



# *PLAN*

## ***Fort Walton Beach***

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***City of Fort Walton Beach  
Comprehensive Plan  
2019-2029***

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# Acknowledgements

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# Foreword

For terms used in this document but not defined in its body, please consult the most recent version of the City of Fort Walton Beach Land Development Code. For additional definitions please consult the American Planning Association *A Planner's Dictionary*. For information regarding 'green' building inspectors please consult the Florida Green Building Coalition regarding professional designations.





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## **FUTURE LAND USE ELEMENT**

### **GOALS, OBJECTIVES AND POLICIES**

GOAL A – THE CITY OF FORT WALTON BEACH WILL PLAN FOR AND PROVIDE A HIGH QUALITY OF LIFE TO MEET THE NEEDS OF THE CURRENT AND FUTURE POPULATION, CREATE OPPORTUNITY FOR DEVELOPMENT AND REDEVELOPMENT, AND ENSURE THE APPROPRIATE DISTRIBUTION, LOCATION, AND EXTENT OF LAND USES. SUCH LAND USES WILL BE CONSISTENT WITH LEVEL OF SERVICE STANDARDS, PROTECTION OF NATURAL RESOURCES, ENSURE COMPABILITY, PROTECT VIABLE RESIDENTIAL NEIGHBORHOODS, AND GENERALLY PROMOTE, PROTECT, AND IMPROVE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

OBJECTIVE A.1 – THE CITY HEREBY ADOPTS THE FUTURE LAND USE MAP 2020. THE FOLLOWING POLICIES DESCRIBE THE LAND USE CATEGORIES, THE DENSITIES AND INTENSITIES APPLICABLE TO EACH CATEGORY. ONE OR MORE ZONING DISTRICTS MAY BE IMPLEMENTED FOR EACH LAND USE CATEGORY AND MAY FURTHER LIMIT THE DENSITY OR INTENSITY OF DEVELOPMENT WITHIN THE ZONING DISTRICT.

#### **Policy A.1.1**

The low density residential (LDR) land use category is intended to provide locations for exclusive low density, single-family residential areas. Allowable uses include single-family dwellings, accessory uses, on-site amenities typically associated with the principle single-family use, and limited conditional uses necessary to support the residential area. Accessory uses and structures are limited to home occupations, fences, sheds, detached garages, swimming pools or other recreational facilities for one single-family home. Such uses shall be designed to maintain compatibility of the area. Accessory dwellings may be permissible in other specified zoning districts.

#### **Policy A.1.2**

The medium density residential (MDR) land use category is intended to provide locations for all housing types, both single-family and multifamily. Allowable uses include single-family dwellings, duplex structures, triplex structures, townhouses, apartments, and other multifamily buildings. Accessory uses include on-site amenities, such as pools, playgrounds, and recreational equipment. Other uses to support multifamily residential development, such as parking facilities, transit stops, day care centers, and community buildings may be permissible when allowed by the standards and procedures for the zoning districts implementing the MDR land use category. Public schools may be allowable as a supplemental use.

#### **Policy A.1.3**

The commercial (COM) land use category is intended to provide locations for a wide range of commercial and business uses including offices, personal services, retail, “light” repair, studios, entertainment, hospitality, medical, commercial schools, civic or cultural activities, vehicle and equipment sales, service, or repair, commercial parking facilities, and other similar uses. Accessory uses may include parking facilities and transit stops. Commercial uses described for this category may be mixed within a building or within a development site. The land use category prohibits manufacturing, distribution centers, or other industrial uses. Transient and lodging uses are allowed and are not considered residential uses. Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

### **Policy A.1.4**

The mixed business and industry (MBI) land use category is intended for primarily industrial activities carried out within a building, such as assembly, repair, warehousing or storage, distribution, and similar uses; associated storage within enclosed areas; and business uses such as retail, office, or service uses, either freestanding or as ancillary uses to the industrial activities. Allowable uses for the category may be mixed within a development site or building, such as wholesale or retail sales of products produced on site, offices to support the primary activity, or related businesses. Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

### **Policy A.1.5**

The industrial (IND) land use category is intended for activities that may include indoor/outdoor storage or activity, manufacturing processes, and may have impacts from noise, lights, or high levels of truck traffic. This land use category allows for limited commercial activities such as office, retail or service uses. The industrial land use category may allow employee support facilities (such as on-site eating establishments, day-care centers, or fitness centers). Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

### **Policy A.1.6**

The mixed-use (MU) land use category allows multifamily residential in all housing types, single-family in specified zoning districts, commercial (as defined for the COM category), limited industrial (such as artisan studios or cottage industries), educational, public, civic, cultural, and specific tourist-related activities. Accessory uses to support allowable residential development include on-site amenities, such as pools, playgrounds, and recreational equipment. Allowable uses may be mixed within a building or development site. Industrial uses other than uses defined as limited industrial are prohibited. Accessory uses for all land allowable development within the MU category include transit stops and parking facilities. Specific standards for mixed-use development within the MU category are provided in Objective A.2.

### **Policy A.1.7**

The civic, institutional, and utility (CIU) land use category provides for public educational facilities, civic uses, government uses, utility services, and similar uses.

### **Policy A.1.8**

The recreation land use category (REC) provides locations for active or passive parks, and public or private recreation lands.

### **Policy A.1.9**

The conservation (CNS) land use category provides for protected lands, such as water bodies and associated shorelines and habitats.

### **Policy A.1.10**

The private club (PC) land use category is intended for private and semi-private yacht clubs or LDR uses as described above and located on waterfront sites. The yacht club use is unique and includes a mix of uses associated with a yacht club such as, but not limited to, boat slips, boat ramp, sail loft, outdoor small boat storage, facilities for sailing education and training programs, dining and cocktail lounge facilities for members and their guests, picnic areas, short-term overnight facilities for guest boaters, and other substantially similar accessory uses.

**Policy A.1.11**

The density and intensity standards for each land use category are shown below.

Land Use Category	Maximum Residential Density (Dwelling units per acre)		Maximum Floor Area Ratio For Nonresidential Development	
	Basic Standard <sup>1</sup>	Bonus Standard <sup>2</sup>	Basic Standard <sup>1</sup>	Bonus Standard <sup>2</sup>
LDR	6.0	NA	NA	NA
MDR	20.0	1.5 times the base density for the applicable zoning district	NA	NA
COM	0.0	NA	1.5	NA
MBI	0.0	NA	1.5	NA
IND	0.0	NA	1.5	NA
MU	30.0	1.5 times the base density for the applicable zoning district	2.0	1.5 times the base floor area ratio for the applicable zoning district
CIU	0.0	NA	1.5	NA
REC	0.0	NA	0.2	NA
CNS	0.0	NA	0.01	NA
PC	6.0	NA	NA	NA

<sup>1</sup>The base standard means the maximum density or intensity for the land use category. Lower standards may be established for each zoning district to ensure compatibility with adjacent zoning districts. See Policy A.4.5 for details.

<sup>2</sup>The maximum density or intensity when meeting bonus provisions is dependent on location and compatibility standards established for each zoning district.

**Policy A.1.12**

The City will prepare and maintain standards for assignment of land use categories and zoning districts to land annexed into the City.

**Policy A.1.13**



The assignment of land use categories shall be based on coordination of soil types, topographic conditions, natural resource protection, historic area protection, and protection of developed areas from encroachment of incompatible uses.

### Policy A.1.14

Congregate living facilities are allowable in COM, CIU, MU, MDR, and LDR land use categories. Such facilities will be allowable when they can be designed and located in such a way as to maintain compatibility with surrounding uses and zoning districts.

### Policy A.1.15

Religious facilities are permissible within COM, CIE, and MU land use categories. Religious facilities may be permissible within MDR and LDR land use categories when complying with supplemental use standards.

**OBJECTIVE A.2 – THE CITY INTENDS THAT MIXED-USE DEVELOPMENT WITHIN THE MU LAND USE CATEGORY PROVIDES A RANGE OF USES TO ACHIEVE A DIVERSE, COMPATIBLE, AND PEDESTRIAN-FRIENDLY AREA. THE FOLLOWING POLICIES ARE INTENDED TO MEET THIS OBJECTIVE.**

### Policy A.2.1

In order to ensure a mix of uses for land within the MU land use category, the City will implement the mix of uses on a district wide basis, according to the table below. The implementation standards for mixing uses will be based on the following types of land use activities and the amount of floor area of the use.

Type of Use	Minimum %	Maximum %
Residential	20	40
Commercial Retail	20	45
Personal Service and Office	5	10
Entertainment, Hospitality, Tourist-oriented establishments	20	45
Civic, Institutional, Educational, Cultural, or Public	10	25
Limited Industrial (artisan studios or similar)	0	20

### Policy A.2.2

All mixed-use developments will have shared parking facilities, pedestrian connections among and between buildings and uses, and design features to ensure compatibility at the boundary of the MU land use district.

### Policy A.2.3

The downtown design overlay district (DDOD) is shown on the Future Land Use Map. Within the DDOD, design requirements will ensure:

- compatibility of building design,
- site design features consistent with a downtown location,
- scale of development to support pedestrian activity,
- preservation of historic buildings and features, and

- provision of plazas, pedestrian ways, street furniture, and other streetscape features.

### **Policy A.2.4**

Within the DDOD, bonus density and intensity standards will be implemented to encourage additional design features and enhance the development characteristics within the DDOD district. The City will establish such additional design guidelines based on the recommendations in the Community Redevelopment Area (CRA) Plan; these additional guidelines are beyond the minimum mandatory land development regulations and are intended to achieve a high level of design excellence consistent with the goals of the CRA Plan. The City will further establish a method for evaluating the degree to which the additional guidelines are met in a proposed development and a method for granting additional density or intensity consistent with the bonus standard described in Policy A.1.11.

### **Policy A.2.5**

For development parcels with frontage on arterial highways, additional design standards may be required to ensure compatibility of design and to maintain the traffic capacity of the highway.

## **OBJECTIVE A.3 – THE CITY WILL ENSURE COMPATIBILITY BETWEEN LAND USE DISTRICTS AND DEVELOPMENTS.**

### **Policy A.3.1**

The maximum building heights established for individual zoning districts will be consistent with limitations imposed by military operations. Building heights for development adjacent to single-family residential land use or zoning districts will be limited to a maximum of 1.5 times the average height within the single-family residential land use or zoning district in order to ensure compatibility.

### **Policy A.3.2**

The City will implement standards to ensure that the scale of buildings and development is consistent with the neighborhood where such buildings and development are proposed.

### **Policy A.3.3**

Within nonresidential land use and zoning districts, location standards will be implemented to ensure that compatibility and safety are ensured when access is allowed to nonresidential development sites from local streets providing access to residential land use or zoning districts.

### **Policy A.3.4**

Compatibility between residential and nonresidential land use districts, zoning districts, or development sites will be ensured through implementation of standards for:

- building orientation,
- location and design of delivery areas,
- lighting,
- parking lot locations and design,
- location of site features such as dumpsters or storage areas,
- electronic interference,
- screening equipment whether located at ground level or on rooftops;

- location of outdoor gathering places, such as plazas, recreation facilities, and similar uses, and
- standards for buffers.

**Policy A.3.5**

The City will implement design and development standards for specific uses with potential impacts unique to the use, such as communication towers, paint and body shops, vehicle sales and service centers, big box discount centers, junkyards, establishments with drive-up windows, and other uses with the potential for impacts greater than anticipated by the land use category allowing the use.

**OBJECTIVE A.4**

**THE CITY WILL CONTINUE TO IMPLEMENT LAND DEVELOPMENT REGULATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN.**

**Policy A.4.1**

The City intends to provide and maintain a land development code that ensures ease of use, understanding, and implementation of land development regulations.

**Policy A.4.2**

The land development code will include the following provisions:

- a) regulation of the subdivision of land;
- b) regulation of use of land and water, consistent with the land use categories provided herein;
- c) compatibility standards;
- d) open space standards;
- e) protection of specified potable water well fields;
- f) regulation of flood prone areas;
- g) provisions for drainage and stormwater management;
- h) protection of specified environmentally sensitive lands;
- i) regulation of signage;
- j) concurrency management standards; and
- k) traffic circulation and parking standards.

**Policy A.4.3**

The land development code will ensure that all development applications are reviewed by appropriate agencies. Specified types of development applications, such as developments seeking approval of bonus density or intensity, will be reviewed through procedures that ensure adequate opportunity for public comment.

**Policy A.4.4**

The City will include provisions for planned developments as one means of ensuring integrated development within a development site.

**Policy A.4.5**

The City will establish and implement bonus standards within specified zoning districts to allow developments to exceed the base standards by mitigating the effects of increased density or intensity along with meeting specified additional development standards. A proposed development seeking bonus density or intensity must demonstrate compliance with the additional development standards established by the City to ensure best practices in planning and site design. The City will establish a specific method to determine eligibility and to evaluate proposals for bonus density or intensity. Bonus density or intensity will not be granted except in compliance with the additional development standards established by the City.

**OBJECTIVE A.5 – THE CITY SHALL ENCOURAGE AND PROVIDE FOR THE ELIMINATION OR REDUCTION OF USES INCONSISTENT WITH THE COMMUNITY'S CHARACTER AND FUTURE LAND USES.**

**Policy A.5.1**

The City will establish standards to distinguish types of nonconformities, toward the end of eliminating detrimental nonconformities.

**Policy A.5.2**

The City will establish standards to allow limited expansion or change of use for non-detrimental nonconformities and ensure maintenance of compatibility between conforming and nonconforming uses and structures.

**OBJECTIVE A.6 – THE CITY WILL CONTINUE TO PROVIDE FOR REDEVELOPMENT THROUGH IMPLEMENTATION OF A COMMUNITY REDEVELOPMENT AREA PLAN.**

**Policy A.6.1**

The City will maintain and periodically update a CRA Plan to support and encourage infill and redevelopment within the CRA Area.

**Policy A.6.2**

The City will prioritize and implement improvement projects identified in the CRA Plan in order to support private redevelopment and economic development.

**Policy A.6.3**

The City will implement programs and projects to create and maintain pedestrian access throughout the CRA.

**Policy A.6.4**

The City will maintain and improve the waterfront as a valuable asset to the CRA and the entire City through programs and projects that protect views, ensure access, and promote waterfront businesses. The primary means of maintaining and improving the waterfront is through implementation of the CRA Plan and the implementation of site development standards in the Land Development Code.

**Policy A.6.5**

The City will ensure that redevelopment, new development, and infill development are compatible with existing development, based on building scale, site design, building location and orientation, accessory structures, and other site features.

**OBJECTIVE A.7 – THE CITY WILL ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT WILL BE COMPATIBLE WITH EGLIN AIR FORCE BASE AND HURLBURT FIELD AND THAT SUCH DEVELOPMENT AND REDEVELOPMENT WILL NOT ENCROACH ONTO PROTECTED MILITARY LOCATIONS AND ACTIVITIES.**

### **Policy A.7.1**

The City will implement regulations for outdoor lighting to avoid glare and reflection that may have a negative impact on military operations. Outdoor lighting will incorporate full-cutoff fixtures or will be shielded to prevent illumination that has a negative impact on aircraft operations.

### **Policy A.7.3**

The City will ensure that applications for amendments to the comprehensive plan and applications for proposed development are available to a designated military representative for review and comment. To support this policy, a military representative will be invited to serve ex-officio on the Local Planning Agency.

### **Policy A.7.4**

The City will continually monitor the recommendations of the Joint Land Use Study to ensure implementation of the recommendations within the City.

### **Policy A.7.5**

The City will limit heights in areas where there are potential conflicts with Eglin missions and operations.

### **Policy A.7.6**

The City will provide information to the public regarding the location and the impacts typically associated with military installations and military flight paths.

**OBJECTIVE A.8 – THE CITY WILL ENSURE PROTECTION, APPROPRIATE REUSE, OR PERMISSIBLE DEMOLITION OF DESIGNATED HISTORIC AND ARCHAEOLOGICAL RESOURCES.**

### **Policy A.8.1**

The City will establish procedures and standards to protect structures or sites that are on the Florida Master Site File or the National Register of Historic Places.

### **Policy A.8.2**

The City will appoint and support an advisory board to assist in the submittal of nominations of historic sites or historic structures.

### **Policy A.8.3**



The City will seek opinions on appropriate use, reuse, or demolition of structures on the Florida Master Site File or the National Register of Historic Places

### Policy A.8.4

The City will provide information and assistance, where possible, to individuals and organizations seeking to identify, document, and evaluate historic resources.

### Policy A.8.5

The City will utilize the publication *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* during the renovation or rehabilitation of any City-owned building that is designated by the City as a locally significant historic structure or is on the National Register of Historic Places.

### Policy A.8.6

The City will establish procedures and standards to evaluate development proposed on a site containing known or potential archaeological resources. Such procedures and standards will ensure appropriate protection of archaeological resources.

## OBJECTIVE A.9 – THE CITY WILL AVOID URBAN SPRAWL.

### Policy A.9.1

The City will encourage and support infill development as the primary means to avoid urban sprawl.

## **TRANSPORTATION ELEMENT**

### **GOALS, OBJECTIVES AND POLICIES**

**GOAL B – PROVIDE FOR A SAFE, ENERGY EFFICIENT, COST EFFECTIVE AND ACCESSIBLE MULTIMODAL TRANSPORTATION SYSTEM IN THE CITY, AS WELL AS TO AND FROM THE SURROUNDING REGIONAL AREAS, IN A MANNER THAT NOT ONLY ACCOMMODATES TODAY’S DEMAND BUT ALSO REASONABLY ANTICIPATES GROWTH.**

**OBJECTIVE B.1 – PROVIDE FOR SAFE, CONVENIENT, ENERGY EFFICIENT AND COST-EFFECTIVE MOTORIZED AND NON-MOTORIZED TRAFFIC CIRCULATION WITHIN THE CITY**

#### **Policy B.1.1**

The City hereby adopts the peak hour and direction level of service standard of D for State roads in Fort Walton Beach, outside the TCEA.

#### **Policy B.1.2**

All new development, including but not limited to, planned unit developments, shopping centers, multifamily residential projects and other projects with internal circulation and parking needs will provide for safe and convenient on-site traffic flow, sufficient vehicular parking to accommodate the needs of the development, and parking facilities for bicycles.

#### **Policy B.1.3**

On all arterial and collector streets, the distance between driveways providing ingress and egress to parcels will be controlled as set forth in the land development code (LDC) to facilitate safe and efficient access.

#### **Policy B.1.4**

The City will require that all future development pay all costs and construct all roads within the development to City standards so that roads, upon construction, may be accepted into the City’s road system. Nothing in this policy shall be interpreted to preclude the City from requiring the development to pay all costs to the City associated with construction of any road or alley made necessary by the development.

#### **Policy B.1.5**

The City will require that new development install and maintain landscaping within public rights-of-way.

#### **Policy B.1.6**

The City will prioritize its transportation facility maintenance and reconstruction activities together with any cost/benefit analysis, traffic safety analysis and analysis of the physical conditions of the various roadways within the City. Such analysis and prioritization will be consistent with the City’s Capital Improvements Program.

**Policy B.1.7**

The City will ensure the availability of well-signed accessible parking in the designated downtown design overlay district.

**Policy B.1.8**

The City will evaluate the use of traffic calming techniques to ensure safety for vehicular, traffic, pedestrian, and bicycle travel.

**OBJECTIVE B.2 – SEEK TO ENSURE THAT SUFFICIENT TRANSPORTATION SYSTEM CAPACITY IS AVAILABLE TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS**

**Policy B.2.1**

The City will work with the Okaloosa-Walton Transportation Planning Organization and the FDOT to produce studies and reports indicating which roadways are constrained or congested and establish the most appropriate actions to ease peak hour driving times on the road segments identified.

**OBJECTIVE B.3 – COORDINATE THE TRAFFIC CIRCULATION SYSTEM, INCLUDING MULTIMODAL SYSTEMS, WITH THE FUTURE LAND USES SHOWN ON THE FUTURE LAND USE MAP SERIES**

**Policy B.3.1**

The City will evaluate roadway improvement decisions to ensure consistency with the Comprehensive Plan.

**Policy B.3.2**

The City will participate in the preparation of corridor studies for all designated principal and minor arterial roadways and will coordinate the studies with adjacent communities. The corridor studies shall consider land uses adjoining the corridor, access management, and multimodal transportation options including transit and pedestrian infrastructure like sidewalks and bikeways.

**Policy B.3.3**

The City will review all plans and proposals for development or redevelopment within the City for consistency with the transportation system.

**Policy B.3.4**

The City will continue to coordinate with Okaloosa County in the provision of transit services within the City and seek methods to improve transit services to residents and visitors in the City.

**Policy B.3.5**

The City will prioritize multimodal improvements based on the needs identified on the sidewalk network map (Map 1-8), the bikeways map (Map 1-7), and the mass transit map (Map 1-9).

