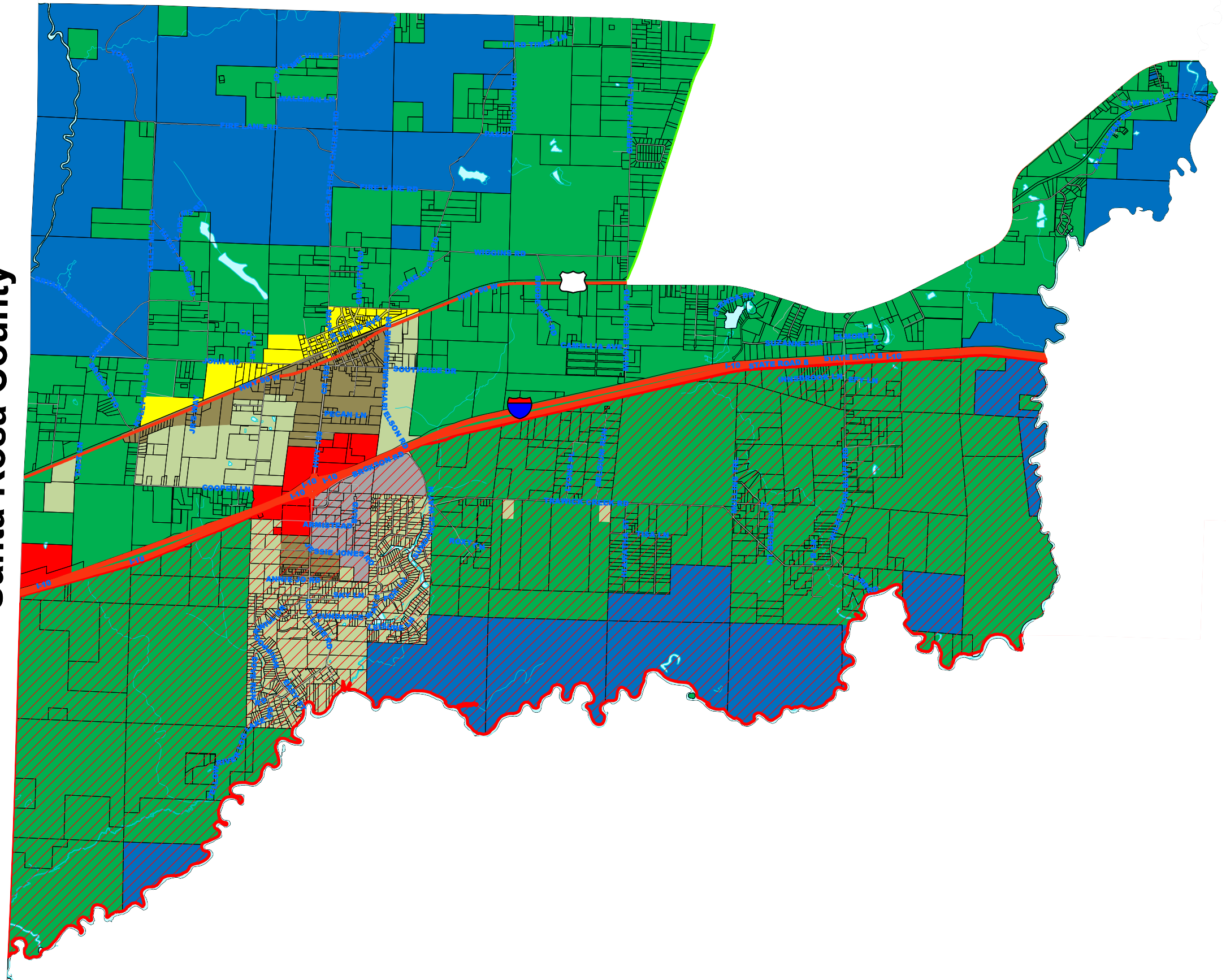


LEGEND

FUTURE LAND USE

- AGRICULTURAL
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- RURAL RESIDENTIAL
- Eglin AFB North Encroachment Zone

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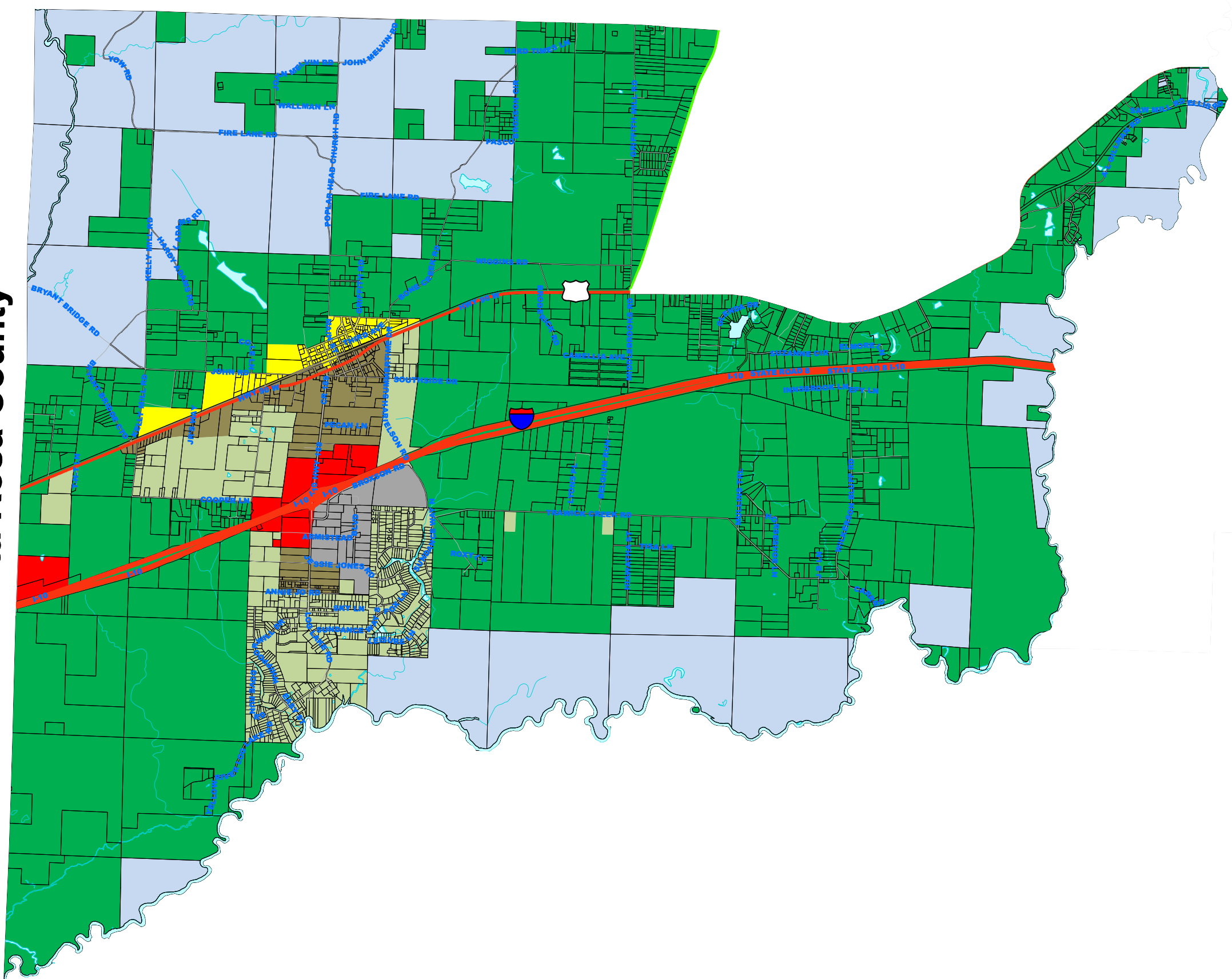


LEGEND

ZONING

- AGRICULTURAL
- GENERAL COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- MIXED USE
- RESIDENTIAL - 1
- RURAL RESIDENTIAL

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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) land owners who own 250 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.

