

CHAPTER 3 – ELEMENT ASSESSMENT

Future Land Use Element

Element Overview

The purpose and goal of the Future Land Use Element is to ensure that the character and location of land uses allow for appropriate economic benefits and support the enjoyment of natural and man-made resources by citizens while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. The County should eliminate or reduce uses of land within the County which are inconsistent with the community character, adjacent existing land uses, or desired future land uses and should promote development patterns which will provide a sustainable environment for its residents throughout the planning timeframe (until 2020) and beyond.

Element Assessment

The goal of this Element provides the basis for thirteen objectives and supporting policies. The unanticipated changes that impact this Element include 2005 Growth Management legislation (SB 360) and residential and commercial market fluctuations. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 9: FUTURE LAND USE ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: Future growth and development is managed and the implementation of the Plan Goals and Objectives through the preparation, adoption, implementation and enforcement of land development regulations. The changes to the existing land development regulations required to implement the objectives and polices in this Plan are an ongoing process directed by the following policies of the Plan.</p>	<p>To prepare, adopt, implement and enforce the land development regulations that are internally consistent, up-to-date and support the full implementation of Plan goals, objectives and supporting policies.</p>	<p>The objective had been partially achieved. The current LDCs, which received only minor revisions since the late-1980's, supported some of the policies, but was often incomplete or utilized inconsistent language (1.1, 1.2, 1.5). In addition, some policies (1.3, 1.4, 1.6) were not adequately addressed by the LDC. There were also internal inconsistencies within the LDC.</p>	<p>This objective continues to only be partially achieved. The LDCs have not been fully updated.</p>	<p>The LDC needs a complete overhaul to achieve consistency internally and with the Comp Plan and to support the EAR-based amendments that result from this effort.</p>
<p>Objective 2: Future urban development will be directed to Urban 2 services areas as shown on the Future Land Use Map (FLUM) or to enterprise zones or areas with mixed-use land use designations, where the provisions of services and facilities will be ensured and where sprawl will be discouraged. Where policies to implement this objective require revisions of the land development codes, this shall be accomplished in accordance with Section 163.3202, F.S.</p>	<p>Direct development towards urban service areas.</p>	<p>This policy had been partially achieved. Since only a very small portion of the County had an Urban 2 (service area) designation it was impractical to expect growth to be focused within this area. The intent of the objective was to encourage more compact development within areas served by existing water and sewer service areas.</p>	<p>This objective has only been partially achieved. The Urban 2 designation only accounts for 0.41 percent of land in Wakulla County. The LDCs have not been revised to reflect the requirement of this objective.</p>	<p>The Urban 2 service area should be expanded so that growth can be focused within this area.</p> <p>As was stated in the previous EAR, it remains difficult to create “dense patterns of development since the majority of citizens desire to live in a rural setting away from central services with urban areas.”</p>

<p>Objective 3: The County shall encourage continuing use of land for agriculture through adoption of land use regulations which permit agricultural activities and supporting land uses and limit non-agricultural development in agricultural areas.</p>	<p>To maintain designated agricultural land.</p>	<p>This objective had been achieved. Both the Comp Plan and the LDC allow agricultural uses in every land use category except Conservation.</p>	<p>Based on the FLUM categories, the amount of land designated as “agricultural,” have seen the greatest decrease of all land uses between the 2000 EAR and 2007 EAR.</p>	<p>The LDCs should encourage agricultural uses, matching the intent of this objective.</p>
<p>Objective 4: Future development and redevelopment activities shall be directed into Enterprise Zones and other appropriate areas as depicted on the FLUM, consistent with sound planning principles, goals, objectives and policies contained within the plan, and the desired community character. The land development codes shall be revised to provide innovative land development techniques (such as clustering, development rights transfer, public agency land purchases within the coastal high hazardous zones, land banking and conservation easements). In addition, the land development codes shall be revised to include special transfers of development rights which apply only in areas designated as mixed-use for which densities, intensities, and distribution of mix is specified.</p>	<p>Develop patterns that reflect those envisioned by the Comp Plan and as depicted on the FLUM.</p>	<p>This objective had been partially achieved. Development that had occurred had remained consistent with the regulations governing types and densities of land uses within existing land use designations on the FLUM.</p> <p>The LDC contained some provisions which served to guide implementation of the policies within this objective but was far from comprehensive in this regard. The innovative techniques were limited in PUDs.</p>	<p>This objective continues to only be partially achieved. FLUM changes have been utilized to allow types of development in areas that would have been inconsistent with the FLUM at the time of the last EAR. The LDCs need to be updated to apply land use planning techniques beyond the PUDs.</p>	<p>This objective could be updated to specify the innovative development techniques that could be utilized, and in what location.</p>
<p>Objective 5: Development activities shall ensure the protection of natural and historic resources, and shall be limited where severe topographical and/or soil conditions exist. The land development codes shall be revised to implement this objective and the following policies.</p>	<p>The approval of development incompatible with the protection of the natural and historic resources.</p>	<p>This objective was considered partially achieved, thorough evaluation was complicated by the number and types of issues addressed. The data did not exist at a scale that could provide certainty to an analysis.</p> <p>Data on the locations of the element occurrences and the most critical habitat areas</p>	<p>This objective remains only partially achieved and the conditions have changed little since the last EAR. Development continues to be limited within the conservation designated areas (Policies 5.1-5.3). Existing conservation lands provide protection for the most critical habitat areas, (Policy</p>	<p>A full inventory of historic sites and a stormwater management plan is needed.</p>

