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*City of Valparaiso*

**Evaluation and Appraisal Report - Based  
Comprehensive Plan Amendments**

**Amendment 00-1ER**

**Adopted  
April 10, 2000**

*prepared by the  
West Florida Regional Planning Council*

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## **Introduction**

The City of Valparaiso adopted its Comprehensive Plan on July 9, 1990. As required by the State, this plan was evaluated to determine changes necessary to ensure that the plan remains a current document. This evaluation, termed the Evaluation and Appraisal Report (EAR), was adopted by the City Commission on October 13, 1997.

This package of Comprehensive Plan amendments has been prepared to implement the recommendations included within the EAR. The scope of this amendment package is limited to (1) those amendments specifically identified in the EAR; and (2) changes identified by the WFRPC as necessary to meet State requirements.

**CHAPTER 7 (9J-5.006)**

**FUTURE LAND USE ELEMENT**

**Section 7.01**            **Purpose:** The purpose of this element (Chapter) is the designation of future land use patterns as reflected in the goals, objectives and policies in this Ordinance.

**Section 7.02**            **Existing Land Use Data:** This element is based upon the data requirements pursuant to 9J-5.005(2) and 9J-5.006 (1), F.A.C. Reference paragraph 5.03 Foundation Documents, 5.06 Data and Analysis and Chapter 4, Foundation Document.

**Section 7.03**            **Land Use Analysis:** This element is also based upon the analysis requirements pursuant to 9J-5.005(2) and 9J-5.006(2), F.A.C. Reference paragraph 5.03 Foundation Documents, 5.06 Data and Analysis and 5.07 Population Projections and Chapter 4, Foundation Documents.

**Section 7.04**            **Goals, Objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

**Goal 7.A** -     Manage the future development of the City in a manner consistent with the ability to provide adequate infrastructure and protect important resources.

**Objective 7.A.1** - Coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services by implementing Policies 7.A.1.1 through 7.A.1.3, among others, and by including regulations within the Land Development Code (LDC) and adopting such code within the time frame specified within s.163.3201 (1), F.S.

**Policy 7.A.1.1** - The City shall maintain an adopted a-Land Development Code pursuant to Chapter 163.3202, F.S. ~~and within the time frame specified by Rule in the F.A.C. (February 1, 1991).~~

**Policy 7.A.1.2** - The Land Development Code shall contain specific and detailed provisions to implement this Ordinance including, as a minimum, the following:

- a.     Regulation of the subdivision of land;
- b.     Regulation of the use of land by zoning districts which implement the land-use categories shown on the future land-use map (Figure 7-1);
- c.     Ensure compatibility of adjacent land uses pursuant to sub-part b above;

- d. Provide for open space (reference Chapter 12 of this Ordinance;
- e. Protect potable water wellfields and sources (reference Policy II.B.2.1);
- f. Regulation of areas subject to seasonal or periodic flooding (reference Policy 7.A.4.3);
- g. Continue to provide for drainage and storm water management (reference Objectives 10.C.1 and 10.C.2);
- h. Protect the environmentally sensitive lands designated within this ordinance (reference Policy II.B.3.3);
- i. Continue the regulation of signage (reference Chapter 23 of the City Code);
- j. Implement the Concurrency Management System described in Chapter 6 of this Ordinance; and
- k. Insure adequate, safe and convenient on-site traffic flow and parking (reference Policy 8.A.1.2).

**Policy 7.A.1.3** -- The Land Development Code, adopted pursuant to Policy 7.A.1.1 shall include regulations pursuant to Policy 7.A.1.2.(b) with the following densities:

- a. Low density residential development includes 1.0 dwelling units per gross acre up to ~~6.23~~ 6.0 dwelling units per gross acres (reference the City's Zoning Ordinance and the subdivision regulations).
- b. Medium density residential development includes from 5.56 dwelling units per gross acre up to 15.0 dwelling units per gross acre (reference the City's Zoning Ordinance and the subdivision regulations).
- c. Other land use densities shall be regulated pursuant to the height, area and bulk restrictions contained within the City's Zoning Ordinance (also, reference the subdivision regulations).
- d. Compatible uses ancillary to the residential land use categories may be allowed under stipulated conditions.

**Policy 7.A.1.4** -- Public and private schools are considered allowable uses within the Residential, Commercial and Public Lands land use categories.

**Policy 7.A.1.5** -- The City will coordinate with the Okaloosa County School Board to encourage the location of schools proximate to residential and mixed use areas to the extent possible and shall seek to co-locate public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

**Objective 7.A.2** - The City continually shall encourage and support the redevelopment and renewal of blighted or under-utilized areas by implementing Policies 7.A.2.1 through 7.A.2.4, among others, and by including provisions within the LDC (reference Policy 7-A.1.1).

**Policy 7.A.2.1** - The City shall direct its Community Development Block Grant efforts to those areas within the City demonstrating greatest need.

**Policy 7.A.2.2** - The Land Development Code shall contain requirements for new development to utilized existing water, sewer and solid waste collection systems in order to discourage urban sprawl and encourage commercial re-development.

**Policy 7.A.2.3** - New development will be located in conformance with the categories shown on the Future Land Use Map (Figure 7-1) and with the following standards:

- a. New general commercial development shall locate on arterial or collector roadways;
- b. New industrial development shall locate on arterial or collector roadways; and
- c. New medium density residential development shall be located on or be connected to arterial or collector roadways or be adjacent to Eglin AFB boundaries.

**Policy 7.A.2.4** - The LDC shall contain the standard unsafe building code and the City shall continue to implement the provisions of the unsafe building code (also, see Policy 9.A.2.2).

**Objective 7.A.3** - The City shall encourage and provide for the elimination or reduction of uses inconsistent with the community's character and future land uses by implementing Policies 7.A.3.1 through 7.A.3.4, among others. Regulations necessary to implement the policy standards shall be included within the LDC (reference Policy 7.A.1.1).

**Policy 7.A.3.1** - The LDC shall contain provisions to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Map or the City's Zoning Ordinance.

**Policy 7.A.3.2** - The LDC shall contain provisions which ensure that all future development is consistent with accepted planning practices and principles as well as natural area limitations. The provisions (regulations) will address items such as conservation of resources, efficiency of use and development, aesthetic appeal and short and long term impacts of proposed development plans.

**Policy 7.A.3.3** - Expansion or replacement of land uses which are inconsistent or incompatible with the Future Land Use Map shall be prohibited (also, see Policies 7.A.1.3 and 7.A.2.3).

**Policy 7.A.3.4** - The City shall continue enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classifications and districts, and restoration and occupancy of damaged buildings pursuant to Chapter 30 of the Code of Ordinances of the City as a means to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Map and the community's character.

**Objective 7.A.4** - The City continually shall insure the protection of natural and historic resources by implementing Policies 7.A.4.1 through 7.A.4.5 upon adoption of the LDC (reference Policy 7.A.1-1).

**Policy 7.A.4.1** - The LDC shall contain provisions that promote the natural functions of identified wetlands and wetlands enhancement projects will be encouraged or required where appropriate. Appropriate shall be defined as any time a proposed development impacts a functioning wetland. The City shall promote the protection of identified wetlands by including regulations within the LDC (for example, see Policies 11.A.1.2 and 11.A.2.2).

**Policy 7.A.4.2** - The LDC shall include regulations that control the extraction of natural resources and such extraction shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur. Further, extraction of natural resources shall be permitted only when in conjunction with construction projects. Such extraction shall be conducted so as to retain the resource upon completion of such construction. Note: The extent of resource retention will be defined within the approved development orders or development permits issued for any particular project or site.

**Policy 7.A.4.3** - The City shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the F.E.M.A. to determine the location of the 100-year floodplain and flood prone areas. The City shall include provisions within the LDC to regulate construction within the 100-year floodplain and flood prone areas.

**Policy 7.A.4.4** - The LDC shall include provisions which will require identification and preservation of significant archeological and/or historic sites or structures within the City (also, see Policy 7.A.8.2). As a minimum, the provisions will require the identification and protection of any site or resource within the City listed on the Florida Master Site File. The applicants for development or redevelopment of properties containing such sites will be provided guidance by the City upon making application for such development or redevelopment.

**Policy 7.A.4.5** - The Land Development Code shall contain regulations which must be followed any time a proposed development impacts an historic or archeological site within the City. Note: The Florida Department of State, Division of Historic Resources has identified five (5) undestroyed sites within the City which have potential historic or archeological significance. Protection of these sites will be accomplished through regulations contained within the LDC (reference Table 4-1, Foundations Documents). The regulations will include protection of the sites referenced in this policy and will be developed in cooperation with the Office of Secretary

of State, Division of Historical Resources. The regulations will include provisions which require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historic Resources.

**Objective 7.A.5** - Coordinate coastal area population densities with the Okaloosa County Hurricane Evacuation Plan (reference Chapter 11 of this Ordinance) upon adoption of this Ordinance.

**Policy 7.A.5.1** - Population density shall be limited to those limitations reflected on the Future Land Use Map (Figure 7-1) and as described in Policy 7.A.1.3.

**Policy 7.A.5.2** - The City shall promote, to the extent possible, improvements to the critical roadway segments delineated in the ~~Tri State Hurricane Evacuation Study, U.S. Army Corps of Engineers, June 1986, (reference Appendix C of the Study)~~ Northwest Florida Hurricane Evacuation Restudy, U.S. Army Corps of Engineers, July 1999 (also, see Policy 11.A.7.1).

**Objective 7.A.6** - The City shall discourage the proliferation of urban sprawl by encouraging re-development consistent with the Future Land Use Map upon adoption of this Ordinance.

**Policy-7.A.6.1** - The City shall prioritize its Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of existing obsolete or worn out facilities in order to provide infrastructure capacity necessary to private sector development or re-development activities (reference Policy 14.A.1.3 of this Ordinance).

**Policy 7.A.6.2** - The City shall pursue the rehabilitation and reuse of governmental facilities, structures and buildings as the preferred alternative to new construction (reference Policy 14.A.1.4 of this Ordinance).

**Policy 7.A.6.3** - The City shall utilize its fiscal resources and stringent land development regulations together with the available, existing and planned infrastructure to allow "infill" development or redevelopment. Note: There is little opportunity for "leap-frog" type development in Valparaiso inasmuch as infrastructure needed to serve undeveloped parcels is in place or planned for those areas where development or redevelopment can occur. Thus, infill type development is the only type development anticipated during the planning period within the City.

**Policy 7.A.6.4** - Public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment and maximize their efficiency (reference Table 14-1). Cost alternatives, impacts on the environment and levels of efficiency shall be determined during the design phase and bid process utilized by the City to accomplish the installation or location of

public facilities and/or services (reference Policies 8.A.1.6, B.A.1.7, 8.A.5.1, 10.A.2.1, 10.A.2.2, 10.A.2.3, 10.B.1.2, 10.B.1.3, 10.C.2.1, 10.D.2.2, 11.A.1.3, 11.A.1.5 and 11.A.11.3).

**Objective 7.A.7** - The City shall insure the availability of suitable land for utility facilities necessary to support proposed development through provisions within the LDC or acquisition of land by the City (reference Policies 7.A.1.1, 8.A.5.1, Table 14-1 and Chapter 6 of this Ordinance).

**Policy 7.A.7.1** - The City shall include land acquisition within its Capital Improvements Element (reference Chapter 14) and within its Capital Improvements Program (reference Policy 14.A.5.1) when necessary to provide for public lands for utility facilities.

**Policy 7.A.7.2** - The City shall continue to require dedication of adequate rights-of-way pursuant to Chapter 25 of the City Code for use as roadways and by utilities for extensions or improvements.

**Objective 7.A.8** - The LDC shall provide for the use of innovative land development techniques including, but not limited to, provisions for planned unit developments and other approaches to mixed-use development upon adoption of the LDC (reference Policy 7.A.1.1).

**Policy 7.A.8.1** - The City shall continue to promote and encourage the use of the planned unit development technique enacted within Section 30-10.2 of the City Code. Applicants with projects which might qualify for use of the planned unit development technique shall be advised of the technique and the benefits to the development as well as the community during the site plan or development plan review phase.

**Policy 7.A.8.2** The LDC shall include provisions for the implementation of the HP (Historic Professional) District pursuant to Section 30-8.A of the City Code (reference Objective 7.A.4).

**Policy 7.A.8.3** - The LDC shall include provisions which, at a minimum, contain:

1. Density, lot coverage requirements and height variations through the provision of two or more zoning districts designed to implement the commercial and/or planned unit development categories;
- b. Sight and sound buffers between residential uses and more intensive uses;
- c. Planned unit developments shall be encouraged to include local or neighborhood convenience facilities within such developments; and
- d. The LDC will contain provisions pursuant to Policy 8.A.1.2.

**Section 7.05 Future Land Use Maps:** The following Future Land Use Map Series is, by reference, made a part of this Ordinance including all future amendments, revisions and updates:

- (1) Map No. 7-1 City of Valparaiso Future Land Use Map, dated January 1990 and as prepared by Barrett, Daffin and Carlan, Inc.
  1. The following generalized land use categories are shown on the Future Land Use Map.
    1. Residential (low density and medium density);
    2. Commercial use;
    3. Industrial use;
    4. Recreational use;
    5. Conservation;
    6. Public lands (includes educational facilities, public buildings and grounds and other public facilities); and
    7. Historic Professional district boundaries.
  - b. There are no agriculturally zoned lands within Valparaiso nor are any planned. Therefore, the agricultural land use category has been eliminated from the Future Land Use Map.
  - c. Shores, estuaries, bayous and other water bodies are all shown on the Future Land Use Map (Figure 7-1).
- (2) Wetlands are shown on Figure 7-2 titled, City of Valparaiso Generalized Wetlands as prepared by Barrett, Daffin and Carlan, Inc. and dated January 1990.
- (3) Soil associations are shown are Figure 7-3, titled, Soil Associations as prepared by the Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning, soil ratings and limitations and features affecting selected uses by soil association, November, 1973.

**Section 7.06 Land Use Map Series:** It is the intent of this Ordinance that the maps described in Section 7.05 be the Future Land Use Map Series for the City of Valparaiso.

**Section 7.07 Amendments:** The Future Land Use Map Series may be amended by following the requirements in Section 5.13 of this Ordinance. However, it is not necessary to amend the Future Land Use Maps when a re-zoning occurs within the same land use category or when a down zoning occurs to lessen density or intensity of development within the same land use category.

**Section 7.08 Zoning Maps:** The LDC shall contain the Zoning Ordinance of the City of Valparaiso (Section 30 of the City Code) as well as the Zoning Maps adopted pursuant to said Ordinance. The Zoning Ordinance and Zoning Maps are designed to implement the Future Land Use Map. Thus, within any given future land use category there may be one or more zoning district designations. For example, the future land use commercial category may include several zoning districts within the category and such districts will be delineated on the Zoning Maps as opposed to the Future Land Use Map (reference Policy 7.A.3.1).

**Section 7.09 Implementation:** The Future Land Use Map Series will be implemented through inclusion within the LDC of the necessary regulatory devices to promote, control and regulate land uses. These devices include, but are not limited to, a zoning ordinance, a subdivision ordinance, a standard building code and the several ordinances necessary to implement Policy 7.A.1.2 as well as other ordinances controlling land development or construction practices.

**Transportation Element  
Update of Background Data**

The following information updates relevant sections of the Transportation Element data and analysis section of the Comprehensive Plan that are specific to the City of Valparaiso. Okaloosa County has recently updated their Transportation Element which includes complete information for the entire county. That data and analysis within that element is incorporated here by reference.

Existing and Projected Level of Service

The following table presents the most recent level of service analysis for the major roadway segments within the City. These roadways are projected to maintain a level of service B through the year 2005, which is well within the adopted level of service standard for each roadway.

Road Segment	Functional Classification	Number of Lanes	Facility Type	Level of Service Analysis			Adopted Level of Service
				Year	Volume	LOS	
SR 85 - SR 190 to John Sims Pkwy.	Principal Arterial	4	Divided	1997	21750	B	D
				2000	23100	B	
				2005	25500	B	
SR 190 - SR 85 to SR 397	Minor Arterial	2	Undivided	1997	4050	B	E
				2000	4100	B	
				2005	4300	B	
SR 397 - Eglin Gate to SR 190	Minor Arterial	4	Divided	1997	21500	B	E
				2000	22100	B	
				2005	23200	B	
SR 397 - SR 190 to SR 85	Minor Arterial	4	Divided	1997	23000	B	E
				2000	23500	B	
				2005	24400	B	
Source: "Fort Walton Beach Urbanized Area Congestion Management System," Fort Walton Beach Metropolitan Planning Organization, November 1998.							

Transportation Improvement Program

The following projects within the City of Valparaiso are included in the most recently adopted MPO Transportation Improvement Program.