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.

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

*Source: Okaloosa County GIS, 2018
Okaloosa County Property Appraiser, 2018*

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.

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

*Source: Okaloosa County GIS, 2018
Okaloosa County Property Appraiser, 2018*

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, Ornaments 006900. The distribution of agricultural lands by use code is shown on Map 5. Prime farmland is shown on Map 5A.

5. Conservation Lands

Conservation lands are those areas set aside for the purpose of conserving or protecting natural resources. There are extensive conservation lands within the planning area including Blackwater River State Forest and Northwest Florida Water Management District Water Management Areas. Conservation lands within the planning area are shown on Map 13.

LEGEND

VACANT LANDS (Undeveloped)



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

AGRICULTURAL LANDS

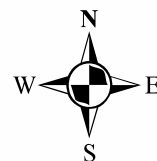
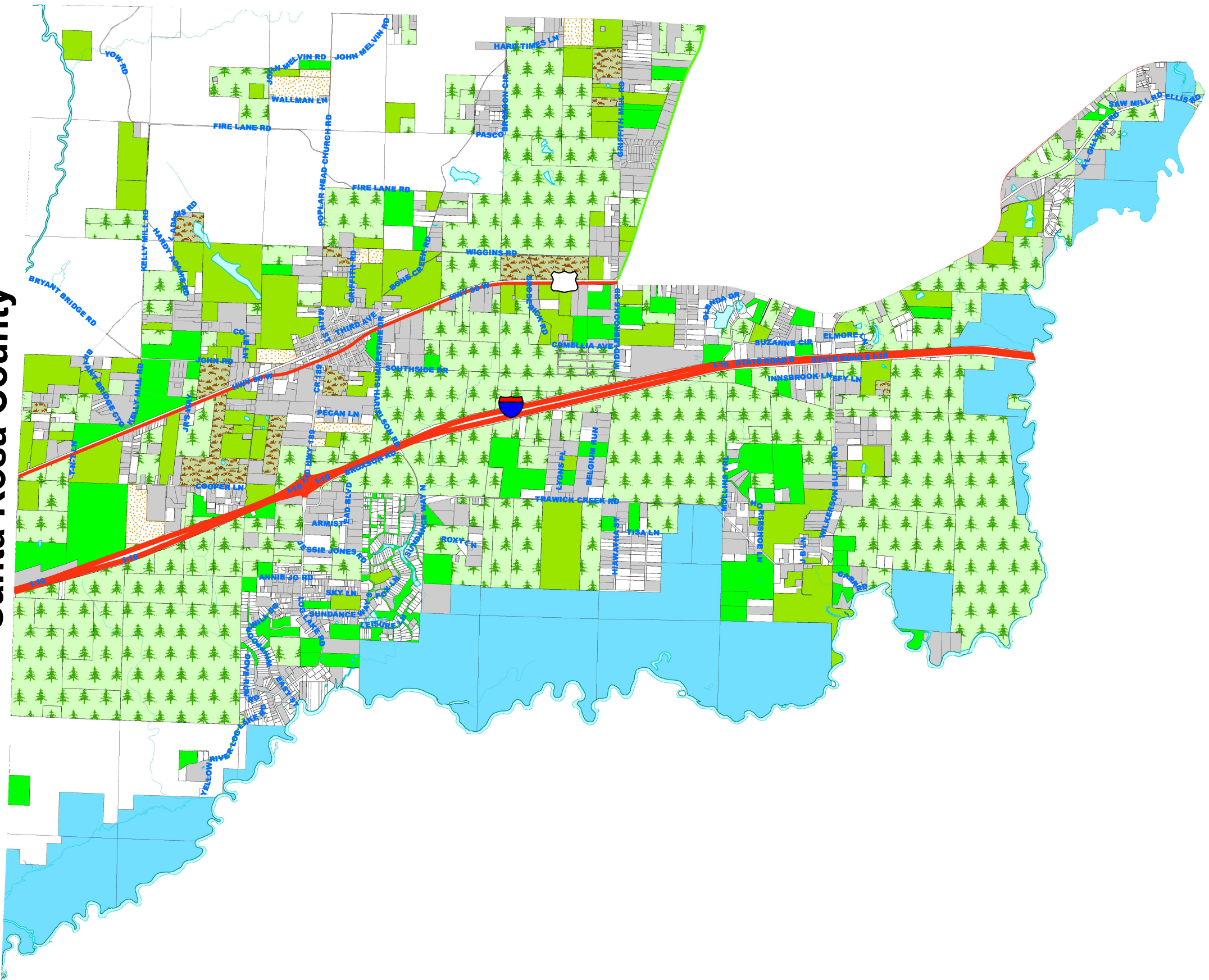
Type Property Use Code

-  Improved Agriculture 005000 - 005068
-  Timberland 005400 - 005900
-  Pastureland 006000 - 006500
-  Groves 006600 - 006640
-  Poultry, Bees, Fish 006700
-  Dairies, Feedlots 006800
-  Ornamentals 006900

CONSERVATION LANDS

-  Blackwater River State Forest
-  Water Management Area

Santa Rosa County



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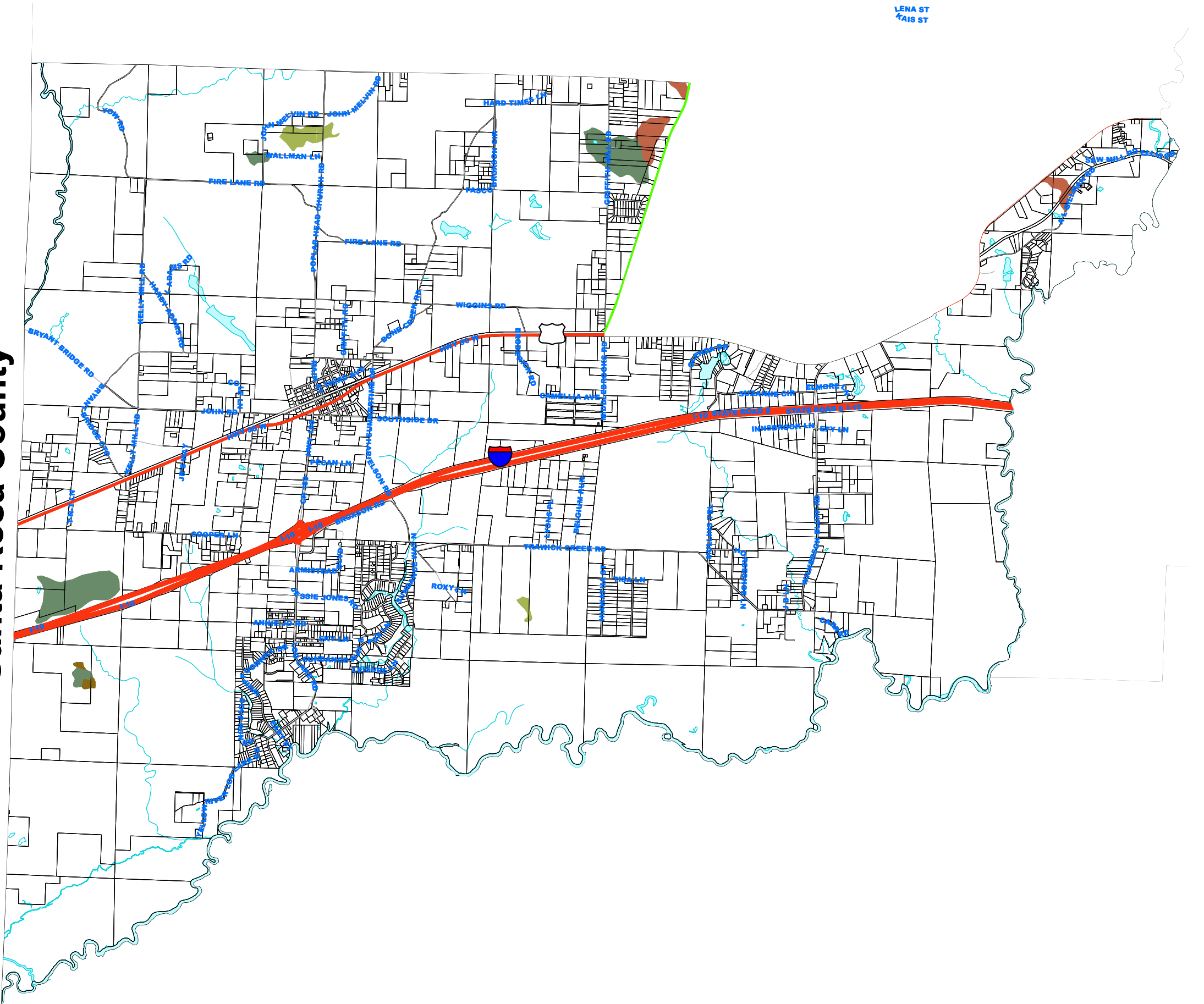