		<p>reveals that existing conservation lands provide significant protection to the habitat of listed species (Policy 5.4).</p> <p>Stormwater management was conducted on a site-specific basis. Development requiring stormwater facilities to meet permitting requirements of the FDEP dealing with runoff rate, volume and pollutant controls.</p> <p>Groundwater resources in Wakulla County had not suffered from contamination of hazardous substances (Policy 5.8). Resource extraction was limited to sand mining with no reported problems with incompatible land uses or permit requirements (Policy 5.9)</p> <p>Data was unavailable at an appropriate scale to analyze the distribution of new development in relation to soil types (Policy 5.12).</p>	<p>5.4).</p> <p>Because a stormwater management plan has still not been completed, Policy 5.7 is not possible to measure.</p> <p>The conditions surrounding Policy 5.8 remain unchanged and the LDCs continue to provide minimal protection to groundwater resources. They do not specifically address potable water well or prime aquifer recharge areas.</p> <p>An inventory of historic sites has still not been updated (Policy 5.11). The data needed to evaluate Policy 5.12 is unavailable.</p>	
<p>Objective 6: The economic base shall be increased and broadened through planning, development and redevelopment activities within urbanizing service areas, industrial areas, enterprise zones, and sustainable communities as shown on the FLUM. The County shall undertake redevelopment efforts directed at encouraging the redevelopment of urban areas where economic conditions have deteriorated. These efforts shall include, but are not limited to,</p>	<p>The acquisition of grants for infrastructure improvements and increases in employment and housing opportunities within urban service and industrial areas.</p>	<p>This objective had been achieved. For example, relief funds from Tropical Storm Alberto had been used to plan for the infrastructure needs of the Northeastern Urban Service Area, three areas of the County had been designated as Enterprise Zones, and state housing funds (SHIP) had been used to rehabilitate more than 30 homes since Comp Plan adoption.</p>	<p>This objective has been partially achieved. Development options are currently being considered for Sustainable Communities.</p> <p>The County applied for, received, and utilized a grant from the US Department of Defense to complete a countywide Economic Development study.</p>	<p>The recommendations of the Economic Development study should be supported within the objectives and policies of the Comp Plan.</p>

<p>seeking grants for infrastructure improvements and assisting in development of employment and housing opportunities.</p>				
<p>Objective 7: All development orders and permits for future development and redevelopment activities shall be issued only if facilities and services necessary to meet LOS standards (which are adopted as part of this plan) are available concurrent with the impact of development, and only if land necessary to provide such services and facilities is available and where such facilities and services exists. Where facilities and services are inadequate at the time of permitting, this objective can be met by conditioning development orders and permits on the availability of such services and facilities at the time impacts of development occur.</p>	<p>The approval of development that is concurrent with existing facilities and services that meet LOS standards.</p>	<p>This objective had been partially achieved. The concurrency management element directed the requirement of the objective.</p>	<p>The County is in the process of establishing a Concurrency Management System for roads, potable water, wastewater, parks and recreation, and stormwater.</p>	<p>There is not a complete inventory available for stormwater, potable water, or wastewater infrastructure systems, and no master plans for these systems.</p>
<p>Objective 8: The County shall eliminate inconsistencies between the FLUM and the existing zoning atlas and regulations by way of a countywide rezoning program involving all undeveloped properties which have zoning classifications inconsistent with the FLUM. Beginning May 1994, the County shall institute the rezoning of prioritized Planning Areas with ten percent of the parcels on the tax roll being visited annually.</p>	<p>The presence of inconsistencies between the FLUM and the zoning atlas.</p>	<p>This objective had been achieved. The County had not incorporated the procedures or goals outlined in Objective 7. The Planning Department had identified and prioritized rezoning areas, but in the absence of County guidance, did not begin the rezoning effort. This problem was worsened by the inconsistencies between the current LDC and the 1995 Comp Plan.</p>	<p>This objective has not been achieved. The zoning inconsistencies have not been corrected.</p>	<p>The milestone date within this objective should be updated or eliminated.</p>
<p>Objective 9: The County shall inventory and map existing non-conforming land uses and lots of records as defined by the Plan, and shall therefore monitor these uses</p>	<p>The efforts to track and eliminate non-conforming land uses.</p>	<p>The objective had not been achieved. The County Planning Department had been informally monitoring non-conforming land uses,</p>	<p>This objective has still not been achieved. The non-conforming land uses have not been inventoried or mapped.</p>	<p>GIS mapping technology should be utilized to complete this objective.</p>

to reduce and/or eliminate non-conformity.		but an inventory and mapping of existing non-conforming uses needed to be done.		
Objective 10: By June 1994, non-conforming land use reduction procedures shall be adopted as part of the land development regulations to ensure that those existing uses, which are not conforming to the FLUM or the Plan, are gradually reduced or eliminated where possible.	Reduce non-conforming land uses.	This objective had been achieved. Using the requirements listed in Section 5.5 of the land development code, the County had reduced non-conforming land uses.	This objective had been achieved as of the last EAR.	The milestone date should be removed and the objective reworded.
Objective 11: The County shall evaluate the current development regulations and adopt revisions to address current issues before the County including:	To progress toward completing an evaluation of the land development regulations and adopting revisions to address issues raised by the review.	This objective had been partially achieved. The County Planning Department was in the process of evaluating current land development regulations and were in various stages.	This objective has only been partially achieved. While changes have been made to the LDCs since the last EAR, there has not been a comprehensive or overall update to the LDCs.	The LDCs need to be updated.
Objective 12: The County shall provide a formal process for intergovernmental coordination between the County, its municipalities, and adjoining counties and cities to ensure consistent land use patterns.	Have evidence of intergovernmental cooperation between the County, its municipalities and adjoining counties.	This objective had been achieved. The intergovernmental coordination (IC) element addressed the requirement for the County to coordinate land use issues and identified the Planning Department as the primary lead on IC, providing staff the authority to participate in IC activities and establish procedures on reporting results	While the process for intergovernmental coordination may be in place, the actual coordination has been intermittent since the last EAR.	A formal process regarding coordination with the cities in Wakulla County need to be established.
Objective 13: Protect Wakulla County's springs and water through the implementation of the following policies.	The protection of Wakulla springs and other water bodies.	This objective was added after the 2000 adopted EAR.	Buffers to protect water bodies have been included in Policy 13.1. The strength of this objective rests in its application during the land development process. There should be coordination and a method of determining achievement regarding this objective.	Coordination with area environmental and water agencies to monitor the minimum buffer standards that are appropriate should be included as part of Policy 13.1. The strength of this objective rests in its application during the land development process.