Project Name	Description			Project Status and Cost Estimated Cost = X(\$000'S)					
	From	To	Work Description	Proposed					Phase/ Fund Source
				99/00	00/01	01/02	02/03	03/04	
SR190 (Valparaiso Pkwy.)	SR85	SR397	Resurface road with appropriate bicycle pedestrian considerations		340				
					51				
SR397 (John Sims Pkwy.)	East gate of Eglin AFB	SR190 (Broadway St.)	Resurface road with appropriate bicycle pedestrian considerations			1145			
						130			
SR397 (John Sims Pkwy.)	East Gate @ Eglin AFB	Tom's Bayou Bridge	Construct sidewalk on SR397	190					
				34					
Funding Source Codes				Project Phase Codes					
XA - STP Regular Funds - 80% Federal; 20% State				CST - Construction					
DDR - District Dedicated Revenue - 100% State				CEI - Construction Engineering Inspection					
DIH - State Funds for Inhouse support activities for design - 100% State									
SE - Surface Transportation Program - Enhancement - 80% Federal; 20% State									
Source: "Fort Walton Beach Urbanized Area Transportation Improvement Program, Fiscal Year 1999/00 to Fiscal Year 2003/04," Fort Walton Beach Metropolitan Planning Organization, May 1999.									

## **Future Transportation Map**

## **Hurricane Evacuation Map**

## **Bicycle Map**



## CHAPTER 8 (9J-5.007)

### TRAFFIC CIRCULATION TRANSPORTATION ELEMENT

**Section 8.01 Purpose:** The purpose of this Chapter (element) is to establish the desired and projected transportation system within Valparaiso and to plan for future motorized and non-motorized traffic circulation systems. Future traffic circulation systems are supported by the goals, objectives and policies of this element and are depicted on the Traffic Circulation Maps (Figures 8-1 and 8-2) which are incorporated herein by reference.

**Section 8.02 Data and Analysis:** This Chapter (element) is based upon data and analysis requirements pursuant to Subsections 9J5.005(2), F.A.C. and 9J-5.007(1)(2), F.A.C. (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 5 of the Foundation Documents).

**Section 8.03 Mass Transit, Aviation and Deep Water Ports:** Not applicable. There is no mass transit system within the City of Valparaiso nor is one planned during the planning period. Similarly, there are no airports, rail lines or deep water ports located within the City. Therefore, there are no goals, objectives or policies relating to these issues within this plan.

**Section 8.04 Goals, objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

**Goal 8.A** - Provide a safe, cost effective and functional roadway and transportation system for all residents and visitors to the City of Valparaiso.

**Objective 8.A.1** - Continually provide for safe, convenient, efficient and cost effective motorized and non-motorized traffic circulation within the City by including regulations within the LDC (reference Policy 7.A.1.1) and implementing Policies 8.A.1.1 through 8.A.1.7, among others.

**Policy 8.A.1.1** - The City hereby adopts level of service C as the minimum operating level of service for local roads within the City.

**Policy 8.A.1.2** - All new developments, including but not limited to, planned unit developments, shopping centers, multi-family residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient onsite traffic flow, labor intensive transportation facilities and sufficient vehicular parking to accommodate the needs of the development. Said provisions shall be delineated within the Land Development Code (reference Policy 7.A.1.1).

**Policy 8.A.1.3** - All new road construction projects within the City shall accommodate labor intensive transportation. Accommodation may include widening of shoulders, installation of signage, installation of sidewalk ramps at intersections, striping of roadways, etc.

**Policy 8.A.1.4** - ~~By 1994~~ The LDC shall address the control of connections and access points of driveways to arterials and collector roads to facilitate safe and efficient access. Regulations shall be included within the LDC to control the distance between new access points. The distance shall be not less than 500 feet.

**Policy 8.A.1.5** - Coordinated access routes (service roads) shall be encouraged for developments adjacent to major roadways within the City.

**Policy 8.A.1.6** - The LDC shall contain regulations which provide for all future developments to pay all costs and construct all roads within the development to City standards so that the roads, upon construction, may be accepted into the City's road system (reference Objective 14.A.4).

**Policy 8.A.1.7** - The City shall prioritize its maintenance and reconstruction activities pursuant to Policy 14.A.1.3 together with any cost/benefit analysis, traffic safety analysis and analysis of the physical conditions of the various roadways within the City. Said analyses may be performed by the City or others. If performed by others the manner and methods of analyses must be approved by the City.

**Objective 8.A.2** - Maintain the design function of roadways for present and future residents upon adoption of this Ordinance.

**Policy 8.A.2.1** - The following peak hour (~~30<sup>th</sup>~~ 100<sup>th</sup> highest hour) LOS standards for state and county roads within the City are hereby adopted:

John Sims Boulevard from Eglin Entrance to SR 190 -	LOS	E
John Sims Blvd from SR 190 to City Limits -	LOS	E
SR 190 from SR 85 to John Sims Blvd -	LOS	E
SR 85 from SR 190 to City Limits -	LOS	D
All other arterials and collector roads-	LOS	D

The above LOS standards were established in cooperation with the Florida DOT and the Fort Walton Beach MPO.

**Policy 8.A.2.2** - The City will include right-of-way protection provisions within the LDC (reference Policy 7.A.1.1).

**Policy 8.A.2.3** - The City will continue its periodic resurfacing and reconstruction projects to maintain and improve the roadways within the City and extend the useful life of such roadways. Drainage improvements will be made to rights-of-way in conjunction with the resurfacing or reconstruction of roadways.

**Objective 8.A.3** - Coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map Series (Figures 7-1 through 7-4) upon adoption of this Ordinance.

**Policy 8.A.3.1** - All land use decisions shall be consistent with the Future Land Use Maps (reference Figures 7-1) and the Traffic Circulation Maps (Figures 8-1 and 8-2).

**Policy 8.A.3.2** - The City shall continue its practice of providing or requiring the provision of labor intensive transportation facilities to link residential areas with recreational and commercial areas in a safe manner (reference Policies 8.A.1.2 and 8.A.1.3).

**Policy 8.A.3.3** - The committee appointed pursuant to Policy 14.A.3.6 shall include within its annual review, an analysis of the traffic volumes and systems and system demands in order to further monitor and identify impacts of new growth on the transportation and traffic circulation system of the City. The committee shall include within its reports, produced pursuant to Section 14.06 of this Ordinance, its analysis of said impacts.

**Policy 8.A.3.4** - The officials appointed pursuant to Section 6.07 of this Plan (or their designees) shall review all plans and proposals for development or redevelopment within the City by using the Future Land Use Maps and the Future Traffic Circulation Maps adopted herein. The review shall include a determination of consistency with the maps. Note: The review is not limited to the map series but must include the map series.

**Objective 8.A.4** - Continually coordinate the City's decision making process with the plans and programs of the Fort Walton Beach MPO and the Florida DOT upon adoption of this Ordinance.

**Policy 8.A.4.1** - The City will participate in and cooperate with the preparation of the MPO's (FDOT) cost feasible plan.

**Policy 8.A.4.2** - The City will continue its active participation in and review of the Fort Walton Beach MPO plans and planning process in coordination with adjacent local governments and other public agencies and private organizations whose purpose is to implement the transportation, land use, parking and other provisions of the transportation element. ~~to insure that MPO recommendations and activities are consistent with this Ordinance.~~ The City's participation will include efforts to assure that needed projects within the City are included within the MPO and FDOT plans and that MPO recommendations and activities are consistent with this Ordinance.

**Policy 8.A.4.3** - The City will participate in, and review, the annual updates of the five (5) year construction plan (FDOT) to insure that activities of the City and the construction plan are consistent.

**Policy 8.A.4.4** - Participate in the development of the MPO's Five Year Transit Development Plan especially in the establishment of numerical indicators against which the achievement of the mobility

goals of the community can be measured, such as modal split, annual transit trips per capita, and automobile occupancy rates.

**Objective 8.A.5** - The City shall provide for the protection of existing and future rights-of-way from encroachment by including regulations within the LDC (reference Policy 7.A.1.1) and implementing Policy 8.A.5.1.

**Policy 8.A.5.1** - The City shall continue to enforce Chapter 30 of the City Code (the Zoning Ordinance) and include said Ordinance within the LDC (reference Policies 7.A.1.1, 7.A.1.2), 7.A.7.2 and 8.A.2.2) Note: The Zoning Ordinance provides adequate setbacks along all area roadways, including state highways, so that existing rights-of-way are protected from building encroachment.

**Objective 8.A.6** - Support the MPO's initiatives to minimize the need for construction of new highways through identification of strategies to reduce travel demand, encourage alternative modes of travel and implement traffic operations improvements.

**Policy 8.A.6.1** - Participate in the development of the Five Year Transit Development Plan and the MPO 2020 plan as they address establishment of transportation demand management programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region.

**Policy 8.A.6.2** - Participate in the development of the MPO 2020 plan as it addresses establishment of transportation system management strategies that are appropriate to improve system efficiency and enhance safety.

## **9J-5.010 Housing**

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### **Purpose**

The purpose of this element is to provide guidance in developing appropriate plans and policies for governmental and private activities that will meet identified and projected need in the supply of housing.

### **Overview**

The ultimate goal of a comprehensive plan housing element is to analyze the distribution of various housing needs within the jurisdiction. To establish a uniform methodology and data source for this analysis, the Department of Community Affairs (DCA) contracted with the Shimberg Center at the University of Florida to develop an affordable housing needs assessment (AHNA).

The AHNA is the primary data source for this element. Sources utilized by the AHNA include the U.S. Censuses of 1980 and 1990, the Bureau of Economic and Business Research (BEBR) at the University of Florida, and the county property appraiser data from the Florida Department of Revenue as compiled by ARMASI, Inc. The AHNA also utilizes special tabulations of the 1990 Census for some of its analysis. It is important to note that although the majority of the data presented in the AHNA is 1990 Census data, more current data is used whenever available and therefore, some numbers may differ from those in the recently adopted EAR.

### **Data Requirements**

#### **Section 1: Existing Inventory and Characteristics**

The AHNA's inventory of existing housing stock considers all housing units, vacancy rates and occupancy status in its methodology. Section 1 is organized into 4 parts. In Part 1, Tables 1-9 present required characteristics for the existing inventory of housing in units in both the City and County. Characteristics include the number and distribution of housing units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio. Part 2 will address the condition of the existing housing inventory, and Part 3 will address special housing needs such as subsidized rental units, group homes, etc. Finally, in Part 4, the inventory is updated to 1995 by considering elements that change the inventory of housing stock such as permitting and annexations. The resulting total 1995 inventory is the baseline for the supply component of the analysis for housing need.

## Part 1: Total Housing Inventory

Table 1 shows total housing inventory and occupancy status of all housing units in the City. The City of Valparaiso has 1,833 occupied units and 77 vacant units, for a 1990 total of 1,915 "permanent" units. Adding 22 non-permanent units, the grand total of all units is 1,937, approximately 3.1% of the County's total.

**Table 1: All Housing Units, Vacancy & Occupancy Status - 1990**

	UNITS OCCUPIED OR TO BE OCC. BY PERMANENT RESIDENTS (not seasonal, recreational, occasional, for migrant, other)						
	Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal, etc. Units	Total Units	Vacancy Rate Total Units
Valparaiso	1,838	77	1,915	4.0%	22	1,937	5%
County Total	53,313	4,655	57,968	8.0%	4,601	62,569	15%

Source: 1990 U.S. Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/INVEN. & VAC. RATE-TAB)

## Housing Units by Type (Single Family, Multi-Family, and Mobile Homes)

Table 2 presents the AHNA 1995 updated housing units by type. Removal of a seasonal component makes these totals differ from totals given in other tables. Valparaiso has 95 single-family units (including the "other" category), 4 multi-family structures, and -12 mobile homes. The 1995 total units by type is 87, approximately 1% of the County's total units.

**Table 2: Housing Units by Type**

	1995 HOUSING UNITS BY TYPE			
	Sng-fam*	Multi-fam	Mobile Home	Total 1995
Valparaiso	95	4	-12	87
County Total	6,557	1,130	944	8,631

\* Sng-fam\*: 'Single Family' + 'Other'

Source: 1990 U.S. Census - AHNA, Vs. 3.1-1998 (SDAT\_Oka/95-IN DATA)

## Housing Units by Tenure (Owner or Renter)

As shown in Table 3, there are 2,519 units in the 1995 baseline total with owned units numbering 1,745 and rented units numbering 774. Due to differences in calculations, the owner and renter households do not add up to total households in other tables.

**Table 3: Housing Units by Tenure**

1995 BASELINE	
Owner	Renter

Valparaiso	1,745	774
County Total	38,840	22147

Note: Household estimates and projections for 'All Households' are estimated separately, therefore owner and renter households do not add up to total households; the differences are due to rounding and are minor. The 'County Total' of households is a sum of jurisdictions.

Source: 1990 U.S. Census - AHNA, Vs. 3.1-1998 (HOPI\_Oka/ TENURE)

## Housing Units by Age Characteristics

Table 4 shows that the greatest building activity occurred in the 1960s with 473 units. In the 70s, 347 units were built and in the 50s, 342 units were built. Out of the 1,937 units represented in this table, the majority (1,337 units or 69%) of housing in the City was built prior to 1970, increasing the need for rehabilitation activity in the new planning period. Newer homes built from 1980 through March 1990 number 600 units, only 31% of the total listed in this table.

**Table 4: Housing Units by Age Characteristics**

	YEAR STRUCTURE BUILT													
	Number								Share by Decade					
	1989 - March 1990	1985 - 1988	1980 - 1984	1970 - 1979	1960 - 1969	1950 - 1959	1940 - 1949	1939 or earlier	1980's	1970's	1960's	1950's	1940's	Before 1940
Valparaiso	57	327	216	347	473	342	122	53	31.0%	17.9%	24.4%	17.7%	6.3%	2.7%
County Total	1,885	10,076	12,721	17,169	11,268	6,497	1,987	966	39.4%	27.4%	18.0%	10.4%	3.2%	1.5%

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ YEARBUILT -TAB)

## Rental Housing Units by Gross Rent Levels

Table 5 distributes renter households by various gross rent categories. Distributing the gross rent into 16 categories is useful to assess the number of rental units by rent affordability levels. In Valparaiso, the rent categories with the most units are those between \$300 and \$399. Housing is considered to be affordable if 30% or less of household income is spent on housing.

**Table 5: Rental Housing Units by Gross Rent Levels, 1995 Rent Distribution**

Gross Rent	Valparaiso	County Total
< \$100	8	254

<u>Gross Rent</u>	Valparaiso	County Total
\$100 - \$149	5	432
\$150 - \$199	12	362
\$200 - \$249	46	725
\$250 - \$299	59	1,279
<b>\$300 - \$349</b>	<b>155</b>	<b>2,771</b>
<b>\$350 - \$399</b>	<b>117</b>	<b>3,174</b>
\$400 - \$449	64	2,761
\$450 - \$499	42	1,978
\$500 - \$549	46	1,772
\$550 - \$599	74	1,048
\$600 - \$649	36	787
\$650 - \$699	0	592
\$700 - \$749	40	524
\$750 - \$999	15	813
\$1,000 >	13	437
no cash rent	<u>42</u>	<u>2442</u>
TOTAL	774	22,151

\*Note: 'County Total' estimate is the sum of jurisdictions.

Source: AHNA, Vs. 3.1-1998 (ASUM/95RN)

### Owner Housing Units by Value Ranges

Data in the following table shows number of housing units categorized into 20 value ranges. Exclusions of mobile homes, residential units greater than 10 acres, units with a medical office on the site, and condominiums in multifamily units make totals in this table differ from those in other tables. According to Table 6, the greatest number (174) of Valparaiso's owner-occupied housing stock is valued between \$50,000 and \$74,999 and 257 units valued between \$60,000 and \$74,999. There are 218 units in the \$50,000 to \$59,999 range. The majority of units (659) in the City are valued under \$75,000. Only 285 units are valued over \$75,000.

**Table 6: Owner Housing Units by Value Ranges - 1990**

	<u>Valparaiso</u>	<u>Okaloosa County</u>
< \$15,000	11	371

	Valparaiso	<u>Okaloosa County</u>
\$15,000 - \$19,999	0	202
\$20,000 - \$24,999	0	239
\$25,000 - \$29,999	20	511
\$30,000 - \$34,999	39	580
\$35,000 - \$39,999	22	1050
\$40,000 - \$44,999	41	1310
\$45,000 - \$49,999	51	1716
<b>\$50,000 - \$59,999</b>	<b>218</b>	<b>3619</b>
<b>\$60,000 - \$74,999</b>	<b>257</b>	<b>5683</b>
\$75,000 - \$99,999	132	5542
\$100,000 - \$124,999	56	2385
\$125,000 - \$149,999	68	1287
\$150,000 - \$174,999	3	721
\$175,000 - \$199,999	0	443
\$200,000 - \$249,999	12	561
\$250,000 - \$299,999	8	339
\$300,000 - \$399,999	6	240
\$400,000 - \$499,999	0	41
\$500,000	0	81
>		
TOTAL	944	26,921

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/VALUE-Tab) (County Totals from SDAT Oka/Value-Data)

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### Monthly Costs - Owner-occupied Housing

Because of differences in reported ranges, owner cost with a mortgage is reported in Table 7A and owner cost without a mortgage in Table 7B.

In Table 7-A, the cost range of \$500 to \$599 contains the greatest number of mortgaged units in Valparaiso. Of the 644 units reported in this table, 127 units appear in this category.