LEGEND

PRIME FARM LANDS

Type	Soil Code
Angie Sandy Loam 2 to 5 % Slopes	35
Dothan Loamy Sand 0 to 2 % Slopes	38
Dothan Loamy Sand 2 to 5 % Slopes	39
Orangeburg Sandy Loam 0 to 2 % Slopes	45
Orangeburg Sandy Loam 2 to 5 % Slopes	46
Escambia Fine Sandy Loam 0 to 3 % Slopes	52
Notcher Gravelly Sandy Loam 0 to 2 % Slopes	53
Notcher Gravelly Sandy Loam 2 to 5 % Slopes	54

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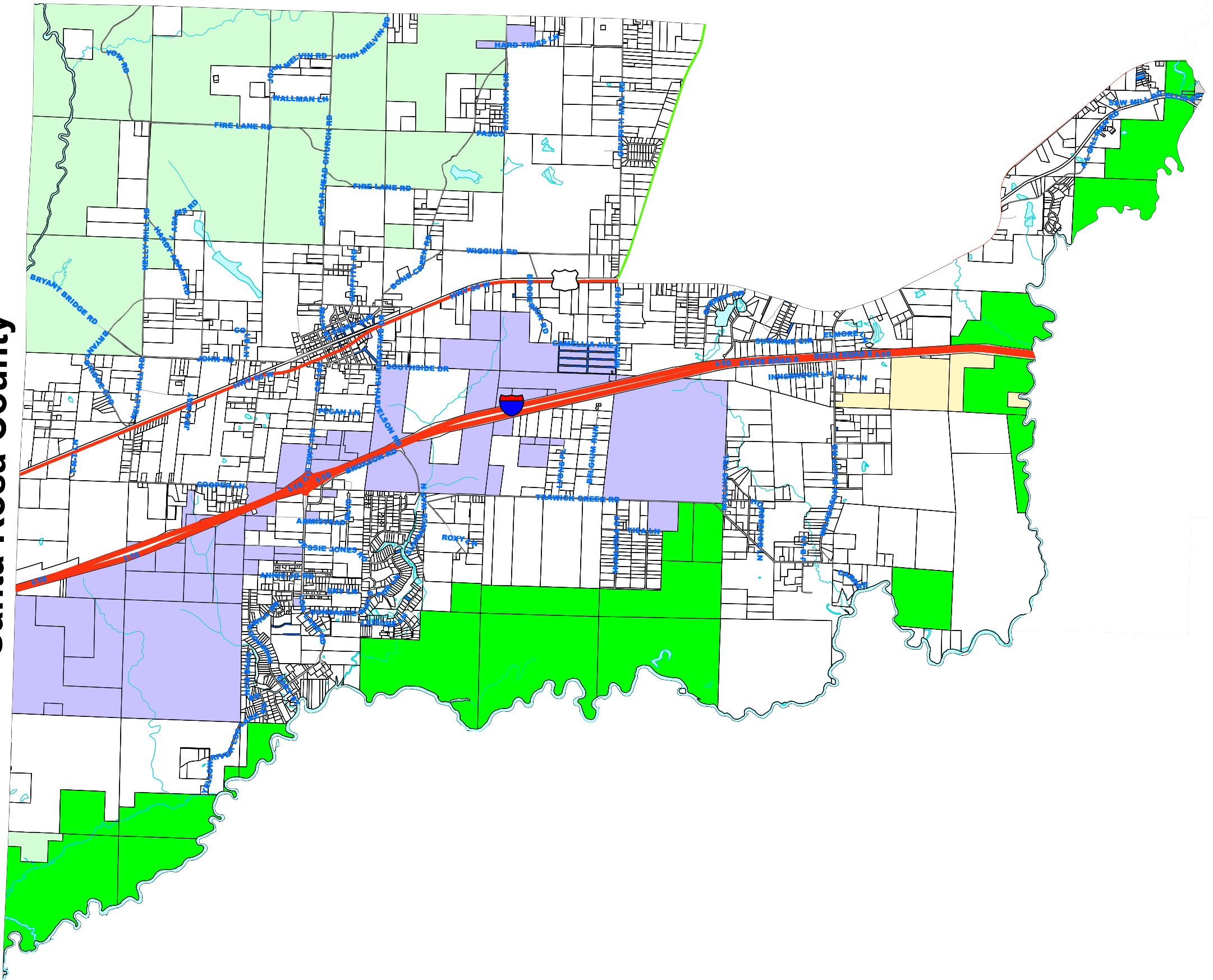
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OWNERS	ACRES
 BCC	2645
 CRESTVIEW WEST LLC	4545
 HAISEAL TIMBER CO	6007
 NWF WATER MNGT DIST	10,254
 TIITF/AGR-DIV FORESTRY	59,204

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D. 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 are shown on Map 8.

1. State Highway System

State highways within the planning area include Highway 4, Highway 189 and a portion of Highway 10 (US 90 West). General characteristics of these roadways were taken from the FDOT 2017 Annual Average Daily Traffic (AADT) Report. Operation and maintenance responsibility for the SHS lies with the Florida Department of Transportation (FDOT).

a. Highway 10 (US 90 West) Santa Rosa County line to SR 4

No. of lanes: 2
Functional Class: Minor Arterial
Facility Type: Undivided
LOS Area: Rural Undeveloped
Adopted FDOT LOS: C
Existing County LOS: C
2030 AADT: 12,910
Projected 2030 LOS: A

**Segment: Santa Rosa County line to 500 ft. west of CR 189 (Log Lake Rd.)
Station 0098**

2012 AADT: 3400 LOS: C	2017 AADT: 3500 LOS: C	<u>% of change AADT</u>
		2%

**Segment: 0.5 mile east of CR 189
Station 0128**

2012 AADT: 5200 LOS: C	2017 AADT: 5800 LOS: C	% of change AADT
		11.5%

**Segment: Log Lake Road-825 ft. S of SR 10 (US 90)
Station 0275**

2012 AADT: 3800 LOS: C	2017 AADT: 4400 LOS: C	% of change AADT
		15.7%

**Segment: 650 ft. west of SR 4
Station 0009**

2012 AADT: 4400 LOS: C	2017 AADT: 4900 LOS: C	% of change AADT
		11.3%

b. State Road 8 (Interstate 10)

No. of lanes: 4
Functional Class: Principal Arterial
Facility Type: Divided
LOS Area: Rural Undeveloped
County LOS: B

2. County Road System

The County Road System within the planning area is comprised of “numbered” county roads, un-numbered county roads, and local streets. Operation and maintenance responsibility for the CRS lies with Okaloosa County.

a. Numbered County Roads

Numbered county roads within the planning area include:

CR 189 Log Lake Road

CR 189 Galliver Cut-Off






General characteristics of these roadways are shown in Table 5. It should be noted that 1995 data was the most recent information available; however, there has been very little change in the character of the area since that time.