**OBJECTIVE B.4 –COORDINATE THE CITY’S TRANSPORTATION DECISION MAKING PROCESS WITH THE TRANSPORTATION PLANS AND PROGRAMS OF THE OKALOOSA-WALTON TRANSPORTATION PLANNING ORGANIZATION (OWTPO) AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).**

**Policy B.4.1**

The City will assist with the preparation of the OWTPO cost feasible plan.

**Policy B.4.2**

The City will continue its active participation in and review of the OWTPO plans and planning process to ensure that recommendations and activities are consistent with the Fort Walton Beach Comprehensive Plan. The City’s participation will include efforts to assure that needed projects within the City are included within OWTPO and FDOT plans.

**Policy B.4.3**

The City will participate in and review the annual updates of the five-year FDOT construction plan to ensure that the best interests of the City are included in the plan.

**Policy B.4.4**

The City will participate on the technical coordinating committee of the OWTPO to assure that needed projects are included in planning efforts.

**OBJECTIVE B.5 – PROVIDE FOR THE PROTECTION OF EXISTING AND FUTURE RIGHTS-OF-WAY FROM BUILDING ENCROACHMENT**

**Policy B.5.1**

The Local Planning Agency will explore alternative measures for the acquisition and preservation of existing and future rights-of-way.

**Policy B.1.5.2**

The City will continue to enforce standards that assure protection of designated arterial and collector roadways from building encroachment.

**OBJECTIVE B.6 – INTEGRATE A SAFE SYSTEM OF BIKEWAYS AND PEDESTRIAN FACILITIES INTO THE CITY**

**Policy B.6.1-** Arterial and collector road construction projects within the City will accommodate non-motorized transportation, such as by providing bikeways and/or walkways where right-of-way is sufficient.

**Policy B.6.2**

The following priority ranking will be used for construction of sidewalks along existing streets. Level I will have first priority, Level II will have second priority, and Level III will have third priority:

**Level I: Arterial roadways, school areas and those streets on which children would normally walk to those schools, business districts, industrial districts, historical districts, health care areas, and areas where partial or incomplete sidewalks now exist.**

**Level II: Collector roadways.**

**Level III: Local streets.**

### **Policy B.6.3**

**The City will continue to require sidewalks to be constructed and maintained for new development and redevelopment projects.**

### **Policy B.6.4**

**When fixed route transit service is implemented, transit stops will be provided and include sidewalk access.**

### **Policy B.6.5**

**The City will ensure that traffic operations measures and traffic control devices support and accommodate bicycle and pedestrian use, including crosswalks, pedestrian signals, refuge islands, and bicycle loop detectors.**

### **Policy B.6.6**

**The City will ensure that facility design for roads, parking facilities, sidewalks, and other transportation improvements conforms to ADA standards.**

## **OBJECTIVE B.7 –MAINTAIN A TRANSPORTATION CONCURRENCY EXCEPTION AREA (TCEA) COTERMINOUS WITH THE FORT WALTON BEACH COMMUNITY REDEVELOPMENT AREA (CRA)**

### **Policy B.7.1**

**Development and redevelopment within the TCEA is not required to meet State level of service standards. As an alternative, development and redevelopment within the TCEA must provide mobility improvements consistent with the impact of the development project.**

### **Policy B.7.2**

**New Developments of Regional Impact (DRI), shall be excepted from transportation concurrency as permissible consistent with Chapter 380, F.S.; however, an existing DRI may qualify for a transportation concurrency exception based on provision of mobility improvements based on the impacts of the DRI project.**

### **Policy B.7.3**

**The grant of exceptions to concurrency requirements within the TCEA is limited to transportation concurrency and does not exempt proposed development or redevelopment from complying with all remaining objectives and policies for transportation.**



**Policy B.7.4**

The City will provide multimodal transportation improvements as funds are available, except for improvements necessary to meet transportation safety or operational requirements arising from the proposed development or redevelopment project.

**Policy B.7.5**

The City may require special traffic studies, including, but not limited to, information about trip generation, trip distribution, trip credits, and/or signal warrants within the TCEA to determine the need for transportation modifications for improved traffic operation and/or safety on impacted road segments.

**Policy B.7.6**

The City will periodically evaluate the TCEA to determine its successes and shortcomings in promoting infill and redevelopment, providing multimodal transportation improvements, and supporting the CRA Plan. Evaluation criteria will include impacts on parking, pedestrian travel, availability of sidewalks and crosswalks, corridor streetscape improvements, and other criteria identified by the City and the CRA.

**Policy B.7.7**

The City will maintain and update strategies to achieve improvements to the multimodal transportation system. Strategies may include:

- provision of sidewalks;
- bicycle lanes;
- bicycle parking facilities;
- multi-use pathways;
- transit stops and shelters;
- pedestrian features such as benches, safe havens for street crossings, and signalized pedestrian crossings;
- cross-access connections, shared driveways and access easements between developments;
- traffic calming features;
- alleys;
- median design improvements;
- incentives for retrofit to include multimodal features; and
- transportation demand management programs.

Proposed development and redevelopment must include strategies based on priorities established by the City.

**Policy B.7.8**

The City will develop strategies to achieve a level of quality for walkability and bicycling that is “good” or better.

**Policy B.7.9**

The City will implement design strategies to improve pedestrian and bicycle facilities, such as buffers to separate non-motorized paths from roadways, signage, lane or path identification, pavement treatments, building scale requirements, and street furniture requirements.

**OBJECTIVE B.8 – MEET THE NEEDS OF THE TRANSPORTATION DISADVANTAGED**

**Policy B.8.1**

The City will coordinate with transit providers to ensure accessibility of demand responsive services to City residents.

**Policy B.8.2**

The City will coordinate with transit providers to ensure compliance with transit requirements of the Americans with Disabilities Act (ADA).

## **HOUSING ELEMENT**

### ***GOALS, OBJECTIVES AND POLICIES***

**GOAL C – TO MAINTAIN A SAFE AND ADEQUATE SUPPLY OF HOUSING BY PRESERVING EXISTING STABLE NEIGHBORHOODS, STABILIZING AND ENHANCING NEIGHBORHOODS THAT ARE IN TRANSITION, AND RESTORING AND REHABILITATING NEIGHBORHOODS THAT HAVE DECLINED.**

**OBJECTIVE C.1 – THE CITY WILL CONTINUE ITS PROGRAM OF INFORMATION EXCHANGE WITH ITS NEIGHBORHOODS. THE PURPOSE OF THE GREAT NEIGHBORHOOD PARTNERSHIP PROGRAM IS TO PROVIDE A MECHANISM THROUGH WHICH THESE AREAS ARE KEPT AWARE OF THE OVERALL CONDITION OF THE CITY, POTENTIAL THREATS TO THE STABILITY OF NEIGHBORHOODS, AND ANY INFORMATION AND ASSISTANCE WHICH IS AVAILABLE TO THEM. THE PROGRAM IS TO BE IMPLEMENTED THROUGH THE FOLLOWING POLICIES**

#### **Policy C.1.1**

The City will assist with the organization and continuation of neighborhood groups in order to work with residents to improve their neighborhoods. The City will maintain and regularly update a map of the boundaries of each neighborhood.

#### **Policy C.1.2**

The City will continue to provide information to the neighborhoods through various means, which can include notice on services, events, and activities that are of interest to the City's residents.

**OBJECTIVE C.2 – THE CITY WILL MAINTAIN A RESIDENTIAL NEIGHBORHOOD CATEGORIZATION MAP AS AN INTEGRAL PART OF THIS HOUSING ELEMENT. THE MAIN OBJECTIVE OF THE CATEGORIZATION IS TO IDENTIFY THE LEVEL OF NEED IN EACH NEIGHBORHOOD, WHICH IN TURN WILL DETERMINE THE STRATEGIES TO BE TAKEN IN MEETING THAT NEED**

#### **Policy C.2.1**

Each residential area will be categorized in terms of the descriptions provided in this Housing Element, and will be identified as such on the Residential Neighborhood Categorization Map.

#### **Policy C.2.2**

The City will update the Residential Categorization Map at least once every five years.

**OBJECTIVE C.3 – FOR THOSE AREAS IDENTIFIED AS STABLE RESIDENTIAL ON THE RESIDENTIAL NEIGHBORHOOD CATEGORIZATION MAP, THE CITY WILL TAKE ACTIONS TO ENSURE THAT THEY REMAIN STABLE AND DO NOT DECLINE**

#### **Policy C.3.1**

These stable residential areas will be provided assistance through the development/ maintenance of a neighborhood plan or Community Redevelopment Area (CRA) Plan which is directed toward enhancing and promoting the neighborhood.

**Policy C.3.2**

The City, through its Great Neighborhood Partnership Program (or equivalent), will maintain periodic contact with the representatives of the neighborhood groups through attendance at neighborhood meetings or via telephone/email, acting as a liaison with the City to resolve matters of concern to the neighborhood.

**Policy C.3.3**

The City will protect its stable residential areas from the encroachment of more intensive adjacent uses by implementing land use transitions, such as the installation of buffers and screening, and requiring performance standards within the Land Development Code.

**Policy C.3.4**

The City will continue to maintain neighborhood parks and promote our neighborhoods. In addition, the City will continue to provide assistance for home improvement and home maintenance for the continued stabilization of neighborhoods.

**Policy C.3.5**

To solve specific problems, these areas will receive targeted code enforcement activities, home improvement programs, and beautification efforts, or other measures that increase the level of activity to produce results.

**OBJECTIVE C.4 – FOR THOSE AREAS IDENTIFIED AS NEEDING REHABILITATION OR DILAPIDATED ON THE NEIGHBORHOOD CATEGORIZATION MAP, THE CITY WILL TAKE MEASURES TO PREVENT FURTHER DECLINE, AND TO HELP MOVE THE NEIGHBORHOOD TOWARD A CLASSIFICATION OF STABLE RESIDENTIAL**

**Policy C.4.1**

These dilapidated areas will be provided assistance through the development/maintenance of a “neighborhood plan” which is directed toward encouraging private investment, outlining needs for physical improvements, and mitigating critical concerns for the neighborhood.

**Policy C.4.2**

The City, through its Great Neighborhood Partnership Program (or equivalent), will maintain regular personal contact with the representatives of the associations through attendance (on at least a quarterly basis) at neighborhood meetings or via telephone/email and by acting as a liaison with the City to resolve matters of concern to the neighborhood.

**Policy C.4.3**

To solve specific problems, these areas will receive targeted code enforcement activities, home improvement programs, and beautification efforts, or any other measure that increases the level of activity to produce results.

**Policy C.4.4**

The City will target its housing programs within these areas to rehabilitate existing properties and also encourage private investment, public-private partnerships, and first-time homebuyers.

**Policy C.4.5**

These areas will have the highest priority in terms of targeting of code enforcement and law enforcement activities, and also beautification efforts.

**Policy C.4.6**

These areas will have priority in terms of scheduling capital improvements (infrastructure) which will assist in reversing visible signs of deterioration and encouraging private investment.

**OBJECTIVE C.5 – THE CITY WILL ENCOURAGE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS AND WORKFORCE HOUSING PROJECTS IN APPROPRIATE LOCATIONS IN ORDER TO MEET LOCAL NEEDS, THROUGH INCENTIVES, FLEXIBILITY, AND EXPEDITED PERMITTING**

**Policy C.5.1**

The City will ensure the availability of land for housing in all income ranges, in part, through designation of residential land use categories on the Future Land Use Map to provide for a range of housing types and densities.

**Policy C.5.2**

The City will continue to provide technical assistance, information and referral services to the public and private sector on housing-related matters in order to maintain a housing production capacity sufficient to meet the projected housing market demand. The City will continue to coordinate with the Okaloosa Community Development Corporation to further fair housing and eliminate discrimination in housing.

**Policy C.5.3**

The City will monitor its permitting process for changes necessary to improve the public and private housing delivery process. The City will continue to provide information on development requirements and will encourage pre-development conferences with appropriate regulatory agencies.

**Policy C.5.4**

The City will begin immediately to identify and implement strategies to encourage development of workforce housing.

**Policy C.5.5**

The City will consider methods, standards, and locations for accessory residential units within established residential areas while maintaining stable and compatible neighborhoods.

**Policy C.5.6**



The City will identify appropriate alternative site design standards, such as parking ratios, setback standards, and zero lot line configurations, to encourage additional affordable and workforce housing.

**Policy C.5.7**

The City will consider the implications of adopting policies, procedures, ordinances, regulations, and plans which may increase the cost of housing and report such information to the Local Planning Agency as part of the deliberation process.

**Policy C.5.8**

The City will coordinate with the Affordable Housing Alliance Committee to consider provisions in the Land Development Code to modify street requirements for affordable/workforce housing.

**Policy C.5.9**

The City will implement techniques such as affordable housing density bonuses consistent with recommendations in the CRA Plan.

**Policy C.5.10**

The City will encourage the development of affordable and workforce housing near transportation hubs and major employment centers and mixed-use, compact developments.

**Policy C.5.11**

The City will continue and improve, where needed, its current public/private partnerships to ensure an effective and efficient housing delivery system. In support of this policy, the City will continue to monitor population, housing, and economic data and coordinate with public and private housing providers to ensure the use of current data.

**OBJECTIVE C.6 –THE CITY WILL PROVIDE INCENTIVES FOR CRITICALLY NEEDED HOUSING IN ORDER TO FOSTER SUSTAINABILITY AND PROVIDE DIRECTION AND ASSISTANCE TO THE PRIVATE SECTOR**

**Policy C.6.1**

The City will allow development within a mixed-use land designated area which provides student and/or workforce housing at 80%-200% the Area Median Income (AMI) to request subsidies or other incentives by City Council. Inclusionary workforce units must be aesthetically similar to market rate units. For the duration of any subsidy or incentive offered:

- Proof of annual affordability restrictions must be submitted to the City Manager; and
- Proof of employment within a city census tract must be submitted to the City Manager.

**Policy C.6.2**

The City will implement procedures to expedite the development order and permitting process for housing projects which meet the definition for affordable housing or contain inclusionary workforce units.

**OBJECTIVE C.7 – ADEQUATE SITES FOR MANUFACTURED HOUSING. THE CITY WILL CONTINUE TO PROVIDE ADEQUATE LAND AREA TO ACCOMMODATE MANUFACTURED HOMES WITHIN ITS CORPORATE LIMITS**

**Policy C.7.1**

The City will continue to encourage the provision of affordable housing requirements in the Land Development Code that Residential Design Manufactured Homes (RDMH) be permitted in all areas designated for Low Density Residential on the Future Land Use Maps subject to requirements for assuring similarity in exterior appearance between such RDMH and site built homes constructed on contiguous or other lots in the same zoning district.

**Policy C.7.2**

The City will permit the provision of affordable housing by continuing to provide in the LDC that standard design manufactured homes may be placed:

- In manufactured home communities located in R-2, Multifamily Dwelling Districts (and not in a Coastal High Hazard Area);
- In private, temporary use (not longer than six (6) months) in any zoning district as a temporary office or accessory structure for storage of materials and tools incidental to development of a building site; and
- In temporary use (not longer than six months), in any zoning district, by a local, state or federal governmental agency for public purposes.

**Policy C.7.3**

The City will continue to require that manufactured home architectural and building design standards will be applied equally to site built homes

**Policy C.7.4**

The LDC will continue to prohibit moving any mobile home manufactured prior to June 15, 1976, into the City in any zoning district due to the lack of comprehensive implementation of federal building and safety standards for transportable structures.

**Policy C.7.5**

The City will continue to require in the LDC that all manufactured and mobile homes, both existing and new, and all parts thereof, be maintained in a safe and sanitary condition; kept in the same good working order and condition as when the certificate of occupancy was issued.

**OBJECTIVE C.8 –The City will promote housing opportunities to meet the unique housing needs of the elderly, dependent children, physically and mentally challenged, developmentally disabled and the temporarily homeless**

**Policy C.8.1**

The City will continue to enforce performance standards consistent with Section 419, Florida Statutes, through provisions in the Land Development Code.

**OBJECTIVE C.9 -THE CITY WILL CONTINUE TO PROMOTE THE PRESERVATION AND PROTECTION OF HOUSING RESOURCES IDENTIFIED AS HISTORICALLY SIGNIFICANT**

**Policy C.9.1**

The City will continue to task the Historic Sites and Structures Advisory Board with the protection and explanation of the City's historic resources.

**Policy C.9.2**

The City will encourage the rehabilitation and adaptive re-use of historically significant housing by providing information to property owners seeking to preserve, rehabilitate, and appropriately reuse such housing.

**OBJECTIVE C.10 THE CITY WILL USE CONSERVATION, REHABILITATION AND DEMOLITION PROGRAM TECHNIQUES TO ELIMINATE SUBSTANDARD HOUSING, OTHER THAN HISTORICALLY SIGNIFICANT HOUSING.**

**Policy C.10.1**

The City will continue to assist very low, low and moderate income households to rehabilitate their homes City- wide through the use of federal and state programs and programs administered by the Okaloosa Community Development Corporation.

**Policy C.10.2**

The City will implement housing recommendations of the CRA Plan through education programs intended to provide information to low and moderate income households on funding sources for housing improvements and rehabilitation.

**OBJECTIVE C.11– THE CITY WILL CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. The City WILL IMPLEMENT POLICIES AND PROGRAMS WHICH WILL CONSERVE THE QUALITY OF EXISTING NEIGHBORHOODS AND PRESERVE THE EXISTING HOUSING STOCK, INCLUDING CONSERVATION OF NATURAL AND HISTORIC RESOURCES, MAINTENANCE OF COMMUNITY FACILITIES AND CODE ENFORCEMENT ACTIVITIES**

**Policy C.11.1**

The City will use local, state, and federal funds, as they become available, to reduce instances of deteriorated and dilapidated housing and to provide, maintain, and improve public facilities and infrastructure.

**Policy C.11.2**

The City will continue to maintain an active code enforcement program as a means of causing the removal of housing stock with structural deficiencies toward the goal of eliminating deteriorated and dilapidated housing.

**Policy C.11.3**

The City will document the reduction of substandard dwellings by creating a records keeping system to document all of the substandard dwellings, rehabilitations, and removals, , as well as consulting the U.S. Census data.

**Policy C.11.4**

The City will implement standards to ensure compatibility as part of the site plan approval process for all housing projects which propose more than three (3) dwelling units, or any mixed-use projects within the City which contains more than three (3) dwelling units.

**Policy C.11.5**

The City will implement buffer and landscape requirements to preserve the character and quality of life in residential neighborhoods.

**Policy C.11.6**

The City will continue its demand responsive street light improvement and maintenance program to protect the interest of public health, safety, and welfare.

**OBJECTIVE C.12 –THE CITY WILL ENSURE UNIFORM AND EQUITABLE TREATMENT OF PERSONS AND BUSINESSES DISPLACED BY FEDERAL, STATE, AND LOCAL GOVERNMENT PROGRAMS CONSISTENT WITH SECTION 421.55, FLORIDA STATUTES, AND THE FEDERAL UNIFORM RELOCATION ACT**

**Policy C.12.1**

The City will assist any person that is required to move from any real property as a result of the acquisition of such real property for public purposes by making other sites and housing facilities available to them as replacement dwellings. Where federal aid is being used for public projects or programs the City will be guided by the appropriate Public Law requiring mandatory relocation assistance to persons displaced by certain federal-aid projects.

**Policy C.12.2**

The Fort Walton Beach Housing Authority will continue its housing referral program.

**Policy C.12.3**

The City will assist in the preparation of housing relocation plans for public programs and projects involving the displacement of residents on an interim or permanent basis within the City of Fort Walton Beach.

**Policy C.12.4**

The City will continue to make available Community Development Block Grant (CDBG) funds to assist persons within a wide range of incomes required to be relocated during the housing rehabilitation process.

**OBJECTIVE C.13 –THE CITY WILL CONTINUE TO REGULARLY MONITOR AND EVALUATE THE EFFECTIVENESS OF ITS AFFORDABLE AND WORKFORCE HOUSING PROGRAMS**

**Policy C.13.1**

Major changes in the magnitude, distribution and characteristics of population and housing will serve as indicators of change in the various aspects of housing supply and demand. The policy implications of any major changes in housing supply and demand will be evaluated during the Evaluation and Appraisal process in order to remain responsive to changing housing conditions in the City.

**Policy C.13.2**

The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element will be evidence of the City's effectiveness in carrying out a systematic program for implementing the adopted housing goals, objectives and policies.

**Policy C.13.3**

The City will continue to evaluate the implementation of the Housing Element through the process of coordination with other governmental agencies and coordination with private sector groups interested in housing policies and programs. The effectiveness of this approach will be evaluated by the success of coordination mechanisms in resolving housing issues.

**OBJECTIVE C.14 – THE CITY WILL ENCOURAGE ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN THE DESIGN AND CONSTRUCTION OF NEW HOUSING**

**Policy C.14.1**

The City will develop incentives to encourage energy efficiency and the use of renewable energy in development plans.

**Policy C.14.2**

The City will increase services to green builders by having a "green inspector" certified to evaluate homes and businesses to determine whether they qualify for various green tax credits, certifications, awards, or recognition.