Table 7-B shows owner costs without a mortgage, and the greatest number (113) of units appear in the \$150-\$199 category followed by 71 units in the \$200-\$249 category and 44 units in the \$100-\$149 category. There are 16 units in the less than \$100 range.

**Table 7-A: Monthly Owner Costs with a Mortgage**

1990 OWNER COSTS (MORTGAGE STATUS AND SELECTED MONTHLY COSTS)														
WITH A MORTGAGE Specified Owner-occupied Housing Units														
	< \$200	\$200 - \$299	\$300 - \$399	\$400 - \$499	\$500 - \$599	\$600 - \$699	\$700 - \$799	\$800 - \$899	\$900 - \$999	\$1,000 - \$1,249	\$1,250 - \$1,499	\$1,500 - \$1,999	> \$2,000	TOTAL
Valparaiso	14	77	89	73	127	54	92	33	23	42	14	0	6	644
County Total	301	1,297	1,954	2,442	3,036	2,944	2,456	1,710	1,308	1,665	880	496	249	20,738

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ OWNC(MORTGAGED) -TAB)

**Table 7-B: Owner Costs without a Mortgage**

1990 OWNER COSTS (MORTGAGE STATUS AND SELECTED MONTHLY COSTS)									
WITHOUT A MORTGAGE Specified Owner-occupied Housing Units									
	< \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	> \$400	TOTAL
Valparaiso	16	44	113	71	33	23	0	0	300
County Total	653	1,493	1,700	1,142	564	299	149	183	6,183

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ OWNC(NOT MORTGAGED) -TAB)

**Rental Housing Distributed by Rent-to-Income Ratios for Households at Different Income Levels**

Table 8 distributes the number of renter households into various income ranges based on cost to income ratio. The common affordability standard for renters, as well as owners, is no more than 30% of income to be spent on housing costs. In Valparaiso, the less than \$10,000 income category contains 118 total units with 92 of those units appearing in the 35%+ range. In the next highest range, the \$10,000-\$19,999 income range, there are 17 households paying 35%+ of income for rent. There are no households paying 35%+ of their income for rent in the over \$20,000 income ranges.

**Table 8: Gross Rent as % of Income by Income Category**

Household Income in 1989 by Gross Rent as a Percentage of Household Income - Specified Renter-occupied Housing Units*				
Income	Cost to Income Ratio	Valparaiso	County	
LESS THAN \$10,000	< 20 %	5	154	
	20-24 %	15	136	
	25-29 %	6	146	
	30-34 %	0	206	
	35 %+	92	2,538	
	Not Computed	15	471	
\$10,000 TO \$19,999	< 20 %	37	427	
	20-24 %	45	845	
	25-29 %	64	1,257	
	30-34 %	43	1,227	
	35 %+	17	1,925	
	Not Computed	6	798	

Household Income in 1989 by Gross Rent as a Percentage of Household Income - Specified Renter-occupied Housing Units*			
\$20,000 TO \$34,999	< 20 %	70	2,026
	20-24 %	29	1,890
	25-29 %	21	876
	30-34 %	15	438
	35 %+	0	272
	Not Computed	5	843
\$35,000 TO \$49,999	< 20 %	38	1,508
	20-24 %	0	246
	25-29 %	0	83
	30-34 %	0	28
	35 %+	0	20
	Not Computed	0	197
> \$50,000	< 20 %	50	1,180
	20-24 %	9	98
	25-29 %	0	47
	30-34 %	0	0
	35 %+	0	0
	Not Computed	4	69

Note: \*The units appearing in the Not Computed rows are deducted from total households in the income range before calculating the percentage which pay 30% or more of their income for gross rent.

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ RNTI -TAB)

### Owner Housing Distributed by Cost-to-Income Ratios for Households at Different Income Levels

Where Table 8 shows the number of renter households, Table 9 shows the number of owner households in various income ranges and distributes them into ranges based on the percentage of their income spent for housing. In the less than \$10,000 income range, all 46 households pay 35%+ of their income for housing. In the next income range, (\$10,000-\$19,999) 45 households pay under 24% and only 5 households pay 35%+. In the \$20,000 to \$34,999 income range, there are 21 households paying 35%+ of their income for housing while 233 households pay less than 20%.

**Table 9: Owner Cost as a % of Income by Income Category**

HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME - SPECIFIED OWNER-OCCUPIED UNITS*			
Income	Cost-to-Income Ratio	Valparaiso	County Total
< \$10,000	< 20 %	0	220
	20-24 %	0	188
	25-29 %	0	147
	30-34 %	0	78
	35 %+	46	897
	NOT COMPUTED	7	126
\$10,000 - \$19,999	< 20 %	24	1,348

HOUSEHOLD INCOME IN 1989 BY SELECTED MONTHLY  
OWNER COSTS AS A PERCENTAGE  
OF HOUSEHOLD INCOME - SPECIFIED OWNER-OCCUPIED  
UNITS\*

Income	Cost-to-Income Ratio	Valparaiso	County Total
	20-24 %	21	356
	25-29 %	0	361
	30-34 %	0	278
	<b>35 %+</b>	<b>5</b>	<b>1,085</b>
	NOT COMPUTED	0	7
\$20,000 - \$34,999	< 20 %	233	3,153
	20-24 %	45	1,131
	25-29 %	22	1,270
	30-34 %	13	1,008
	<b>35 %+</b>	<b>21</b>	<b>991</b>
	NOT COMPUTED	0	7
\$35,000 - \$49,999	< 20 %	192	4,037
	20-24 %	41	1,345
	25-29 %	28	727
	30-34 %	0	302
	35 %+	0	266
	NOT COMPUTED	0	5
> \$50,000	< 20 %	193	5,630
	20-24 %	31	1,118
	25-29 %	16	520
	30-34 %	6	209
	35 %+	0	91
	NOT COMPUTED	0	20

Note: The units appearing in the Not Computed rows are deducted from total households in the income range before calculating the percentage which pay 30% or more of their income for gross rent.

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ OWNI -TAB)

## Part 2: Housing Unit Condition

### Number of Housing Units by Substandard Indicators Reported by Census Data

As previously explained, substandard housing is determined/rehabilitated on an application/waiting list basis; therefore, no locally determined data is currently available to either enhance or substitute for Census data. Table 10 provides a summary of housing unit conditions provided by 1990 Census data using indicators of over crowdedness, lack of heating fuel, kitchens, or plumbing facilities. According to 1990 data, over crowdedness is the primary substandard condition in Valparaiso with 56 households having more than 1.01 persons per room. Table 11 shows that 45 occupied housing units exhibit one or more of the substandard indicators.

Responsibility for the identification and correction of substandard housing conditions is vested with the Community Development Department (CDD). The principal means of accomplishing this purpose is through the Housing Assistance Program and Rental Rehabilitation Program, and through demolitions based on code enforcement actions.

The CDD has adopted Section 8 Housing Quality Standards as the minimum for housing rehabilitation. Any units that fail to meet these standards are considered substandard and are eligible for rehabilitation. These criteria represent the local definition of substandard housing for rehabilitation purposes. All other housing units are assumed to be in standard condition unless determined otherwise by reports from citizens or inspections by City personnel.

For this Ear-based Amendment to the Comprehensive Plan, substandard housing units are identified in the Shimberg Center’s AHNA.

Table 10 provides a summary of housing unit conditions using indicators of over crowdedness, lack of heating fuel, kitchens, or plumbing facilities. The Table shows 56 units in the overcrowdedness category and 7 units in the lacking complete kitchen facilities category.

**Table 10: Housing Condition Summary, Substandard Indicators, 1990**

	1990 Persons Per Room*		1990 House Heating Fuel*		1990 Kitchen Facilities^		1990 Plumbing Facilities^	
	1.01 or more persons per room	Share of Occupied Units	No Fuel Used	Share of Occupied Units	Lacking Complete Facilities	Share of Units	Lacking Complete Facilities	Share of Units
Valparaiso	56	3.0%	0	0.0%	7	0.4%	0	0.0%
County Total	1,435	2.7%	70	0.1%	264	0.4%	233	0.4%

\* Occupied Housing Units

^ All Housing Units

Source: 1990 Census - AHNA, Vs. 3.1-1998 (STAB\_Oka/ HOUSING CONDITION -TAB)

**Table 11: Substandard Housing Unit Condition Summary -1990**

#### Substandard Housing Unit Condition Summary - 1990

Occupied housing units exhibiting one or more of the following characteristics:  
lacking complete plumbing or kitchen facilities, 1.01+ persons per room, no heating fuel

	Occupied Units
Valparaiso	45
County Total	1,623
Place Total	639

Source: Special cross-tabulation of the 1990 Census of Population and Housing prepared by the US Census Bureau for the Shimberg Center for Affordable Housing at the University of Florida.

Source: 1990 Census - AHNA, Vs. 3.1-1998 (SDAT\_Oka/ CDSM-DATA -TAB)

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### **Part 3: Inventory of Other Units**

The U.S. Department of Housing and Urban Development’s list of Multi-family, privately owned and subsidized housing in Okaloosa County dated 8/10/99 shows two subsidized properties, both of which are located in Fort Walton Beach. These properties are a family unit named Choctaw Village at 859 Gibson Road and an elderly unit named White Sands Manor at 40 Windham Ave. SE. There are no subsidized units in the City of Valparaiso.

The Florida Housing Finance Corporation reported 5 multi-family rental properties in Okaloosa County as of August 1999. All 5 of these properties are located in Crestview.

USDA-RECD, or Rural Development, reported ten Federal Subsidy Programs in Okaloosa County as of August 1999. Six of these programs are in the City of Crestview with the remaining four in Niceville. There are no such units located in the City of Valparaiso.

#### **Group Homes Licensed by the Florida Department of Children and Families**

A District I report received by the City on 8/5/99 from the Florida Department of Children and Families shows no group homes located in the City of Valparaiso.

#### **Mobile Home Parks**

The City’s 1997 adopted EAR reports only one mobile home park licensed by the Department of Children and Families in the City. A August 1999 report also list the Eastgate Trailer Park as the only licensed Mobile Home Park in the City. The Park is located on John Sims Parkway.

## Historically Significant Housing

The Florida Master Site File lists two historical standing structures in Valparaiso:

<u>Site Name</u>	<u>Town/Range/Section</u>	<u>Site ID</u>
Valparaiso Inn: 331 Bayshore Drive, Built in 1924	01S/22W/007	OK00117
Old Base Theater: 3 <sup>rd</sup> St., Eglin AFB, BLD 226	01S/23W/024	OK00934

Source: Florida Dept. of State, Div. of Historical Resources, 8/9/99

While the Valparaiso Inn is currently listed on the Florida Master Site File, local residents indicate that the structure is no longer standing.

## Subsidized Renter Units

The 1997 adopted EAR explains that low rent public and Section 8 assisted housing programs are implemented by the area’s four local housing authorities: Okaloosa County Housing Authority, Fort Walton Beach Housing Authority, Niceville Housing Authority, and the Crestview Housing Authority. The EAR reports a total of 555 public housing units and 677 Section 8 units for Okaloosa County.

## Part 4: Change to Inventory - Permits and Annexations

The final step in analyzing housing inventory is to consider elements that affect changes in the number of housing units within the jurisdiction and to update 1990 Census numbers with activity (+/-) occurring between 1990 and 1995. The resulting Total by Type that appears in the table below is also reflected in Table 2. For this Table, the Assessment combines the “Other” category with the single-family category to avoid projecting an increase for “other” units.

The Shimberg Center obtained data on the building permits for both single-family and multi-family from BEBR and adjusted them to maintain the same proportion of “permanent” to total housing stock by type as existed in 1990. This adjustment removes the seasonal component. Table 12 shows that between 1990 and 1995, there were 87 total permits/placements and no annexations.

**Table 12: Change in Housing Units by Type - Permits and Annexations - 1990 - 95**

1990 - 1995 Permits			1990 - 1995 Annexation				Total Permits & Annexation	Total Units Added by Type			
<u>Sng-fam*</u>	<u>Multi-fam</u>	<u>Mobile Home Placements*</u>	<u>Sng-fam*</u>	<u>Multi-fam</u>	<u>Mob Home</u>	<u>Total Annexation</u>		<u>Sng-fam*</u>	<u>Multi-fam</u>	<u>Mob Home</u>	<u>Total Units Added '90-95</u>

Valparaiso	95	4	-12	87	0	0	0	0	87	95	4	-12	87
County	6,557	1,13	944	8,631	0	0	0	0	8,631	6,557	1,13	944	8,631
Total		0									0		

Sng-fam\*: 'Single Family' + 'Other'

\* Mobile Home Placements - this represents the change in the number of mobile home tags issued 1990-95.

^ Activity April 1990-1995

Source: -Permit and annexation data from the Bureau of Economic and Business Research, University of Florida, July 1995.  
AHNA, Vs. 3.1-1998 (SDAT\_Oka/95IN-DATA -TAB)

## SECTION 2: POPULATION/HOUSEHOLD PROJECTIONS AND HOUSING NEED

### Part 1: Household Projections by Size and Income

The size and income of households are two factors that dictate the type and size of housing unit that a household desires and can afford. With a special tabulation by the U.S. Census, the Shimberg Center was able to estimate/project the number of households in both size and income ranges as shown in Tables 13 and 14. Table 13 shows that 2 person households will be the dominate household size closely followed by 1-person and 3-person household sizes throughout the 10-year planning period. Table 14 shows that the greatest number of owner households will be in the \$20-\$22.5K income category. From 1990 to 2010 the numbers grow from 127 households to 248 households in owner housing. The greatest number of renter households will be in the \$5-\$10K income category ranging from 111 in 1990 to 203 in 2010.

**Table 13: Households by Household Size, 1990 - 2010**

Valparaiso		All Households				
SIZE	1990	1995	2000	2005	2010	
1 person	389	572	625	673	723	
2 persons	650	894	958	1,050	1,150	
3 persons	372	502	531	569	599	
4 persons	296	386	389	385	376	
5 persons	71	94	91	77	60	
6 persons	45	59	61	52	41	
7 persons	12	14	15	16	17	
TOTAL*	1,835	2,521	2,670	2,822	2,966	

  

Okaloosa Co.		All Households				
SIZE	1990	1995	2000	2005	2010	
1 person	11,070	13,001	14,707	16,537	18,455	
2 persons	18,616	20,949	23,487	26,603	29,920	
3 persons	10,461	11,823	13,194	14,418	15,533	
4 persons	8,554	9,812	10,904	11,498	11,932	
5 persons	3,210	3,665	4,071	4,238	4,353	
6 persons	1,076	1,266	1,422	1,479	1,508	
7 persons	385	453	510	538	551	
TOTAL*	53,372	60,969	68,295	75,311	82,252	

**Table 14: Households by Household Income by Tenure, 1990 - 2010**

**Valparaiso**

INCOME	Owner					Renter				
	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010
0-5K	37	57	61	46	27	14	23	26	30	36
5-10K	22	42	49	55	63	<b>111</b>	<b>156</b>	<b>168</b>	<b>188</b>	<b>203</b>
10-12.5K	14	24	30	38	43	46	67	79	87	92
12.5-15K	22	34	41	48	53	32	33	29	36	42
15-17.5K	43	47	46	56	66	61	81	92	110	126
17.5-20K	71	88	93	99	108	63	63	56	64	75
<b>20-22.5K</b>	<b>127</b>	<b>194</b>	<b>213</b>	<b>230</b>	<b>248</b>	19	22	23	28	33
22.5-25K	72	89	87	96	108	25	22	15	18	22
25-27.5K	55	80	84	83	83	24	40	41	32	21
27.5-30K	71	82	79	79	82	24	40	41	32	21
30-32.5K	67	88	88	107	127	23	34	35	36	34
32.5-35K	73	113	124	128	129	14	21	21	18	12
35-37.5K	75	95	101	105	114	0	0	0	0	0
37.5-40K	58	74	74	70	65	4	6	8	10	12
40-42.5K	44	62	68	72	74	0	0	0	0	0
42.5-45K	24	29	27	27	27	33	63	66	67	70
45-47.5K	36	45	47	51	56	0	0	0	0	0
47.5-50K	60	82	89	93	96	0	0	0	0	0
50-55K	70	94	100	98	97	0	0	0	0	0
55-60K	44	60	63	61	59	23	33	33	31	27
60-75K	84	116	127	129	130	30	43	44	47	48
75-100K	86	131	145	159	173	12	20	21	20	17
100-125K	9	10	11	12	14	6	8	10	10	11
125-150K	0	0	0	0	0	0	0	0	0	0
150K+	<u>7</u>	<u>12</u>	<u>15</u>	<u>19</u>	<u>21</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	1,271	1,748	1,862	1,961	2,063	564	775	808	864	902