Concurrency Management System Element

Element Overview

The purpose and goal of the Concurrency Management System Element is to ensure that facilities and services are available at the time demand is created by new development. The County is supposed to only allow new development in those areas with adequate infrastructure.

Element Assessment

The goal of the Element provides the basis for one objective and seven policies related to the infrastructure systems within the County. The unanticipated changes that impact this Element include the 2005 Growth Management legislation (SB 360), particularly regarding the requirements for school concurrency and proportionate fair-share mitigation as related to transportation concurrency. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 10: CONCURRENCY MANAGEMENT SYSTEM ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: Through the policies set forth below and the development review procedures of the Wakulla County Land Development Code, the County will provide guidance and timing for the location of development within the unincorporated areas of Wakulla County.</p>	<p>To establish a process that determines that infrastructure is available concurrent with development.</p>	<p>This objective had been partially achieved. Not all of the supporting policies had been fully achieved.</p>	<p>This objective has been partially achieved.</p> <p>Concurrency management reviews are conducted and a Certificate of Concurrency issued prior to the commencement of development (Policy 1.1).</p> <p>The specific standards in Policy 1.2 need to be updated based on the results of the Concurrency Management System once it is completed and adopted.</p> <p>Policy 1.3 needs to be updated to reflect school concurrency requirements. A full inventory of existing conditions for each infrastructure type needs to be completed.</p> <p>The requirements for determining transportation concurrency in Policy 1.5 need to be updated, and language authorizing the establishment of proportionate fair-share mitigation should be included.</p> <p>The requirements for determining transportation concurrency in Policy 1.6 and Policy 1.7 need to be specified.</p> <p>School concurrency requirements needs to be included following Policy 1.7. A listing of LOS standards within this element would be useful</p>	<p>A complete inventory for each infrastructure type is needed.</p>

Housing Element

Element Overview

The purpose of the Housing Element is to promote adequate, safe and sanitary housing at affordable costs to meet the needs of the present and future residents of the County recognizing the private sector as the primary provider for housing.

Element Assessment

The goal of the Element provides the basis for five objectives and supporting policies related to housing within the County. The unanticipated changes that impact this Element include the housing needs created by sustained high rates of population growth, housing price changes caused by market fluctuations, and increases in property insurance following the 2005 hurricane season. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 11: HOUSING ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: The County shall assist the private sector in providing an appropriate mix of housing types and to apply innovative planning and design techniques, in both housing structures and land development, and to conserve and preserve natural systems and resources. The County will require, through development review and approval, an appropriate mix of very low-, low-, and moderate-income housing.</p>	<p>The provision of an appropriate mix of housing types through procedures identified in the objective, particularly very low-, low-, and moderate-income households. The preservation of natural systems and resources through the planning and design techniques employed by the County.</p>	<p>The housing delivery system in Wakulla County remained market driven with the main emphasis on single-family housing for moderate-income and above households, with little discernable development of very low- and low-income owner or renter housing, with the exception of manufactured housing.</p>	<p>This objective has not been achieved because there has been no measurable improvement since the last EAR.</p>	<p>The term “appropriate mix” of very low, low, and moderate income level housing should be more specifically defined.</p>
<p>Objective 2: The County shall utilize and enhance the existing housing stock, including identification and preservation of historically significant housing included on the Florida Master Site File.</p>	<p>The utilization and enhancement of the existing housing stock, including identification and preservation of historically significant housing, to meet housing needs. The number of historically significant housing units that have been enhanced.</p>	<p>The objective had been achieved, and is in continuous process. The county had rehabilitated more than 30 homes using the State Housing Initiatives Partnership program (SHIP), which provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program was designed to serve very low, low and moderate income families. Three areas in the county have been designated as areas of special concern (State Enterprise Zones). However, the primary emphasis in these areas has been on economic development and not housing. Since 1992, three historic structures have been procured and/or rehabilitated using state</p>	<p>Policy 2.1 has been updated to indicate use of the 2000 or most recent US decennial census.</p> <p>No additional historic structures have been purchased or rehabilitated using state or federal funds.</p>	<p>There needs to be an updating of what structures have been rehabilitated using SHIP funds.</p>