**Policy C.14.3**

The City will provide an efficient and effective permitting process for developments that provide for increased energy efficiency and use of renewable resources beyond what is required by State and Federal regulations.

**Policy C.14.4**

The City will provide educational materials to developers and builders on green building practices and benefits, including specific programs such as LEED certification and the Energy Star Program.

**Policy C.14.5**

The City will require the preservation of natural areas and the appropriate use of Florida Friendly Landscaping to conserve energy and water.

**Policy C.14.6**

The City will require energy efficiency standards in new housing at least as restrictive as the latest published version of the Florida Building Code/International Energy Code.

**INFRASTRUCTURE ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**GOAL D.1 - PROVIDE SANITARY SEWER SERVICES TO MEET THE NEEDS OF CURRENT RESIDENTS AND ANTICIPATED FUTURE DEVELOPMENTS WITHIN THE SERVICE AREA TO THE EXTENT OF THE ADOPTED LEVEL OF SERVICE STANDARD IN A MANNER WHICH WILL PROTECT THE ENVIRONMENT**

**OBJECTIVE D.1.1 – THE CITY WILL CONTINUE TO MONITOR POPULATION PROJECTIONS, REVIEW PROCEDURES, AND COORDINATE WITH OKALOOSA COUNTY TO ENSURE ADEQUATE WASTEWATER TREATMENT FACILITIES FOR THE PRESENT AND FUTURE SERVICE AREA OF THE CITY OF FORT WALTON BEACH**

**Policy D.1.1.1**

The City will continue to provide efficient and dependable wastewater collection and systems to serve the needs of its service area, while minimizing adverse environmental effects.

**Policy D.1.1.2**

The City will continue to give priority to the delivery of central wastewater systems to infill areas of the existing, developed areas within the City.

**Policy D.1.1.3**

The City will analyze any proposals to annex properties to the City limits to determine that such annexations may occur in such a manner that the annexation will not place an economic burden on or adversely affect, existing users of the wastewater system.

**Policy D.1.1.4**

The City will continue to require that all new development or redevelopment will be required to fund its pro rata share of costs associated with providing sanitary sewer facilities for that development's use.

**Policy D.1.1.5**

The City will continue to require that all new development and redevelopment is connected to the central wastewater system; that individual sewer systems within the City may only continue to exist when connection to the central system is not available; and that installation of new package treatment plants or septic tanks will not be permitted.

**LOS STANDARDS:**

**Policy D.1.1.6**

The City will maintain a level of service standard for sanitary sewer the ability to collect 115 gallons of effluent per capita per day.

**GOAL D.2 – PROVIDE SOLID WASTE DISPOSAL SERVICE TO MEET THE NEEDS OF CURRENT RESIDENTS AND ANTICIPATED FUTURE DEVELOPMENT WITHIN THE CITY LIMITS TO THE EXTENT OF THE ADOPTED LEVEL OF SERVICE STANDARD IN A MANNER WHICH WILL PROTECT THE ENVIRONMENT**

**OBJECTIVE D.2.1 – THE CITY WILL CONTINUE TO MONITOR POPULATION PROJECTIONS AND REVIEW PROCEDURES ANNUALLY TO ENSURE ADEQUATE SOLID WASTE COLLECTION AND DISPOSAL FOR THE PRESENT AND FUTURE SERVICE AREA OF THE CITY OF FORT WALTON BEACH**

**Policy D.2.1.1**

The City will continue to participate as a member of the Regional Utility Authority (RUA) in its efforts to develop a technologically sound, cost effective, long term solution to solid waste disposal.

**Policy D.2.1.2**

The City will continue to coordinate with Okaloosa County regarding solid waste collection and disposal vendors.

**Policy D.2.1.3**

The City will evaluate alternatives to the current solid waste disposal program.

**LOS STANDARDS:**

**Policy D.2.1.4**

The City will maintain a level of service standard of 6.8 pounds per capita per day for solid waste disposal.

**OBJECTIVE D.2.2 – THE CITY WILL DEVELOP INNOVATIVE AND PROACTIVE PROGRAMS WHICH WILL PROMOTE SOURCE REDUCTION OF THE SOLID WASTE STREAM WITHIN ITS SERVICE AREA**

**Policy D.2.2.1**

The City will continue its innovative programs for solid waste, yard waste and recycling collection, and disposal programs in order to further reduce the solid waste stream.

**Policy D.2.2.2**

The City will promote recycling.

**Policy D.2.2.3**

The City will continue to promote the ability of citizens to utilize the Okaloosa County Public Works Facility for disposal of their hazardous wastes.

**Policy D.2.2.4**

The City will promote an annual reuse public awareness program to promote additional participation in the following activities and programs involving recycling: yard waste composting, Christmas tree recycling, front yard bin service, and commercial service.



**Policy D.2.2.5**

The City will evaluate methods of collection and recycling solid waste.

**GOAL D.3 – PROVIDE STORMWATER MANAGEMENT TO MEET THE NEEDS OF CURRENT RESIDENTS AND ANTICIPATED FUTURE DEVELOPMENT WITHIN THE CITY LIMITS TO THE EXTENT OF THE ADOPTED LEVEL OF SERVICE STANDARD IN A MANNER WHICH WILL PROTECT THE ENVIRONMENT**

**OBJECTIVE D.3.1 – THE CITY WILL CONTINUE TO IMPLEMENT A STORMWATER MANAGEMENT MASTER PLAN IN ORDER TO IMPROVE SURFACE WATER QUALITY, REDUCE FLOODING, AND MANAGE RUNOFF**

**Policy D.3.1.1**

The City will continue to implement a Stormwater Management Master Plan to manage runoff, reduce surface flooding and improve water quality in the surface water bodies adjacent to the City.

**OBJECTIVE D.3.2 – DEVELOP MANAGEMENT PROGRAMS WHICH WILL RESULT IN THE REDUCTION OF WATER POLLUTION CAUSED BY STORMWATER, THEREBY ENSURING HIGH SURFACE WATER QUALITY**

**Policy D.3.2.1**

The City will continue to implement a public awareness and educational program to inform citizens of the importance of a stormwater management program.

**Policy D.3.2.2**

The City will continue to implement its comprehensive program of major system inspection and maintenance, including replacing stormwater piping, as needed.

**Policy D.3.2.3**

The City will require a stormwater management plan for all development and redevelopment other than single-family homes.

**Policy D.3.2.4**

The City will adopt a policy whereby open areas for water retention are encouraged for all municipal projects.

**LOS STANDARD:**

**Policy D.3.2.5**

The City will maintain a level of service standard for stormwater management as follows: Retain the first inch of run-off on-site and assure that post development run-off will not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with a 24-hour duration.

**Policy D.3.2.6**

The City hereby adopts the water quality standards referenced in Chapter 62-25, F.A.C., as its level of service standard for stormwater quality within the City.

**GOAL D.4 – PROVIDE POTABLE WATER SERVICES TO MEET THE NEEDS OF CURRENT RESIDENTS AND ANTICIPATED FUTURE DEVELOPMENT WITHIN THE CITY LIMITS TO THE EXTENT OF THE ADOPTED LEVEL OF SERVICE STANDARD IN A MANNER WHICH WILL PROTECT THE ENVIRONMENT**

**OBJECTIVE D.4.1 – THE CITY WILL CONTINUE TO MONITOR POPULATION PROJECTIONS AND REVIEW PROCEDURES ANNUALLY TO ENSURE ADEQUATE POTABLE WATER FACILITIES FOR THE PRESENT AND FUTURE SERVICE AREA OF THE CITY OF FORT WALTON BEACH**

**Policy D.4.1.1**

The City will continue to provide the Northwest Florida Water Management District (NFWFMD) biannual reports on the progress of negotiations with Okaloosa County for a portion of the City's inland supply sources.

**Policy D.4.1.2**

The City will implement the plan for using the Sand and Gravel Aquifer as a source for potable water.

**Policy D.4.1.3**

The City will continue to give priority to the delivery of potable water to the existing, developed areas within the City over areas outside the existing Water Service Area.

**Policy D.4.1.4**

The City will analyze any proposals to annex properties to the City limits to determine that such annexations may occur in such a manner that the annexation will not place an economic burden on or adversely affect, existing users of the potable water system.

**Policy D.4.1.5**

The City will continue to require that all new development or redevelopment will be required to fund its pro rata share of costs associated with providing potable water facilities for that development's use.

**Policy D.4.1.6**

The City will continue to require that any new development or redevelopment be connected to the central potable water system.

**LOS STANDARDS:**

**Policy D.4.1.7**

The City will maintain a level of service standard for potable water facilities at a minimum of one hundred twenty-five (125) gallons per capita per day. (Note: The NFWFMD requires Consumptive Use Permits (CUPs) for all ground water withdrawal from the Upper Floridan Aquifer.)

**OBJECTIVE D.4.2 – THE CITY WILL CONTINUE TO PRACTICE CONSERVATION OF ITS POTABLE WATER RESOURCES**

**Policy D.4.2.1**

The City will continue to support and cooperate with the Northwest Florida Water Management District in carrying out its legislative mandate to manage and protect water resources.

**Policy D.4.2.2**

The City will provide an annual report to the NFWFMD and updates at the time of the five-year CUP renewal regarding water supply, use of reclaimed water, and conservation.

**Policy D.4.2.3**

The City will continue to cooperate with the NFWFMD by implementing the established water conservation strategies and techniques designed to preclude emergency potable water shortages.

**Policy D.4.2.4**

The City will continue to be an active participant and cooperate with the Walton/Okaloosa/Santa Rosa Regional Utility Authority in developing a 20-year plan for a raw water supply for this region.

**Policy D.4.2.5**

The City adopted a Water Saving Devices Ordinance in 1991 and will continue to reduce the demand for potable water by enforcing the use of water saving devices in new commercial and residential development and in the retrofitting of existing structures upon redevelopment.

**Policy D.4.2.6**

The City will continue to enforce its wellhead protection ordinance to control development in and adjacent to designated wellheads to protect water supplies from potential contamination.

**Policy D.4.2.7**

The City will continue to enforce emergency water use plan consistent with that of the NFWFMD Plan.

**Policy D.4.2.8**

The City will continue to reuse treated wastewater for the irrigation of the golf courses and other suitable areas.

**Policy D.4.2.9**

The City will maintain a public information program to inform and educate citizens on water conservation techniques, proper irrigation techniques, water shortage notices and other water resource related issues.

**Policy D.4.2.10**

The City will update the Reclaimed Water Master Plan and Water Conservation Report prepared in August 1997 in order to expand reuse subtypes that reduce demand on the Floridan Aquifer.

**Policy D.4.2.11**

The City will continue its program of replacing old, inaccurate water meters, with electronic meters with leak detectors, which will reduce water production losses.

**OBJECTIVE D.4.3 – THE CITY WILL MAINTAIN A TEN-YEAR WATER SUPPLY PLAN**

**Policy D.4.3.1**

The City's Ten Year Water Supply Plan will include a work plan for building public, private, and regional water supply facilities, including conceptual design or development of alternative water supplies that are necessary to serve existing and new development.

**Policy D.4.3.2**

The City will update the Ten Year Water Supply Plan at a minimum of every five years and within 18 months after the governing board of a water management district approves an updated regional water supply plan.

**Policy D.4.3.3**

The City will implement recommendations of the City of Fort Walton Beach Regional Water Supply Plan. Elements of this Plan for infrastructure improvements and water conservation programs are defined and programmed/projected for funding in the approved Capital Improvement Plan.

**Policy D.4.3.4**

The City will adopt the water resource development recommendations of the Northwest Florida Water Management District's Regional Water Supply Plan.

**Policy D.4.3.5**

The City will participate in the updates of the NFWFMD's water supply assessments, and updates of the District Water Supply Plan to enable the City to design and implement an effective water supply plan.

**Policy D.4.3.6**

The City will adopt and maintain a Water Supply Plan for at least a 10-year planning period addressing water supply facilities necessary to serve existing and future development within the City's water service area and in conjunction with the City's Consumptive Use Permit.

**Policy D.4.3.7**

The Water Supply Plan will be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.

**Policy D.4.3.8**

The City will maximize the usage of existing potable water facilities through the implementation of management techniques that can enhance sources of supply, sustain water resources and related natural systems, and/or optimize water supply yields. These techniques may include, but are not limited to, system interconnectivity, reclaimed water usage, and water conservation.

**Policy D.4.3.9**

The City will examine, to the extent possible, the use of interconnectivity with water facilities of other local jurisdictions as recommended by the NFWMD Regional Water Supply Plan.

**GOAL D.5 – PROVIDE PROTECTION FOR THE RECHARGE OF THE NATURAL GROUNDWATER AQUIFER**

**OBJECTIVE D.5.1 – MAINTAIN THE ABILITY OF THE SAND AND GRAVEL AQUIFER TO BE RECHARGED BY RAINFALL**

**Policy D.5.1.1**

The City will continue to provide regulations within the Land Development Code which ensure an adequate amount of pervious surface is maintained on each new development or redevelopment site to permit rainfall to recharge the sand and gravel aquifer.

**Policy D.5.1.2**

The City will continue to coordinate with the NFWMD's well permitting program that requires the plugging of identified abandoned wells.

## **CONSERVATION ELEMENT**

### **GOALS, OBJECTIVES AND POLICIES**

**GOAL E – THE CITY OF FORT WALTON BEACH WILL PRESERVE, PROTECT, AND ENHANCE THE CITY’S NATURAL RESOURCES, ENCOURAGING THE HIGHEST POSSIBLE ENVIRONMENTAL QUALITY AND BEST LONG-TERM MANAGEMENT OF NATURAL RESOURCES**

**OBJECTIVE E.1 - THE CITY WILL CONTINUE TO PROTECT, CONSERVE AND ENHANCE WILDLIFE HABITATS**

#### **Policy E.1.1**

The City will continue to provide standards necessary to protect any identified areas which are habitats for species, both flora and fauna, classified as endangered, threatened or a species of special concern, by the Department of the Interior, U. S. Fish and Wildlife Service.

#### **Policy E.1.2**

The City will continue to require the preparation and implementation of a habitat management plan as a prerequisite to the approval of any development proposed on a site containing areas designated as Conservation on the Future Land Use Map Series or on land designated by the Florida Fish and Wildlife Conservation Commission (FFWCC) as habitat for threatened or endangered species.

#### **Policy E.1.3**

The City will continue to require that any lands included as part of a proposed development site which are to be preserved for use as habitat for flora and fauna classified as endangered, threatened or a species of special concern by the Department of the Interior, U. S. Fish and Wildlife Service will be located adjacent to existing viable habitat, a significant wetland system, floodplain or a wildlife corridor.

**OBJECTIVE E.2 – THE CITY WILL PROTECT AND, WHERE POSSIBLE, PROVIDE FOR RESTORATION OF JURISDICTIONAL WETLANDS**

#### **Policy E.2.1**

The City will protect and conserve the natural functions of wetlands and water bodies. In furtherance of this policy, wetlands in the City of Fort Walton Beach will not be removed, altered, or destroyed, except as permitted, mitigated, or provided a *de minimus* exemption by the Florida Department of Environmental Protection, Northwest Florida Water Management District, and US Army Corps of Engineers. The definition and delineation methodology for wetlands will be that established pursuant to § 373.019(25) and § 373.421, F.S. Map 1-6 depicts wetland data obtained from the U.S. Fish and Wildlife Service (2010), identifying potential jurisdictional wetlands; however, data is not field verified and final wetland delineation must be determined by an independent survey agreed to by the City.

#### **Policy E.2.2**

The City will continue to prohibit developments from channeling stormwater runoff directly into designated wetlands and water bodies.

**Policy E.2.3**

The City will require a setback of at least ten (10) feet for principal buildings and development adjacent to protected wetlands and water bodies. Within the setback area water dependent and water related uses, such as marinas, boardwalks, or docks, may be allowed.

**OBJECTIVE E.3 – THE CITY WILL CONTINUE TO MAINTAIN AIR QUALITY WITHIN ITS JURISDICTION IN CONFORMANCE WITH STATE AND FEDERAL AIR QUALITY REGULATIONS**

**Policy E.3.1**

The City will continue to protect and enhance the air quality of the City by requiring that all sources of air pollution comply with rules promulgated by the Florida Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA), whichever is the most restrictive.

**Policy E.3.2**

The City will continue to require that any source of air pollution emissions be tested by the Florida DEP at the expense of the person responsible for the source of pollution.

**OBJECTIVE E.4 – THE CITY WILL CONSERVE, APPROPRIATELY USE, AND PROTECT THE QUALITY AND QUANTITY OF GROUND AND SURFACE WATERS.**

**Policy E.4.1**

The City will participate and coordinate with the development and implementation of the Choctawhatchee River and Bay System Surface Water Improvement (SWIM) Plan.

**Policy E.4.2**

The City will protect the quantity and quality of groundwater and surface water through prohibiting activities that pollute the waters, such as discharge of fertilizers, pesticides, or other chemicals.

**Policy E.4.3**

The City will implement standards to ensure adequate recharge into groundwaters.

**Policy E.4.4**

The City will continue to implement standards to eliminate or reduce the sedimentation of surface water bodies.

**Policy E.4.5**

The City will continue to implement recommendations of the City of Fort Walton Beach Regional Water Supply Plan which includes the projected needs through 2030.

**Policy E.4.6**

In cooperation with the Northwest Florida Water Management District, the City will implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply.

**Policy E.4.7**

The City will demonstrate full consideration of the most current NFWFMD Regional Water Supply Plan when proposing and/or amending the City's Water Supply Plan.

**Policy E.4.8**

The City will continue to expand and encourage the use of reclaimed water in the City in order to discourage the use of potable water for irrigation purposes and other non-potable needs, thus reducing the dependence on the Floridan aquifer.

**Policy E.4.9**

The City will continue to enforce wellhead protection standards, adopted in the Land Development Code.

**OBJECTIVE E.5 – THE CITY WILL CONSERVE, APPROPRIATELY USE AND PROTECT THE MINERALS, SOILS AND NATIVE VEGETATIVE COMMUNITIES LOCATED WITHIN THE CITY**

**Policy E.5.1**

The City will require preservation of native vegetative species on land proposed for development or redevelopment to the extent possible.

**Policy E.5.2**

The City will continue to maintain its designation as a Tree City USA community.

**Policy E.5.3**

The City will require the use of drought-tolerant landscaping materials to the greatest extent possible.

**Policy E.5.4**

The City will continue to require a soil analysis for development subject to requirements to provide a landscape plan or a stormwater management plan.

**Policy E.5.5**

The City will continue to implement an environmental education program in order to promote natural resource conservation.

**OBJECTIVE E.6 – THE CITY WILL CONTINUE TO TAKE ACTIONS TO ELIMINATE THE IMPROPER HANDLING AND DISPOSAL OF HAZARDOUS WASTES**

**Policy E.6.1**

The City will continue to require the periodic, environmentally safe, disposal of household and commercial hazardous wastes. Such disposal may include, but is not limited to, participation in Okaloosa County's



Amnesty Days, and promoting public awareness to educate citizens regarding hazardous wastes, the environment, and proper disposal methods.

**Policy E.6.2**

The City will continue to participate in programs that emphasize education, monitoring inspections, and proper disposal of small quantities of hazardous wastes.

**OBJECTIVE E.7 – THE CITY WILL PROMOTE PUBLIC AND PRIVATE SUSTAINABILITY BEST PRACTICES**

**Policy E.7.1**

The City will continue to manage and explore expansion of a Brownfields Redevelopment Program to provide economic assistance and incentives to public and private property owners and businesses to facilitate environmental cleanup and the reuse of designated property.

**Policy E.7.2**

The City will increase services to green builders by having a certified “green inspector”, who can evaluate commercial and residential projects to determine whether they qualify for various “green” standards, tax credits, and awards.

**Policy E.7.3**

The City will develop procedures for evaluation of development applications for compliance with various “green building” certification programs.

**Policy E.7.4**

The City will implement standards for low impact development.

**COASTAL MANAGEMENT ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**GOAL EE – THE CITY OF FORT WALTON BEACH WILL PRESERVE, PROTECT, CONSERVE, AND WHEN POSSIBLE, RESTORE THE RESOURCES OF THE CITY’S COASTAL PROTECTION AREA, ALLOW THE USE OF COASTAL RESOURCES AFTER CONSIDERATION OF AESTHETIC, ECOLOGICAL, CULTURAL AND HISTORIC FACTORS, AND UPON CONSIDERATION OF POTENTIAL DAMAGE OR DESTRUCTION OF PUBLIC OR PRIVATE PROPERTY**

**OBJECTIVE EE.1 – The CITY WILL CONTINUE TO PROVIDE SPECIFIC CRITERIA AND PERFORMANCE STANDARDS WHICH PRIORITIZE SHORELINE USES, GIVING WATER-DEPENDENT USES AND WATER RELATED USES TOP PRIORITY**

**Policy EE.1.1**

The City will allow development of shoreline property while ensuring that shoreline erosion is minimized and natural resources are adequately protected.