**TABLE 5
NUMBERED COUNTY ROADS**

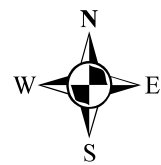
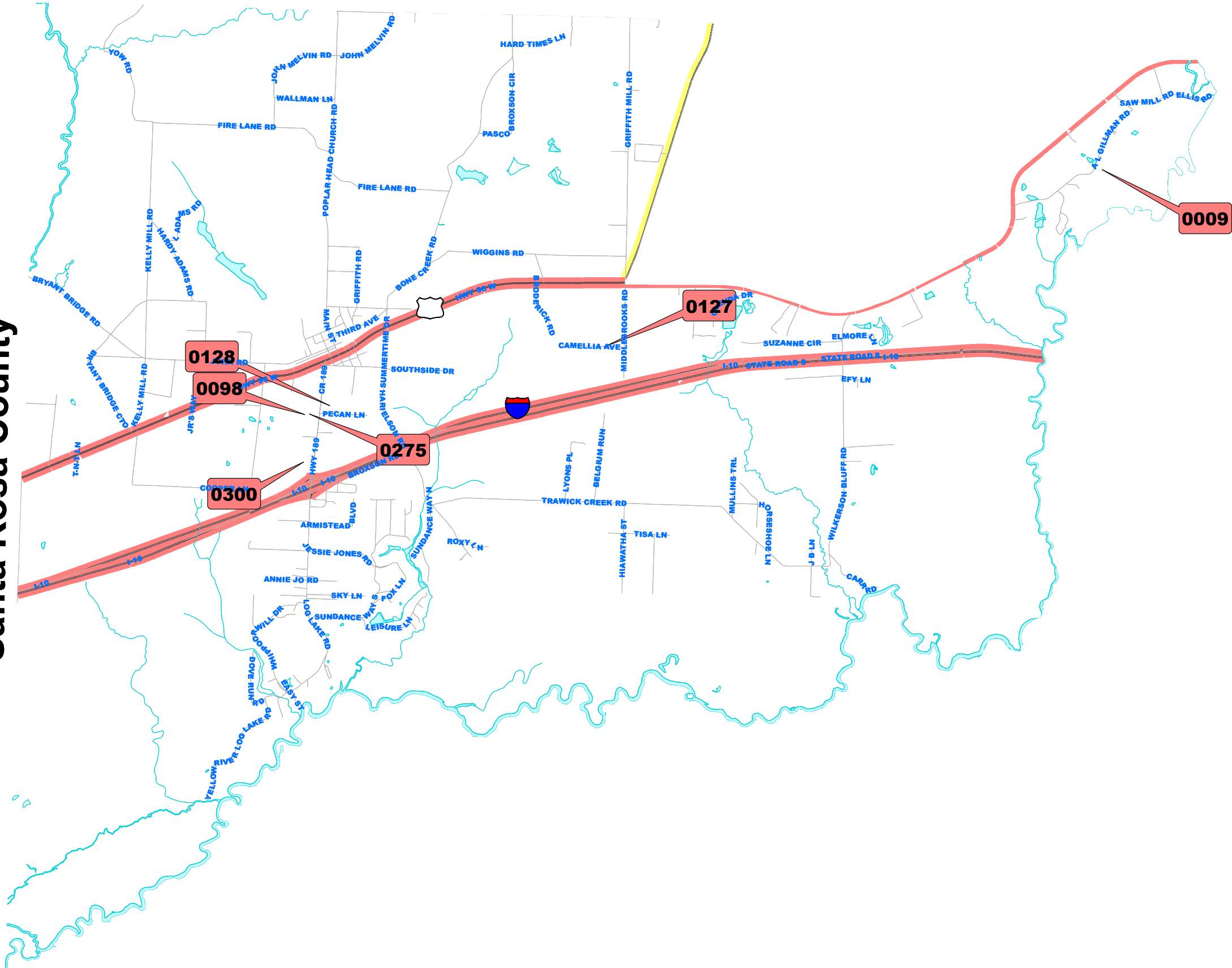
Road	Segment	Func. Class.	Area	Type	Lanes	2012 AADT	*2017 AADT	%change	**Adopted LOS
CR 189 Log Lake Road	US 90 to I-10	Collector	Rural	Undivided	2	3,700	5,294	43%	D
CR 189 Galliver Cut-Off	US 90 to SR 4	Collector	Rural	Undivided	2	2,437	2,831	16%	D

Source: Okaloosa County Comprehensive Plan Evaluation & Appraisal Report, September, 1997
Okaloosa County Public Works Department, Traffic Counts 2018
• AADT was derived from the average number of trips per station
** Functioning LOS data not available

LEGEND

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

Santa Rosa County



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b. Local Streets

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

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

The Holt Water System service area and water distribution system is shown on Map 10. General characteristics of the Holt system are shown on Table 6.

**TABLE 6
HOLT WATER SYSTEM**

Permitted Water Use (ADR)	*Gross Water use 2017 (gcpd) (ADR)	Pop served	Gross per Capita	** Gross Water Demand projections (ADR,gpd)			% of change 2017 to 2040
				2020	2030	2040	
186,000	147,584	2,077	71	151,943	161,836	168,873	14%

Source: ** Fla. Dept. of Environmental Protection; Northwest Florida Water Management District 2015, Region II
*NWWMD Pumping Report Compliance Audit 2017

b. Private Water Wells

All areas shown on Map 9 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 Gulf Power. Generalized service areas for these electricity providers are shown on Map 10.

F. COMMUNITY FACILITIES

Community facilities include fire stations, community centers, post offices, museums, hospitals, sheriff/EMS substations, and other similar facilities. Community facilities are shown on Map 11. These include the Holt Volunteer Fire Department station and the Holt Post Office. The nearest hospital is the North Okaloosa Medical Center in Crestview.