		and federal funds.		
<p>Objective 3: The County shall develop and implement programs and activities to increase the supply of housing based on the provision of incentives to private sector developers and pursuit of state and federal housing assistance, to provide adequate housing opportunities for its very low and low income households and other households of special needs, including provision of sites for low and moderate income housing, mobile homes, and group home and foster care facilities. This shall be accomplished by undertaking such activities, but not limited to, the activities identified in the following policies.</p>	<p>Increase in the supply of housing for very low- and low-income households, and other households of special needs, through incentives to private sector developers, and the pursuit of state and federal assistance. A reduction of areas with substandard or substantially inadequate housing stock.</p>	<p>This policy had been partially achieved. SHIP funds have been used to rehabilitate more than 30 homes of very low- and low-income families. In 1995/1996, the US Department of Agriculture, Office of Rural Development, approved two Section 515 Housing applications that will provide approximately 66 housing units for very low- and low-income individuals and families. However, it has become increasingly difficult for renters to find adequate rental units to use the Section 8 vouchers against, indicating incentives to developers to provide very low and low income housing have met with very little success. With regard to special need housing, the County has not updated the Land Development Code to include locational criteria for the establishment of housing to support this group. The County has prepared a Mobile Home Ordinance that ensures adequate zoning and infrastructure support for mobile homes.</p>	<p>This objective has not been achieved. The County has still not updated the housing survey since the 1980's (Policy 3.3). This makes it difficult to identify areas of substandard housing.</p>	<p>It has remained increasingly difficult for renters to find adequate rental units to use the Section 8 vouchers.</p>
<p>Objective 4: The County shall increase or improve the existing supply of low income housing through neighborhood revitalization.</p>	<p>An increase or improvement of the existing supply of low-income housing through neighborhood revitalization efforts.</p>	<p>This objective had been partially achieved. The County had used SHIP funds to rehabilitate more than 30 homes for low-, low- and moderate-income households. However, the County has not conducted a recent housing survey to identify and catalogue low-income</p>	<p>This objective has not been achieved. Conditions have not changed since the completion of the last EAR. The housing survey has not been completed, the LDCs have not been updated to exempt development fees for low-</p>	<p>A housing inventory is needed.</p>

		<p>housing areas. In addition, the County has not revised the land development code to exempt development fees for low-income families that locate in designated redevelopment areas (the program does not appear to be well advertised) and there has been no organized effort to use neighborhood based training programs to support neighborhood revitalization.</p>	<p>income families that locate in designated redevelopment areas, and there has been no organized effort to use neighborhood based training programs.</p>	
<p>Objective 5: Vacant substandard housing shall continue to be monitored and eliminated.</p>	<p>Elimination of vacant substandard housing.</p>	<p>This objective had been partially achieved. As noted above, the County had used SHIP funds to rehabilitate 30 homes between 1992 and 1996. However, there has not been a housing survey since the mid-1980s and records on the number of units rehabilitated or demolished are incomplete. This makes it virtually impossible to determine how well the county is progressing in assessing the current housing stock, and to identify how many substandard homes have been eliminated.</p>	<p>The objective was revised to eliminate a target date for the elimination of vacant substandard housing by making it a continuous project that will be constantly monitored.</p> <p>The land development code has not been updated to permit mixed-use and innovative reuses of existing housing stock which will result in the removal of substandard housing. Identified substandard housing areas will be targeted for upgrading or redevelopment through the pursuit of state or federal housing assistance and redevelopment grants (Policy 5.4).</p>	<p>Because the target date was removed, there are no measurable criteria to determine if the target of this objective has been achieved.</p>

Infrastructure Element

Element Overview

The purpose of the Infrastructure Element is to promote needed public facilities in a manner which protects investments in natural resources. It is the intent of this Element to include a means to assess the adequacy of the Comp Plan in regulating land uses and development and to provide the county with guidance in the creation of standards and guidelines to meet identified needs. This is accomplished, as shown in the Element's second goal, by requiring sanitary sewer, solid waste, drainage, and potable water facilities and services to meet existing and projected demands identified in the Comp Plan.

Element Assessment

The goals of the Element provide the basis for eight objectives and supporting policies related to infrastructure systems within the County. The unanticipated changes that impact this Element include the sustained high rates of population growth and the 2005 Growth Management legislation (SB 360). The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 12: INFRASTRUCTURE ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENT
<p>Objective 1: The County will implement procedures to ensure that at the time a development permit is issued, adequate facility capacity is available, or that the permit is conditioned on the availability of facilities necessary to serve the development.</p>	<p>Ensure that at the time a development permit is issued, adequate facility capacity is available</p>	<p>At the time of the last EAR, this objective had been partially achieved. Facility requirements are contained in the Concurrency Management Element and the LDC, however, not all the requirements contained in the supporting policies had been achieved.</p>	<p>This objective has been partially achieved.</p> <p>Policy 1.1 lists the LOS standard for Sanitary Sewer, Solid Waste, Drainage and Potable Water. The specifications in the Policy, particularly Policy 1.1(C), requiring that more specific stormwater management levels of service for the Panacea and Shell Point urban service areas shall be established by comprehensive stormwater management studies to be initiated within one year and completed prior to January 1995, and County shall seek grants to fund countywide stormwater assessment by 1996 have not been completed.</p> <p>It is not possible to tell from the information in the Comp Plan if Policy 1.1.2, that all improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted LOS standard for the facilities, has been achieved.</p> <p>Policy 1.1.3, requiring that the Public Works and Planning Departments shall</p>	<p>The County is in the process of conducting a study that will establish a Concurrency Management System (CMS). The results of this study should be used as the basis to update this Element.</p>