**Policy EE.1.2**

The City will:

- a) Encourage mixed-use water dependent and water-related uses along the City’s water bodies; and
- b) Include provisions that permit marinas, docks, piers, and recreation facilities along the Sound.

**Policy EE.1.3**

The City will continue to protect and preserve its working waterfronts for use by commercial fishermen, aquaculturists, and/or business entities that support these interests.

**Policy EE.1.4**

The City will continue to monitor development and redevelopment for compliance with the Coastal Zone Protection Act of 1985.

**OBJECTIVE EE.2 – THE CITY WILL CONTINUE TO PROVIDE STANDARDS WHICH MINIMIZE THE IMPACTS OF MAN-MADE STRUCTURES ON AND RESTORE ESTUARINE SYSTEMS**

**Policy EE.2.1**

The City will preserve and restore, where feasible, the native sand-stabilizing vegetation of estuarine shorelines.

**Policy EE.2.2**

The City will continue to prohibit public or private activities that would increase erosion beyond the natural estuarine erosion cycle or would otherwise deteriorate the estuarine system.

**Policy EE.2.3**

The City will require that development and redevelopment conserve, and if needed, restore and/or stabilize the estuarine shoreline where the rate of erosion will support such efforts.

**Policy EE.2.4**

When acquiring shoreline areas intended for public open space, recreation, or natural resource protection, the City will, where economically feasible, restore native shoreline ecosystems and vegetative communities.

**OBJECTIVE EE.3 – THE CITY WILL CONTINUE TO LIMIT PUBLIC EXPENDITURES, EXCEPT RESTORATION OR ENHANCEMENT OF NATURAL RESOURCES, WHICH SUBSIDIZE DEVELOPMENT IN COASTAL HIGH HAZARD AREAS**

**Policy EE.3.1**

The Coastal High Hazard Area is defined as the area below the elevation of the category 1 storm surge as established by the Northwest Florida Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model produced as part of the Florida Statewide Regional Evacuation Study Update. The Coastal High Hazard Area is depicted on Map 1-5 Coastal High Hazard Area.

**Policy EE.3.2**

The City will direct new population growth away from current or predicted Coastal High Hazard Areas.

**Policy EE.3.3**

Densities for parcels located within the Coastal High Hazard Area (CHHA) will not be increased.

**OBJECTIVE EE.4 – THE CITY WILL CONTINUE TO PARTICIPATE WITH OTHER LOCAL GOVERNMENTS IN OKALOOSA COUNTY TO UPDATE AND MAINTAIN AN OKALOOSA COUNTY LOCAL MITIGATION STRATEGY**

**Policy EE.4.1**

The City will ensure that the local mitigation strategy includes public participation in the form of a Citizens Advisory Committee.

**Policy EE.4.2**

The local mitigation strategy will include guiding principles, which seek structural and non-structural methods to reduce the risk from flooding and hurricanes to life, property and critical infrastructure.

**Policy EE.4.3**

Mitigation initiatives will, at a minimum:

- a) Reduce future expenses from repetitive losses,
- b) Mitigate land use conflicts in CHHA'S,
- c) Protect and restore environmentally sensitive areas,
- d) Promote Community Rating System activities, and
- e) Further intergovernmental coordination.

**Policy EE.4.4**

The local mitigation strategy will include the development and prioritization of mitigation projects.

**OBJECTIVE EE.5 – THE CITY WILL CONTINUE TO MANAGE AND LIMIT WHERE NECESSARY DEVELOPMENT WITHIN FLOOD PRONE AREAS**

**Policy EE.5.1**

The City will continue to participate in the National Flood Insurance Program (NFIP).

**Policy EE.5.2**

The Flood Damage Prevention standards will continue to require that all new construction or a substantial improvement to existing structures be consistent with the flood-resistant construction requirements of the Florida Building Code and the City's Land Development Code, with freeboard requirements in excess of floodplain regulations set forth in 434 CFR Part 60. The City will require a freeboard to meet the minimum specified flood elevation on the Flood Insurance Rate Map (FIRM) adopted by the City or best available data from historical floods and preliminary FIRM maps if more stringent than adopted FIRMs.

**Policy EE.5.3**

The City will continue to participate in the National Flood Insurance Program's Community Rating System (CRS) program to assure City residents of the lowest practical flood insurance rates.

**Policy EE.5.4**

The City will continue to utilize best practices to reduce the flood risk in coastal areas which results from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise including but not limited to the use of best available data from historical floods and preliminary FIRM maps if more stringent than adopted FIRMs; if a buildable lot within the floodplain is proposed to be developed, encourage improvements in the least hazardous flood zone on the property; requiring dwellings to be a minimum of 50 feet from mean high water; cumulative substantial improvement; and implement 2017 Florida Building Code (or later) with freeboard requirements in excess of floodplain regulations set forth in 434 CFR Part 60..

**Policy EE.5.5**

The City will implement the July 2013 Stormwater Master Plan to reduce the flood risk in coastal areas through identification of outfalls whose capacity is compromised by inverts lower than high tide levels and through engineering solutions increasing conveyance capacity

**Policy EE.5.6**

In accordance with best practices, and development and redevelopment strategies to remove real properties and structures from flood zone designations, the City will continue to enforce a floodplain management ordinance containing higher regulatory standards. Specifically, the City will require that new critical facilities be constructed outside of the 100 and 500-year floodplains and that all new and substantially improvements structures be elevated out of the floodplain in accordance with freeboard requirements.

**OBJECTIVE EE.6 – THE CITY WILL CONTINUE TO PREPARE FOR HURRICANES AND MAINTAIN OR REDUCE HURRICANE EVACUATION TIMES**

**Policy EE.6.1**

The City will continue to maintain requirements for structural wind resistance at least as restrictive as those stated in the Florida Building Code.

**Policy EE.6.2**

The City will cooperate with the Okaloosa County Emergency Management Department to promote public education by distributing hurricane evacuation policy and hurricane preparedness information through neighborhood organizations, the public school system, and condominium associations each year.

**Policy EE.6.3**

The City will continue to include drainage improvements in all road repair projects along City-maintained emergency evacuation routes.

**Policy EE.6.5**

The City will maintain or reduce clearance times for hurricane evacuation and coordinate land uses with emergency evacuation by periodically monitoring hurricane clearance times.

**Policy EE.6.6**

The City will continue to coordinate with the Okaloosa County Emergency Management Department in order to implement the recommendations provided in the Okaloosa County Comprehensive Emergency Management Plan for hurricane evacuation procedure.

**Policy EE.6.7**

The City will continue to support improvements to critical roadway segments of the hurricane evacuation routes through participation in the Okaloosa-Walton County Transportation Planning Organization (TPO) and through interaction with the Florida Department of Transportation (FDOT).

**Policy EE.6.8**

The City will continue to maintain a minimum roadway clearance time for hurricane evacuation of 12 hours on roads under City jurisdiction. The City will evaluate all development orders that require site plan review in order to determine if hurricane clearance times would be maintained.

**OBJECTIVE EE.7 – THE CITY WILL DEVELOP A POST-DISASTER RECONSTRUCTION AND REDEVELOPMENT PROGRAM WHICH WILL REDUCE OR ELIMINATE EXPOSURE OF HUMAN LIFE AND PUBLIC AND PRIVATE PROPERTY TO NATURAL HAZARDS**

**Policy EE.7.1**

In conjunction with the Local Mitigation Strategic Planning Committee, the City will prepare and approve a Post-Disaster Redevelopment Plan by November 2020, which will reduce the exposure of human life and property to natural hazards.

**OBJECTIVE EE.8 - THE CITY WILL ASSESS THE AMOUNT OF PUBLIC ACCESS TO SHORELINES CONSISTENT WITH ESTIMATED PUBLIC NEEDS**

**Policy EE.8.1**

The City will ensure that public access to shorelines is available, where such access is feasible and is based on the results of the assessment of the need for public access.

**RECREATION AND OPEN SPACE ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**GOAL F - TO PROVIDE SUFFICIENT PARKS, RECREATION FACILITIES AND OPEN SPACE AREAS TO MEET THE NEEDS OF ALL RESIDENTS AND VISITORS TO THE CITY OF FORT WALTON BEACH**

**OBJECTIVE F.1 - A SYSTEM OF PARKS AND RECREATION FACILITIES MAINTAINED AND UPDATED ACCORDING TO THE NEEDS OF THE POPULATION**

**Policy F.1.1**

The City hereby adopts level of service standard of 4.32 acres of parkland per 1,000 persons within the City.

**Policy F.1.2**

The City will continue to offer a balance of passive and active recreational activities to meet the needs of all citizens.

**Policy F.1.3**

The City will preserve and maintain existing parks and recreation facilities, including the Temple Mound, to meet the needs of current and future residents through the use of adequate operating budgets and proper management techniques.

**Policy F.1.4**

The City will maintain a five-year site plan of park improvements.

**Policy F.1.5**

The City will identify, and where economically feasible, acquire properties and implement capital improvements to link natural areas and other public open spaces.

**OBJECTIVE F.2. ALL PUBLIC RECREATION FACILITIES SHALL HAVE APPROPRIATE ACCESS FOR ALL CITIZENS**

**Policy F.2.1**

The City will implement recreation improvements designed to provide appropriate access to all facilities within the City.

**Policy F.2.2**

Public parks and facilities will continue to be designed and improvements constructed with access ways that are compatible with the onsite resources.

**Policy F.2.3**

Where parking spaces are needed to ensure appropriate access, the City will provide such parking spaces.

**OBJECTIVE F.3 - THE CITY WILL ENSURE ADEQUATE AND FUNCTIONAL OPEN SPACE THROUGH REGULATIONS TO PROVIDE OPEN SPACE ON DEVELOPMENT SITES, PROVISION OF OPEN SPACE AREAS ON RECREATION LANDS, AND PROTECTION OF CONSERVATION LANDS**

**Policy F.3.1**

The City will continue to enforce the open space requirements within its Land Development Code.

**Policy F.3.2**

The City will continue to require that sites in new large-scale residential development be dedicated, for public parks, playgrounds or other public uses.

**Policy F.3.3**

Upon acquisition of lands to be used as passive parks, the City will evaluate the extent and location of appropriate recreational facilities consistent with the objectives of the parks. Facilities to be considered should include wildlife/scenic observation areas, nature trails, boardwalks, waterway access facilities, and picnic areas. These facilities should be designed and constructed in a manner that minimizes impacts to the natural resources that occurs on or adjacent to the site.

**OBJECTIVE F.4 - REVIEW AND COORDINATE, ANNUALLY, EFFORTS WITH ALL LEVELS OF GOVERNMENT AND THE PRIVATE SECTOR IN THE PROVISION OF RECREATIONAL OPPORTUNITIES**

**Policy F.4.1**

The City will continue its cooperative efforts with the private sector, non-profit organizations (such as YMCA), and the Okaloosa County School Board in the utilization of facilities.

**Policy F.4.2**

The City will continue to apply for all available state and federal funds to maintain and meet park and recreation needs.



**INTERGOVERNMENTAL COORDINATION ELEMENT**

**GOALS, OBJECTIVES AND POLICIES**

**GOAL G1 –PROMOTE COORDINATION BETWEEN THE CITY, ADJACENT CITIES, OKALOOSA COUNTY AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES FOR EFFICIENT AND EFFECTIVE DELIVERY OF SERVICES, REDUCTION OF CONFLICTS REGARDING DEVELOPMENT DECISIONS AND PROTECTION OF NATURAL RESOURCES**

**OBJECTIVE G.1 – PROVIDE MAXIMUM OPPORTUNITY FOR COMMENT AND COORDINATION ON AMENDMENTS TO THE CITY’S COMPREHENSIVE PLAN TO THE SCHOOL BOARD AND OTHER AGENCIES WHICH PROVIDE SERVICES BUT HAVE NO REGULATORY AUTHORITY OVER LAND USE IN THE CITY**

**Policy G.1.1**

Prior to final adoption of plan amendments, the City will submit copies of its Comprehensive Plan or amendment for comment and coordination to the Okaloosa County School Board, the Transportation Planning Organization (TPO) and any other agency which may provide a service but which has no regulatory authority over the use of land within the City.

**OBJECTIVE G.2 – PROVIDE MAXIMUM OPPORTUNITY FOR COMMENT AND COORDINATION ON ANY AMENDMENTS TO THE CITY’S COMPREHENSIVE PLAN TO THE COUNTY, NEARBY MUNICIPALITIES, EGLIN AIR FORCE BASE AND HURLBURT FIELD**

**Policy G.2.1**

Prior to final adoption of any amendments to the City’s Comprehensive Plan, the City will submit copies of the proposed amendments for comment and coordination to Okaloosa County, adjacent municipalities, other municipalities that requested copies, Eglin AFB, and Hurlburt Field.

**Policy G.2.2**

The City will continue to participate as a member of the Okaloosa Comprehensive Plan Committee (OCPC), consisting of planning officials from the County, all municipalities, Eglin Air Force Base, Hurlburt Field, and the Okaloosa County School Board, in order to coordinate comprehensive planning in Okaloosa County.

**OBJECTIVE G.3 – THE CITY WILL REVIEW PROPOSED PLAN AMENDMENTS BY THE COUNTY AND ADJACENT MUNICIPALITIES.**

**Policy G.3.1**

The City will review any proposed comprehensive plan amendment proposed by the Town of Cinco Bayou, the City of Mary Esther or Okaloosa County prior to their adoption.

**Policy G.3.2**

The City will continue to utilize the Okaloosa County Comprehensive Plan Committee as the initial agency to mediate comprehensive plan conflicts between the City and adjacent local governments.

**OBJECTIVE G.4 – MAINTAIN LEVELS OF SERVICE FOR PUBLIC FACILITIES CONSISTENT WITH STATE, REGIONAL OR LOCAL AGENCIEES HAVING OPERATIONAL MAINTENANCE OR REGULATORY AUTHORITY OVER SUCH FACILITIES.**

**Policy G.4.1**

The City will coordinate any amendment to its level of service standards with the following agencies:

- Roadways- Cinco Bayou, Mary Esther, Okaloosa County, TPO, FDOT;
- Sanitary Sewer- Okaloosa County, DEP;
- Potable Water – Okaloosa County, NFWFMD, DEP;
- Solid Waste – Okaloosa County;
- Drainage – Cinco Bayou, Mary Esther, Okaloosa County, DEP, FDOT;
- Recreation – Cinco Bayou, Mary Esther, Okaloosa County.

**Policy G.4.2**

The City will coordinate with other regulatory or jurisdictional agencies regarding issuance of permits. The permits identified below may be required. Specific permits needed will be identified through pre-application meetings with City development review staff, based on the circumstances of the proposed development.

**FDOT**

- (1) Drainage Connection Permit
- (2) Driveway Connection Permit

**FDEP**

- (1) Stormwater Permit
- (2) Dredge and Fill Permit
- (3) Marine Construction

**Policy G.4.3**

The City will utilize the West Florida Regional Planning Council’s informal mediation process to resolve conflicts with other units of government.

**Policy G.4.4**

The City will ensure coordination of the comprehensive plan with the most current NFWMD Regional Water Supply Plan when amending the ten-year (10) Water Supply Plan.

**Policy G.4.5**

The City will review and coordinate with the most recently published District Water Supply Plan and NFWMD staff in projecting future supply and demand on potable water and alternative sources when preparing amendments to the Water Supply Plan and Individual Water Use Permit Applications.

**Policy G.4.6**

The City will exchange water supply information and services with the NFWMD, West Florida Regional Planning Council, and local governments through water supply planning work groups and through meetings on an as-needed basis.

**Policy G.4.7**

The City will examine, to the extent possible, the interconnectivity of water transmission facilities with other local jurisdictions as recommended by the NFWMD Regional Water Supply Plan.

**OBJECTIVE G.5 – THE CITY WILL CONSIDER ANNEXING ON A CASE-BY-CASE BASIS THE PROPERTIES OF THOSE OWNERS WHO WISH TO VOLUNTARILY BECOME PART OF THE CITY AND ARE EITHER ENCLAVES WITHIN THE CITY LIMIT BOUNDARY OR CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF FORT WALTON BEACH.**

**Policy G.5.1**

During the annexation process, the City will ensure an efficient and smooth transition from Okaloosa County's jurisdiction to the City of Fort Walton Beach.

**Policy G.5.2**

The City will maintain a County- to- City Land Use Category and Zoning District Conversion Table for use in determining appropriate land use and zoning designations during preparation of annexation documents.

**Policy G.5.3**

The City will ensure that annexed properties are included in the neighborhood planning process in order to address areas of public concern within those neighborhoods.

**Policy G.5.4**

The City and Okaloosa County will coordinate information in the form of data and analysis of population projections, infrastructure service areas and the siting of facilities with countywide significance and pursue an interlocal agreement to implement this policy.

**GOAL G2 – COLLABORATE AND COORDINATE WITH THE OKALOOSA COUNTY SCHOOL BOARD TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES WHICH MEET THE NEEDS OF FORT WALTON BEACH'S EXISTING AND FUTURE POPULATION.**

**OBJECTIVE G2.1 – THE CITY WILL IMPLEMENT THE SCHOOL INTERLOCAL AGREEMENT PURSUANT TO FL. STA. 163.3177 WITH THE SCHOOL BOARD, COUNTY, AND ADJACENT MUNICIPALITIES PROVIDING FOR THE CLOSE COORDINATION AND EVALUATION OF RESIDENTIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT PROPOSALS PURSUANT TO THE INTERLOCAL AGREEMENT AND TO ENSURE THE OBLIGATIONS OF THE CITY ARE FULFILLED, INCLUDING: PARTICIPATING IN STAFF WORKING GROUP MEETINGS, SCHOOL SITE SELECTION COMMITTEES, WRITTEN AGREEMENTS, ANNUAL JOINT WORKSHOPS OF ELECTED OFFICIALS ADDRESSING ISSUES OF MUTUAL CONCERN, COORDINATION OF GROWTH PROJECTIONS AND STUDENT ENROLLMENT, SUPPORTING THE OVERSIGHT COMMITTEE ON IMPLEMENTATION OF THE INTERLOCAL AGREEMENT, PARTICIPATING IN THE DISPUTE RESOLUTION PROCESS AS NECESSARY, AND AMENDING THE CONCURRENCY MANAGEMENT SYSTEM AND LAND DEVELOPMENT REGULATIONS IN CONSULTATION WITH THE SCHOOL BOARD TO ENSURE SCHOOL CONCURRENCY IS UPDATED, AND THAT CAPITAL FACILITIES REMAIN FINANCIALLY FEASIBLE AND UP TO DATE.**

**Policy G2.1.1**

General types of provisions that will be included in the interlocal agreement in order to advise the School Board, County, special taxing districts and municipalities of proposed residential and residential mixed-use developments which would impact their jurisdiction include:

1. Provision for a feedback process/information exchange from the Okaloosa County Growth Management Department to the above entities and others on the Comprehensive Plan mailing list describing proposed residential and residential mixed-use developments impacts and school planning activities.
2. Provision for a feedback process/information exchange so the above entities can inform the Growth Management Department and the Local Planning Agency of any potential adverse impact(s) from proposed residential and residential mixed-use developments and/or conflicting planning activities.
3. Provision for the district wide application of LOS standards.

**OBJECTIVE G2.2 - INTERGOVERNMENTAL COORDINATION THE CITY WILL STRIVE TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC SCHOOL FACILITIES FOR PLANNING AND DECISION-MAKING.**

**Policy G2.2.1**

On an ongoing basis, the City will establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and its effects on the County, adjacent local governments and school board. Assistance for this effort shall be requested from regional and state agencies, as needed.

**Policy G2.2.2**

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Okaloosa County, the Okaloosa County Board of County

Commissioners, School Board, and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Fort Walton Beach, and the Strategic Plan.
2. Use of a Site Selection Committee to coordinate review and assessment of new sites, significant renovations and potential closures of existing schools. They will consider proximity to urban residential development, land use compatibility, access management, coordinated siting of schools with parks for multi-functional use, proximity to airports, parking circulation and queuing of vehicles, environmental, archeological or historical constraints and the associated costs and expenditures of siting and developing schools with needed public infrastructure, site acquisition and development costs.
3. Coordinated review of residential planned developments or mixed-use planned developments involving residential development.
4. Use of a unified database including population (forecasts of student population), land use and facilities.
5. Use of a Staff Working Group (with representative from each of the entities) that will meet at least twice annually as called by either the School Board or the County staff to review and coordinate School Level of Service standards and issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population and enrollment projections and updates of comprehensive and work plans as part of annual review process to assure the maintenance of the adopted LOS and financial feasibility of the CIP and Work Plan.