**Okaloosa County Total**

INCOME	Owner					Renter				
	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010
0-5K	998	1,201	1,372	1,555	1,732	1,326	1,585	1,779	1,979	2,180
5-10K	1,377	1,590	1,804	2,057	2,338	2,272	2,682	2,975	3,284	3,593
10-12.5K	1,003	1,185	1,373	1,580	1,789	1,297	1,452	1,613	1,748	1,864
12.5-15K	1,079	1,230	1,391	1,594	1,817	1,619	1,734	1,888	2,047	2,217
15-17.5K	1,318	1,478	1,661	1,875	2,112	1,804	1,943	2,115	2,247	2,391
17.5-20K	1,502	1,716	1,933	2,196	2,474	1,525	1,640	1,776	1,896	2,032
20-22.5K	1,675	1,949	2,182	2,393	2,611	1,637	1,786	1,948	2,062	2,167
22.5-25K	1,589	1,803	2,024	2,260	2,504	1,196	1,291	1,392	1,479	1,578
25-27.5K	1,916	2,215	2,496	2,751	3,015	1,136	1,239	1,347	1,408	1,473
27.5-30K	1,462	1,686	1,877	2,055	2,234	900	1,009	1,099	1,165	1,228
30-32.5K	1,592	1,820	2,037	2,276	2,516	833	930	1,014	1,062	1,104
32.5-35K	1,479	1,687	1,892	2,090	2,282	574	676	751	799	841
35-37.5K	1,788	2,048	2,297	2,549	2,782	543	601	667	701	729
37.5-40K	1,402	1,596	1,785	1,938	2,102	542	606	664	700	732

40-42.5K	1,472	1,668	1,872	2,066	2,256	361	413	458	483	502
42.5-45K	950	1,094	1,231	1,384	1,531	293	353	385	400	417
45-47.5K	1,230	1,388	1,551	1,732	1,915	182	210	235	253	271
47.5-50K	978	1,139	1,285	1,418	1,542	189	219	244	258	269
50-55K	1,937	2,257	2,555	2,841	3,090	352	435	502	562	612
55-60K	1,385	1,626	1,852	2,055	2,224	348	392	431	455	478
60-75K	2,773	3,221	3,674	4,166	4,605	385	478	539	585	613
75-100K	1,831	2,171	2,506	2,859	3,173	248	307	349	390	416
100-125K	471	545	630	753	869	59	73	82	94	106
125-150K	101	111	123	139	158	18	20	23	28	33
150K+	<u>376</u>	<u>441</u>	<u>518</u>	<u>588</u>	<u>646</u>	<u>49</u>	<u>56</u>	<u>65</u>	<u>69</u>	<u>73</u>
TOTAL	33,684	38,865	43,921	49,170	54,317	19,688	22,130	24,341	26,154	27,919

Source: US Census Special Tabulation of STF 3A. - AHNA, Vs. 3.1-1998 (DSUM\_Oka/ AGIN-SUM -TAB)

## Part 2: Estimates and Projections of Need for Housing

The final phase in the AHNA provides estimates of need for housing in the base year and projections of housing need for the years 2000, 2005, and 2010. Projections are shown by total number needed, need by type, tenure, and cost or rent in Tables 15 -19. The AHNA assumed the vacancy rate (4.0%) was the same as the 1990 rate and calculated projections for permanent housing stock only, not seasonal. Need is determined by calculating the difference between the supply (est. 1995 total units) and demand. For the year 2000, Valparaiso's projected need for permanent housing is 781 units increasing to 941 units in 2005 and 1,087 units in the year 2010.

**Table 15: Projected Demand & Need for Permanent (Non-Seasonal) Housing, 2000-2010**

**PERMANENT (non-seasonal) HOUSING - PROJECTED NEED**

	Est. 1995 Total Units	Projected Demand			Projected Need			Calculated Vacancy Rate
		2000	2005	2010	2000	2005	2010	
Valparaiso	1,998	2,779	2,939	3,085	<b>781</b>	<b>941</b>	<b>1,087</b>	4.0%
County Total	65,943	74,390	82,154	89,824	8,447	16,211	23,881	

Note: Household estimates and projections for 'All Households' are estimated separately, therefore owner and renter households do not add up to total households; the differences are due to rounding and are minor. The 'County Total' of households is a sum of jurisdictions.

Source: 1990 Census. - AHNA, Vs. 3.1-1998 (HOPJ\_Oka/ HOUSING -TAB)

The mix between single-family construction and mobile homes is determined by local conditions. In Table 16, the Shimberg Center combined the two into a single-family homes category to project the need for single-family homes. The proportion of units by type in 1995 is applied to the number of units in demand in the 2000-2010 projection periods to project the number of units needed for each building type. Clearly, the predominant need is for single family units throughout the new planning period.

**Table 16: Projected Demand and Need for Housing by Building Type**

	Est. 1995 Housing Units by Type		Projected Demand by Type						Projected Construction Need by Type					
			2000		2005		2010		2000		2005		2010	
	Single Family*	Multi- Family	SF <sup>^</sup>	MF <sup>^</sup>	SF	MF	SF	MF	SF <sup>^</sup>	MF <sup>^</sup>	SF	MF	SF	MF
Valparaiso	1,640	358	2,282	497	2,413	526	2,533	552	642	139	773	168	893	194
County Total	53,124	12,819	60,001	14,389	66,252	15,902	72,423	17,401	6,877	1,570	13,128	3,083	19,299	4,582

\*Single Family='Single Family' +'Mobile Home'+ 'Other'

<sup>^</sup>SF=Single Family

<sup>^</sup>MF=Multi-family

Source: AHNA, Vs. 3.1-1998 (HOPJ\_Oka/ TYPE -TAB)

For Table 17, household estimates and projections for 'All Households' are estimated separately, therefore owner and renter households do not add up to total households. The differences are minor and are due to rounding. The 'County Total' of households in this table is a sum of jurisdictions. The predominant need for units by tenure is clearly for owner occupied units.

**Table 17: Projected Demand and Need for Housing by Tenure**

	1995 BASELINE		PROJECTED DEMAND FOR HOUSEHOLDS						PROJECTED GROWTH IN HOUSEHOLDS					
			2000		2005		2010		2000		2005		2010	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Valparaiso	1,745	774	1,860	808	1,961	862	2,060	905	115	34	216	88	315	131
County Total	38,840	22147	43926	24378	49167	26168	54313	27968	5086	2231	10327	4021	15473	5821

Source: AHNA, Vs. 3.1-1998 (HOPJ\_Oka/ TENURE -TAB)

### Land Requirements for the Total Estimated Housing Need.

Tables 15-17 provide projected need of housing by type and tenure through the year 2010. Estimation of land requirements to accommodate the projected need can be made by applying an average density per acre to the number of units needed. Calculation of an average density per acre requires dividing the number of projected households by existing residential acreage. Projected households are determined by dividing the projected population by the estimated persons per household (PPH). The 1998 Florida Estimates of Population published by BEBR in 1999 estimates 1990 PPH for the State of Florida to be 2.46. The calculations shown below result in an average dwelling unit per acre of 6.

Average DU per Acre Calculation						
Year	Projected Population (Shimberg AHNA, 1998/99(DTAB/pptab))	PPH or Ave HH Size: 2.46	Number of Households	Existing Residential Acreage: 510 acres	Avg. DU per Acre	Average DU per Acre
2000	7093/2.46 =		2883/510 =		5.65	
2005	7558/2.46 =		3072/510 =		6.02	

2010	$7974/2.46 =$	$3241/510 =$	6.35	6
Note:	1) The Valparaiso Land Development Code, Article 7, states that the Density/Intensity for residential use is 0-6 DUs/Acre for Single Family and 6-15 DUs/Acre for Multi-Family. 2) The symbol “/” indicates division.			

	<b>Projection of Housing Need from Tables 15 and 16</b>	<b>Avg. Density (DU/Acre)</b>	<b>Total Acres (cumulative)</b>
<b>2000</b>	SF 642 units MF 139 units Total Need: 781	<b>6 du/per acre</b>	<b>130.17</b>
<b>2005</b>	SF 773 units MF 168 units Total Need: 941	<b>6 du/per acre</b>	<b>156.83</b>
<b>2010</b>	SF 893 units MF 194 units Total Need: 1087	<b>6 du/per acre</b>	<b>181.17</b>

Note: SF = SF+Mobile Homes+Other

Table 4-4, Existing Land Use Acreage, in the Future Land Use Element shows 286 acres in the vacant land use category which comprises approximately 21% of the City’s total 1,372 acres. As the cumulative total of 181.17 acres will be needed to serve the projected population through the year 2010, the City’s 286 acres of vacant land should adequately support the projected need of housing throughout this planning period.

### **Affordable Housing Projections Based on Census Data**

Table 18 shows projected need for rental housing and Table 19 for owner-occupied housing. For this analysis, the Shimberg Center assumed that the number and percentage distribution of households shown for 1990 by income/affordability levels remain constant for the projection period and, therefore, applied the same 1990 percentages to the projections for the years 2000, 2005, and 2010. Incomes ranging from 12.5K to 15K show the greatest surplus in affordable renter housing units in the City with major deficits appearing in the 5K to 10K income range as well as in the 40+K income range..

**Table 18: Affordable Renter-occupied Housing Units, Estimates & Projections, 1995 - 2010**

<b>Surplus/Deficit of Affordable Renter-occupied Units</b>
(units minus households, negative number indicates a deficit of affordable units)

Valparaiso				
Household Income Range	1995	2000	2005	2010
\$0 to \$5,000	-12	-15	-19	-25
<b>\$5,000 to \$10,000</b>	<b>-91</b>	<b>-103</b>	<b>-123</b>	<b>-138</b>
\$10,000 to \$12,500	34	22	14	9
\$12,500 to \$15,000	153	157	150	144
\$15,000 to \$17,500	33	22	4	-12
\$17,500 to \$20,000	-2	5	-3	-14
\$20,000 to \$22,500	45	44	39	34
\$22,500 to \$25,000	57	64	61	57
\$25,000 to \$27,500	-21	-22	-13	-2
\$27,500 to \$30,000	2	1	10	21
\$30,000 to \$32,500	-30	-31	-32	-30
\$32,500 to \$35,000	-18	-18	-15	-9
\$35,000 to \$37,500	4	4	4	4
\$37,500 to \$40,000	-2	-4	-6	-8
\$40,001+	<u>-153</u>	<u>-160</u>	<u>-161</u>	<u>-159</u>
Total	-1	-34	-90	-128

Okaloosa County

\$0 to \$5,000	-1,092	-1,286	-1,486	-1,687
\$5,000 to \$10,000	-1,226	-1,519	-1,828	-2,137
\$10,000 to \$12,500	718	557	422	306
\$12,500 to \$15,000	2,429	2,275	2,116	1,946
\$15,000 to \$17,500	2,214	2,042	1,910	1,766
\$17,500 to \$20,000	1,349	1,213	1,093	957
\$20,000 to \$22,500	458	296	182	77
\$22,500 to \$25,000	31	-70	-157	-256
\$25,000 to \$27,500	-286	-394	-455	-520
\$27,500 to \$30,000	-246	-336	-402	-465
\$30,000 to \$32,500	-704	-788	-836	-878
\$32,500 to \$35,000	-446	-521	-569	-611
\$35,000 to \$37,500	-371	-437	-471	-499
\$37,500 to \$40,000	-375	-433	-469	-501
\$40,001+	<u>-2,453</u>	<u>-2,810</u>	<u>-3,074</u>	<u>-3,287</u>
Total	0	-2,211	-4,024	-5,789

Source: AHNA, Vs. 3.1-1998 (ASUM/AFRN-TAB)

In Table 19, the greatest deficits for Owner-occupied units occur only in the first three income ranges (0-12.5K), but surpluses and deficits are scattered throughout the other income ranges as well.

**Table 19: Affordable Owner-occupied Housing Units, Estimates & Projections, 1995 - 2010**

Valparaiso				
Household	Surplus/Deficit of Affordable Owner-occupied Units			
	(units minus households, negative number indicates a deficit of affordable units)			
Income Range	1995	2000	2005	2010
<b>\$0 to \$5,000</b>	<b>-57</b>	<b>-61</b>	<b>-46</b>	<b>-27</b>
<b>\$5,000 to \$10,000</b>	<b>-33</b>	<b>-40</b>	<b>-46</b>	<b>-54</b>
<b>\$10,000 to \$12,500</b>	<b>-12</b>	<b>-18</b>	<b>-26</b>	<b>-31</b>
\$12,500 to \$15,000	27	20	13	8

\$15,000 to \$17,500	53	54	44	34
\$17,500 to \$20,000	36	31	25	16
\$20,000 to \$22,500	2	-17	-34	-52
\$22,500 to \$25,000	112	114	105	93
\$25,000 to \$27,500	102	98	99	99
\$27,500 to \$30,000	88	91	91	88
\$30,000 to \$32,500	38	38	19	-1
\$32,500 to \$35,000	-26	-37	-41	-42
\$35,000 to \$37,500	-37	-43	-47	-56
\$37,500 to \$40,000	-41	-41	-37	-32
\$40,000 to \$42,500	-4	-10	-14	-16
\$42,500 to \$45,000	9	11	11	11
\$45,000 to \$47,500	-15	-17	-21	-26
\$47,500 to \$50,000	-59	-66	-70	-73
\$50,000 to \$55,000	-38	-44	-42	-41
\$55,000 to \$60,000	-8	-11	-9	-7
\$60,000 to \$75,000	-51	-62	-64	-65
\$75,000 to \$100,000	-84	-98	-112	-126
\$100,000 to \$125,000	-5	-6	-7	-9
\$125,000 to \$150,000	10	10	10	10
\$150,000+	<u>-5</u>	<u>-8</u>	<u>-12</u>	<u>-14</u>
Total	2	-112	-211	-313

**Okaloosa County Total**

Household	<b>Surplus/Deficit of Affordable Owner-occupied Units</b>			
	(units minus households, negative number indicates a deficit of affordable units)			
<u>Income Range</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
\$0 to \$5,000	-853	-1,024	-1,207	-1,384
\$5,000 to \$10,000	-29	-243	-496	-777
\$10,000 to \$12,500	-284	-472	-679	-888
\$12,500 to \$15,000	-81	-242	-445	-668
\$15,000 to \$17,500	366	183	-31	-268
\$17,500 to \$20,000	720	503	240	-38
\$20,000 to \$22,500	651	418	207	-11
\$22,500 to \$25,000	1,002	781	545	301
\$25,000 to \$27,500	784	503	248	-16
\$27,500 to \$30,000	1,141	950	772	593
\$30,000 to \$32,500	824	607	368	128
\$32,500 to \$35,000	495	290	92	-100
\$35,000 to \$37,500	-154	-403	-655	-888
\$37,500 to \$40,000	-87	-276	-429	-593
\$40,000 to \$42,500	-283	-487	-681	-871
\$42,500 to \$45,000	93	-44	-197	-344
\$45,000 to \$47,500	-382	-545	-726	-909
\$47,500 to \$50,000	-329	-475	-608	-732
\$50,000 to \$55,000	-816	-1,114	-1,400	-1,649
\$55,000 to \$60,000	-575	-801	-1,004	-1,173
\$60,000 to \$75,000	-1,447	-1,900	-2,392	-2,831
\$75,000 to \$100,000	-754	-1,089	-1,442	-1,756
\$100,000 to \$125,000	59	-26	-149	-265
\$125,000 to \$150,000	151	139	123	104
\$150,000+	<u>-226</u>	<u>-303</u>	<u>-373</u>	<u>-431</u>
Total	-14	-5,070	-10,319	-15,466

### Affordable Housing Projections Based on Percentages of Median Income

In the previous tables, the Shimberg Center projected need based on Census data. Alternatively, analysis of affordability can be based on percentages of median income. Based on 1990 Census data, the median income for Okaloosa County is \$27,941 (AHNA, 1998). Applying HUD's parameters for various affordability groups to the County's median income results in the following different income affordability groups:

HUD Parameters

<u>% of Median Income</u>	<u>Affordability Group</u>	<u>% applied to \$27,941</u>
Less than 30%	Very Low Income Household	\$ 8,382
50%	Low Income Household	\$13,971
80%	Low/Moderate Income Household	\$22,353
120%	Moderate Income Household	\$33,529

The AHNA applied the above percentages to the Okaloosa County median income of \$27,941 and provided the following table to show the surplus/deficits of housing units for each income group by tenure for the current planning period. This analysis shows a serious deficit of owner- and renter-occupied units for the very-low (<30%). Owner-occupied units show deficits in the 50% and 80% of median income as well. For Okaloosa County there are deficits appearing in every category by the year 2005 and 2010.