			<p>jointly develop procedures to update facility demand and capacity information as development orders and permits are issued, has not been completed.</p> <p>Policy 1.1.4 requiring that The Planning Department shall prepare annual summaries of capacity and demand information for each facility and service area has not been completed.</p> <p>Policy 1.1.5, limiting provision of centralized sanitary sewer and potable water to the urbanizing areas shown for these facilities shown in the support documents of this Comp Plan, has not been monitored.</p> <p>There has not been coordination with all local governments as indicated in Policy 1.1.6.</p> <p>The land development regulations per Policy 1.1.7 have not been completed.</p>	
<p>Objective 1.2: The County will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the capital improvements element of this plan.</p>	<p>Whether or not the County maintains and annually updates a five-year schedule of capital improvements that conforms to the review process for the CI element.</p>	<p>This objective had been partially reviewed. The schedule of capital improvements was found to be reviewed annually, but had not been updated since 1992.</p>	<p>This objective has not been achieved. The schedule for public facilities in the capital improvements Element has not been updated annually. The CI Coordinating Committee, established in Policy 1.2.1, has not held meetings on a regular basis.</p>	<p>The update to the Capital Improvements Element needs to be coordinated with this Element.</p>
<p>Objective 1.3: Within one year of the effective date of this plan</p>	<p>Implementation of requirements for</p>	<p>This objective was partially achieved.</p>	<p>This objective has been partially achieved. DEP</p>	<p>Milestones should be set regarding how much of the</p>

<p>amendment, the County will implement mandatory requirements for inspections, operations and maintenance of on-site wastewater treatment systems.</p>	<p>inspections, operations, and maintenance of on-site wastewater treatment systems.</p>		<p>inspects all wastewater treatment facilities annually. Policy 1.3.1 regarding the use of limiting existing septic tanks based on centralized service being “made available” is difficult to measure.</p>	<p>County should be connected to centralized service and when.</p>
<p>Objective 2.1: Existing deficiencies will be corrected by undertaking the following projects by 1995:</p> <p>(1) A drainage study for the urban service areas will be initiated within one year of the adoption of this plan and will identify existing deficiencies and provide recommendations for improvements.</p> <p>(2) The County will encourage the maximization of public and private facilities by allowing higher densities and intensities of development only in areas so designated on the FLUM, and only where the infrastructure concurrently exists to support development proposals. Infrastructure concurrency shall be determined during the LDC mandated technical review processes.</p>	<p>Correct existing deficiencies to specific infrastructure systems.</p>	<p>This objective had been partially achieved. The County had submitted several requests to the State for drainage study funds, but none of the requests had been funded. The County does permit higher densities in areas designated on the FLUM and also supported by adequate infrastructure.</p>	<p>This objective has only been partially achieved. The drainage study in Objective 2.1(1) has not been completed. Higher densities per 2.1.(2) have been encouraged in the Crawfordville area.</p>	<p>As described previously, determining if infrastructure systems in Wakulla are meeting their LOS standard will not be possible without the completing of inventory and studies.</p>
<p>Objective 2.2: The County will undertake facility improvements to ensure that adequate capacity is</p>	<p>Complete specific facility improvements needed for adequate capacity.</p>	<p>This objective has been partially achieved.</p>	<p>This objective has not been updated since the last EAR, and has only been partially</p>	<p>This milestones and projects specified in this objective need to be completely</p>

<p>available to serve projected future needs and so as to maximize the use of existing facilities and prevent urban sprawl. The County will provide for projected demands through the year 1995 by undertaking the following projects:</p> <p>(1) Wastewater and potable water master plans will be completed by 1993 to identify projected needs and provide recommendations for locating systems to meet demands in areas considered for designation as urban service areas.</p> <p>(2) Water system improvements to serve the communities of Evergreen Acres and Mt. Zion will be initiated in 1991 and completed by 1993.</p> <p>(3) Commence closure and monitoring of the Lower Bridge Landfill site by 1995.</p> <p>(4) Continue the development of recycling facilities at the Lower Bridge Landfill site.</p> <p>(5) Develop facilities at the landfill site to properly store, manage, and transfer, where appropriate, hazardous wastes in accordance with state and federal law by 1995.</p> <p>(6) Purchase equipment to fully implement countywide recycling program by 1993.</p> <p>(7) Improve collection sites and purchase equipment countywide to meet demands of new growth for</p>			<p>completed, as listed below:</p> <p>(1) The wastewater and potable water master plans have not been completed.</p> <p>(2) Has been achieved.</p> <p>(3) Has been achieved.</p> <p>(4) Has been achieved.</p> <p>(5) Has been achieved.</p> <p>(6) Countywide recycling has not been achieved.</p> <p>(7) Needs to be updated.</p>	<p>updated and coordinated with the update to the Capital Improvements Element.</p>
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<p>solid waste collection/disposal by 1994.</p>				
<p>Objective 2.3: Within one year of the adoption of the plan, the County will ensure the protection of the functions of the natural drainage system by requiring all improvements to meet stormwater management standards pursuant to Rule 17-40.420, F.A.C, affecting preservation of such natural drainage features.</p>	<p>Whether or not the County protects the functions of natural drainage facilities.</p>	<p>This objective had been achieved.</p>	<p>This objective continues to be achieved.</p>	<p>This objective should be amended to reflect that the Rule 17-40.420 has been transferred to Rule 17 40.432.</p>
<p>Objective 2.4: The County will revise its land development regulations to incorporate techniques for conservation of potable water.</p>	<p>Conservation of potable water</p>	<p>There had been no changes to the wording of the objective, but the LDCs had not been updated.</p>	<p>This goal has not been achieved because the LDCs have not been updated.</p>	<p>Once the LDCs have been updated, the objective should be amended.</p>
<p>Objective 2.5: The County will revise its land development regulations to incorporate regulations protecting the functions of groundwater recharge areas, springs, and springsheds.</p>	<p>Protection of groundwater recharge areas, springs, and springsheds.</p>	<p>There had been no changes to the wording of the objective, but the LDCs had not been updated.</p>	<p>This goal has not been achieved because the LDCs have not been updated.</p>	<p>Once the LDCs have been updated, the objective should be amended.</p>

Traffic Element

Element Overview

The goal of the Traffic Element is to provide a safe, convenient and efficient motorized and non-motorized transportation system that should be available for all residents and visitors to the County.