LEGEND

HOLT WATER SYSTEM

-  **SERVICE AREA**
-  **GENERAL DISTRIBUTION AREA**

MILLIGAN WATER SYSTEM

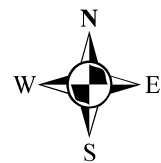
-  **SERVICE AREA**

OKALOOSA COUNTY WATER & SEWER

-  **SERVICE AREA**

-  **WATER WELL AND ELEVATED TANK**

NO CENTRAL SANITARY SEWER SYSTEMS



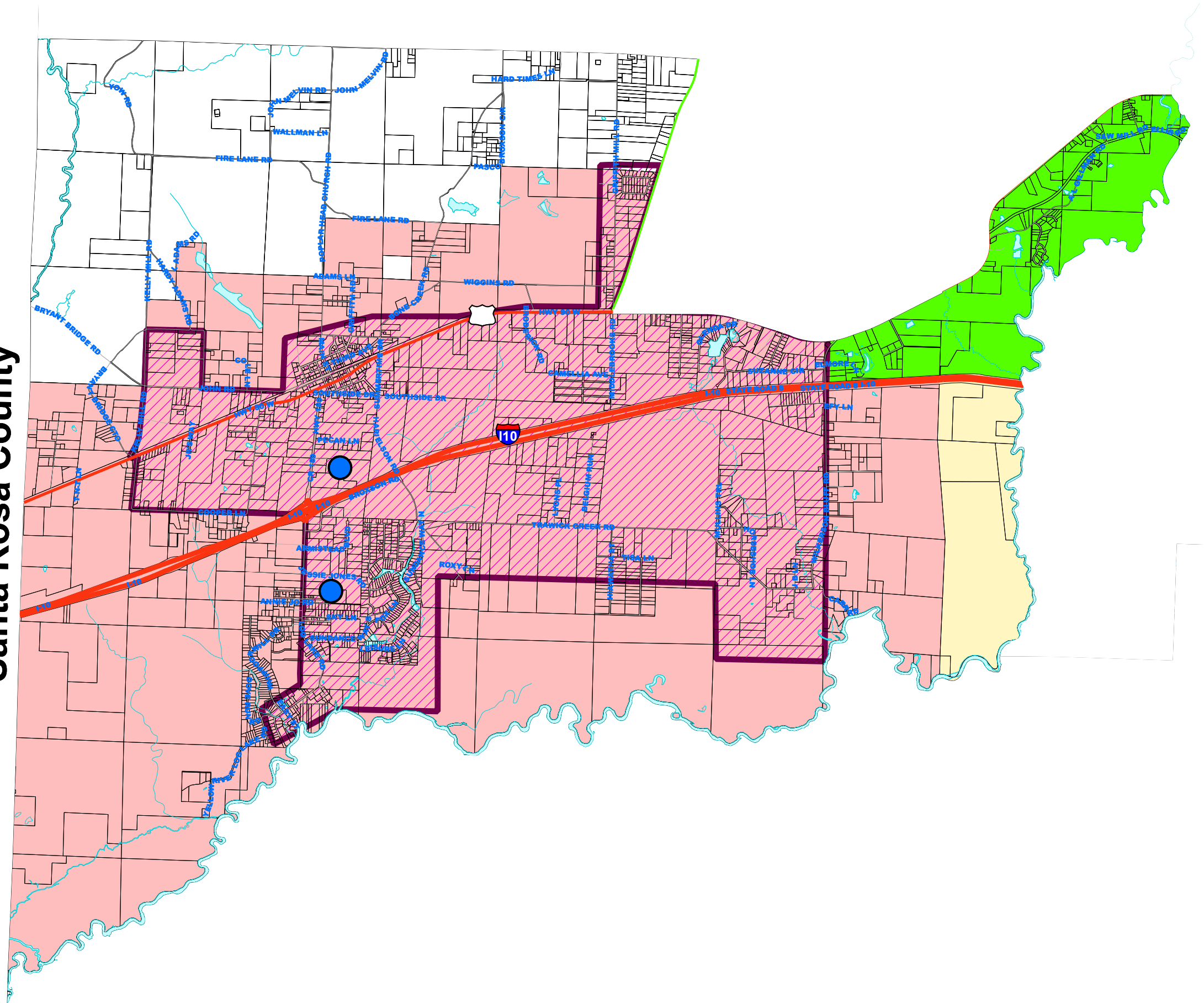
MAP PROJECTION:
Lambert Conformal Conic Projection
Stateplane: Florida North (1903)
NAD 1983(90), NAVD 1988.

PUBLIC RECORD:
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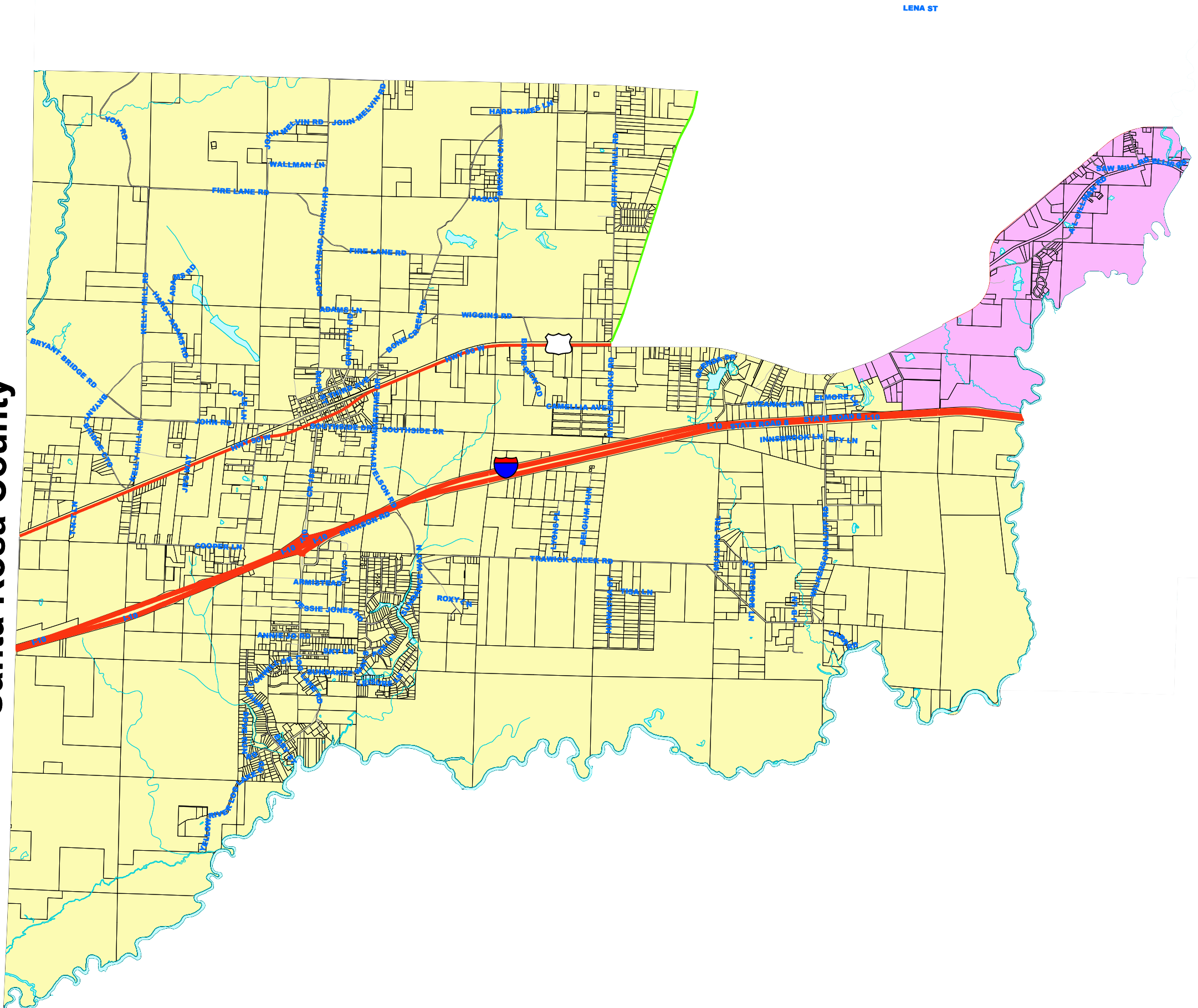
Santa Rosa County