**Table 20: Surplus/Deficit of Affordable Units by Income**

		<b>Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category</b>							
		(units minus households, negative number indicates a deficit of affordable units)							
<b>Valparaiso</b>		<b>Owner-occupied Units</b>				<b>Renter-occupied Units</b>			
<u>Income Categories</u>	<u>Income</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
30% of median =	\$8,382	-75	-85	-77	-68	-86	-99	-119	-137
50% of median =	\$13,971	-70	-92	-98	-97	78	57	20	-9
80% of median =	\$22,353	16	-31	-70	-105	159	131	62	-2
120% of median =	\$33,529	316	262	194	125	144	121	70	34
200% of median =	\$55,882	128	48	-24	-102	-1	-34	-90	-128

		<b>Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category</b>							
		(units minus households, negative number indicates a deficit of affordable units)							
<b>Okaloosa County</b>		<b>Owner-occupied Units</b>				<b>Renter-occupied Units</b>			
<u>Income Categories</u>	<u>Income</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
30% of median =	\$8,382	-739	-1,063	-1,427	-1,811	-1,943	-2,350	-2,779	-3,207
50% of median =	\$13,971	-1,161	-1,844	-2,634	-3,462	773	25	-723	-1,464

median =									
80% of	\$22,353	487	-871	-2,395	-4,007	4,818	3,554	2,394	1,220
median =									
120% of	\$33,529	4,538	2,160	-369	-2,997	3,065	1,408	-9	-1,437
median =									
200% of	\$55,882	2,052	-1,763	-5,668	-9,580	0	-2,211	-4,024	-5,789
median =									

Source: AHNA, vs. 3.1, 1998 (ASUM-AFMD-SUM)

To assist in the analysis of affordability, the AHNA also provides a cost burden table that shows the number of households paying 30% or more of income towards housing costs for the years 1990 to 2010. The income range showing the greatest number of households with such a cost burden appear in the less than \$10,000 income range for both owner and renter households.

**Table 21: Households Paying 30% or More of Income Towards Housing**

**Valparaiso Cost Burden Table - number of households paying 30% or more of income towards housing costs**

Income Range	Owner					Renter				
	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010
< \$10,000	<b>59</b>	<b>99</b>	<b>110</b>	<b>101</b>	<b>90</b>	<b>98</b>	<b>140</b>	<b>151</b>	<b>170</b>	<b>186</b>
\$10,000 - \$19,999	15	19	21	24	27	59	71	74	86	97
\$20,000 - \$34,999	47	66	69	74	79	14	20	20	18	16
\$35,000 - \$49,999	0	0	0	0	0	0	0	0	0	0
> \$50,000	<u>7</u>	<u>10</u>	<u>11</u>	<u>11</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	128	194	211	210	208	171	231	245	274	299

**Okaloosa County Cost Burden Table - number of households paying 30% or more of income towards housing costs**

Okaloosa County Income Range	Owner					Renter				
	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010

< \$10,000	1,496	1,772	2,016	2,279	2,556	3,131	3,709	4,143	4,604	5,064
\$10,000 - \$19,999	1,960	2,249	2,564	2,931	3,327	3,457	3,719	4,062	4,352	4,658
\$20,000 - \$34,999	2,593	2,981	3,371	3,753	4,139	805	890	969	1,024	1,079
\$35,000 - \$49,999	669	766	868	967	1,064	56	64	71	75	79
> \$50,000	<u>351</u>	<u>412</u>	<u>477</u>	<u>544</u>	<u>602</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	7,069	8,180	9,296	10,474	11,688	7,449	8,382	9,245	10,055	10,880

Source: AHNA, Vs. 3.1, 1998 (ASUM/COST-BUR)

### Projected Demand for Housing by the Elderly

As the bulge of “baby boomers” approach retirement age, affordable housing for the elderly will become a greater concern. The following table shows the projected number of households aged 65+ by tenure and totals them in the ‘All Householders’ column. By the year 2010, the AHNA projects 1,962 households in the 65+ age category. Dividing this number by 2.46 persons per household average results in a need of 798 units. As tables 15 and 16 shows a need of 1,087 units for all ages in the year 2010, the elderly’s proportion of this need is 73%.

**Table 22: SUMMARY TABLE - TOTAL ESTIMATED AND PROJECTED HOUSEHOLDS AGED 65+ 1995-2010**

	Owner Households - Estimates & Projections					Renter Households - Estimates & Projections					All Householders - Estimates & Projections				
	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010	1990	1995	2000	2005	2010
Valparaiso	1,244	1,745	1,860	1,961	2,060	594	774	808	862	905	1,838	2,516	2,668	2,821	2,962
County	33,154	38,840	43,926	49,167	54,313	20,159	22,147	24,378	26,168	27,968	53,313	60,974	68,293	75,324	82,269
Total*															

\*Note: The 'County Total' is calculated separately by summing the jurisdictions. Projections for “All Households” are also estimated separately and therefore owner and renter households do not add up to total households and jurisdictions do not add up to county total; the differences, however, are minor, unless otherwise noted.

Source: AHNA, Vs. 3.1, 1998 (DSUM-HS)

### Portion of this NEED to be provided by private sector.

As in the past, the private sector will have the primary responsibility of supplying the projected housing need provided in Tables 16-20. As shown in Table 16, for the year 2000 a total of 642 single family units and 139 multi-family units comprise the projected need. For the year 2005, the projected need is 773 single family and 168 multi-family units. The 2010 projections include 893 single family and 194 multifamily units. Table 18 shows that deficits (market demand) for renter-occupied units will occur in almost all income ranges except 10K-20K. Table 20 shows surplus/deficits of affordable units by income based on percent of median income. There are deficits shown in the owner households in income ranges from 30 to 80% of median income all

the way through the year 2010. Table 21 further supports the above data by showing extremely high numbers of owner households paying 30% or more of income towards housing to be those with incomes less than \$10,000 as well as in the \$20,000 - 34,999 income range. The numbers of households with such cost burden are even higher in the renter households in income ranges of \$0 - \$19,999.

## **Existing Housing Delivery System and Housing Implementation Program**

The City's principal role in the existing housing delivery system is to ensure that adequate residential land area is dedicated for all income groups with regard to future population needs as well as ensure that facilities and services are available concurrent with the impacts of development. Additionally, the City can create partnerships and promote cooperation between public and private sectors to combine available resources and cost-saving measures to preserve and produce housing for Valparaiso residents, with special emphasis on special need groups. The City can apply for and utilize all available State and Federal housing programs and hold administrators of such programs accountable for providing the maximum benefits to those in need. Through State and Federal programs such as the SHIP and CDBG programs, deteriorating housing is addressed and existing housing stock is preserved by bringing substandard dwellings up to minimum HUD's Housing Quality Standards (HQS) standards for safe, decent, and sanitary living conditions. During such rehabilitation and/or demolition activity by the City, relocation housing will be provided consistent with s. 421.55, F.S.

In addition to ensuring that adequate land is made available for all income groups, the City will also ensure such land is supported by adequate and well-maintained infrastructure and will expand the infrastructure necessary to accommodate new development of affordable housing. The City will also provide infrastructure regulatory circumstances and utilize other strategies to encourage and promote the development of affordable housing.

The City recognizes that affordable housing is most effectively provided by combining available public and private resources to conserve and improve existing housing. In order to maintain an adequate supply of safe and sanitary housing, the City's goal is to bring all substandard housing up to HUD's HQS which utilizes Section 8 criteria to address specific area-by-area minimums of a housing unit. Substandard and/or unsafe condition are responded to by the Building Inspector through code enforcement.

As stated above, provision of adequate sites for the very low-, low-, and moderate-income households is accomplished in part by the conservation and improvement of the City's existing housing stock. For the provision of new sites, adequate sites and intensities for all income groups are maintained on the FLUM.

The City provides for adequate sites for group homes and foster care facilities licensed/funded by the Department of Children and Families by providing for their use in the City's land development code which allows their use in several land use designations including the Residential land use category.

## **CHAPTER 9 (9J-5.010)**

### **HOUSING ELEMENT**

**Section 9.01 Purpose:** The purpose of this element is to provide guidance to the City for appropriate plans and policies needed to meet identified or projected deficits in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.

**Section 9.02 Data and Analysis:** This Chapter (element) is based upon the data and analysis requirements pursuant to subsection 9J5.005(2), F.A.C. and subsection 9J-5.010(1)(2), F.A.C. (reference paragraphs 5.03, 5.06, and 5.07 of this ordinance and Chapter 6 of the Foundation Documents).

**Section 9.03 Goals, Objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

**GOAL 9.A** - Ensure the provision of safe, affordable and adequate housing for the current and future residents of the City.

**Objective 9.A.1** - Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs by implementing Policies 9.A.1.1 through 9.A.1.8., ~~upon adoption of the LDC (reference Policy 7.A.1.1).~~

**Policy 9.A.1.1** - The Future Land Use Map (and Zoning Maps) continually shall provide for sufficient development or re-development opportunities within residential areas.

**Policy 9.A.1.2** - Annually, the City will review its regulatory and permitting process and evaluate changes necessary to improve the public and private sector housing delivery process. (Reference Policy 9.A.7.3).

**Policy 9.A.1.3** - LDC shall ~~maintain~~ ~~include~~ an efficient and easily followed permitting process. The process shall include the use of checklists and referrals to appropriate regulatory agencies.

**Policy 9.A.1.4** - The ~~City will continue to utilize its LDC shall include~~ criteria guiding the location of housing for ~~the very-low,~~ low- and moderate-income families, mobile homes, group homes, foster care facilities and households with special needs.

**Policy 9.A.1.5** - The City shall cooperate, with the appropriate local, state and federal agencies (Fort Walton Beach Housing Authority, Okaloosa County, Escambia County Housing Finance Authority, the Florida Department of ~~Health and Rehabilitative Services~~ Children and Families

and the U.S. Department of Housing and Urban Development) so as to provide housing assistance for present or future residents in need of same.

**Policy 9.A.1.6** - ~~By 1992, the City shall complete a review of its Zoning Ordinance, all relevant laws, rules and regulations, and case law regarding local authority to regulate (through Zoning) the placement of mobile homes. Upon completion of the review, a report shall be produced for consideration by the City Commission. Included within the report shall be:~~

- ~~a. — The background information gathered during the review; and~~
- ~~b. — Recommendations for any changes to the City's ordinance, Land Development Code or criteria necessary to make the City's ordinances and criteria consistent with applicable laws, rules, regulations and case law. In the meantime, the criteria guiding the location of mobile homes shall be as specified in Chapter 30 of the City Code (reference Chapter Four, Foundation Document).~~

The following locational criteria apply to manufactured and mobile homes, as specified in the City's adopted Land Development Code:

- a. Manufactured homes shall be permitted in any residential land use district of the city, provided that the unit complies with state and/or federal standards for manufactured home construction and that all transportation equipment must be removed and the manufactured home must be placed on a permanent foundation;
- b. All mobile homes located within the city must be located in a licensed mobile home park.

**Policy 9.A.1.7** - The City will maintain ~~include~~ criteria in the LDC for the development of group homes and such homes shall be located within areas designated on the Future Land Use Map (Figure 7-1) as medium density residential.

**Policy 9.A.1.8** - The LDC shall maintain ~~include~~ criteria for the location of foster homes and such foster homes shall be located within any residential area designated on the Future Land Use Map (Figure 7-1).

**Objective 9.A.2** - The elimination of substandard housing conditions and the structural and aesthetic improvements of existing housing stock. ~~by 1995.~~

**Policy 9.A.2.1** - The City shall use the data generated by the ~~1990~~ 2000 census, when available, to identify substandard housing within the City.

**Policy 9.A.2.2** - ~~By 1991,~~ The LDC shall maintain ~~include~~ provisions and regulations which direct the elimination of substandard housing identified pursuant to Policy 9.A.2.1 (also, see Policy 7.A.2.4).

**Policy 9.A.2.3** - The City shall continue to enforce the LDC ~~shall contain~~ provisions which ~~continue the City's practice of removing, or causing~~ allow the removal of housing stock with structural deficiencies. (reference Policy 7.A.2.4).

**Policy 9.A.2.4** - The LDC shall maintain ~~contain~~ provisions requiring landscaping and open space for new development so that aesthetic improvements in residential areas can be achieved.

**Policy 9.A.2.5** - The City will continue to strictly enforce its building and housing codes as well as its planning and zoning codes. In addition, the City will review its building, housing, planning and zoning codes and code requirements to insure that quality of housing and integrity of neighborhoods is adequately addressed.

**Objective 9.A.3** - Provide adequate areas and infrastructure for housing for very low-, low- and moderate-income families, mobile homes, group homes and foster care facilities by ~~including~~ enforcing LDC regulations that require ~~ing~~ the provision of adequate areas and infrastructure for them. ~~s within the LDC (reference Policy 7.A.1.1) and by implementing Policies 9.A.3.1 through 9.A.3.5.~~

**Policy 9.A.3.1** - The City shall continue to implement the Concurrency Management System (reference Chapter 6 of this Ordinance) ~~upon adoption of~~ as provided in the LDC.

**Policy 9.A.3.2** - The City shall maintain LDC ~~shall contain~~ provisions which prohibit the connection of facilities described in Objective 9.A.3 to septic systems and require the connection of said facilities to the central sewage system (reference Policy 11.B.2.3).

**Policy 9.A.3.3** - Principles and criteria guiding the location of housing for very low-, low- and moderate-income families, mobile homes, group homes and foster care facilities shall continue to be included within the LDC and pursuant to Policies 7.A.2.1, 9.A.1.6, 9.A.1.7 and 9.A.1.8.

**Policy 9.A.3.4** ~~By 1993, The City will re-examine its housing needs, based upon data from the 1990 census and will identify any adjustments needed to this plan in the Evaluation and Appraisal Report (EAR) in 1994.~~

**Policy 9.A.3.5** - The LDC shall maintain ~~contain~~ regulations which conform to those regulations contained in Section 30-6 and 30-7 of the City Code. Those code sections permit (allow) duplex and multi-family structures on lots or areas smaller than would otherwise be allowed. The provision for duplexes and multi-family units on more affordable properties provides the opportunity for the private sector to produce affordable housing for use by the citizens of Valparaiso (reference Chapter Four, Foundation Document).

**Objective 9.A.4** - The LDC (reference Policy 7.A.1.1) shall maintain ~~include~~ regulations necessary to conserve, rehabilitate or, when necessary, demolish substandard housing within the City.

**Policy 9.A.4.1** - The City shall continue enforcement of its land development regulations so that conservation or rehabilitation of housing may be achieved and extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

**Policy 9.A.4.2** - The LDC shall ~~maintain contain~~ techniques and methods necessary to the conservation or rehabilitation of existing housing stock. These methods may include, but are not limited to, the following:

- a. Incentives for adaptive re-use of existing structures; and
- b. Participation in state and federal winterization programs.

**Objective 9.A.5** - ~~By 1992,~~ The City will ensure the protection of historically significant structures.

**Policy 9.A.5.1** - The LDC shall ~~maintain include~~ criteria for the determination of appropriateness for preservation of historic structures.

**Policy 9.A.5.2** - The LDC shall ~~maintain include~~ regulations which require the identification of potential historically significant structures in advance of the issuance of a building permit (reference Policy 7.A.4.4).

**Policy 9.A.5.3** - ~~By 1992 the City Planning and Advisory Board shall prepare an analysis of structures or areas in which structures with historic significance can be preserved. The Board shall submit its analysis to the City Commission together with any recommendations it may promulgate in order to assist the commission in its efforts to preserve historically significant structures. Upon completion of the current historical survey of the Plat I area of the city scheduled for 2000, the city will evaluate appropriate alternatives with respect to preservation of historic resources.~~

**Objective 9.A.6** - Provide relocation assistance or housing during the process of public housing rehabilitation ~~upon adoption of this Ordinance.~~

**Policy 9.A.6.1** - The City will continue to seek grants to provide for relocating very-low, low- and moderate-income persons during the housing rehabilitation process.

**Policy 9.A.6.2** - ~~By 1993~~ 2001, The City shall establish a Housing Assistance Referral Program in cooperation with the agencies identified in Policy 9.A.1.4.

**Objective 9.A.7** - Implement housing programs on an "on-going" basis ~~upon adoption of this Ordinance and~~ by implementing Policies 9.A.7.1 through 9.A.7.3, among others.

**Policy 9.A.7.1** - The City will cooperate with the agencies identified in Policy 9.A.1.5 to facilitate bond backed low interest mortgage loans for home purchases by qualified individuals or families.

**Policy 9.A.7.2** - The City will ~~continue to~~ cooperate with the agencies identified in Policy 9.A.1.5 so that residents in need may be aware of and take advantage of various state and federal programs including, but not limited to, the U.S. HUD, Section 8, Housing Assistance Program., ~~not limited to, the U.S. HUD, Section 8, Housing Assistance Program,~~ the Section 8 Voucher Program (including "finders-keepers") and others.

**Policy 9.A.7.3** - Pursuant to Policy 9.A.1.2, the City will review its regulatory and permitting program on an annual basis and evaluate changes necessary to improve the public and private sector housing delivery process. Such review shall be conducted within the time frame identified in Section 14.06 of this ordinance. The review shall be conducted by the committee appointed pursuant to Policy 14.A.3.6 of this ordinance. During each annual review, opportunities for involvement of the City, including partnerships, with the private and non-profit sectors involved in housing delivery programs shall be analyzed. When opportunities exist for involvement of the City, such opportunity shall be reported to the City Commission for guidance and decision. Note: In addition to the above, the review is designed to improve coordination between participants involved in housing production.



## **CHAPTER 10 (9J-5.0 11**

### **SANITARY SEWER, SOLID WASTE, DRAINAGE, STORMWATER MANAGEMENT, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT**

#### **(INFRASTRUCTURE ELEMENT)**

**Section 10.01**            **Purpose:** The purpose of this Chapter (element) is to provide for necessary public facilities and services correlated with the Future Land Use Map (projections) and consistent with the goals, objectives and policies contained in this Ordinance.