Element Assessment

The goal of the Element provides the basis for six objectives and supporting policies related to transportation within the County. The unanticipated changes that impact this Element include the 2005 Growth Management legislation (SB 360), particularly the requirements to establish a Concurrency Management System and Proportionate Fair-Share Ordinance. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 13: TRAFFIC ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: Existing roadway deficiencies will be corrected and monitored through the existing development review process outlined in the Wakulla County Land Development Code (LDC) to ensure that roadway capacities are available to concurrently handle the demand development generates.</p>	<p>All roadways operate at the adopted LOS standards.</p>	<p>The objective had been partially achieved and all County roads were operating within the adopted LOS “D” standard. However, the County had not implemented the roadway prioritization procedures outlined in Policy 1.3. In addition, the County had not pursued the development and submittal of grant requests for roadway improvements.</p>	<p>This objective has been partially achieved.</p> <p>Policy 1.2 was adopted labeling all County roads to operate at a peak hour directional LOS “E” standard.</p> <p>The County is in the process of conducting a Transportation Study that will establish a Concurrency Management System.</p> <p>Policy 1.3 has still not been achieved.</p> <p>A Transit/Transportation Demand Management (TDM) program, which was supposed to be in place by June 20, 2006 has not been implemented.</p>	<p>The County may want to consider changing the LOS level to maximize opportunities to utilize proportionate fair-share mitigation.</p>
<p>Objective 2: Right-of-way needs shall be formally identified and a priority schedule for acquisition or reservation shall be established. In addition, the land development codes shall include provisions to protect identified future rights-of-way from building encroachment.</p>	<p>Identify the needed right-of-ways and establish a priority schedule for acquiring or reserving the needed right-of-ways.</p>	<p>The objective had been partially achieved. The County was aware of needed right-of-ways, but had not developed a formal process for identifying and prioritizing the acquisition or reservation of the right-of-way. Nor had the County revised the land development code to include minimum right-of-way standards (Policy 2.1) the mandatory dedication of right-of-ways in lieu of fees (Policy 2.2) listed in Policy 2.1.</p>	<p>This objective has only been partially achieved. The current status of this objective has not changed since the last EAR. Right-of-way needs have not been prioritized.</p>	<p>Policy 2.3(2) - Revise last sentence to read “Where average lot sizes are five acres or <u>less</u>, roads shall be paved.</p>
<p>Objective 3: Projected traffic circulation system through the year 1995 will be met by undertaking the following projects:</p>	<p>Completion of the listed roadway projects. Use of the impact fees for roadway improvements.</p>	<p>Objective had been partially achieved. Two of the three projects listed in the Five-Year Resurfacing Plan had been completed. The</p>	<p>Chapter 1 provided a breakdown regarding which of these projects had been completed.</p>	<p>This objective needs to be completely updated, and needs to include projects that will be needed based</p>

<p>A- FIVE-YEAR RESURFACING PLAN (1) Mashes Sands Road (all) (2) Surf Road (US 98 to Silver Acres Subdivision) (3) Bob Miller Road (all) B- FIVE-YEAR PAVING PLAN (1) Lower Bridge Road (County Road 365 to US 98) (2) Ivan Church and Raved Spears (all) (3) Old Arran Road (US 319 to Cajer Posey Road) (4) Jack Langston Road (all) (5) Sopchoppy River Estates Road (all) C- TEN-YEAR PAVING PLAN (1) Old Arran Road (Cajer Posey Road to County Road 365) (2) Forest Road (River Estates Road to Arran Road) (3) Evergreen Acres (US 319 to subdivision entrance) (4) Fulton Harvey Road (Arran Highway to Harvey Mill) (5) Cajer Posey Road (County Road 61 to Lower Bridge Road)</p>	<p>Address the number of development orders or permits issued for which the LOS was not met. Develop arterial and collector roadway standards and special access and access management standards for US 319.</p>	<p>paving of Bob Miller Road was expected to be completed by the end of 1999. Two of the five projects listed in the Five-Year Paving Plan had been completed. The County developed and implemented a roadway impact fee for new development which had been used for some paving and resurfacing projects listed above. All roadways were operating within the adopted LOS standards while access to some roads during peak hours continued to be a problem. The County had not developed access standards for arterial and collector roadways and US 319 which contributed to the commuter problems facing county residents.</p>		<p>on the results of the CMS. It will be important to make sure this list of projects is updated annually.</p>
<p>Objective 4: Motorized vehicle, non-motorized vehicle, and pedestrians will be regulated and public transportation will be encouraged.</p>	<p>Increase the use of public transportation and improve motorized, non-motorized and pedestrian access.</p>	<p>The objective had been partially achieved. The County did not have a formal public transportation system, but encouraged public transportation through participation in the transportation disadvantaged system/program. As part of the development review process, the County required new developments to have off street parking. However, the standards were not defined in either the Comp Plan or the land development code. The County also required new subdivisions to provide non-motorized and</p>	<p>This objective has not been achieved. The LDCs have not been updated to establish off-street parking per Policy 4.1.</p> <p>While the objective calls for encouragement of public transportation, there are no policies in support of this part of the Objective.</p>	<p>The provisions for “bicycle and pedestrian traffic” need to be specifically defined within the Comp Plan and LDCs.</p> <p>Specific policies regarding support and coordination for public transit should be established.</p>