LEGEND

- CHELCO SERVICE AREA
- GULF POWER SERVICE AREA

Santa Rosa County



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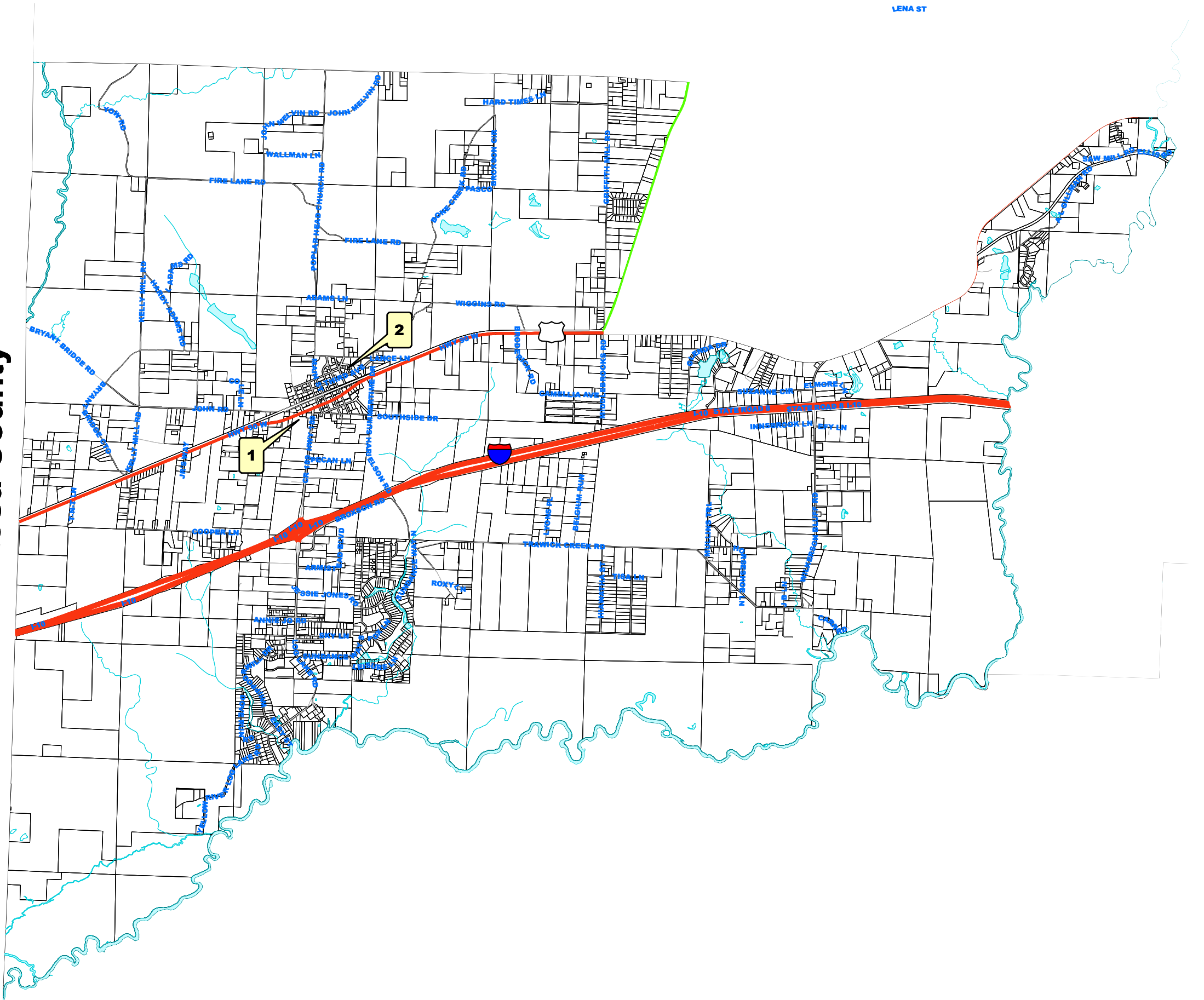


LEGEND

FACILITY NAME

- 1. Holt Volunteer Fire Department
- 2. Holt Post Office

Santa Rosa County



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G. PUBLIC SCHOOLS

Public schools are educational facilities under the administration of the Okaloosa County School District. The entire planning area is within the Baker School attendance zone. General statistics for Baker school are shown on Table 7.

**TABLE 7
BAKER SCHOOL**

GRADES: Kindergarten through 12th

ATTENDANCE ZONE: North boundary – Alabama State Line; East boundary – Yellow River; West Boundary – Santa Rosa County Line; South Boundary – Eglin Reservation

ENROLLMENT: +- 1430 students

STUDENT POPULATION GROWTH TRENDS

<u>2012</u>	<u>2015</u>	<u>2018</u>	<u>% of change 2012-2018</u>	<u>Max. Capacity</u>
1316	1357	1430	8.6	1458

Source: Okaloosa County School District 2018 FISH report

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

Baker School enrollment for 2018-2019 is 1,430 with a projected max capacity of 1,458.

H. CONSERVATION

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

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

Each of these is described in further detail as follows.

1. Archeological and Historic Sites

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

2. Public water supplies

Public water supplies include those for the Baker Water System and the Milligan Water System. The locations of well sites for these systems are shown on Map 9.

3. Flood zones and floodways

Flood zones and floodways are shown on Map 13.

4. Wetlands

Generalized locations of wetland areas is shown on Map 13. 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 13.

6. Habitat areas

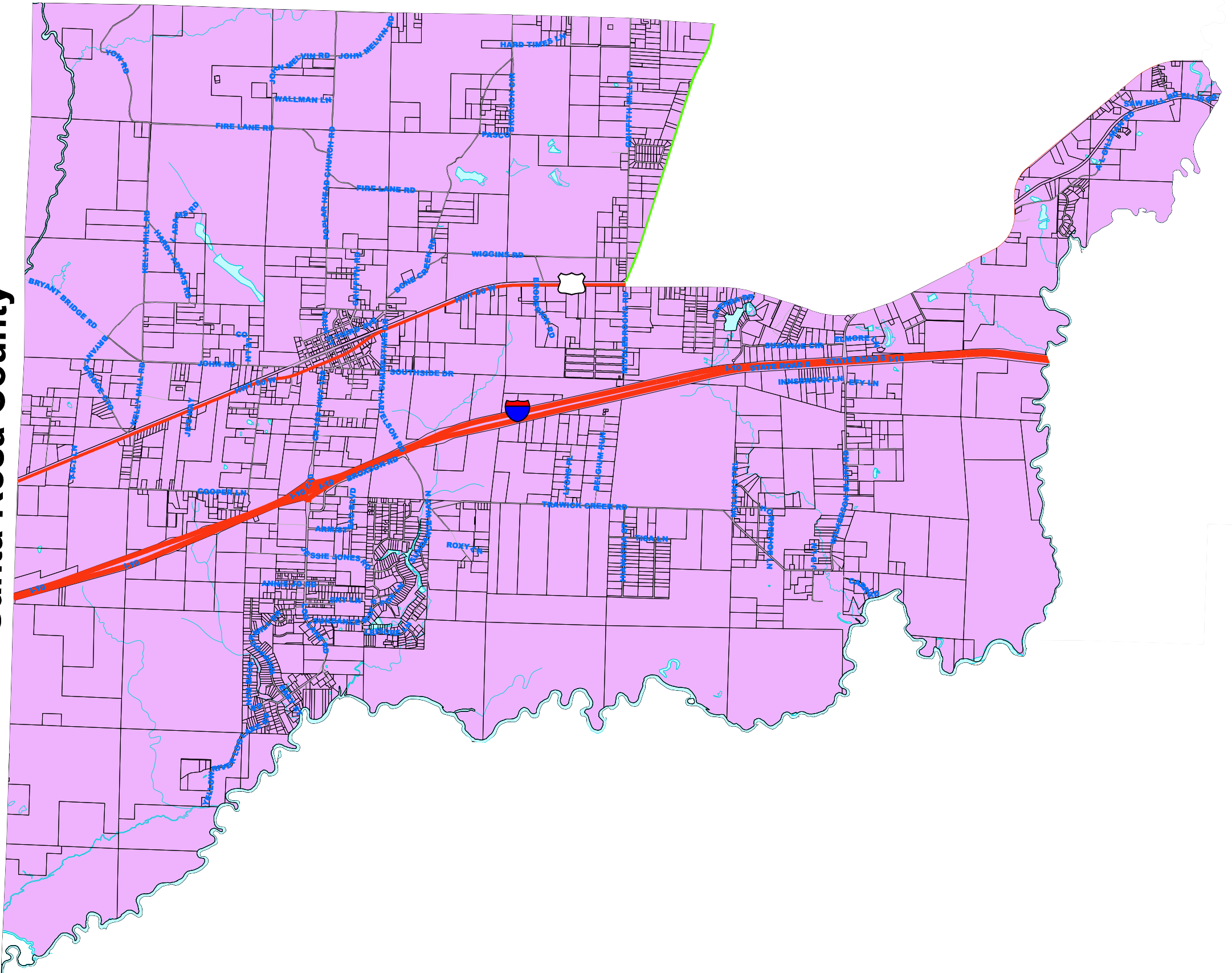
Known habitat areas for threatened and endangered species are shown on Map 13.