### **CAPITAL IMPROVEMENTS ELEMENT**

#### **Introduction**

The City of Fort Walton Beach's Capital Improvements Program (CIP) is a planning and budgeting tool, which provides information about the City's infrastructure needs for a five-year time frame. Generally, Capital Improvements are defined as physical assets, constructed or purchased, that have a useful life of ten years or more and a cost that exceeds \$25,000. Projects that meet the definition of a capital improvement are such items as:

- Large scale rehabilitation or replacement of existing facilities
- Equipment for any public facility or improvement when first erected or acquired
- The cost of engineering or architectural studies and services relative to the improvement
- The acquisition of land for a community facility such as a park, road, sewer line, etc.
- New and expanded facilities for the community.

The CIP Element provides information on the current and long-range infrastructure and equipment requirements of the City. It provides a mechanism for balancing needs and resources and for setting priorities and schedules for capital projects. It is based on needs identified through the comprehensive plan, as included in the other elements of the plan, requests and recommendations of the City departments and the concerns of citizens and elected officials. The Capital Improvement Element combines all the other elements and projects in the Capital Improvements Program, and coordinates them with the City's Comprehensive Plan and the City's Vision Plan. The CIP identifies future needs and the means necessary to achieve those goals.

The CIP strives for efficient use of capital improvement funding by identifying CIP projects and prioritizing them according to their relative importance and urgency or need. Identification of projects assures needed projects are being funded while prioritization ensures that those projects, which are most urgently needed, are funded first.

The first year of the CIP is the Capital Improvements Budget and funding for the improvements identified therein is contained in the Comprehensive Plan. The remaining four years of the CIP lists the capital projects identified for implementation and the estimated cost. Through placement in a year, the priority is indicated. Each year, the list of projects is reviewed for need, cost, and priority. New projects may be added and other projects deleted.

**GOALS, OBJECTIVES AND POLICIES**

**GOAL H - TIMELY AND EFFICIENTLY PROVIDE AND MAINTAIN PUBLIC FACILITIES TO MEET THE CHALLENGES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT THROUGH THE USE OF SOUND FISCAL POLICIES.**

**OBJECTIVE H.1 - USE THE CIP AS A DIRECTORY TO MEET THE NEEDS OF THE CITY OF FORT WALTON BEACH FOR THE CONSTRUCTION OF CAPITAL FACILITIES. THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (TABLE H1) SHALL BE THE SPECIFIC GUIDE (DIRECTORY) THE CITY WILL USE TO DETERMINE CONSTRUCTION OF CAPITAL FACILITIES AND MAINTAINING LEVEL OF STANDARDS.**

**Policy H.1.1**

**The criteria to evaluate capital improvement projects based on Section 9J-5.016(5)(c)(1), F.A.C. are:**

- a. The elimination of future public hazards;**
- b. The elimination of existing capacity and/or quality deficits;**
- c. The impact on the annual operating budget to the Capital Improvements Program of the City of Fort Walton Beach;**
- d. Location needs based on projected growth patterns;**
- e. Accommodation of facility demands from new development and redevelopment;**
- f. Financial feasibility;**
- g. Plans of the Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of The City of Fort Walton Beach.**

**Policy H.1.2**

**The City of Fort Walton Beach shall manage its debt so that the total amount of general obligation bonds shall be within the limits of the City.**

**In addition, the City will continue to form capital for public improvements or debt service by adjusting utility impact fees or user fees as necessary.**

**Policy H.1.3**

**Prioritize Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities, second priority to correcting existing**

deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth.

**Policy H.1.4**

Promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction when cost-feasible.

**OBJECTIVE H.2 - LIMIT PUBLIC EXPENDITURES THAT SUBSIDIZE DEVELOPMENT IN COASTAL HIGH HAZARD AREAS UPON ADOPTION OF THIS ORDINANCE.**

**Policy H.2.1**

Public expenditures in Coastal High Hazard Areas of the City shall be limited to the provision or support of recreation uses such as parks and walkovers, erosion control devices, or to increase public access to the shoreline.

**OBJECTIVE H.3 - COORDINATE LAND USE DECISIONS AND AVAILABLE OR PROJECTED RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS WHICH MAINTAINS ADOPTED LEVEL OF SERVICE STANDARDS AND MEET THE EXISTING AND FUTURE FACILITY NEEDS AND MAINTENANCE.**

**Policy H.3.1**

Land-use decisions shall be consistent with the five-year schedule of Capital Improvements (Table H).

**Policy H.3.2**

Establish level of service standards for public facilities, which are within the jurisdiction of the City, as provided by Subsection 9J-5.005(3) and Subparagraph 9J-5.015(3)(b) 3, F.A.C.

**Policy H.3.3**

Provide for the availability of public facilities and services needed to support prior and concurrent developments.

**Policy H.3.4**

The fiscal resources of the City will be used, to the extent necessary, to maintain level of standards and support the five year schedule of Capital Improvements.

**Policy H.3.5**

A committee will be created to review the development activities within the City and to review the level of service conditions for the City. The committee shall be comprised of the City Manager, Utilities Services Director, Public Works Director, Finance Director and the Recreation and Cultural Services Director. The committee shall maintain information on development activity, level of



service conditions and other data necessary to accurately evaluate the implementation of the City's Comprehensive Plan. In addition, the committee will monitor and evaluate the Capital Improvement Elements on an annual basis.

**OBJECTIVE H.4 - FUTURE DEVELOPMENT WILL BEAR A PROPORTIONATE COST OF FACILITY IMPROVEMENTS NECESSITATED BY THE DEVELOPMENT IN ORDER TO ADEQUATELY MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS.**

**Policy H.4.1**

Assess new developments with a pro rata share of the costs necessary to finance public facility improvements in order to adequately maintain adopted level of service standards in the Land Development Code (LDC). The pro rata share of cost necessary to finance public facility improvements will be determined based upon the size of the proposed development, the land uses associated with the proposed development, the impact the land uses will have on public facilities and services upon occupancy of the development, the benefits expected to be received by the development, and the maintenance of level of standards for all facilities impacted by the development.

**Policy H.4.2**

Include requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the City's permitting process.

**OBJECTIVE H.5 - UPON ADOPTION OF THE LAND DEVELOPMENT CODE, THE CITY WILL PROVIDE OR REQUIRE PROVISIONS OF THE NEEDED IMPROVEMENTS IDENTIFIED IN THE OTHER PLAN ELEMENTS AND MANAGE THE LAND DEVELOPMENT PROCESS SO THAT PUBLIC FACILITY NEEDS CREATED BY PREVIOUS DEVELOPMENT ORDERS OR FUTURE DEVELOPMENT DO NOT EXCEED THE ABILITY OF THE CITY OF FORT WALTON BEACH TO FUND OR PROVIDE THE NEEDED CAPITAL IMPROVEMENTS.**

**Policy H.5.1**

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

**Policy H.5.2**

Use the City's fiscal policies to direct expenditures for capital improvements, which ensure the implementation of the Goals, Objectives, and Policies of the other plan elements in this Element.

**Policy H.5.3**

The City shall include in its annual update of the City's five-year capital improvements project listing the first five (5) years of the ten-year Water Supply Plan to ensure consistency between the

Infrastructure Element and the Capital Improvement Element. Annual updates to the CIP projects listing will continue to include projects listed in the work plan beyond the initial 5-year time frame.

**Policy H.5.4**

The City hereby incorporates by reference the Okaloosa-Walton Transportation Planning Organization's Transportation Improvement Program 2019-2023, as required by Florida Statutes 163.3177(3)(a)6. A copy of the Program may be obtained at the City Hall Annex. .

**FORT WALTON BEACH COMPREHENSIVE**

**CAPITAL IMPROVEMENTS ELEMENT**

**TABLE H1**

**SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS(FISCAL YEARS 2019-2023)**

Type/ Project Number	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018- 19	FY2019- 20	FY2020- 21	FY2021 -22	FY2022- 23	5-Year TOTAL
<b>Parks &amp; Recreation</b>											
5071	Tennis Center Improvements	Tennis Center	WC G	Recreation	RED MFD	65,000	88,000	50,000	25,000		228,000
TBD	Landing Park Improvement	Landing Park	G	Recreation	RAR MFD	1,600,000	1,100,000				2,700,000
TBD	Golf Course Seawall Improvements		WC	Recreation	RED		100,000	80,000			180,000
<b>Sanitary Sewer</b>											
5032	Sewer System Grouting & Lining	Citywide	SF	Infrastructure	RED RAR		100,000	100,000	100,000	100,000	400,000
5031	Pump Station #1 Reconfiguration	Pump #1 Robinwood	SF	Infrastructure	RED RAR		250,000				250,000
<b>Stormwater</b>											
5019	Stormwater Improvements	Citywide	WC CRA	Environmental/ Infrastructure	RED RAR	150,000	300,000	100,000	100,000	60,000	710,000

# FORT WALTON BEACH COMPREHENSIVE

## CAPITAL IMPROVEMENTS ELEMENT

Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	TOTAL
Water											
5056	Water Line Pipe Replacement	Citywide	WF CRA	Infrastructure	MFD RAR B	42,000	55,500	45,000	51,000	49,500	243,000
Transportation											
TBD	Intersection & Pedestrian Improvements	Citywide	WC	Transportation	RED		100,000	75,000	50,000		225,000
5018	Street Resurfacing	Citywide Outside CRA	WC	Transportation	RED	100,000	175,000	175,000	175,000	175,000	800,000
5306	Sidewalk Improvements Program	Citywide Outside CRA	WC	Transportation	MFD RAR		25,000	25,000	25,000	25,000	100,000
CRA											
5607	Carson Drive & Third Street SE Streetscape & Stormwater Project	Carson Drive & Third Street SE	CRA	Transportation Environmental Infrastructure	RED	650,000					650,000

# FORT WALTON BEACH COMPREHENSIVE

Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	TOTAL
Facilities											
5147	Facilities Master Plan	Citywide	B	Capital Improvements	RED MFD	12,539,263					12,539,263
Fire											
TBD	Fire Station 6 Renovation	Fire Station 6	WC	Capital Improvements	RED	58,500	36,000				94,500
TBD	Fire Station 7 Renovation	Fire Station 7	WC	Capital Improvements	RED		16,000	12,000			28,000

## LEGEND Funding Sources:

B	Bonds	CRA	Community Redevelopment Agency Fund	<u>Purpose</u>	
G	Grants	SF	Sewer Fund	RED	Reduce Existing Deficiency
WC	Working Capital	WF	Water Fund	RAR	Remain Abreast of
				MFD	Meet future demand

**GOAL H1 - THE CITY WILL ENSURE THAT FUTURE NEEDS ARE ADDRESSED AND CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**

**OBJECTIVE H1.1 - IMPLEMENT SCHOOL CONCURRENCY. MANAGE THE TIMING OF FINAL RESIDENTIAL SUBDIVISION PLAT APPROVALS, SITE PLANS FOR RESIDENTIAL MIXED-USE DEVELOPMENTS OR THEIR FUNCTIONAL EQUIVALENT TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.**

**Policy H1.1.1 - Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in Fort Walton Beach:**

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of DOE permanent capacity
Middle	100% of DOE permanent capacity
High	100% of DOE permanent capacity
Special purpose	100% of DOE permanent capacity

**Policy H1.1.2 - The City will ensure that future residential and residential mixed-use development pays a proportionate fair share of the costs of capital facility capacity needed to accommodate new residential and residential mixed-use development and to assist in maintaining adopted level of service standards, via legally available and appropriate methods for school facilities.**

**Policy H1.1.3a - The City hereby incorporates by reference the Okaloosa County School Board's 2008-2009 School Facilities Work Plan that includes school capacity sufficient to meet anticipated student demands projected by the City in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. Level of Service standards shall be applied district-wide to all schools of the same type.**

**The City, in coordination with the School Board, will annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Plan, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.**

**Policy H1.1.3 - The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained for subsequent 5-year schedule of capital improvements, by the addition of a new fifth year to address any deficiencies and to meet future needs.**

**Policy H1.1.4 - The City will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five (5) years of the School Board's Capital Improvement Program. The City**

and the School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

**Policy H1.1.5 - The City will ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained for subsequent 5-year schedule of capital improvements by the addition of a new fifth year.**

**Policy H1.1.6 - The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:**

- 1. Implementations of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.**
- 2. Identification of adequate sites for funded and planned schools.**
- 3. For potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the Comprehensive Plan. Impact to adjacent communities shall be considered in the recommendations of the working group. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five- years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements.**
- 4. The City will collaborate with the School Board to determine the necessity to establish alternate funding sources within the next year's cycle of the Capital Improvements schedule adoption process. Uniform district-wide concurrency standards by school type must be maintained. This policy will not be construed to obligate or require the City to fund the School Board Work Plan.**

## ELEMENT I

### ECONOMIC DEVELOPMENT ELEMENT

#### Overview

The State of Florida has recommended that all local governments write or develop an Economic Development Element as part of their Comprehensive Plan. The Element identifies goals and objectives that can be used for the development of appropriate and sustainable economic growth.

Without a plan, a schedule for implementation, and a mechanism for accountability, economic development will be scattered, diluted efforts, and poor results. In the 21st century, communities must compete globally to market their areas to potential clients as ideal locations for business activity. At the same time, business retention efforts and resources are devoted to maintaining the existing base of businesses and assisting firms experiencing difficulties, while encouraging the expansion of others.

Economic development is more than a process of attracting business and industry. Economic development is a process of identifying funding sources and developing a suitable, stable economic, social and political environment in which progressive, constructive, balanced growth may be realized over a period of years.

Through this Economic Development Element, the City of Fort Walton Beach is strengthening its 2008 Vision Plan Focus on the Future Update, implementing the 2018 Fort Walton Beach Community Redevelopment Agency Plan, 2018 Commerce and Technology Park Master Plan, 2006 Waterfront Plan Charting the Course, and grant funds from the Community Development Block Grant (CDBG) awarded by HUD; we are broadcasting our stable local economy as opposed to the unstable national market, and committing to the greatest extent possible that governmental policies, procedures and land-use decisions encourage industry innovation, creativity, and entrepreneurship for long-term economic prosperity.

#### Economic History

In 2007, the City Council directed city staff to improve and strengthen economic development initiatives. In 2008, the Vision Plan Stewardship Committee determined through corporate sampling that economic development is the most important issue facing our community. Also in 2008, the Local Planning Agency adopted an Evaluation and Appraisal Report which identified the need for economic sustainability in an environment of intense development pressure.

In the 10-year planning horizon, market forces indicate that the Fort Walton Beach area will continue to be the leading center for technology in northwest Florida. Our community stands to weather the economic recession better than most due to an entrepreneurial business climate and global technology- related jobs in



conjunction with the Department of Defense. Eglin Air Force Base is one of the largest Department of Defense installation, spanning 640 square miles, and defense contractor companies are established throughout the Northwest Florida region. The Eglin Air Force Base Complex (which includes Hurlburt Field and Duke Air Force Bases) represents an annual \$7.0 billion impact in the area and an economic multiplier at ten times the national average.

Our professional and technical service industries leverage the extensive government contracting that exists with local military bases. Additionally, Fort Walton Beach has redevelopment plans which provide incentives and minimize the risk for capital investment within its Community Redevelopment Area and Commerce and Technology Park. Also, unlike other coastal communities, the City of Fort Walton Beach's coastlines are not monopolized by imposing condominiums and a "soft economy" defined as being disproportionately service-oriented. Our tourists don't define our city - our residents do. We operate a 365-days-a-year economy, that's strong in technology as well as commerce. We like to say we're big city strong and small-town friendly.

### Introduction

In Fort Walton Beach, character is our commodity. The small-town atmosphere includes eleven (11) traditional neighborhoods, seven of which are located along the shoreline, and each with their own distinct personality and charm. The City boasts about our nationally top-ranked public and charter schools with a low teacher-to-student ratio. Schools are a part of our neighborhoods, linked by fitness trails, sidewalks and public parks. Our locally-owned and operated businesses enjoy affordability and amenities which embody the City's commitment to providing a positive business climate in which companies grow.

The purpose of the Economic Development Element is to establish a course for strategic economic development until 2028 and beyond. Specifically, this Element provides the foundation for a 5-year strategic economic development plan to be implemented by the City's designated economic development agencies, with annual review by the City Council. This Element emphasizes the strengths of the City's diversified, global economy, establishing a cluster development strategy to identify, maintain and enhance existing business clusters, and also identifying the market potential for new business clusters to promote entrepreneurship and private investment. To our local businesses, this Element is a statement of our City's steadfast commitment to their growth and vitality. To investors and industries caught in a softening national economy, it is also a broadcast that while other cities are struggling to stay afloat, ours is a stable, diversified economy backed by the United States military, global technology industries, a superior education system, carefully planned growth, and unsurpassed natural beauty.

This Element will establish goals, objectives and policies for growth to encourage a "hard economy" grounded in professional services, military and medical technology, and not overly service-oriented. Realizing that according to the Florida Association of Museums, one dollar invested in cultural assets returns

seven dollars, and one dollar invested in historic preservation returns ten dollars, through this Element the City will also ensure the availability of prime available lands, infrastructure, and amenities for cultural and educational venues.

Fort Walton Beach will utilize the City's 2018 CRA Plan Update, the 2018-2028 Comprehensive Plan, and Okaloosa County's 2006 Strategies to Diversify Our Economy, to strengthen and expand our local economy. This Element outlines projects from public meetings intended to be the cornerstone of an Economic Development Strategic Plan. Such will ensure that our community will remain a favored investment opportunity in a competitive global marketplace through 2028 and beyond.

The planning philosophy outlined in this Element's introduction provides the framework of community values and attitudes regarding economic development. This section establishes the parameters around which future land use and economic development recommendations will be designed. Each development decision should ultimately benefit the shared vision for Fort Walton Beach. Presented below are the goals, objectives and policies for our community, organized under eight headings: Industry Growth and Retention, Economic Development Representative/Agency, Public/Private Partnerships, Sustainability, Creative Arts and Cultural Tourism, Waterfront Development, Military, and Growth Management and Infrastructure.

### **GOAL, OBJECTIVES, AND POLICIES**

**GOAL I: PROMOTE AND MAINTAIN ORDERLY AND DIVERSIFIED ECONOMIC GROWTH, INCREASED EMPLOYMENT, AND INVESTMENT OPPORTUNITIES, WHILE PROTECTING QUALITY OF LIFE THROUGH ENVIRONMENTAL SUSTAINABILITY TO ENSURE COMPETITIVENESS IN TODAY'S ECONOMY**

**OBJECTIVE I.1 - THE CITY WILL IDENTIFY, MAINTAIN, AND PROMOTE A CLUSTER INDUSTRY DEVELOPMENT APPROACH THROUGHOUT THE CITY TO STRENGTHEN EXISTING BUSINESSES AND INTERRELATIONSHIPS, AND ALSO TO CREATE A FRAMEWORK FOR TARGETING ECONOMIC DEVELOPMENT ACTIVITIES**

#### **Policy I.1.1:**

The City strives for a business-friendly atmosphere which enhances economic diversity by eliciting feedback from businesses and organizations representing the commercial, industrial, culinary and waterfront industries. Email correspondence, personal contact and surveys are among the methods to be utilized.

#### **Policy I.1.2:**

Recognizing that entrepreneurship activity is vital to economic growth, the City will develop a pilot entrepreneur quick-start program by November 2020. The program will act as a one-stop resource to streamline licensing and permitting, and also provide market analysis for site location.

**Policy I.1.3:**

By 2020, the City will investigate opportunities to ensure its Commerce and Technology Park is a premier location for industry, including the creation of a Business Improvement District by affected business and property owners.

**Policy I.1.4:**

A beautification plan for the Commerce and Technology Park will be developed by November 2019. In addition, the Beautification Committee will explore grants and private sponsorship opportunities to screen unattractive uses such as barbed wire, inoperable vehicles, and trash receptacles on highly visible corridors.

**Policy I.1.5:**

The City will implement economic development strategies identified in the 2018 CRA Plan and Commerce and Technology Park Master Plan for Industrial designated lands along the Hollywood Boulevard corridor.

**OBJECTIVE I..2 - Entrepreneurship Education**

**PROGRAMS FOSTERED BY LOCAL ORGANIZATIONS AND INSTITUTIONS TO TEACH ENTREPRENEUSHIP SKILLS TO INTERESTED STUDENTS AND RESIDENTS WILL BE AN INTEGRAL PART OF THE CITY'S ECONOMIC DIVERSITY STRATEGY**

**Policy I.2.1:**

The City encourages diversified economic growth within Historic Downtown by encouraging opportunities for small business start-ups such as culinary studios, seafood and farmers markets, a vendor pushcart program, and encouraging the development of a working waterfront.

**Policy I.2.2:**

The City encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, brownfield designations, tax incentives, community development corporations, and other programs designed to enhance economic and employment opportunities.

**Policy I.2.3:**

The City will continue to utilize its Land Development Code to allow development or redevelopment which is listed on the Targeted Industries List and which also generates a minimum of 15 additional jobs or strengthens existing industries by means of transportation, or labor, or education, or expanded market or materials, to request a waiver of impact fees, or request subsidies, or other incentives by City Council.