		<p>pedestrian access throughout the county. In state (FDOT) road projects the County had stipulated the need for bicycle paths and FDOT agreed, but the road projects were still in the planning and design process, the physical construction had not begun.</p>		
<p>Objective 5: Traffic circulation planning will be coordinated with the future land uses shown on the FLUM Series of this plan, FDOT Five-Year Transportation Plan, and plans of neighboring jurisdictions, as set forth in the following policies.</p>	<p>Review annually FDOT’s Five year Transportation Plan, with amendments, if needed, to the County’s Comp Plan. Annual review of the traffic circulation plans of neighboring counties for compatibility. The designation and marking of roads of historical interest and development of a model of roadway impacts.</p>	<p>The objective had been partially achieved. The County had not established a formal review process with FDOT but did participate in informal discussions with FDOT and the Apalachee Regional Planning Council regarding projects contained in the Five-Year Transportation Plan. The Comp Plan did not include any major projects for Wakulla County that would require amending the Comp Plan. The County did not formally review the traffic circulation plans of neighboring counties for compatibility but County staff did coordinate transportation issues with neighboring staff and Apalachee Regional Planning Council regarding road improvement plans. Since adoption of the Comp Plan, the County had not designated or marketed any roads of historical significance. Finally, the County had not developed a model of roadway impacts but some modeling related to existing and future traffic counts were provided by the Apalachee Regional Planning Council. County staff were working with Apalachee Regional Planning Council in identifying the needs for a regional transportation model;</p>	<p>No additional achievements have been made regarding this Objective since the completion of the last EAR.</p> <p>The County has still not established a formal review process with FDOT but did participate in informal discussions with FDOT and the Apalachee Regional Planning Council regarding projects contained in the Five-Year Transportation Plan.</p> <p>The County did not formally review the traffic circulation plans of neighboring jurisdictions for compatibility but County staff did coordinate transportation issues with neighboring staff and Apalachee Regional Planning Council regarding road improvement plans.</p> <p>Since adoption of the Comp Plan, the County has not designated or marketed any roads of historical significance.</p>	<p>Transportation planning coordination with the Capital Regional Transportation Planning Agency, the region’s MPO, should be included in this Element.</p>

		yet, funding remained an issue.		
<p>Objective 6: The County will provide a safe, convenient and efficient motorized and non-motorized transportation system by taking the following actions [listed in specific policies].</p>	<p>Annually reduce the number of motorized and non-motorized accidents. Annually review the State and County transportation projects and increase citizen participation in identifying proposed transportation projects.</p>	<p>The objective was partially achieved. There was no clear pattern to indicate an annual reduction in the number of vehicle accidents. Moreover, the County had not instituted a process to include the data in the road improvement prioritization process (see Policy 1.3). In addition, the County had not instituted a formal process for annual review of proposed transportation projects with FDOT. The County also did not have formal processes for receiving public input on traffic circulation but the County and its staff received input on existing, planned and proposed transportation projects at their offices and public meetings.</p>	<p>This objective has not been achieved. There has still not been an annual review of accident and safety information per Policy 6.1 or a specific annual review of transportation improvements with the District Office of FDOT, Counties, or cities within the County (Policy 6.2 and Policy 6.3)</p> <p>The County has not provided a method for agencies, organizations, and individuals having interests in the transportation system to propose activities for funding by the County and/or other sources, which activities benefit motorized or non-motorized transportation. (Policy 6.4)</p>	

Coastal Management

Element Overview

The goal and purpose of the Coastal Management Element is to conserve, protect, and appropriately manage the natural resources of Wakulla County to ensure the highest environmental quality possible. The development review procedures mandated in the Wakulla County land development code are supposed to be utilized to review the possible impacts created by the development proposal. Adverse impacts to natural systems should not be allowed without appropriate mitigation. Where mitigation cannot be achieved to offset impacts, development should not be approved.

Element Assessment

The goal of the Element provides the basis for four objectives and supporting policies related to coastal management within the County. The unanticipated changes that impact this Element include the coastal impacts of the 2005 hurricane season. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 14: COASTAL MANAGEMENT ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: The County shall protect natural resources in the coastal area by implementing the following policies. The County shall initiate a program of activities to prevent the development of coastal wetlands and significant wildlife habitats without mitigation and to limit the impacts of development from destroying the natural functions of existing coastal wetlands, significant wildlife habitats, and estuarine environmental quality. The County will actively pursue grants and commit funding for studies to identify water related and dependent uses, and needed environmental protection and mitigation from marinas and boat ramp impacts.</p>	<p>No development in wetlands and/or significant wildlife habitats without mitigation and/or protection of the natural functions of the coastal wetlands, wildlife habitat, or estuarine environmental quality.</p>	<p>The objective had been partially achieved. Most of the coastal land in the county is controlled by the federal government. Where private land exists, most had already been developed or was grandfathered from Comp Plan requirements. No large-scale developments had occurred in coastal areas since Comp Plan adoption. In areas where development had occurred, the County had required applications to be reviewed by FDEP.</p>	<p>Since adoption of the Comp Plan, the County has not revised the land development code (LDC) to include specific review requirements for public and private central sewer or water system on coastal wetlands, estuarine resources, marine resources, and/or wildlife habitats. Nor does it require coordination with adjacent coastal counties and cities within Wakulla County. In addition, the coastal impact of other public infrastructure projects, such as roads, is not addressed in the LDC.</p> <p>The LDC has not been revised to prohibit development on Mashes Sands beaches and dunes. A dune preservation program has not been established in this area. Finally, the County has not compiled the data described in Policy 1.18.</p>	<p>The LDC needs to be updated.</p>
<p>Objective 2: The County shall limit exposure of its citizens to risk from hurricanes by implementing the following policies: (A) The County shall revise its LDCs and procedures to establish and enforce development and construction standards as provided in the following</p>	<p>Preparation/implementation of development and construction standards for properties/developments located in the high hazard areas. Limitations on developments in the coastal high-hazard areas. No degradation in hurricane evacuation times.</p>	<p>This objective had been partially achieved. Since adoption of the Comp Plan, no new high-density coastal developments had been approved. However, there was some construction of pre-approved developments at Mashes Sands. The County had a shelter</p>	<p>As of the last EAR, the County had developed and enforced standards for locating and building in high-hazard areas. (Policy 2.1).</p> <p>The LDCs have not been updated per Policy 2.2.</p> <p>Because there is no</p>	<p>The term “facilitate” evaluation should be more specifically defined so that Policy 2.4 can be measured for achievement.</p>