LEGEND

SCHOOL NAME

 Baker School

Santa Rosa County



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I. PARKS AND RECREATION

Parks and recreation facilities within the planning area are shown on Map 14.

These include the following.

County Neighborhood Parks

Guest Lake Park

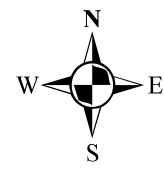
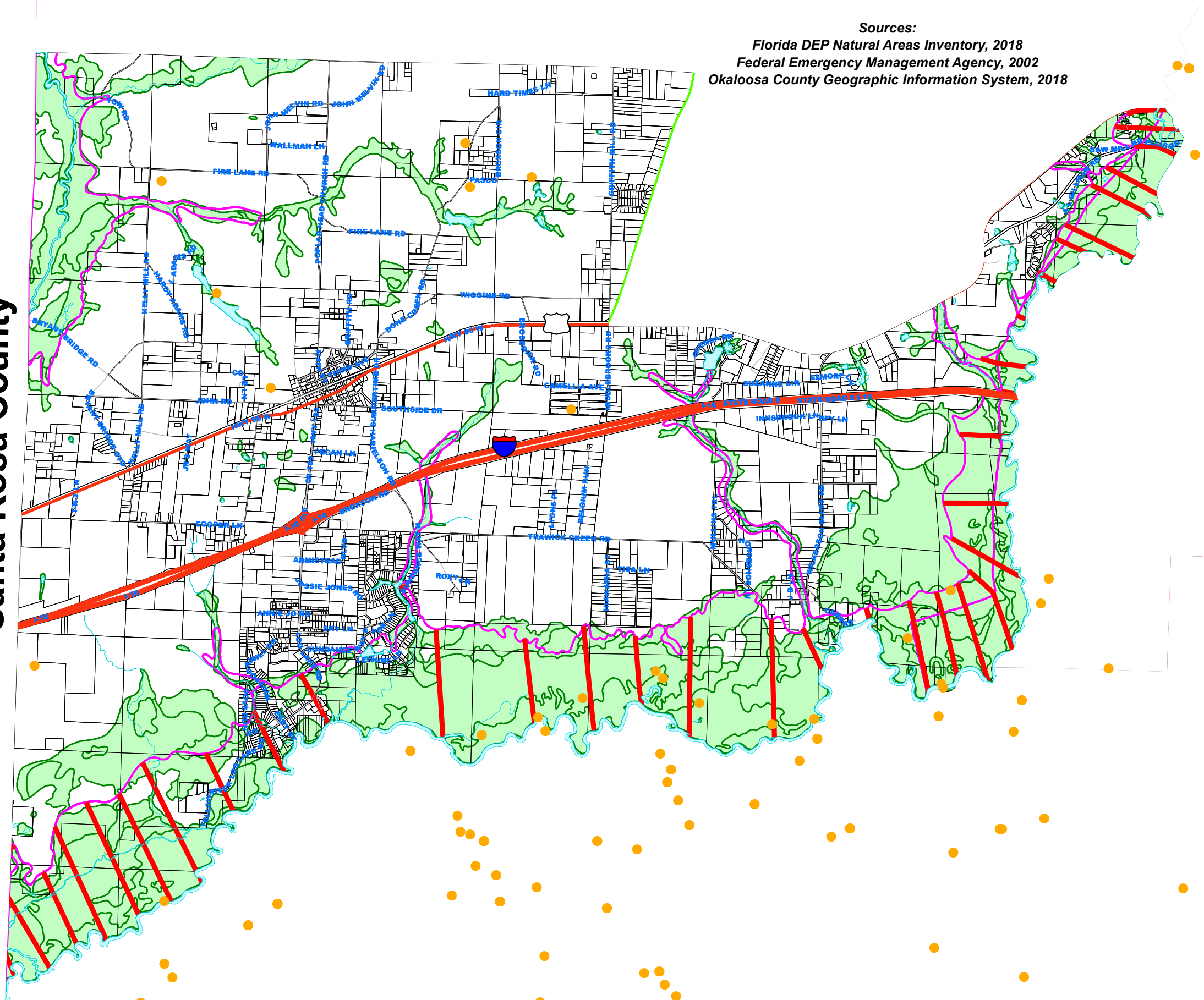
Holt Park—Hwy 90 W (near the intersection of HWY 90 W & Summertime Drive), tentatively scheduled for completion summer 2019

LEGEND

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

Sources:
 Florida DEP Natural Areas Inventory, 2018
 Federal Emergency Management Agency, 2002
 Okaloosa County Geographic Information System, 2018

Santa Rosa County



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LENA ST

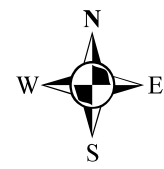
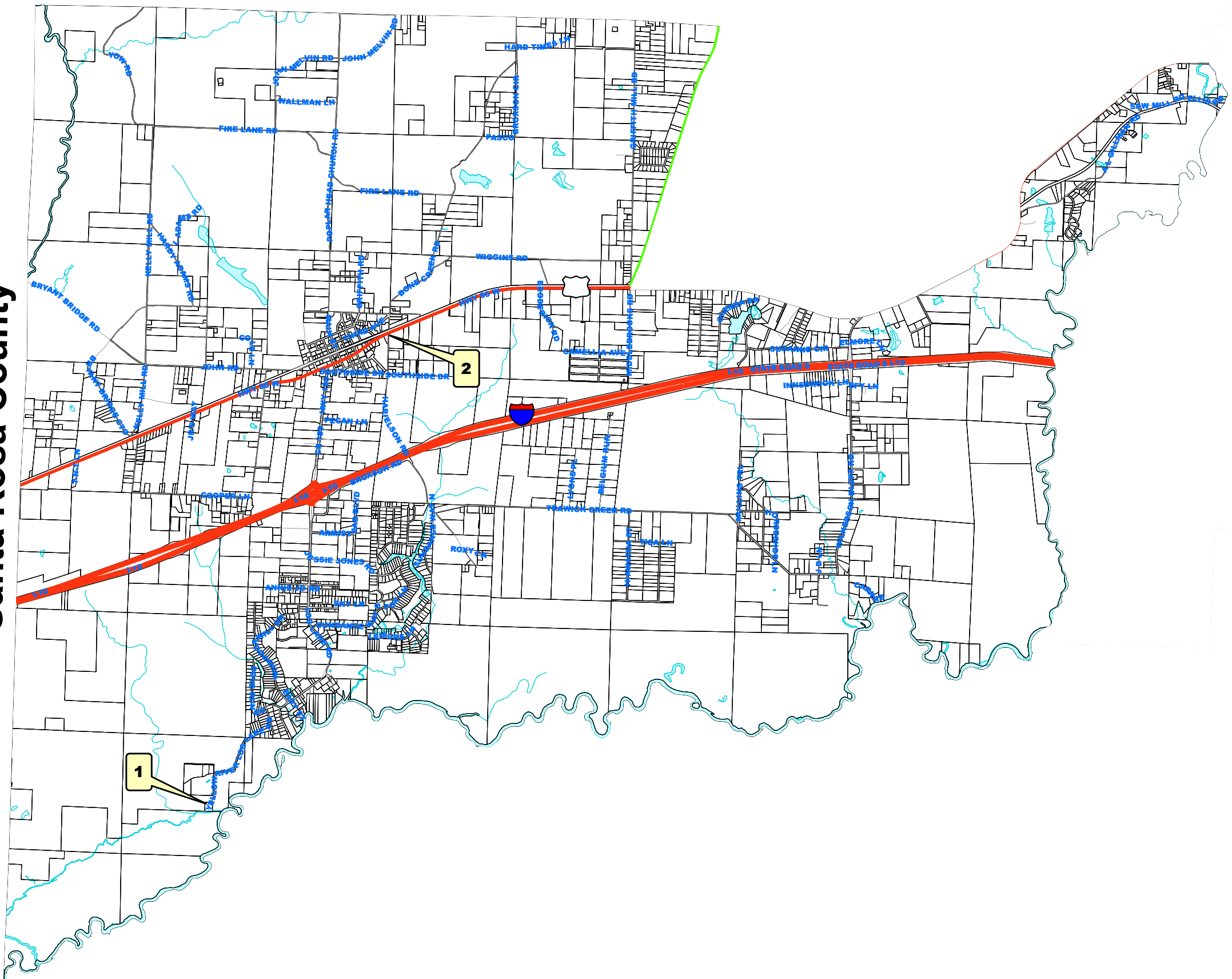
LEGEND