**OBJECTIVE I.3- Economic Development Representative/Agencies**

**THE CITY OF FORT WALTON BEACH WILL DESIGNATE AN ECONOMIC DEVELOPMENT REPRESENTATIVE/AGENCY. THE REPRESENTATIVE WILL SERVE AS THE LEAD AGENCY FOR IMPLEMENTING THIS ELEMENT AND THE COORDINATION OF CITY ECONOMIC DEVELOPMENT ACTIVITIES AND INITIATIVES**

**Policy I.3.1:**

**The City will develop and annually update the five-year economic development strategic plan to attract appropriate business and industry. The plan will be coordinated with the Land Development Code and the Comprehensive Plan.**

**Policy I.3.2:**

**The City will continue to maintain the following with the resources available:**

- 1. An updated inventory of targeted infill development sites.**
- 2. A record of available electricity, water, sewer, and natural gas capacity and its per unit cost.**
- 3. An inventory of Fort Walton Beach labor force characteristics.**
- 4. Demographic and statistical Fort Walton Beach data to distribute promotional information.**

**Policy I.3.3:**

**The designated economic development representative will be responsible for coordination of visits by prospective business and industry representatives and serve as the liaison with governmental agencies.**

**Policy I.3.4:**

**The City encourages the use of innovative methods of financing for infrastructure and services, wherever possible, to minimize increases in the current and future tax burden.**

**Policy I.3.5:**

**The City continues to initiate efforts and support the efforts of other agencies to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities.**

**Policy I.3.6:**

**The City, through its partnership with the Okaloosa Economic Development Corporation, will encourage advertising, promotional activities, and other sales and marketing techniques to attract new technology-based business to the commerce and technology park.**

**Policy I.3.7:**

**The City utilizes its various departments for internship opportunities, school visits, and presentations to educate students on the role of government in the local economy.**

**Policy I.3.8:**

The City, through its partnership with the Okaloosa Economic Development Corporation and Greater Fort Walton Beach Chamber of Commerce encourages job creation, diversified economic growth, and increased employment.

**Policy I.3.9:**

The City, through its partnership with the Small Business Association and the Greater Fort Walton Beach Chamber of Commerce, will pursue a regulated pushcart vendor program which will offer local produce, fresh cut flora, and locally-made commerce at The Brooks Street Landing to encourage entrepreneurs and foster a unique, vibrant waterfront village by 2019.

**Policy I.3.10:**

The City monitors the Future Land Use Element of the Comprehensive Plan to ensure that appropriate quantities of land are available to support actual/projected commercial/industrial growth.

**Policy I.3.11:**

The City will compile and continue to maintain a Targeted Industries List. This list will be reviewed and updated every five years. This list will be made available to the public at the Fort Walton Beach City Clerk's Office.

**Objective I.4 -. Public/Private Partnerships**

**RECOGNIZING THE CURRENT TREND TOWARDS DECENTRALIZATION OR ELIMINATION OF FEDERAL FINANCIAL ASSISTANCE FOR COMMUNITY AND ECONOMIC DEVELOPMENT PROJECTS, THE CITY WILL ENCOURAGE THE DEVELOPMENT OF PUBLIC/PRIVATE PARTNERSHIPS**

**Policy I.4.1:**

The City encourages partnerships between existing and potential businesses and educational institutions to develop programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

**Policy I.4.2:**

By 2020, the City will explore opportunities for public/private partnerships to establish a bicycle program for participating businesses. In conjunction with the program, the City will adopt a bicycle and pedestrian action plan as a component of the Transportation Element.

**Policy I.4.3:**

The City will continue to encourage the presence and expansion of university programs within the City and incorporate specific strategies within the 5-Year Strategic Economic Development Plan.

**Policy I.4.4:**

The City will promote a Partners for Parks program to encourage private sponsorships for pedestrian and park facilities through the Recreation and Cultural Services Department.

**Objective I.5 - Sustainability**

RECOGNIZING THAT SUSTAINABILITY IS A CRITICAL ISSUE TO BECOMING A FIRST CLASS COMPETITIVE LOCAL ECONOMY, THE CITY WILL PROMOTE ITSELF AS A “GREEN LOCAL GOVERNMENT” AND CONTINUE TO EXPAND AND PROMOTE PROGRAMS SUCH AS ALTERNATIVE MODES OF TRANSIT, GREENWAYS ALONG MAJOR ARTERIALS, XERISCAPE LANDSCAPING PRACTICES, AND WATER RE-USE PROGRAMS, AMONG OTHERS

**Policy I.5.1:**

The City will work toward obtaining the Florida Green Building Coalition’s certified Green Local Government status to promote alternative energies and a cleaner environment and improve environmental performance through measurable criteria, by end of 2019.

**Policy I.5.2:**

The City will encourage renewable energy industries such as wind and solar to locate in areas designated as non-jurisdictional wetlands by developing a target list of industries and potential sites by 2025.

**Policy I.5.3:**

The City will, through consistent implementation of its Land Development Code, protect its environmental resources and will seek to maintain and improve its recreational resources to provide an attractive environment for businesses and industry and their employees.

**Policy I.5.4:**

The City ensures that the types of new and expanding business and industry in Fort Walton Beach will contribute to maintaining a clean environment by meeting all applicable local, state and federal guidelines.

**Objective I.6 - Creative Arts and Cultural Tourism**

THE CITY WILL CONTINUE AND STRENGTHEN CULTURAL TOURISM, RECOGNIZING THAT THE CREATIVE ARTS AND CULTURAL HERITAGE INDUSTRIES PLAY A MAJOR ROLE IN BUILDING AND SUSTAINING ECONOMICALLY VIBRANT COMMUNITIES BY GENERATING JOBS, REVENUE AND TOURISM, AND ALSO REALIZING THAT THE CITY OFFERS A UNIQUE HERITAGE TO THE STATE AND THE COUNTRY

**Policy I.6.1:**

The City, through its Community Redevelopment Area, will investigate the idea of a prominent gateway feature that might include art or sculpture, at the base of the Brooks Bridge, to draw attraction to the Brooks Landing, and also create a vibrant gateway into the City's cultural center by 2020.

**Policy I.6.2:**

The City promotes its rich military heritage by encouraging and promoting the development of a Military Heritage Tour--a network of military tributes along City gateways--by November 2020.

**Policy I.6.3:**

By 2020, the City will support the designation of the Emerald Coast Florida Birding Trail in conjunction with the Senior Center, the Florida Game and Fish Commission, and the National Audubon Society's Great Florida Birding Trail, to target specific marketing efforts to the birding community worldwide.

**Policy I.6.4:**

The City will study the feasibility of establishing a destination-type pedestrian attraction which promotes local maritime history, celestial navigation programs, and a maritime museum along the waterfront to enhance tourist appeal. The designated economic development representative will complete essential studies and provide a report to the City Council by 2016.

**Policy I.6.5:**

The City will study the feasibility of establishing a destination-type culinary niche which promotes the Okaloosa Applied Technology Center's relationship with the Culinary Art Institute, to provide a unique and interactive culinary experience. Essential studies and report will be provided to the City Council by 2020.

**Policy I.6.6:**

The City will promote local heritage by encouraging the development and expansion of Native American-owned business and industry. Established businesses which meet this definition may request a reduction of business and permit fees from the City Council.

**Policy I.6.7:**

Many historic treasures are located along First Street, including the Fort Walton School House, the Indian Temple Mound, and churches which are nearly a century old with the finest acoustic settings and internationally recognized musicians. Therefore, the City encourages the clustering of cultural enrichment venues in proximity to the Indian Temple Mound and First Street, and supports the promotion of this heritage and cultural area to tourists.

**Policy I.6.8:**

In conjunction with the promotion and enhancement of the Heritage and Cultural Arts Cluster, the City will incorporate a historic walking tour on First Street as part of the CRA's adopted schedule to improve the streetscape. The tour will include markers and a "walk of fame" which profiles the city's most significant early residents and structures.

**Policy I.6.9:**

The City supports and promotes the ethnic services industry along Beal Parkway by encouraging innovative techniques for promotion and entrepreneurship within the 5-year Strategic Economic Development Plan.

**Objective I.7 - Waterfront Development**

**THE CITY WILL CONTINUE TO IMPLEMENT THE 2006 CHARTING THE COURSE FORT WALTON BEACH WATERFRONT VISION PLAN IN CONJUNCTION WITH THE FORT WALTON BEACH WATERFRONTS FLORIDA PARTNERSHIP COMMITTEE**

**Policy I.7.1:**

The City, through the CRA and the FWB Waterfront Committee, will improve access to the coastline for all residents and tourists by continuing to provide incentives to property owners who provide boardwalk easements from Brooks Bridge and the Brooks Street Landing to Liza Jackson Park. The CRA will provide funding for the construction and maintenance of the boardwalk or develop incentives for the property owner to construct and/or maintain the boardwalk.

**Policy I.7.2:**

The City will develop a waterfront strategic plan by 2020 in accordance with the 2006 Charting the Course Fort Walton Beach Waterfront Vision Plan which will encourage and promote water-dependent businesses along the Sound and also require future marinas to obtain a Florida Clean Marina Status.

**Policy I.7.3:**

By 2019, the City will develop criteria for selection and funding to acquire properties which contain special features and/or shoreline and water-use access.

**Objective I.8 - Military**

**RECOGNIZING THE VITAL ECONOMIC AND CULTURAL RELATIONSHIP BETWEEN THE CITY OF FORT WALTON BEACH AND THE MILITARY, THE CITY WILL CONTINUE TO PROMOTE THE MISSION OF EGLIN AIR FORCE BASE**

**Policy I.8.1:**



The City will promote and encourage the development of an Eglin By-Pass from Santa Rosa County to Walton County to ease traffic congestion, reduce hurricane evacuation times, minimize military encroachment, and support the base mission.

**Policy I.8.2:**

The City, through its Recreation and Cultural Services Department, will promote a Local Town Heroes program by 2019, which will enable families and donors to sponsor pedestrian and park facilities in honor of local veterans.

**Policy I.8.3:**

The City encourages military-themed small businesses as a niche strategy for infill development.

**Objective I.9 - Growth Management and Infrastructure**

THE CITY OF FORT WALTON BEACH WILL ACTIVELY WORK TO PROVIDE A DIVERSIFIED AND DESIRABLE ENVIRONMENT NECESSARY TO ATTRACT AND RETAIN THE COMMERCIAL/INDUSTRIAL AND BUSINESSES SECTORS SERVING EXISTING INDUSTRY, TOURISTS, SEASONAL RESIDENTS, AND THE PERMANENT POPULATION WHILE MAINTAINING A HIGH STANDARD OF LIVING. TO ATTRACT BUSINESSES WHICH STRENGTHEN EXISTING INDUSTRY, THE PUBLIC SERVICES AND CITY CHARACTERISTICS THAT WILL BE SUPPORTED INCLUDE AN EXEMPLARY PUBLIC EDUCATION SYSTEM, MODERATE LOCAL TAX RATES, ADEQUATE UTILITIES, IMPROVED BICYCLE AND PEDESTRIAN INFRASTRUCTURE, CONSISTENTLY ENFORCED LAND USE REGULATIONS, QUALITY PARKS AND RECREATION FACILITIES, QUALITY HEALTH CARE, ENVIRONMENTAL RESOURCES, AND EFFECTIVE PUBLIC SAFETY..

**Policy I.9.1:**

The City will implement the objectives and policies of this Economic Development Element through appropriate administrative policies which include careful evaluation of proposed City actions for conformance with the policies in this Element and land use regulations.

**Policy I.9.2:**

The City will plan for sufficient public infrastructure to serve the growth needs of new and expanding business and industry.

**Policy I.9.3:**

The City will encourage the location of business and industry in areas designated for future infrastructure improvements in the City's Infrastructure Element and Capital Improvements Program.

**Policy I.9.4:**

The City will develop a strategy to purchase/improve/sell-back and/or lease-back property to encourage ideal infill development and the expansion of business and industry.

**Policy I.9.5:**

The City will vigorously pursue State and Federal grant funds that may be applicable to recreational and infrastructure improvements as well as other activities that enhance the City's competitive position in attracting new business and industry.

**ELEMENT J**

**PUBLIC SCHOOL FACILITIES ELEMENT**

**Introduction**

The 2005 Florida Legislature adopted requirements that strengthen the relationship between land use planning and development, and planning for public schools and availability of school capacity. Under the statewide schedule the Okaloosa County School Board and the City of Fort Walton Beach must work together to establish school concurrency.

The following Goals present the standards with which the School Board evaluates school facilities; an inventory of existing facilities and planned future facilities; an evaluation of the school system based on these standards and determination of need; an analysis of funding; an analysis of coordination between school planning and local land use planning; and Objectives and Policies for such coordination.

**Goals, Objectives And Policies**

The Goals, Objectives and Policies of this element are as follows.

**GOAL J- COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM. COLLABORATE AND COORDINATE WITH THE OKALOOSA COUNTY SCHOOL BOARD (SCHOOL BOARD) TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES, WHICH MEET THE NEEDS OF THE CITY’S EXISTING AND FUTURE POPULATION**

**OBJECTIVE J.1 - COORDINATION AND CONSISTENCY**

**CONSISTENT WITH THE INTERLOCAL AGREEMENT WITH THE OKALOOSA COUNTY SCHOOL BOARD, THE CITY SHALL IMPLEMENT AND MAINTAIN MECHANISMS DESIGNED TO CLOSELY COORDINATE WITH THE SCHOOL BOARD IN ORDER TO PROVIDE CONSISTENCY BETWEEN THE CITY'S COMPREHENSIVE PLAN AND PUBLIC SCHOOL FACILITIES PROGRAMS, SUCH AS:**

- 1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;**
- 2. Improved student access and safety by coordinating the School Board's construction of new and expanded schools with the City's road and sidewalk construction programs;**
- 3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and,**
- 4. The expansion and rehabilitation of existing schools so as to support neighborhoods.**

**Policy J.1.1 - Manage the timing of new residential and residential mixed-use development to coordinate with adequate school capacity. The City may use the lack of school capacity as a basis for denial of applications for final subdivision plats or site plans for residential and residential mixed-use development. Adequate school capacity shall be considered as part of the plan amendment and rezoning processes.**

**Policy J.1.2 - In cooperation with the School Board and the municipalities of Cinco Bayou, Crestview, Destin, Okaloosa County, Laurel Hill, Mary Esther, Niceville, Shalimar and Valparaiso, Fort Walton Beach will implement the Interlocal Agreement for Public School Facility Planning for the County of Okaloosa, Florida between Okaloosa County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:**

- 1. Joint meetings;**
- 2. Student enrollment and population projections;**
- 3. Coordinating and sharing of information;**
- 4. School site analysis;**
- 5. Supporting infrastructure;**
- 6. Comprehensive Plan amendments, rezoning and residential and residential mixed-use development approvals;**
- 7. Education Plant Survey and Five-Year District Facilities Work Plan that includes the Capital Facilities Plan (Work Plan);**
- 8. Co-location and shared use;**
- 9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate fair share mitigation;**
- 10. Oversight process; and,**
- 11. Resolution of disputes.**

**Policy J.1.3 - The City shall include a representative of the School Board, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.**

**Policy J.1.4 - The City shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of School Board and local government plans consistent with policies under Objective G.5. Policy G.5.3 of the Intergovernmental Coordination Element of the Comprehensive Plan.**

**Policy J.1.5 - The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:**

- 1. Implementations of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained and to address any existing deficiencies and future needs.**
- 2. Identification of adequate sites for funded and planned schools.**
- 3. For potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board proposes an amendment identified through the financially feasible Work Plan, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties. The adoption of amendments must be included into the Comprehensive Plans of all local governments. Impact to adjacent communities shall be considered in the recommendations of the working group. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed.**

**No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained in subsequent 5-year schedules of capital improvements and a new fifth year added.**

#### **OBJECTIVE J.2 - ENHANCE COMMUNITY DESIGN**

**ENHANCE COMMUNITY/NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL FACILITY DESIGN AND SITING STANDARDS. ENCOURAGE THE SITING OF SCHOOL FACILITIES SO THEY SERVE AS COMMUNITY FOCAL POINTS AND SO THAT THEY ARE COMPATIBLE WITH SURROUNDING LAND USES BY SITING SCHOOLS NEAR URBAN RESIDENTIAL AREAS AND IN ACCORDANCE WITH LOCAL LAND USE AND ZONING REGULATIONS TO ENSURE COMPATIBILITY**

**Policy J.2.1 - Continue to coordinate with the School Board to ensure that proposed public school facility sites are consistent with the land use categories and policies of the Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.**

**Policy J.2.2 - Consistent with the Future Land Use Element, future schools shall be an allowable use in land use categories Educational Facilities and Mixed-Use Main Street.**

**Policy J.2.3 - Consistent with the Future Land Use Map, future schools will be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served.**

**Policy J.2.4 -** When considering the acquisition and establishment of public facilities such as parks, libraries, and communities centers, the City shall, to the greatest extent possible, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for collocation with a future public school.

**Policy J.2.5 -** Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

**Policy J.2.6 -** Reduce hazardous walking conditions consistent with Florida's safe ways to school program. The City, in coordination with the School Board, shall coordinate with the TPO Long Range Transportation Plans to ensure funding for safe access to schools including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations and assuring these recommendations are addressed over the planning period.

**Policy J.2.7 -** The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

**Policy J.2.8 -** The City and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students including providing bus stops near proposed school sites during the final approval process.

### **OBJECTIVE J.3 - SUSTAINABLE DESIGN**

#### **ENCOURAGE SUSTAINABLE DESIGN AND DEVELOPMENT FOR EDUCATIONAL FACILITIES**

**Policy J.3.1 -** Coordinate with the School Board to continue to permit the shared-use and co- location of school sites and City facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for Fort Walton Beach, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as public recreation areas.

**Policy J.3.2 -** Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

**Policy J.3.3 -** Continue to coordinate efforts to build new school facilities, facility rehabilitation and expansions to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

**OBJECTIVE J.4 - SCHOOL CAPACITY**

**COORDINATE PETITIONS FOR CHANGES TO FUTURE LAND USE, ZONING, FINAL SUBDIVISION PLATS AND SITE PLANS FOR RESIDENTIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT WITH ADEQUATE SCHOOL CAPACITY AND TO CORRECT ANY DEFICIENCIES AND PROVIDING FOR ANTICIPATED NEEDS AND ENSURE ADOPTED LOS STANDARDS ARE MET IN CONJUNCTION WITH THE 5-YEAR CAPITAL IMPROVEMENT SCHEDULE**

**THIS OBJECTIVE WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL BOARD'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF FREE AND ADEQUATE PUBLIC SCHOOLS, AND THE CITY'S AUTHORITY FOR LAND USE, INCLUDING THE AUTHORITY TO APPROVE OR DENY PETITIONS FOR COMPREHENSIVE PLAN AMENDMENTS, RE-ZONINGS OR FINAL SUBDIVISION PLATS AND SITE PLANS FOR RESIDENTIAL AND RESIDENTIAL MIXED-USE THAT GENERATE STUDENTS AND IMPACT THE OKALOOSA COUNTY SCHOOL DISTRICT.**

**Policy J.4.1 - Coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods and adequate provision of available land in coordination with the adopted future land use map.**

**Policy J.4.2 - Consider School Board comments and findings on the availability of adequate school capacity when considering the decision to approve Comprehensive Plan amendments and other land use decisions as provided for in section 163.3177(6)(a), Florida Statutes, during the public hearing process at the LPA through the ex officio participation by the School Board and the during the technical review committee approval process for final subdivision plat and site plan approval, as appropriate.**

**Policy J.4.3 - Give priority consideration to petitions for land use and zoning changes and final subdivision plats and site plans for residential and residential mixed-use development approvals in areas with adequate school capacity or where school sites are adequate to serve potential growth or have had potential sites donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices as reflected in a written agreement approved by the School Board.**

**Policy J.4.4 - Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded in the concurrency service area (CSA) of the assigned school or in an adjacent CSA. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long-range facilities plan over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.**

**Policy J.4.5 - In reviewing petitions for future land use, rezoning, or final subdivision plats and site plans for residential and residential mixed-use development, which may affect student enrollment or school facilities, the City will consider the following issues:**

- 1. Providing school sites and facilities within planned neighborhoods;**

2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Developer provided off-site signals, signage, access improvements and sidewalks to serve affected school facilities;
7. The inclusion of school bus stops and turnarounds in new residential and residential mixed-use developments;
8. Encouraging the private sector to identify and implement creative solutions to develop adequate school facilities in residential developments;
9. School Board comments and findings of available school capacity;
10. Available school capacity or planned improvements to increase school capacity; and,
11. Whether the proposed location is consistent with accepted policies of the School Board and as set forth in the State requirements for Educational Facilities regarding standards for siting, design and planning for school facilities.