**Section 10.02**            **Data and Analysis:** This Chapter (element) is based upon the data and analysis requirements pursuant to 9J-5.011(1)(2), F.A.C., 9J-5.005(2), F.A.C. Reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 7 of the Foundation Documents.

**Section 10.03**            **Natural Groundwater Aquifer Recharge:** NOT APPLICABLE. There are no identified prime (potable) groundwater aquifer recharge areas within the City (reference Chapter 7, Exhibit A, Foundation Documents).

**Section 10.04**            **Sanitary Sewer Goals, Objectives and Policies:** The Goals, Objectives and Policies for sanitary sewer are as follows:

**Goal 10.A** - The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

**Objective 10.A.1** - Correct existing facility deficiencies, replace obsolete or wornout facilities and maximize the use of existing facilities ~~by 1997~~.

**Policy 10.A.1.1** - Cooperate with Okaloosa County and the City of Niceville in expansion of the Regional Wastewater Treatment Plant.

**Policy 10.A.1.2** - The City shall include LOS standards within its LDC and shall ensure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6 of this Ordinance).

**Policy 10.A.1.3** - The LOS standards for sanitary sewer within the City shall be 85 gallons per capita per day (average daily demand) for both collection and treatment.

**Policy 10.A.1.4** - The LDC shall contain detailed methodologies for determining available capacity and the impact upon capacity of any proposed development.

**Policy 10.A.1.5** - ~~The City will maintain an infiltration/inflow rate of twenty (20%) percent of average daily flow or better.~~ The City will strive to eliminate all infiltration /inflow through an on-going program of sewer line video-inspection and repairs as needed. The City will continue to appropriate a minimum of \$20,000 annually until the entire system has been inspected and repaired as needed.

**Policy 10.A. 1. 6** - The City will prohibit package treatment plants beginning in 1990. Nothing in this policy shall be interpreted to prohibit pre-treatment facilities when necessary to serve individual businesses or industry (also, see Policy II.B.2-3).

**Policy 10.A.1.7** - The City will continue its efforts to ~~develop a new 1 MGD facility to~~ provide added capacity and relieve demands on the regional facility referenced in Policy 10.A.1.1.

**Objective 10.A.2** - Coordinate extensions of the collection system and increase in capacity of the entire system with the Future Land Use Map and future facility needs upon adoption of this ordinance (reference Section 14.06).

**Policy IO.A.2.1** - Extension of collection systems shall be provided by the private sector and consistent with the Future Land Use Map (Figure 7-1) (reference Policy 14.A.4.2).

**Policy 10.A.2.2** - Prioritization of the reconstruction or rehabilitation of existing collection lines will be accomplished pursuant to Policy 14.A.1.3 of this Ordinance.

**Policy 10.A.2.3** - The City will continue its practice of "pay as you go" growth as it occurs by periodically adjusting sewer impact fees and user fees as necessary (reference Policy 14.A.1.2).

**Section 10.05**            **Solid Waste Goals, Objectives and Policies:** The Goals, Objectives and Policies for solid waste are as follows:

**Goal 10.B** - An environmentally safe, efficient and cost effective system for the collection and disposal of solid waste.

**Objective 10.B.1** - Correct existing facility deficiencies, coordinate the increase in capacity of facilities to meet future needs and maximize the use of existing facilities ~~by 1994~~.

**Policy 10.B.1.1** - The City shall continue enforcement of its mandatory Garbage Ordinance (Section 12-1 of the City Code) so that all solid waste generated within the City is properly collected.

**Policy 10.B.1.2** - The City shall transport solid waste collected within the City to the disposal facilities provided by Okaloosa County. These facilities include a transfer station in the south end of Okaloosa County. Solid waste from the transfer station will be transported to a regional land-fill outside this area thereby maximizing the life of existing land-fills within Okaloosa County for use by present and future residents.

**Policy 10.B.1.3** - Continue to cooperate with the Regional Utility Authority and other units of local government in efforts to develop technologically sound, cost effective and long term solid waste disposal solutions.

**Policy 10.B.1.4** - The City shall include LOS standards for solid waste collection within its LDC and shall ensure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6 of this Ordinance).

**Policy 10.B.1.5** - The LOS standards for solid waste within the City of Valparaiso shall be five (5) pounds per capita per day.

**Policy 10.B.1.6** - The City shall continue to participate in the Okaloosa County recycling program so that a reduction in the solid waste stream going to landfills or the transfer station is reduced. Note: The program is designed to remove at least 30% of the solid waste from the waste stream. Significantly, as of the adoption date of this ordinance, the program is experiencing an approximate 75% participation rate.

**Section 10.06**            **Storm Water Drainage Management Goals, Objectives and Policies:** The Goals, Objectives and Policies for storm water ~~drainage~~ management are as follows:

**Goal 10.C** - An environmentally safe and efficient drainage system.

**Objective 10.C.1** - Correct existing facility deficiencies and maximize the use and function of existing facilities and natural drainage features ~~by 1994~~.

**Policy 10.C.1.1** - The LDC shall contain regulations which will prohibit the issuance of a development permit for projects not meeting the design criteria for correcting existing deficiencies or meeting future ~~drainage~~ stormwater management requirements as determined by the City Engineer and in conformance with this Ordinance.

**Policy 10.C.1.2** - The City shall continue its practice of correcting localized ~~drainage~~ stormwater management problems so that LOS standards are maintained (reference Policy 10.D.2.3).

**Policy 10.C.1.3** - The City shall require the use of swale drainage on new roadways to the maximum extent possible. Perforated pipe shall be used in situations where piping is necessary (also, see Policy II.A.2.2).

**Policy 10.C.1.4** - The City shall continue its periodic inspection program of stormwater control structures to insure the proper functioning of such structures.

**Policy 10.C.1.5** - The LDC shall contain the City's Zoning Ordinance and the City's Stormwater Management Ordinance which provide for the maximum use of natural drainage features in all new development or redevelopment plans.

**Objective 10.C.2** - Provide ~~drainage~~ stormwater management facilities concurrent with demand created by future development upon adoption the LDC (reference Policy 7.A.1.1 and Chapter 6 of this Ordinance).

**Policy 10.C.2.1** - Installation of ~~drainage~~ stormwater management facilities made necessary by new development shall be the responsibility of the developer (reference Policy 14.A.4.2).

**Policy 10.C.2.2** - The LDC shall contain LOS standards for ~~drainage and~~ stormwater management (reference Policy 7.A.1.1).

**Policy 10.C.2.3** - The LOS standard for ~~drainage~~ stormwater management shall be:

- a. Retain the first one inch of run-off on-site;
- b. Post development run-off shall 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.

Note: The LDC shall include design and performance standards Pursuant to Section 17-25.025, F.A.C. and Chapter 17-3.051, F.A.C.

**Section 10.07**            **Potable Water Goals, Objectives and Policies:**    The Goals, Objectives and Policies for potable water are as follows:

**Goal 10.D** - An environmentally safe and efficient system for provision of potable water.

**Objective 10.D.1** - Continually correct facility deficiencies, replace obsolete or wornout facilities and maximize the use of existing facilities upon adoption of this Ordinance.

**Policy 10.D.1.1** - The City shall include LOS standards within its LDC and shall insure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6).

**Policy 10.D.1.2** - The LOS standards for potable water within the City shall be 126 gallons per capita per day.

**Objective 10.D.2** - Provide potable water facilities concurrent with demand (reference Chapter 6) upon adoption of this LDC (reference Policy 7.A.1.1).

**Policy 10.D.2.1** - Cost for potable water facilities will be funded by user fees, special assessments or other devices determined appropriate by the City.

**Policy 10.D.2.2** - Cost for water line extensions made necessary by new development shall be funded in total by the developer (reference Policy 14.A.4.2).

**Objective 10.D.3** - Continually conserve potable water resources ~~so as to achieve a reduction in the per capita demand on the potable water system of 20% by 2000.~~

**Policy 10.D.3.1** - Continue to participate in and cooperate with the Regional Utility Authority for water supply planning and financing alternatives.

**Policy 10.D.3.2** - The LDC shall include a Water Saving Devices Ordinance ~~and the Ordinance shall be drafted in such a way so as to achieve a reduction in Potable Water demand (on a per capita basis) of 20% by 2000.~~

**Policy 10.D.3.3** - An area of water resources concern has been established by the Northwest Florida Water Management District to protect the area's water resources from depletion, saltwater intrusion or man induced contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. Within the area, the NFWFMD has established lower permit thresholds, management (maximum) and minimum levels, and stipulates any limiting conditions as necessary to monitor, manage, and control the use of water. The City of Valparaiso shall cooperate with the NFWFMD in its establishment of any areas of water resources concerns which may impact the corporate limits of the City of Valparaiso.

**Policy 10.D.3.4** - The City shall include, within the LDC, appropriate regulations to assist in the enforcement of the regulations which accompany the declaration referenced in Policy 10.D.3.3 above. Specifically, the LDC shall include relevant portions of Section 40A-2.801, et. seq. of the Florida Administrative Code in order to provide for regulatory provisions to protect the quality and quantity of groundwater serving the City.

**Objective 10.D.4** - ~~By 1994,~~ The City shall continue to maximize the use of existing potable water facilities so as to discourage urban sprawl by implementing policies 10.D.4.1 and 10.D.4.2, among others.

**Policy 10.D.4.1** - The LDC shall contain requirements which provide for the mandatory connection to the potable water system and require all new development or redevelopment to be connected to the system.

**Policy 10.D.4.2** - All costs for distribution system expansions, if any, caused by new development or redevelopment shall be the responsibility of the development. Note: The entire City is served with a potable water distribution system. However, if upgrades to the system are caused by new development or the redevelopment of existing facilities, the development or redevelopment will be responsible for paying all costs associated with the upgraded City system.

**Section 10.08**            **Natural Groundwater Aquifer Recharge Goals Objectives and Policies:**

The goals, objectives and policies for the natural groundwater aquifer recharge (sand and gravel aquifer) subelement are as follows:

**Goal 10.E** - Provide for the recharge of the sand and gravel aquifer from rainfall. Note: The Floridan Aquifer is not recharged within the City (reference Exhibit 7A, Chapter Seven, Foundation Document). The sand and gravel aquifer is not used for potable water purposes.

**Objective 10.E.1** - ~~By 1991~~, The LDC shall include regulations which protect the function of the sand and gravel aquifer and the recharge potential for such aquifer. The regulations shall be developed pursuant to Policies 10.E.1.1 and 10.E.1.2, among others.

**Policy 10.E.1.1** - The LDC shall include regulations which insure the continuation of adequate open spaces within the City so that rainfall may reach the sand and gravel aquifer through percolation.

**Policy 10.E.1.2** - The LDC shall include provisions pursuant to Policies 7.A.1.2(a)(b)(d)(e)(f)(g)(h), 7.A.2.2, 7.A.3.4, 7.A.4.1, 7.A.4.2, 7.A.4.3, 7.A.5.1, 7.A.6.4, 7.A.8.1, 7.A.8.3, 8.A.5.1, 9.A.2.4, 9.A.2.5, 9.A.3.2, 10.A.1.1, 10.A.1-5, 10.A.1.6, 10.B.1.2, 10.C.1.1, 10.C.1.2, 10.C.1.3, 10.C.1.4, 10.C.2.3, 10.D.3.2, 10.D.3.3, 10.D.3.4, 11.A.1.1, 11.A.1.2, 11.A.1.5, 11.A.1.7, 11.A.2.1, 11.A.2.2, 11.A.4.1, 11.A.5.3, 11.A.9.1r 11.A.9.3, 11.B.2.1, 11.B.2.2, 11.B.2.3, 11.B.3.1, 11.B.3.3, 12.A.1.1, 12.A.1.2, 12.A.1.3, 12.A.1.4, 12.A.1.5, 12.A.1.6, 12.A.3.5 among others.

## CHAPTER 11

### COASTAL MANAGEMENT AND CONSERVATION ELEMENT HURRICANE EVACUATION PLANNING DATA AND ANALYSIS UPDATE

#### Introduction

The Evaluation and Appraisal Report did not identify any necessary amendments to the Coastal Management and Conservation Element. However, the City recognized the need to update the Hurricane Evacuation Planning section to reflect new data available from the “Northwest Florida Hurricane Evacuation Restudy” (US. Army Corps of Engineers, July 1999).

#### Data and Analysis

##### **Hurricane Evacuation Planning [Ch. 9J-5.012(2)(e)1.]**

The information included in this section was taken from the “Northwest Florida Hurricane Evacuation Restudy” (U.S. Army Corps of Engineers, July 1999).

##### *Hurricane Vulnerability Zone*

Evacuation zones for Valparaiso have been delineated for each hurricane intensity category. These maps are shown on the “Okaloosa County Evacuation Zones” map.

##### *Persons Requiring Evacuation*

The larger evacuation zones are made up of groupings of smaller zones for which dwelling unit and population data are available. Table 1 presents dwelling unit and population information for the evacuation zones that include areas within the City limits. These evacuation zones also encompass unincorporated areas; dwelling unit and population information specific to the City of Valparaiso is not included in the study.

##### *Shelter Space Availability*

The projected demand for public shelter in Okaloosa County is expected to exceed shelter capacity. Table 2 shows the demand and availability of public shelter capacity for Okaloosa County.

Table 1 Evacuation Zone Data				
Storm Category	Evacuation Zone Number	Permanent Occupied Units / Population	Mobile Home Units / Population	Seasonal Tourist Units / Population
1	None in City	0	0	0
2-3	9	173 / 450	1 / 3	0 / 0
4-5	14	615 / 1,599	19 / 49	14 / 39
	18	4,005 / 10,413	287 / 746	158 / 435
Total		5,581 / 14,511	328 / 850	186 / 474
Source: "Northwest Florida Hurricane Evacuation Restudy," U.S. Army Corps of Engineers, July 1999.				

Table 2 Public Shelter Demand/Capacity Okaloosa County Year 2000		
Scenario	Maximum Public Shelter Demand	Public Shelter Capacity
Category 1 low tourist occupancy	4161	8050
Category 1 high tourist occupancy	4955	
Category 2 - 3 low tourist occupancy	6858	
Category 2 - 3 high tourist occupancy	7873	
Category 4 - 5 low tourist occupancy	11696	
Category 4 - 5 high tourist occupancy	12760	
Source: "Northwest Florida Hurricane Evacuation Restudy," U.S. Army Corps of Engineers, July 1999.		

### ***Evacuation Routes and Times***

The main hurricane evacuation route through Valparaiso is Highway 85. There are no identified critical roadway segments within the City. The Northwest Florida Hurricane Evacuation Restudy measured clearance times for the County and at County exit points based on evacuation zones. The Category 2-3 storm would evacuate the County in 14 ½ hours with a low tourist occupancy, and medium response time. With a high tourist occupancy, the same storm intensity, and medium response time evacuation could take up to 19¼ hours. The clearance times for a Category 4-5 storm

would require 17 hours for a low tourist occupancy situation and up to 21¾ hours for a high tourist occupancy situation.

Table 3 Okaloosa County Clearance Times in Hours				
	Year 2000		Year 2005	
<b>CATEGORY 1 HURRICANE</b>	Low Seasonal Occupancy	High Seasonal Occupancy	Low Seasonal Occupancy	High Seasonal Occupancy
Rapid Response	8 ½ (7¼)	12	10 ¼ (8¾)	14½
Medium Response	10 (8¾)	13 ½	12 (10½)	16¼
Long Response	12 (11)	15 ½	14 ½ (13¼)	18½
<b>CATEGORY 2-3 HURRICANE</b>				
Rapid Response	13	17¾	15½	21¼
Medium Response	14½	19¼	17½	23¼
Long Response	16½	21½	19¾	25¾
<b>CATEGORY 4-5 HURRICANE</b>				
Rapid Response	15½	20¼ (18¾)	18½	24¼ (22½)
Medium Response	17	21¾ (20¼)	20½	26¼ (24¼)
Long Response	19¼	24 (22½)	23¼	29 (27)
Source: "Northwest Florida Hurricane Evacuation Restudy," U.S. Army Corps of Engineers, July 1999.				
Times in parentheses reflect using participation rates of less than 100% in the areas to be evacuated.				

**Coastal High Hazard Area [Ch. 9J-5.012(2)(e)3.]**

Chapter 9J-5, F.A.C. defines the Coastal High Hazard Area as “the evacuation zone for a category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.” There are no areas within the City of Valparaiso that are located within category 1 hurricane evacuation areas.



## **CHAPTER 11 (9J-5.012 AND 9J-5.013)**

### **COASTAL MANAGEMENT AND CONSERVATION ELEMENT**

**Section 11.01**      **Purpose:** The purpose of this element is to plan for and, where appropriate, restrict development activities where such activities would damage or destroy coastal resources; protect human life; limit public expenditures in areas that are subject to destruction by natural disaster; and promote the conservation, use and protection of natural resources.

**Section 11.02**      **Data and Analysis:** This element is based upon data and analysis requirements pursuant to subsection 9J-5.005(2), F.A.C., 9J-5.012(2), F.A.C. and 9J-5.013(1), F.A.C. (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 8 of the Foundation Documents).