County Neighborhood Parks

Park Name

- 1. Guest Lake Park
- 2. Holt Park

Santa Rosa County



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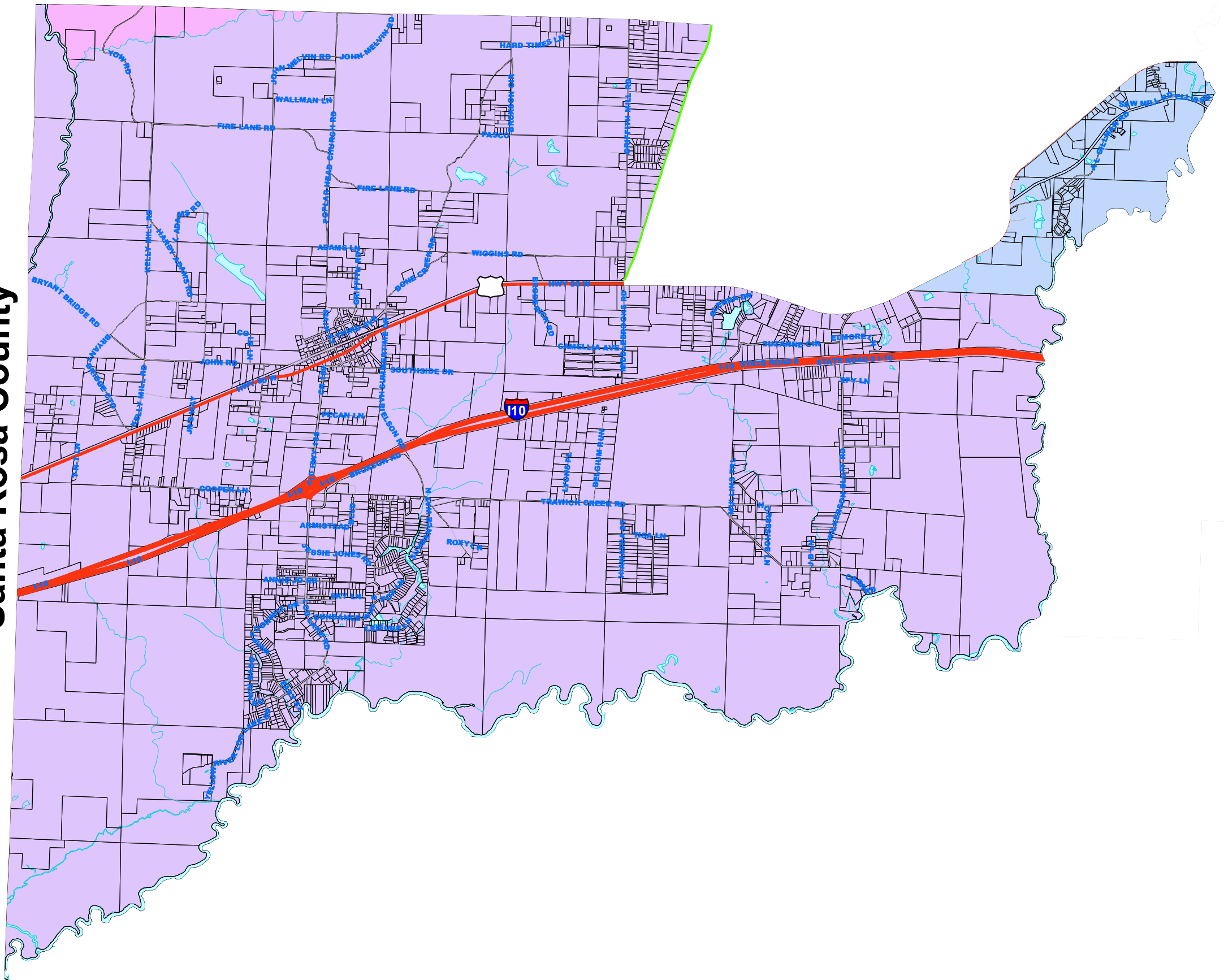


LEGEND

FIRE DISTRICT

- 1. Holt
- 2. North Okaloosa

Santa Rosa County



MAP PROJECTION:
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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.

Planning Districts and Areas

In order 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 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 4 dwelling units per acre is allowed. By applying persons per household estimates to the maximum dwelling units allowed in the LDR category the population density of a particular area can be estimated. Once the number of persons in a particular area has been determined that number can be used to determine the need for public facilities such as average daily water/sewer per household, vehicle trips per household, parks and recreation facilities, etc. This needs estimate is then compared to the adopted LOS standards to identify capital improvements needs.

General Description

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

This area includes the unincorporated communities of Holt and Milligan. The Holt area provides 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) 2017 & City-Data. Com (2016)*. Population estimates and projections for the planning area are as follows.

<u>Year</u>	<u>Population</u>
2010	2,881
2017	2,716

These figures indicate a decrease of 165 persons or approximately a -5.7% decrease during 2010 to 2017. This planning area represents 1.4% 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 2,917 acres of land classified as "vacant" and another 2,298 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 16, Holt Water Works, current average daily rate (ADR) is permitted at 186,000 gallons per day. Gross water use (2017 NWMWD audit) is currently 147,584 gallons per day. Population served is 2,077 persons. Gross water use demand projections (as provided by FDEP & NWFWMMD (2015)) estimate gross water use at 168,873 gallons per day by the year 2040. Pursuant to the data & analysis given, Holt Water Works 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 10. The numbers shown represent total acres per category less 50% to allow for infrastructure, lands not available for sale, environmental constraints, market conditions, etc. Potential population was determined by applying average person per household (2.7) to the number of dwelling units for each FLUM category. The residential component of the Agriculture FLUM was calculated less 75% under the presumption that the majority of these lands will remain in agriculture use.

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL				
FLU Category	Acres	Allowable units per acre	Number of units	Potential Population
Rural Residential	1,996	1 du per 5 acres	200	539
		1 du per acre *	998	2,695
		1 du per ½ acre *	1,996	5,389
Low Density Residential	281	4 du per acre	562	1,517
Mix Use	642	4 du per acre **	1,284	3,467
Commercial	373	4 du per acre **	746	2,014

TABLE 10 RESIDENTIAL DEVELOPMENT POTENTIAL (CONTINUED)				
Industrial	301	4 du per acre **	602	1,625
TOTAL RESIDENTIAL	3,593	1,996 at 1 du per 5 acres	200	539
		1,996 at 1 du per 1 acre *	998	2,695
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
		281 at 4 du per acre	562	1,517
TOTALS AT 3,593 ACRES			6,388	17,247
Agriculture	18,446	1 du per 10 acres	461	1,245
		1 du per acre *	4,612	12,451
TOTAL RESIDENTIAL AND AGRICULTURAL	22,039	1,996 at 1 du per 5 acres	200	539
		18,446 at 1 du per 10 acres	461	1,245
		20,442 at 1 du per 1 acre *	5,610	15,146
		1,996 at 1 du per ½ acre *	1,996	5,389
		1,316 at 4 du per acre **	2,632	7,106
TOTALS AT 22,039 ACRES			11,460	30,943
<i>Source: Okaloosa County Growth Management GIS 2018</i>				
<i>* Conditional ** Outside the Urban Development Boundary</i>				

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 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/OW 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