**OBJECTIVE J.5 - IMPLEMENT SCHOOL CONCURRENCY**

**MANAGE THE TIMING OF RESIDENTIAL AND RESIDENTIAL MIXED-USE DEVELOPMENTS TO GENERATE PUBLIC SCHOOL STUDENTS SO AS TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL FACILITIES**

**Policy J.5.1 - Consistent with the Interlocal Agreement, the City and School Board agree to the following standards for school concurrency in Okaloosa County:**

1. **Level of Service Standard:** Consistent with the Interlocal Agreement, the uniform, district-wide level-of-service standards are set as follows:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of the Department of Education (DOE) permanent capacity
Middle	100% of DOE permanent capacity
High	100% of DOE permanent capacity
Special purpose	100% of DOE permanent capacity



Potential amendments to the level of service standards shall be considered at least annually at one of the required staff working group meetings to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the Comprehensive Plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements and add a new fifth year, updating the public schools facility program to coordinate with the 5-year district work plan (October 1) and the financial feasibility of the capital improvements program (December 1).

2. **Concurrency Service Areas:** The concurrency service areas shall be as shown in Map PSFE A and align with the high school attendance zones. In each Concurrency Service Area the proposed project must meet school concurrency for the primary, intermediate and secondary school levels within the school attendance zones where the project is located. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15th. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the Comprehensive Plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and that the LOS will be achieved and maintained for the 5-year period.

3. **Maximizing Concurrency Service Areas:** Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the state standards on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signals, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City will be determined by the state standards on maximization of capacity.

4. **Student Generation Rates:** Consistent with the Interlocal Agreement, the School Board staff, working with the City staff, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be reviewed at least every two (2) years and changed, as necessary. These changes shall be adopted into the County's Comprehensive Plan.

5. **School Capacity and Enrollment:** The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocates are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year in order to formulate the Capital Outlay Full Time Equivalent (COFTE) standards.
6. **Concurrency Availability Standard:** The City shall amend the concurrency management systems in its land development regulations to require that annual monitoring reports provided to their governing bodies will cover schools as well as other concurrency facilities, all proposed residential units be reviewed for school concurrency at the time of final subdivision plat or site plan review. The City shall not deny a final subdivision plat or site plan for residential and residential mixed-use development approvals due to a failure to achieve and maintain the adopted level of service for public school capacity where:
- a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision plat or site plan approval for residential and residential mixed-use development; or,
  - b. Adequate school facilities are available in an adjacent concurrency service area and the impacts of residential and residential mixed-use development can be shifted to that area; or
  - c. The developer executes a legally binding development agreement to provide mitigation proportionate to the demand for public school facilities to be created by the actual impact of the proposed residential and residential mixed-use development application subject to the final subdivision plat or site plan approval (or the functional equivalent) as provided in the Interlocal Agreement.

In evaluating a final subdivision plat or residential or mixed-use residential site plans for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured, through School Board funding, through proportionate fair share mitigation, or some other means. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

7. **Final Subdivision Plat and Site Plan Approval Standards:** In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed residential and residential mixed-use development, the following standards shall apply. Either (i) the site plan or final subdivision plat must provide capacity enhancement sufficient to meet its impacts through fair share mitigation; or (ii) the site plan or final subdivision plat must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision plat shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation

required shall be determined by the Department of Education's most current cost per student station applicable to Okaloosa County.

Policy J.5.2 - Options for providing fair share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites; and/or
2. Construction or expansion of permanent school facilities; and/or
3. Explore the creation of a mitigation bank serving the designated areas based on the construction of a public school facility.

Mitigation shall be directed to projects on the School Board's Work Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the applicant executed prior to the issuance of the final subdivision plat, site plan approval or the functional equivalent. If the School Board agrees to the mitigation, the School Board must commit in the agreement by placing the improvement required for mitigation in its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement for required mitigation, until all impacts for public school facilities created by the actual development of the property are mitigated.

Policy J.5.3 - The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of residential or residential mixed use development and multiplying by the DOE costs per student station for each school type applicable to Okaloosa County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

#### **OBJECTIVE J.6 - FUNDING**

THE CITY, WITH COOPERATION FROM THE SCHOOL BOARD AND THE DEVELOPER, WILL COLLABORATE TO FIND MEANS TO ENSURE SUFFICIENT CAPACITY WILL EXIST TO ACCOMMODATE RESIDENTIAL OR RESIDENTIAL MIXED-USE DEVELOPMENT AT THE TIME OF IMPACT THROUGH PROPORTIONATE FAIR SHARE, DEVELOPER CONTRIBUTIONS, PROJECT PHASING OR DEVELOPER PROVIDED FACILITY IMPROVEMENTS AS A WAY TO REALIZE THE COST OF NEW RESIDENTIAL AND RESIDENTIAL MIXED-USE DEVELOPMENT IN REGARDS TO THE ABILITY OF THE SCHOOL BOARD TO PROVIDE ADEQUATE FACILITIES, AS NEEDED

Policy J.6.1 - Once the School Board has determined how it will meet the anticipated enrollment demand when capacity has been maximized, including available capacity or lack thereof in contiguous concurrency service areas, then the City will collaborate with the School Board to determine the necessity to establish alternate funding sources within next year's cycle of the Work Program and Capital Improvements schedule adoption process. Uniform district- wide concurrency standards by school type must be maintained. This policy shall not be construed to obligate or require the City to fund the School Board Work Plan.

**OBJECTIVE J.7 - MONITORING AND EVALUATION**

**THE CITY OF FORT WALTON BEACH WILL STRIVE TO CONTINUALLY MONITOR AND EVALUATE THE PUBLIC SCHOOLS FACILITIES ELEMENT IN ORDER TO ASSURE THE BEST PRACTICES OF THE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PLANNING AND DECISIONMAKING**

**Policy J.7.1 - The City and the School Board will coordinate during updates or amendments to the Okaloosa County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.**

**Existing and Future Conditions Maps**

**Locations of schools and the CSAs are depicted on PSFE Map A.**

**Consistent with Section 163.3177(12)(g), Florida Statutes, Map PSFE Map B the Public School Facilities element includes future conditions maps showing existing and anticipated schools over the five-year planning period. No new schools are planned within Fort Walton Beach.**

**Maps for the long-term planning period will be included after their upcoming adoption date, anticipated in late 2007. These maps will be general over the long-term planning period and will not prescribe a land use on a particular parcel of land.**

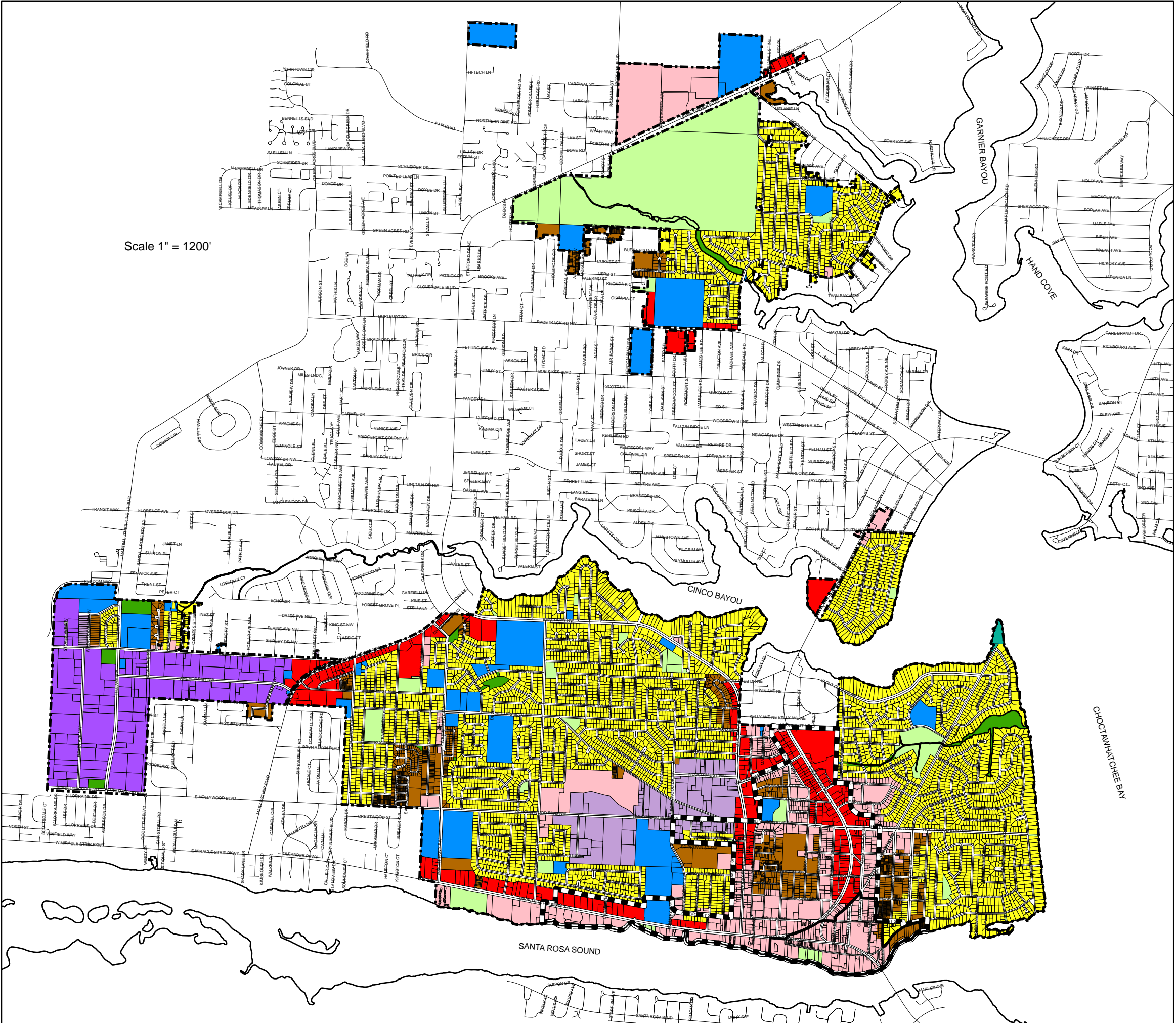
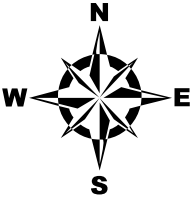
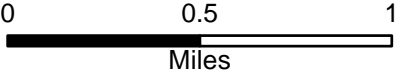


MAP 1-1  
FUTURE LAND USE 2020



Legend

- Downtown Design Overlay District (DDO)
- CRA / Energy Conservation Area
- City Limits & Dense Urban Land Area (TCEA)
- FUTURE LAND USE**
  - LDR - LOW DENSITY RESIDENTIAL
  - MDR - MEDIUM DENSITY RESIDENTIAL
  - MU - MIXED USE
  - COM - COMMERCIAL
  - MBI - MIXED BUSINESS/INDUSTRIAL
  - IND - INDUSTRIAL
  - CIU - CIVIC, INSTITUTIONAL & UTILITY
  - REC - RECREATION
  - CNS - CONSERVATION
  - PC - PRIVATE CLUB



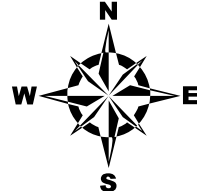
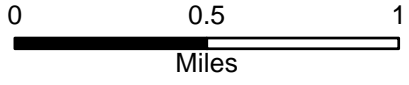


MAP 1-2: Soil Associations  
Fort Walton Beach



Legend

- Soil Types**
- Arents, 2 to 8 percent slopes
  - Beaches
  - Chiple and Hurricane soils, 0 to 5 percent slopes
  - Dorovan muck, frequently flooded
  - Duckston sand, frequently flooded
  - Foxworth sand, 0 to 5 percent slopes
  - Kureb sand, 0 to 8 percent slopes
  - Lakeland sand, 0 to 5 percent slopes
  - Lakeland sand, 12 to 30 percent slopes
  - Lakeland sand, 5 to 12 percent slopes
  - Leon sand, 0 to 2 percent slopes
  - Lucy loamy sand, 0 to 5 percent slopes
  - Mandarin sand, 0 to 3 percent slopes
  - Newhan-Corolla complex, 2 to 30 percent slopes
  - Pickney loamy sand, depressional
  - Resota sand, 0 to 5 percent slopes
  - Rutlege fine sand, depressional
  - Troup sand, 8 to 12 percent slopes
  - Udorthents, nearly level
  - Urban land
  - Water
  - Waters of the Gulf of Mexico
  - CITY LIMITS





MAP 1-3: FLOODPLAIN  
FIRM  
(FLOOD INSURANCE RATE MAP)  
FOR THE CITY OF  
FORT WALTON BEACH



These materials are provided to support the National Flood Insurance Program requirements. Reproductions or copies of the original materials cannot be certified for accuracy in representing official Special Flood Hazard Areas.

The original materials are filed in the office of the Engineering Division for the City of Fort Walton Beach, and are available for viewing by the public.

Legend

SPECIAL FLOOD HAZARD AREAS  
INUNDATED BY 100 YEAR STORM

A - NO BASE FLOOD ELEVATION DETERMINED

AE - BASE FLOOD ELEVATION DETERMINED  
9 BASE FLOOD ELEVATION IN FEET NGVD '29

VE COASTAL FLOOD WITH VELOCITY HAZARD  
12 BASE FLOOD ELEVATIONS DETERMINED  
BASE FLOOD ELEVATION IN FEET NGVD '29

OTHER FLOOD AREAS  
AREAS OF 500 YEAR FLOOD; AREAS OF  
100 YEAR FLOOD WITH AVERAGE DEPTHS  
OF LESS THAN 1 FOOT OR WITH DRAINAGE  
AREAS LESS THAN 1 SQUARE MILE; AND  
AREAS PROTECTED BY LEVEES FROM  
100 YEAR FLOOD

OTHER AREAS  
X AREAS DETERMINED TO BE OUTSIDE  
THE 500 YEAR FLOODPLAIN

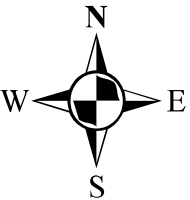
--- CITY LIMITS  
--- SHORELINE

BUILDING FOOTPRINTS SHOWN INSIDE CITY LIMITS

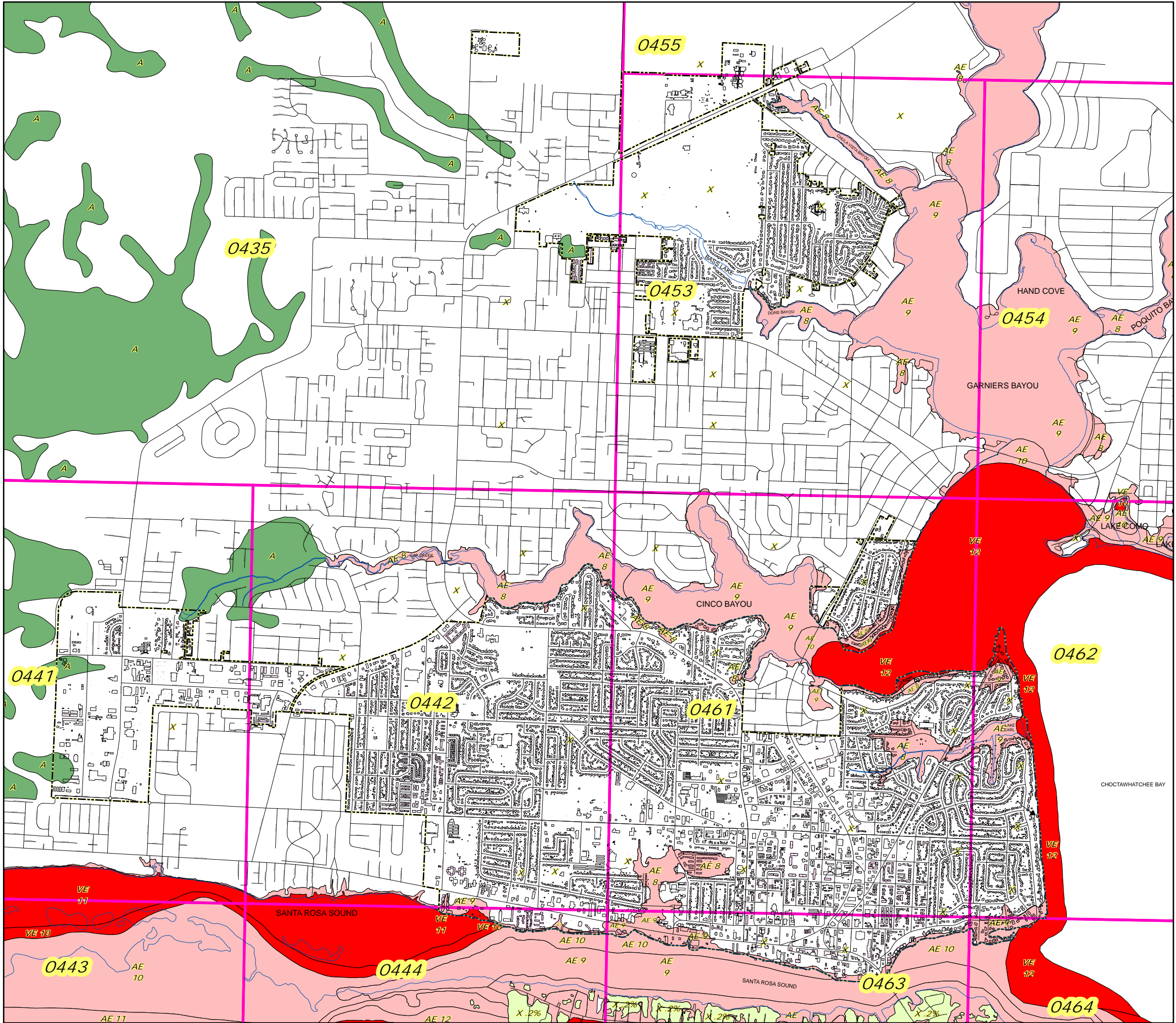
Map effective date:  
December 6, 2002

City of Fort Walton Beach  
Community Number 120174  
Panel Numbers shown on map  
Suffix H

Data provided by the  
Federal Emergency  
Management Agency



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Miles



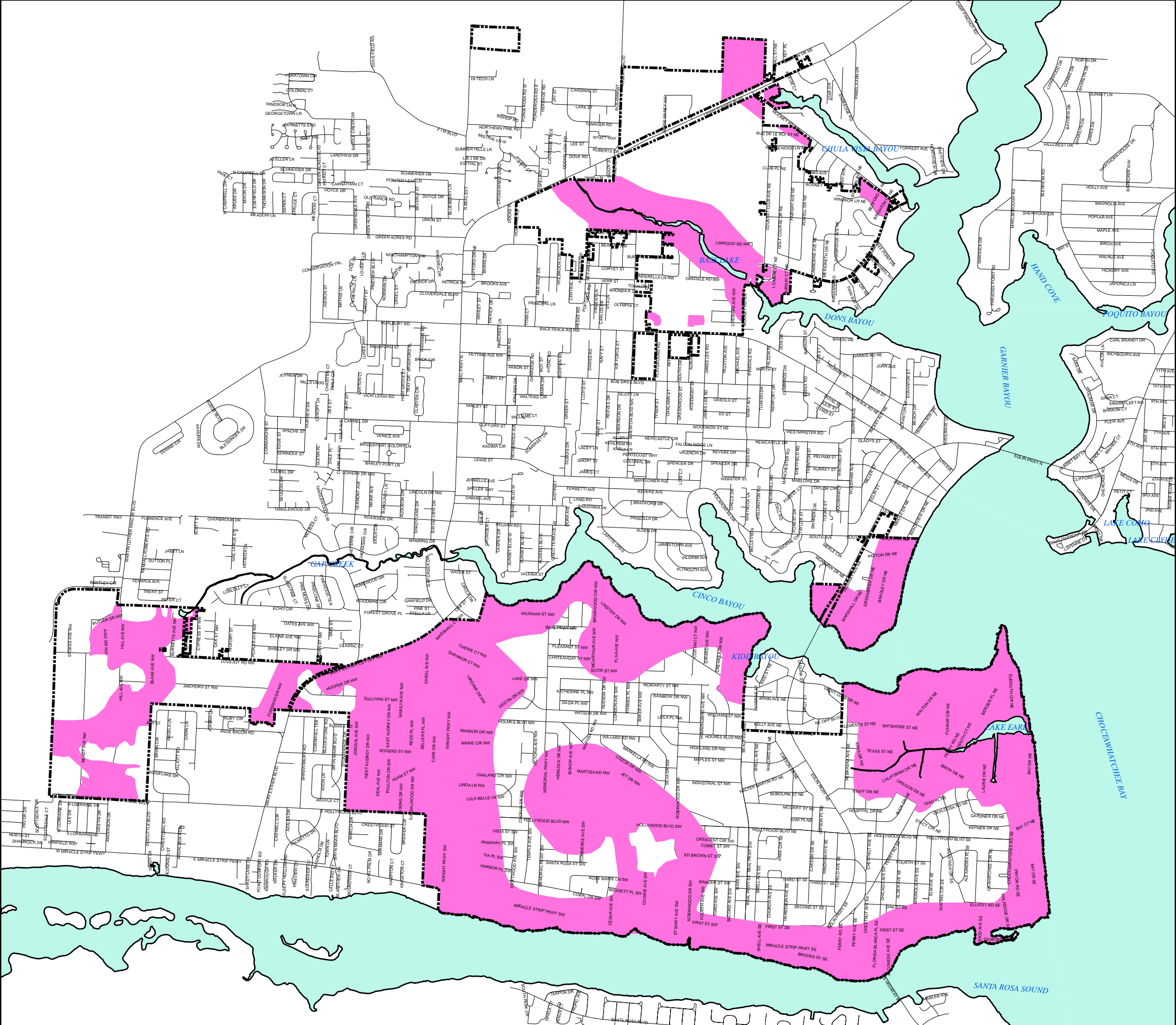
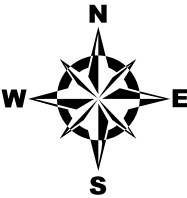
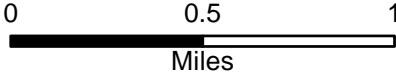