**Section 11.03**      **Omissions:** There are no identified prime (potable) natural groundwater aquifer recharge areas or deep water ports within the City.

**Section 11.04**      **Goals, Objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

**GOAL 11.A** - Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters and by restricting development activities that would damage or destroy coastal or natural resources.

**Objective 11.A.1** - Continually protect, conserve or enhance coastal wetlands, living marine resources and wildlife (shoreline) habitats by including regulations within the LDC (reference Policy 7.A.1.1) necessary to implement Policies 11.A.1.1 through 11.A.1.7, among others.

**Policy 11.A.1.1** - Limit the specific impacts and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitats, living marine resources or other natural resources by implementation of Policies 7.A.1.1, 7.A.1.2, 7.A.4.1, 7.A.4.2, 7.A.4.3 and 10.C.1.3 of this Ordinance.

**Policy 11.A.1.2** - Channeling run-off directly into water bodies or other areas identified in Objective 11.A.1 by new development shall be prohibited.

**Policy 11.A.1.3** - Limit public expenditures in the coastal high hazard area to the provision of recreation uses, protection of natural resources or to increase the public's access to the shoreline (reference Policy 14.A.2.1).

**Policy 11.A.1.4** - The City shall assist in the application of and compliance with all state and federal regulations which pertain to endangered or rare species and will provide for protection of areas known to provide habitats for these species when issuing development permits.

**Policy 11.A.1.5** - New developments with the potential to impact the quantity or quality of natural resources will be required to obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental ~~Protection Regulation~~, ~~Florida Department of Natural Resources~~, Northwest Florida Water Management District and/or U.S. Army Corps of Engineers) prior to the authorization of a development permit by the City.

**Policy 11.A.1.6** - The LDC shall include shoreline protection regulations. The regulations shall include provisions which limit (restrict) the alteration of the shoreline. Further, the regulations and criteria used by the City shall include site specific reviews for each development proposal for shoreline parcels. Also, see Policies 11.A.1.2 and 11.A.2.2.

**Policy 11.A.1.7** - The LDC shall contain mitigation provisions which must be followed by any development that impacts the resources listed in Policy 11.A.1.1. The provisions shall include:

- a. The elimination of any degradation of the natural systems;
- b. Mitigate impacts on natural systems at a ratio of 2 to 1 whenever degradation occurs as a result of new development.

Note: Mitigation will be allowed only when development can not occur pursuant to sub-paragraph a above.

**Objective 11.A.2** - Continually maintain and/or improve estuarine environmental quality upon adoption of the Land Development Code (reference Policy 7.A.1.1).

**Policy 11.A.2.1** - The City shall implement the land use categories shown on the Future Land Use Map (Figure 7-1) with the LDC. Such implementation will insure the continuation of environmentally sensitive land uses adjacent to the shoreline.

**Policy 11.A.2.2** - Any stormwater detention or retention areas located near an estuary or estuarine systems or other water bodies within the City limits shall be designed so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation (also, see Policy 10.C.1.3).

**Objective 11.A.3** - Provide criteria and standards for shoreline land uses within the LDC (reference Policy 7.A.1.1). The standards shall include priority consideration for water dependent or water related uses including the location of recreational areas at or near the shoreline.

**Policy 11.A.3.1** - The LDC shall contain the standards necessary for construction or development of shoreline parcels (reference Policy 7.A.1.1) .

**Policy 11.A.3.2** - The LDC shall contain the City's Zoning ordinance which shall provide land use criteria for shoreline uses.

**Policy 11.A.3.3** - The LDC shall contain regulations for marina siting and the regulations shall include criteria such as:

- a. Land use capability and availability of support services;
- b. Existing ownership;
- c. Evacuation planning;
- d. Water quality and depths;
- e. Availability for public use;
- f. Economic need and feasibility;
- g. A requirement for all necessary regulatory agency permits prior to issuing construction (development) permits; and
- h. Use of the model Marina Siting Ordinance produced by the Florida State University Center for Aquatic Research and Resource Management as a guide in developing the regulations herein referenced.

**Objective 11.A.4** - Establish construction standards within the LDC which minimize the impacts of man made structures on the shoreline, the bayous and any beach or dune systems within the City (reference Policy 7.A.1.1).

**Policy 11.A.4.1** - The LDC shall contain F.E.M.A. construction standards (reference Policy 7.A.4.3).

**Objective 11.A.5** - Limit public expenditures that subsidize development in coastal high hazard areas upon adoption of the LDC (reference Policy 7.A.1.1).

**Policy 11.A.5.1** - Coastal high hazard areas shall be defined as ~~any land seaward of the F.E.M.A. V-Zone elevation line within the City~~ the evacuation zone for a category 1 hurricane as established in the Northwest Florida Hurricane Evacuation Study (U.S. Army Corps of Engineers, July 1999).

**Policy 11.A.5.2** - The City shall limit public expenditures within the coastal high hazard area to the provision of recreational opportunities, protection of important natural resources or to increase the public's access to the shoreline (reference Policy 14.A.2.1).

**Policy 11.A.5.3** - The LDC shall contain building regulations regarding construction ~~near the coastal high hazard area~~ in those areas designated by the Federal Emergency Management Agency as V-zones and the regulations shall include criteria such as:

- a. First floor elevations;
- b. Wind load requirements;
- c. Frangible ancillary structures; and
- d. The use of fill in floodplains shall be prohibited unless the applicant for such fill has obtained all necessary permits from state or federal regulatory agencies (DER DEP, COE, etc.).
- e. Other requirements necessary to protect and preserve the health and safety of the public.

**Objective 11.A.6** - Direct population concentrations away from coastal high hazard areas upon adoption of this Ordinance.

**Policy 11.A.6.1** - The City shall allow NO new permanent residential structures within the coastal high hazard area.

**Objective 11.A.7** ~~Maintain or reduce hurricane evacuation times.~~ Contribute to the maintenance or reduction of hurricane evacuation times through coordination with Okaloosa County prior to and during evacuation events.

**Policy 11.A.7.1** The City shall cooperate with Okaloosa County so as to manage and implement the ~~"Peace Time Emergency Plan, Okaloosa County, Florida"~~ Comprehensive Emergency Management Plan and utilize the recommendations and guidance provided in the "Northwest Florida Hurricane Evacuation Restudy" (US. Army Corps of Engineers, July 1999) ~~Tri State Hurricane Evacuation Study, Appendix C, Transportation Analysis, June 1986, by the U.S. Army, Corps of Engineers, Mobile District. These plans are to integrated into the Regional Hurricane Evacuation Plan.~~

**Policy 11.A.7.2** - Continue to support critical roadway segment improvements within the County through participation with the Fort Walton Beach MPO and interaction with the Florida DOT to further reduce and improve hurricane evacuation times. Note: There are no identified ~~deficiencies in the Hurricane Evacuation Analysis~~ critical roadway segments within the City of Valparaiso.

**Policy 11.A.7.3** - The City shall maintain a minimum roadway clearance time for hurricane evacuation of 12 hours on roads under local jurisdiction.

**Objective 11.A.8** - ~~By 1992, prepare~~ The City will maintain a current post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private properties to natural hazards pursuant to Policies 11.A.8.1 through 11.A.8.7, among others.

**Policy 11.A.8.1** - The City shall continue its participation in the national flood insurance program in conformance with Public Law 93288 (reference Policy 7.A.4.3).

**Policy 11.A.8.2** - The City's adopted post-disaster redevelopment plan, ~~which shall be completed by 1992,~~ will distinguish between immediate repair and clean up actions needed to protect public health and safety and long-term repair and redevelopment activities.

**Policy 11.A.8.3** - The City Administration shall maintain an inventory of areas within the City which have experience repeated damage from coastal storms. The inventory shall be provided the committee appointed pursuant to Policy 14.A.3.6 so that the committee may consider the inventory during its deliberations conducted pursuant to Policy 11.A.8.4.

**Policy 11.A.8.4** - The committee appointed pursuant to Policy 14.A.3.6 shall make recommendations to the City Commission, as needed, regarding Comprehensive Plan and Ordinance Amendments to ensure consistency with the ~~hazard mitigation annex of the local peace time emergency plan (reference Policy H.A.7.1)~~ the Comprehensive Emergency Management Plan, the Okaloosa County Local Mitigation Strategy, and applicable existing inter-agency hazard mitigation reports.

**Policy 11.A.8.5** - Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events.

**Policy 11.A.8.6** - If rebuilt, structures which suffer damage in excess of 50% of their appraised value shall be rebuilt in accordance with all current and applicable land use and building code requirements.

**Policy 11.A.8.7** - The City shall continue to maintain its stand-by (emergency auxiliary) power facilities within its sanitary sewer lift stations and potable water distribution systems so that power can be provided to the systems following disasters. Said power will provide for the elimination of sanitary sewer from homes, structures and the system as well as provide for potable water during times of emergency.

**Objective 11.A.9** - Increase public access to the shoreline upon adoption of this Ordinance.

**Policy 11.A.9.1** - The City shall continue to enforce the public access requirements of the Coastal Zone Protection Act of 1985 and shall include such requirements within the LDC.

**Policy 11.A.9.2** - Shorelines re-nourished or protected at public expense shall be made available for public use.

**Policy 11.A.9.3** - The City will continue to maintain City owned shoreline or open space access sites and provide adequate parking facilities and solid waste removal for each site.

**Policy 11.A.9.4** - The City will continue to seek all available federal and state financial assistance to increase public access to the shoreline.

**Policy 11.A.9.5** - The LDC shall contain incentives for recreational water dependent uses along the bayous. The incentives will be in the form of prohibitions against certain types of development along the bayous, thereby providing for water dependant recreational uses.

**Objective 11.A.10** - The City will adopt, maintain and enforce land development regulations within the LDC which provide for the protection, preservation or sensitive re-use of historic resources (reference Policy 7.A.1.1).

**Policy 11.A.10.1** - The City shall adopt, as part of the LDC, performance standards and guidelines for the preservation or adaptive reuse of historic resources upon identification of such resources (reference Policies 7.A.4.4 and 7.A.8.2). As a minimum, the standards shall include: Architectural controls (through the architectural review board); procedures for plan reviews; permitted uses, including single family dwellings, dwellings associated with permitted professional uses, professional offices, museums, craft and specialty shops, libraries and government buildings, and the like. In addition, these standards will include hours of operation and height, area and yard requirements. Note: These standards will apply to any structures within the historic district as delineated on the Future Land Use Map. If, in the future, additional areas of the City or structures within the City are identified as meriting protection, these standards will be applied to those structures or areas.

**Objective 11.A.11** - The City shall allow no development in the coastal area (or elsewhere) unless level of service standards are maintained and infrastructure needs are fulfilled in compliance with the City's Concurrency Management System upon adoption of the LDC (reference Policy 7.A.1.1 and Chapter 6 of this Ordinance).

~~**Policy 11.A.11.1** - The City shall adopt a Land Development Code within the time frame specified by Rule in the F.A.C. (reference Section 5.11 and Policy 7.A.1.1).~~

**Policy 11.A.11.2** - The level of service standards shall be those delineated in Policies 8.A.1.1, 8.A.2.1, 10.A.1.3, 10.B.1.5, 10.C.2.3, 10.D.1.2 and 12.A.3.2.

**Policy 11.A.11.3** - Infrastructure improvements and areas of service shall be phased and determined pursuant to Chapter 14 of this Ordinance.

**Policy 11.A.11.4** - Development in the shoreline (coastal) areas shall be consistent with the goals, objectives and policies of the Future Land Use Element and the Infrastructure Element (reference Chapters 7 and 10 of this Ordinance).

**Goal 11.B** - Properly manage and conserve the important natural resources within the City.

**Objective 11.B.1** - Continually protect air quality by regulating (within the LDC) land uses which have, or may have, point source emissions (reference Policy 7.A.1.1).

**Policy 11.B.1.1** - The City shall maintain air quality within its jurisdiction in conformance with state and federal air quality guidelines.

**Policy 11.B.1.2** - New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Department of Environmental ~~Regulation~~ Protection or the U.S. Environmental Protection Agency prior to authorization of a development permit by the City.

**Policy 11.B.1.3** - The LDC shall contain provisions which require any development point source emissions which may degrade air quality to comply with all applicable federal and state regulations regarding emission control. These regulations may include the installation of scrubbers, emission treatment facilities and the like.

**Policy 11.B.1.4** - The City will continue to cooperate with the Department of Environmental Regulation so that minimum air quality levels, established by the Department, are maintained.

**Objective 11.B.2** - Conserve, appropriately use and protect the quality and quantity of water sources and of waters that flow into the bay or bayous by including appropriate regulations within the LDC (reference Policy 7.A.1.1).

**Policy 11.B.2.1** - The City shall protect water quality by restricting or prohibiting activities known to adversely affect the quality or quantity of identified water sources (reference Policies 7.A.1.1, 7.A.4.1, 7.A.4.2, 7.A.5.1, 10.A.1.6, 10.C.1.3, 11.A.1.2, 11.A.2.2 and 11.B.2.3). Note: There are no prime ground water recharge areas or cones of influence within the City (reference Chapter 7 of the Foundation Documents, Exhibit A).

**Policy 11.B.2.2** - In cooperation with the Northwest Florida Water Management District, the City shall implement any emergency water conservation plans necessary to protect water sources during periods of emergency or insufficient supply.

**Policy 11.B.2.3** - The City will require all septic tank users to connect to the central sewer system within one year of notification of sewer availability.

**Policy 11.B.2.4** - By ~~1992~~ 2002, the City of Valparaiso and the City of Niceville shall execute an inter-local agreement which will establish procedures whereby each City will be afforded the opportunity to review development proposals that affect Boggy Bayou or other water bodies so that adequate sites for water dependent uses are made available, estuarine pollution is prevented, surface water run-off is controlled, living marine resources are protected, exposure to natural hazards is reduced and public access to the shoreline is maintained.

**Objective 11.B.3** - Continually conserve and protect earth resources (soils, minerals and vegetation) by implementing Policies 11.B.3.1 through 11.B.3.6, ~~by 1991.~~

**Policy 11.B.3.1** - The LDC shall contain requirements that limit land uses or construction techniques to those compatible with soil conditions specific to the site. The regulations shall include boring and soils test conducted by testing facilities licensed by the State of Florida, when necessary.

**Policy 11.B.3.2** - The City will cooperate with officials of the local governments within Okaloosa County to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction. The Okaloosa County Comprehensive Plan Committee shall be the vehicle used to facilitate the cooperation herein described.

**Policy 11.B.3.3** - The City will develop and maintain an environmentally sensitive lands inventory which shall include, but not be limited to, floodplains as identified by the F.E.M.A.; wetlands under the jurisdiction of the Department of Environmental ~~Regulation~~ Protection or the U.S. Army Corps of Engineers; and the areas identified by the Florida Natural Areas Inventory.

**Policy 11.B.3.4** - Extraction of minerals or other natural resources shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur (reference Policy 7.A.4.2).

**Policy 11.B.3.5** - The City shall continue to enforce its landscape, vegetation and buffer requirements contained within Chapter 30 of the City Code. These requirements include the preservation and protection of native vegetation and trees.

**Policy 11.B.3.6** - The City shall continue its practice of requiring identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice shall continue to be implemented through the issuance (or denial) of a business license based upon an adequately completed application form containing the hazardous materials information on the form.

**Objective 11.B.4** - Conserve, appropriately use and protect fisheries, fishery habitats, wildlife habitats and other marine or wildlife resources in or near the City by implementing Policies 11.B.4.1 through 11.B.4.3, among others, ~~by 1991.~~

**Policy 11.B.4.1** - The City shall assist in the implementation of and compliance with all state and federal regulations which pertain to endangered and rare species and will provide protection for the integrity of areas known to provide habitats for such species when issuing development permits (reference Policy 11.A.1.4). The City's assistance shall take the form of providing interface and/or information to applicants or regulatory agencies.

**Policy 11.B.4.2** - The City shall cooperate with the Department of ~~Natural Resources~~ Environmental Protection, the Florida ~~Game and Fresh Water Fish~~ Fish and Wildlife Conservation Commission, or

other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the City.

**Policy 11.B.4.3** - No development permit shall be approved if construction pursuant to the permit would threaten the life or habitat of any species listed on the Federal Endangered Species Inventory or any species designated as "threatened" or any species designated as "species of special concern" either by the State or Federal Governments.



**CHAPTER 12 (9J-5.014)**

**RECREATION AND OPEN SPACE**

**Section 12.01**      **Purpose:** The purpose of this Chapter (element) is to plan for a comprehensive system of public and private recreation and open space sites and facilities which are available to the public.

**Section 12.02**      **Data and Analysis:** This element is based upon data and analysis requirements pursuant to subsections 9J-5.005(2), F.A.C. and 9J-5.014(1)(2), F.A.C. (reference sections 5.03, 5.06 and 5.07 of this ordinance and Chapter 9 of the Foundation Documents).

**Section 12.03**      **Goals, Objectives and Policies:** The Goals, Objectives and Policies of this element are as follows:

**Goal 12.A** - Provide an adequate, environmentally sound and cost effective recreation and open space system for all residents of the city.