MAP 1-4: ARCHAEOLOGICALLY SENSITIVE ZONE WITHIN FORT WALTON BEACH CITY LIMITS



Legend

- CITY LIMITS
- ARCHAEOLOGICALLY SENSITIVE ZONE
- Water Bodies





MAP 1-5  
COASTAL HIGH  
HAZARD AREA

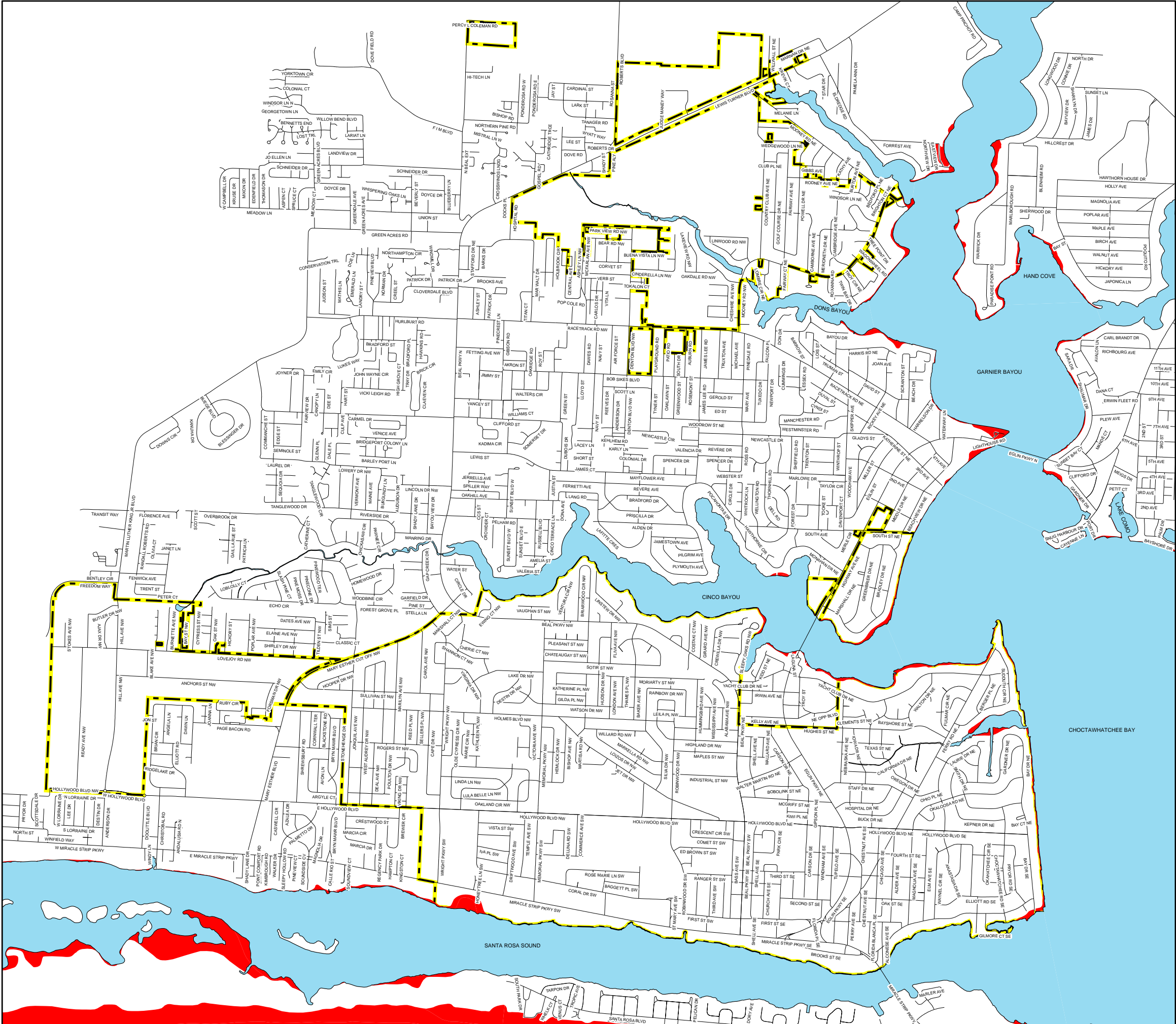
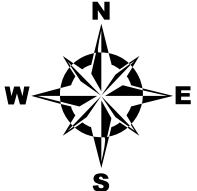
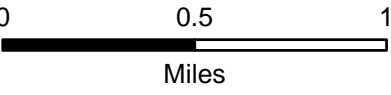
City of Fort Walton Beach



Legend

- Water Bodies
- CHHA
- City Limits

The Coastal High Hazard Area is defined as the area below the elevation of the category 1 storm surge as established by the northwest Florida Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model produced as part of the Florida Statewide Regional Evacuation Study Update (2009).





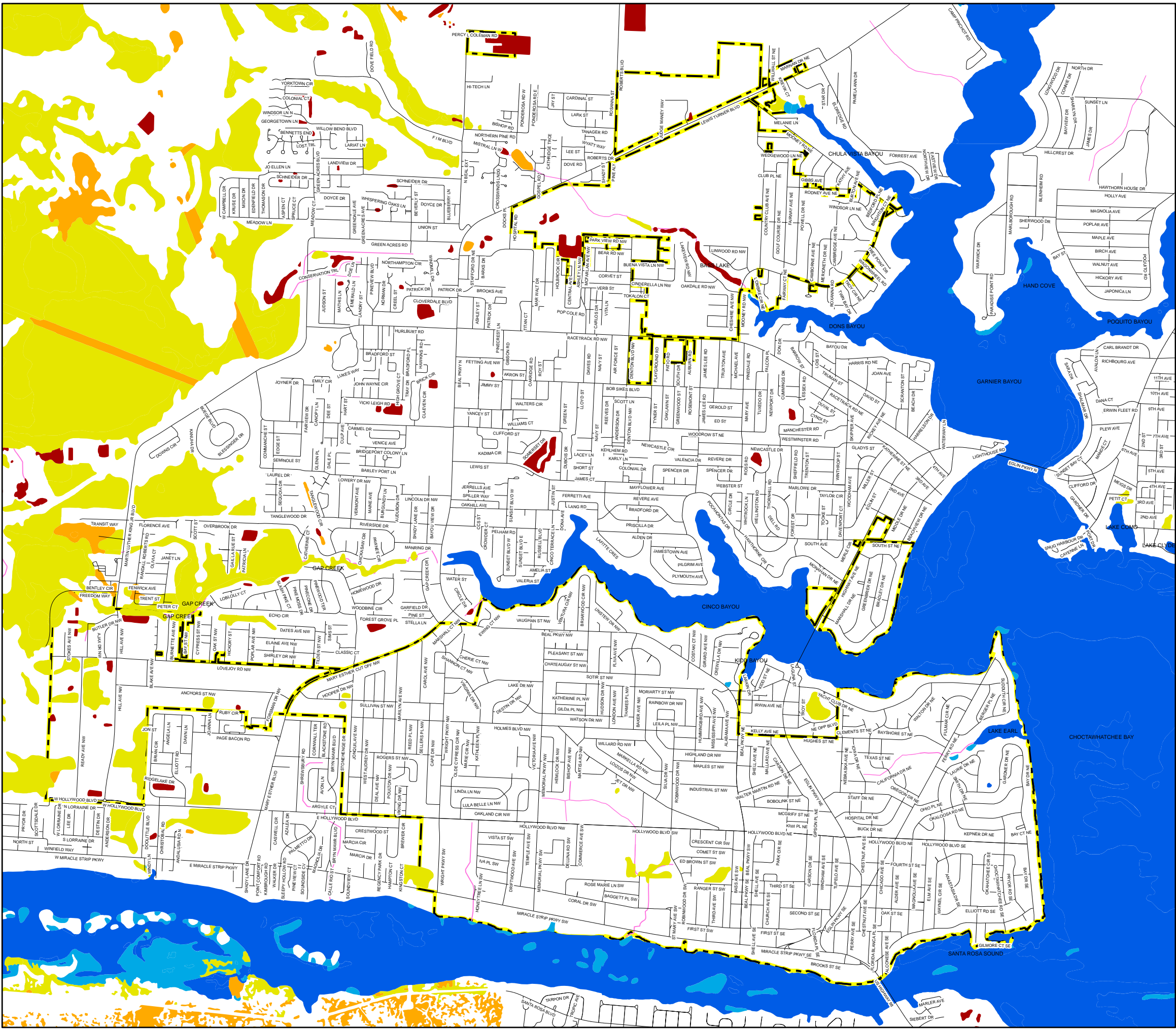
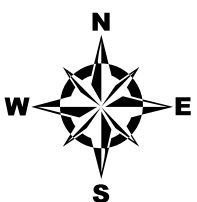
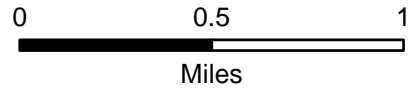
MAP 1-6  
GENERALIZED WETLANDS MAP  
City of Fort Walton Beach



Disclaimer: Not field verified -  
wetland data taken from  
US FWS January 2010.  
Final wetland delineation  
must be determined by an  
independent surveyor.

Legend

- Wetlands  
CLASS
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Riverine
  - Other
  - City Limits





# MAP 1-7 BIKEWAY NEEDS

City of Fort Walton Beach

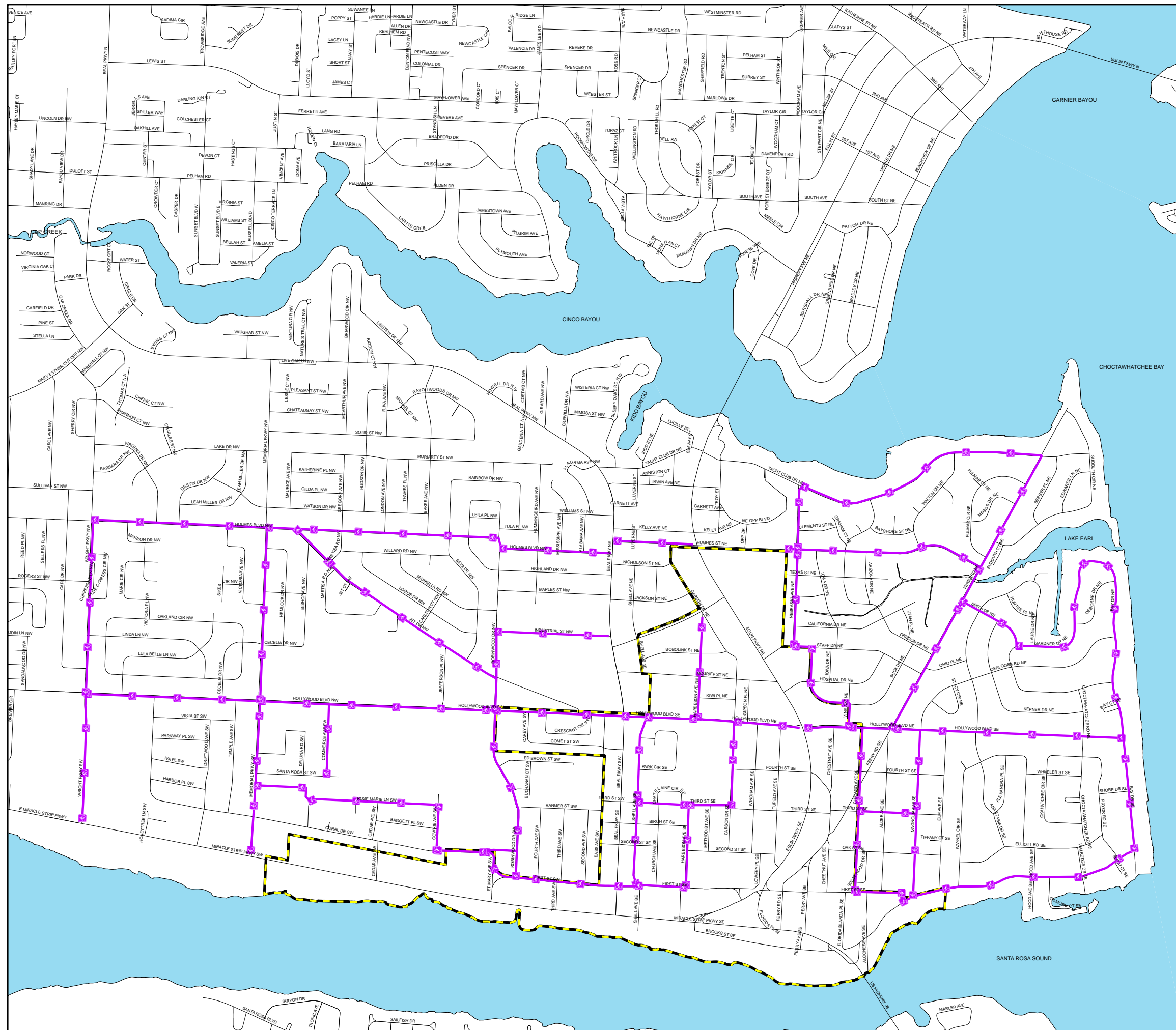
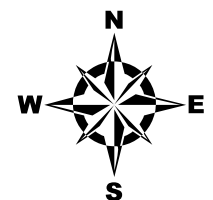


## Legend

-  Transportation Exception Area
-  Bike Paths

0 1,500 3,000  
Feet

Prepared by the  
City of Fort Walton Beach  
Engineering Department





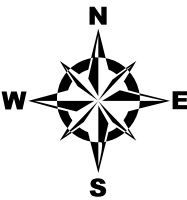
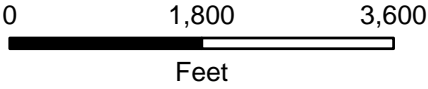
MAP 1-8  
CURRENT NETWORK  
OF SIDEWALKS

City of Fort Walton Beach



Legend

- Sidewalk
- City Limits





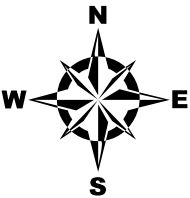
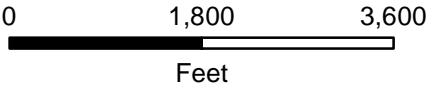
MAP 1-9  
CURRENT NETWORK OF  
PUBLIC TRANSPORTATION  
SERVICES  
IN FORT WALTON BEACH



PAGE 1 OF 2

*Legend*

- Current Bus Stops
- Current Okaloosa County Transit Bus Routes
- City Limits
- Current 1/4 Mile Transit Area Served





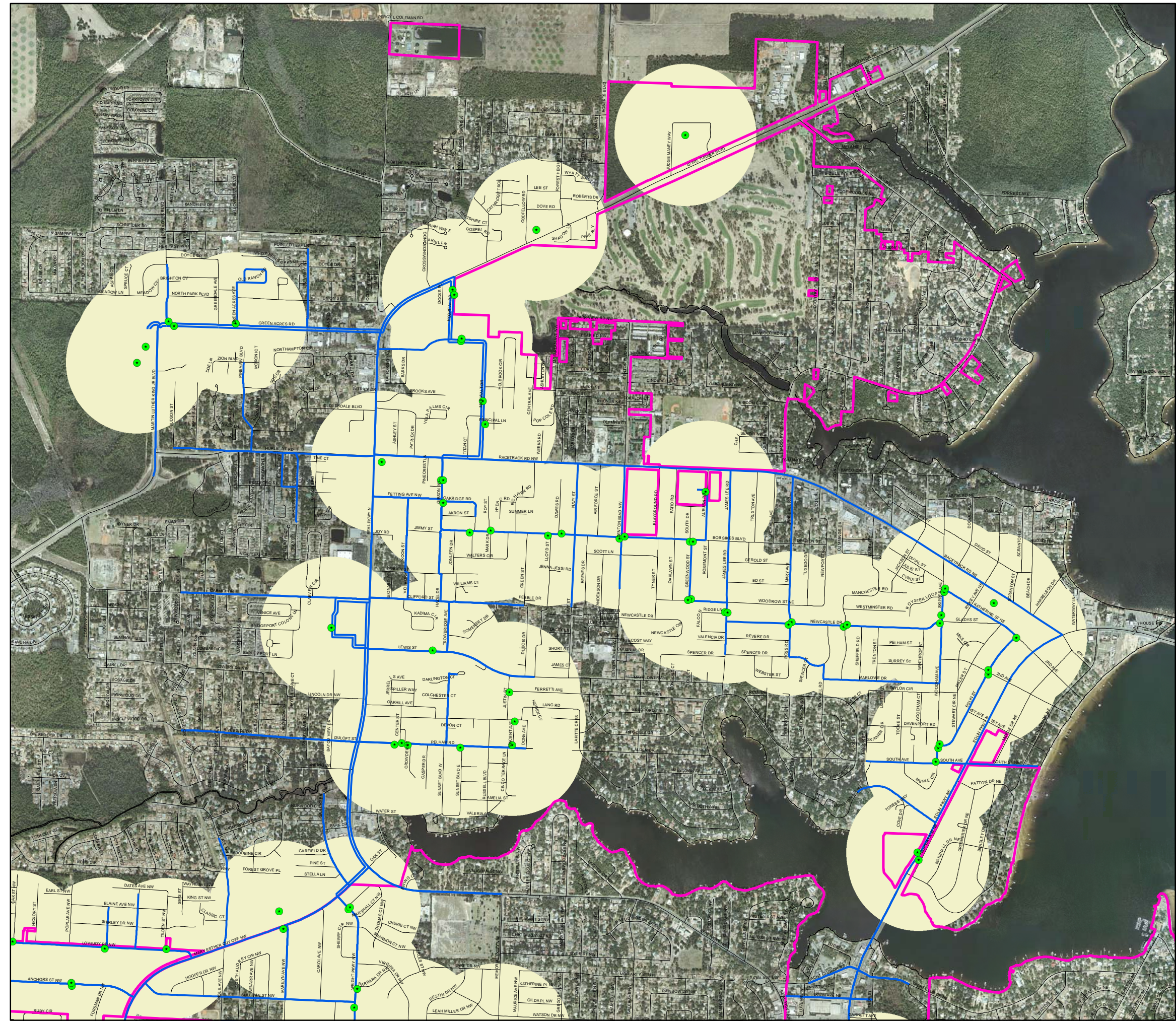
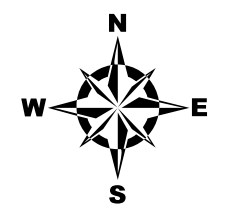
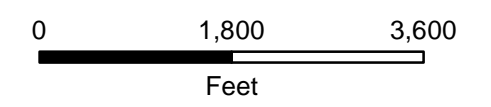
# MAP 1-9 CURRENT NETWORK OF PUBLIC TRANSPORTATION SERVICES IN FORT WALTON BEACH



PAGE 2 OF 2

## *Legend*

- Current Bus Stops
- Current Okaloosa County Transit Bus Routes
- City Limits
- Current 1/4 Mile Transit Area Served







- Key**
- 1. Liza Jackson Park
  - 2. Fort Walton Landing
  - 3. Walkedge Boat Launch
  - 4. Seaway Boat Launch
  - 5. Brooks Landing Gateway
  - 6. Hood Avenue
  - 7. Bay Drive
  - 8. Linstew Drive
  - 9. Garniers Beach
  - 10. Emerald Coast Boat Marina and Boat Yard

- 11. SeaTow
- 12. Fort Walton Beach Yacht Club
- 13. Roya Hotel
- 14. Fort Walton Beach Yacht Basin / The Shack
- 15. Aunt Martha's Bed and Breakfast
- 16. Giovanni's one89
- 17. WaterVue at Brooks Street
- 18. Playground Inn
- 19. Bay Cafe
- 20. AJ's on the Bayou

**MAP 1-10**  
**WATERWAYS NETWORK**  
**City of Fort Walton Beach**



**Legend**

- 1** FWB Waterfront Locations
- Waterfront Boardwalk
- Existing FWB Paddling Trail
- Intracoastal Waterway
- Roadways
- Seagrass
- Water Bodies
- City Limits