**Objective 12.A.1** - Insure the public's access to recreation sites, open spaces and the shoreline by including regulations within the LDC (reference Policy 7.A.1.1) to implement Policies 12.A.1.1 through 12.A.1.6, among others.

**Policy 12.A.1.1** - The City shall continue to enforce the open space requirements within its Zoning Ordinance and its Landscape Tree and Vegetative Buffer Ordinances, contained within the City Code. These Ordinances shall be included within the LDC.

**Policy 12.A.1.2** - The City shall continue to require the provision of open space by private development when such development is a planned unit development, a multifamily development, a mixed-use commercial area or other similar types of developments where relatively large land areas are involved. The requirements shall be contained within the LDC.

**Policy 12.A.1.3** - The City shall continue to protect and provide access to open spaces and the shoreline by including appropriate regulations within the LDC to implement Policies 11.A.1.3, 11.A.9.1, 11.A.9.2, 11.A.9.3, 11.A.9.4, 11.A.9.5, 11.B.2.4, and 14.A.2.1 among others.

**Policy 12.A.1.4** - The City shall continue to maintain Florida Park and the public bathing areas along Tom's Bayou.

**Policy 12.A.1.5** - The City shall continue to operate and maintain Lincoln Park and ~~Little Lincoln Park~~ other City parks located along Boggy Bayou. In addition, the City shall continue to insure that public access is available along Tom's Bayou and Boggy Bayou at the same levels as exist at the time of adoption of this Ordinance.

**Policy 12.A.1.6** - In cooperation with the City of Niceville, Valparaiso shall continue to maintain the Twin Cities Park.

**Objective 12.A.2** - Review, at least annually, the cooperative efforts between the public and private sectors in the provision of recreational opportunities and assure that such efforts are coordinated.

**Policy 12.A.2.1** - The committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the cooperation and coordination between the public and private sectors in the provision of recreational opportunities.

**Policy 12.A.2.2** - The City shall continue its cooperative efforts with the City of Niceville and with the private sector and nonprofit organizations (i.e., YMCA) and the Okaloosa County School Board in the provision of recreational facilities and open space areas.

**Policy 12.A.2.3** - The City will cooperate with other local governments in the MPO area to implement the bikeway recommendations found in the adopted Fort Walton Beach Metropolitan Planning Organization Bicycle/Pedestrian Plan currently being prepared by the West Florida Regional Planning Council.

**Policy 12.A.2.4** - The City shall continue to review the efforts of the ~~Twin Cities Niceville/Valparaiso Bay Area~~ Chamber of Commerce to assure that such efforts are consistent with this Ordinance.

**Objective 12.A.3** - Insure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise by implementing Policies 12.A.3.1 through 12.A.3.6, upon adoption of the LDC (reference Policy 7. A. 1. 1) .

**Policy 12.A.3.1** - The LDC shall include specific definitions for open space, parks and recreation facilities.

**Policy 12.A.3.2** - The level of service standard for recreation, parks and open space for the City shall be 1 acre per 1000 population. Note: There are no identified deficiencies in the provision of recreational and open space facilities during the planning period.

**Policy 12.A.3.3** - The City shall continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve: (1) recreational opportunities for all residents; and (2) the natural function of open space, wetlands and other sensitive lands within the City.

**Policy 12.A.3.4** - The City will continue to apply for ~~all available~~ state and federal funds to implement recreation programs and provisions of this element as appropriate.

**Policy 12.A.3.5** - The City shall continue to require the provision of recreational facilities and open space in any private sector development pursuant to regulations contained within the LDC.

**Policy 12.A.3.6** - The City shall continue to preserve and protect the shoreline through regulations contained within the LDC (reference Policies 7.A.1.2, 10.C.1.3 and Chapter 11 of this Ordinance).



**CHAPTER 13 (9J-5.015)**

**INTERGOVERNMENTAL COORDINATION ELEMENT**

**Section 13.01**        **Purpose:** The purpose of this Chapter (element) is to identify and resolve incompatible goals, objectives, policies and development proposed in this ordinance (the City's Comprehensive Plan) and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, regional and state agencies.

**Section 13.02**        **Data and Analysis:** This element is based upon the data and analysis requirements pursuant to Subsection 9J5.005(1)(2), F.A.C. and 9J-5.015(1)(2), F.A.C. (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 10 of the Foundation Documents)

**Section 13.03**        **Area of Concern:** The area of concern for the City includes:

- a.        The City of Niceville; and
- b.        Okaloosa County.

**Section 13.04**        **Goals, Objectives and Policies:** The Goals, Objectives and Policies of this Chapter (element) are as follows:

**Goal 13.A** - Provide coordination of this plan (ordinance) with the governments indicated in Section 13.03, other local governments (as appropriate) and other governmental agencies providing services within the City.

**Objective 13.A.1** - To review, on an annual basis, actions that have taken place to coordinate the Comprehensive Plan of Valparaiso with the Plans of other units of government and the Okaloosa County School Board (reference Section 13.03).

**Policy 13.A.1.1** - The committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the coordination between plans of affected governments.

**Policy 13.A.1.2** - The City shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field, and the Okaloosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the Air Force and to provide information regarding proposed development.

**Policy 13.A.1.3** - ~~During 1992, execute an inter-local agreement between the City and the County, which agreement shall set forth provisions for annexation consistent with the Codified Ordinances of the City.~~

**Policy 13.A.1.4** - The City shall consider participation with Okaloosa County and other units of local government in the acquisition and use of a computerized Geographic Information System (GIS).

**Policy 13.A.1.5** - Continue to cooperate with other units of government and governmental agencies so as to provide for coordination and evaluation of development proposals which may impact Choctawhatchee Bay, Tom's Bayou, Boggy Bayou or other water bodies within the City. The Okaloosa County Comprehensive Plan Committee described in Policy 13.A.1.2 shall be the vehicle used to facilitate the cooperation herein described.

**Objective 13.A.2** - Coordinate with appropriate state, regional and local agencies, which have operational and maintenance responsibility for public facilities in Valparaiso, the impacts of development proposed in this plan upon development or plans of the affected state, county or local agency and to achieve, when necessary, mutually agreed upon level of service standards upon adoption of this ordinance.

**Policy 13.A.2.1** - The Okaloosa County Comprehensive Plan Committee shall function as the initial agency to mediate comprehensive planning conflicts.

**Policy 13.A.2.2** - The City ~~shall~~may use the West Florida Regional Planning Council's informal mediation process, among others, to resolve conflicts with other units of government that can not be resolved pursuant to Policy 13.A.2.1.

**Policy 13.A.2.3** - The Committee appointed pursuant to Policy 14.A.3.6 shall include within its review efforts (pursuant to Section 14.06):

2. An analysis of the effectiveness of the conflict resolution process described in Policies 13.A.2.1 and 13.A.2.2;
3. The adequacy of LOS standards which have been established by this Ordinance on an annual basis (reference Policy 14.A.3.6);
4. An analysis of the adequacy of procedures established to review proposed development within the area to the existing Comprehensive Plans of Valparaiso or adjacent local governments; and
- d. An analysis and/or review of development proposed in this ordinance or amendments to this Ordinance indicating the relationship of any proposed development contained within this Ordinance (or amendments) to the Comprehensive Plan of Valparaiso or adjacent local governments. This review shall be based upon the consistency of the

proposed development with the Comprehensive Plan (all development shall be consistent with this Ordinance).

**Policy 13.A.2.4** - By 1992, the City will execute agreements which establish standards for setting or changing LOS with other entities providing such service and may include:

- a. FDOT for State Roads; and
- b. Okaloosa County for solid waste disposal.



## **CHAPTER 14. (9J-5-016)**

### **CAPITAL IMPROVEMENTS ELEMENT**

**Section 14.01**      **Purpose:** The purpose of the Capital Improvements Element (CIE) is to evaluate the need for public facilities as identified in the other plan elements of this ordinance and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the City of Valparaiso has fiscal responsibility, to analyze the fiscal capability of the city to finance and construct, acquire or develop improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on the public facility needs identified in the other plan elements of this ordinance.

**Section 14.02**      **Amendments:** The capital improvements element shall be reviewed on an annual basis and modified as necessary in accordance with 163.3187 F.S. However, corrections, updates, and modification concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with this ordinance; or the date of construction of any facility enumerated in the capital improvements amendments to this ordinance may be accomplished by the City, when necessary. All public facilities shall be consistent with the capital improvements element.

**Section 14.03**      **Data and Analysis:** This element is based upon data and analysis requirements pursuant to Subsection 9J-5.005(2) F.A.C. and Subsection 9J-5.016(1)(2) F.A.C. Reference paragraphs 5.03 and 5.06 of this ordinance and Chapter 11 of the Foundation Documents.

This element is based upon the public facility needs identified in the other Comprehensive Plan Elements and supports the Future Land Use Element. The geographic service area and location of major system components for the Okaloosa County School System and the various health systems within Valparaiso have been identified in other plan elements.

The existing revenue sources, and funding mechanisms available for Capital Improvement financing are identified in Table 14.1. The current budgetary, administrative and policy practices which guide, (1) the timing and location of construction of public facilities and/or (2) the timing and location of improvements in capacity of public facilities, have been analyzed. The goals, objectives and policies of this element have been formulated based, where appropriate, on this analysis.

**Section 14.04**      **Goals, Objectives, and Policies:** The Goals, Objectives and Policies of this element are as follows:

**GOAL 14.A** - The timely and efficient provision of public facilities through the use of sound fiscal policies.

**Objective 14.A.1** - Use the CIE as a Directory to meet the needs of The City of Valparaiso for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities upon adoption of this ordinance (reference Section 14.06 of this ordinance). The five-year schedule of capital improvements (Table 14-1) shall be the specific guide (directory) the City will use to determine construction of capital facilities and maintenance of LOS standards.

**Policy 14.A.1.1** - The criteria to evaluate capital improvement projects directly related to individual elements of this ordinance are:

- a. The elimination of future public hazards; at present, there are no identified existing public hazards;
- b. The elimination of existing capacity deficits;
- c. The impact on the annual operating budget and Capital Improvements Program by the City of Valparaiso (see policy 14.A.5.1);
- d. Locational needs based on projected growth patterns (reference Chapter 7 and Figure 7-1 of this ordinance);
- e. The accommodation of new development and redevelopment facility demands;
- f. Financial feasibility; and
- g. Plans of The Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of The City of Valparaiso.

Note: The above criteria shall be ranked by the committee appointed pursuant to Policy 14.A.3.6 while fulfilling its responsibilities pursuant to Section 14.06 of this Plan. In addition, the criteria, may be further ranked (or re-ranked) by the City Commission during its annual budget development process. However, re-ranking of criteria shall only be done by the City Commission in the event that information is brought to the City Commission that was unavailable to the Committee.

**Policy 14.A.1.2** - The City of Valparaiso shall continue to utilize its "pay-as-you-go" technique for capital formation. Specifically, the City Commission shall allocate revenue to its Renewal and Replacement Fund as its primary method of forming capital for general government improvement projects. The allocation shall occur during the annual budgeting process. Thus, general government

debt service requirements shall be no greater than the available balance within the Renewal and Replacement Fund on an annual basis (reference Policy 10.A.2.3).

Capital formation for improvements to the City's enterprise facilities shall continue to be provided through the use of user fees and impact fees established within the enterprise operations. The maximum ratio of total enterprise debt service to total enterprise revenue shall be .5:1.

**Policy 14.A.1.3** - Prioritize Capital Improvements funding (within the annual Capital Improvements program - see Policy 14.A.5.1) in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities, that assigns second priority to correcting existing deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude the City of Valparaiso from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met. The Valparaiso City Commission also may consider other internal prioritization criteria in establishing priorities for Capital Improvements (reference Policy 7.A.6.1).

**Policy 14.A.1.4** - Promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction (reference Policies 7.A.6.2, 14.A.1.3 and Section 14.06 of this ordinance.)

**Objective 14.A.2** - Limit public expenditures that subsidize development in coastal high hazard areas upon adoption of this Ordinance (reference Section 14.06 and Policies 11.A.5.1, 11.A.5.2, 11.A.5.3 and 11.A.6.1 among others).

**Policy 14.A.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 bathing areas, erosion control devices, or to increase public access to the shoreline (reference Objective 11.A.5 and Policy 11.A.5.1).

**Objective 14.A.3** - Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements (Table 14-1) which maintains adopted LOS standards and meets the existing and future facility needs by implementing Policies 14.A .3.1 through 14.A.3.6, among others, upon adoption of this ordinance.

**Policy 14.A.3.1** - Land use decisions shall be consistent with the five year schedule of Capital Improvements (Table 14-1).

**Policy 14.A.3.2** - Establish level of service standards for public facilities which are within the jurisdiction of the City of Valparaiso, as provided by Subsection 9J-5.005(3) and Subparagraph 9J5.015(3)(b)3, F.A.C. These standards shall be those found in the other comprehensive plan elements of this ordinance. (Reference LOS in Chapter 15, Section 15.02).

**Policy 14.A.3.3** - Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance (reference Chapter 6). Note: No permits have been issued for any development absent adequate levels of public facilities (infrastructure) to serve that development prior to the adoption of this ordinance.

**Policy 14.A.3.4** - The fiscal resources of the City of Valparaiso will be used, to the extent necessary, to maintain LOS standards and support the five year schedule of Capital Improvements.

**Policy 14.A.3.5** - Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance (reference Chapter 6. Concurrency Management System and Policy 14.A.5.3).

**Policy 14.A.3.6** - There is hereby created a committee to review the development activities within the City of Valparaiso and to review the level of service conditions for the city. The committee shall be comprised of the ~~Administrative Assistant~~ City Administrator, ~~Superintendent of Public Works~~ Public Works Director, the ~~Municipal~~ Planning Advisory Board Chairman and others as the City Commission,, from time to time, deem necessary or appropriate. 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 CIE on an annual basis (reference Section 14.06 and Policies 8.A.3.3, 9.A.7.3, 11.A.8.4, 12.A.2.1, 13.A.1.1, 13.A.2.3 and 14.A.1.1 of this ordinance).

**Objective 14.A.4** - Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards. Regulations will be included within the LDC (reference Policy 7.A.1.1) and the regulations will include methods of assessment. The methods will include a series of variables based upon the size, character, type and location of the development and the developments impact upon all City systems as well as the benefits the development is anticipated to receive from such systems.

**Policy 14.A.4.1** - Provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development 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 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 are projected to have on public facilities and services upon occupancy of the development, the benefits expected to be received by the development, and the maintenance of LOS standards for all facilities impacted by the development.

**Policy 14.A.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 and inspection process.

**Objective 14.A.5** - The City of Valparaiso will provide, or require provision of, needed improvements identified in the other chapters of this ordinance and will manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the City to fund And provide or require provision of the needed improvements upon adoption of the LDC (reference Policy 7.A.1.1).

**Policy 14.A.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 14.A.5.2** - Use The City of Valparaiso's fiscal policies to direct expenditures for capital improvements which insure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance. (Reference Section 14.06 of this ordinance.)

**Policy 14.A.5.3** - The City will implement the Concurrency Management System described in this ordinance (also, see Policies 14.A.3.2 and 14.A.4.2) upon adoption of the LDC (reference Policy 7.A.1.1).

Section 14.05            Implementation:

(1)     The schedule of capital improvements, (Table 14-1) for which The City of Valparaiso has responsibility, have been selected for the first five fiscal years, by year, after the adoption of this ordinance, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes:

- (a)     Project description and general location; and
- (b)     A determination of consistency with the other elements of this ordinance.

(2)     Table 14-1 lists projected costs and funding source by type of public facility for the five year period.

(3)     Table 14-1 shall be implemented pursuant to Policy 14.A.5.1 and within the annual budget of the City of Valparaiso.

(4) Chapter 11 of the Foundation Documents includes historical and projected revenues which can be used to insure that the goals, objectives and policies of the Capital Improvements Element are met and meet the LOS standards established for facilities and services concurrent with impacts of development. Table 11-8 indicates revenue sources by project categories and illustrates the economic feasibility of the Capital Improvements Element and the Comprehensive Plan.

**Section 14.06            Monitoring and Evaluation:** The CIE shall be reviewed on an annual basis. Reference paragraph 5.12 of this ordinance. The committee created pursuant to policy 14.A.3 .6 shall annually evaluate the implementation of the Capital Improvements Element. By May 1st of each year

the committee shall report to the Valparaiso City Commission on the status of implementation activities as well as level of service conditions within the city. During the annual budgeting process, the Valparaiso City Commission shall consider any adjustments to the CIE necessary to insure the implementation of the Capital Improvements Element and the Comprehensive Plan. Any adjustments made to the CIE or the Capital Improvement program (reference Policy 14.A.4.1) shall include consideration of the maintenance of LOS standards delineated in this ordinance. Also, see Policies 8.A.3.3, 9.A.7.3, 11.A.8.5, 12.A.2.1, 13.A.1.1, 13.A.2.3 14.A.1.1 and Sections 5.12 and 6.01 for other monitoring, review and evaluation responsibilities of the committee.