<p>policies: [see the evaluation].</p> <p>(B) The County shall, through the following program activities, direct population concentrations away from the coastal high hazard area and limit public expenditures that subsidize development in the coastal high hazard area, except for restoration of enhancement of natural resources, and/or removal of existing deficiencies.</p> <p>(C) The County shall ensure that existing hurricane evacuation times shall be maintained and shall prepare and update post disaster redevelopment plans which will reduce risks to life and property, based on the following program of activities, and revise the LDCs accordingly.</p>	<p>Preparation of post-disaster redevelopment and mitigation plans.</p>	<p>shortfall and had not designated additional capacity for 500 persons. The County had an aggressive hazard mitigation program. The County was in the process of reviewing the document for adoption. It did not appear that the County annually reviewed the data on coastal area changes to determine if changes were needed to the Coastal Construction Control Line.</p>	<p>countywide stormwater master plan, it is difficult to know if Policy 2.3, requiring stormwater management systems developed in coastal high hazard areas to allow for evacuation, by techniques such as, but not limited to, locating facilities away from access corridors and by providing road drainage, has been enforced.</p> <p>It is difficult to assess how development has affected evacuation times. There has been some decrease in evacuation times, especially for Category 2 and above events, since adoption of the Comp Plan. However, some of that decrease could be in revised evacuation data collection and analysis methodologies.</p>	
<p>Objective 3: The County shall establish a program of activities to provide for development and redevelopment in coastal areas so as to enhance the local economy through the utilization of existing water oriented communities and activities which provide for the development of shoreline uses that give priority to water dependent uses, and identify necessary public improvements to support appropriate coastal development but do not degrade existing estuarine environmental quality. The County shall amend its LDCs</p>	<p>Development and redevelopment in the coastal areas that enhance the local economy and through the promotion and proper use of coastal/shoreline resources.</p> <p>Amendment of LDC to address shoreline protection and marine siting standards.</p>	<p>Development in coastal areas had been relatively minor since adoption of the Comp Plan, and during this period there had been no marina development on the coast. The County pursued some water dependent uses during this period to help offset the negative impact of the net ban on the local economy.</p> <p>However, these developments (such as jellyfish processing) are dependent on a high-quality coastal and estuarine</p>	<p>This objective has been partially achieved. The LDC has not been amended as required.</p>	<p>The LDCs need to be updated.</p>

<p>within a year of plan adoption based on grant funding studies to be conducted within that time period that will address shoreline protection and marine siting standards consistent with FDEP siting standards.</p>		<p>environment and have had no negative impact on coastal/estuarine resources.</p>		
<p>Objective 4: The County shall enhance the public benefit of coastal areas for recreational, educational, cultural, and economic uses by increasing access to beaches and shoreline areas and by identifying and protecting historic resources in the coastal area through implementation of the following activities (listed in separate supporting policies):</p>	<p>Increased public use of and access to coastal resources. Identification and protection of historic resources in coastal areas.</p>	<p>The County provided additional beach/shoreline access acquiring Shell Point Beach (with parking) and developing several boat ramps (with parking). At the same time, no new development or rezoning had occurred next to an existing site.</p>	<p>This objective has been partially achieved. The LDC has not been amended as required. During this period, the County has not identified any additional historic structures in the coastal area for preservation development or reuse.</p>	<p>The LDCs need to be updated.</p>

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Conservation Element

Element Overview

The purpose of the Conservation Element is to conserve, protect, and appropriately manage the natural resources of Wakulla County to ensure the highest environmental quality possible. The development review procedures mandated in the Wakulla County land development code should be utilized to review the possible impacts created by the development proposal.

Element Assessment

The goal of the Element provides the basis for eleven objectives and supporting policies related to conservation within the County. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 15: CONSERVATION ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENT
A. AIR QUALITY				
Objective 1: Wakulla County shall meet or exceed the minimum air quality levels established by the FDEP.	Assess the trends in air quality since Plan adoption.	The objective has been met. The County had a history of compliance with the air quality standards and at the time had only one air permit for a business operating in the County (Brooks Concrete Service) through FDEP.	This objective continues to be met.	This objective should be retained.
B. SURFACE WATER				
(1) Surface (General)				
Objective 2: The County shall protect the quality of all surface water, and revise land development codes to provide that water quality shall not be allowed to degrade below present conditions, including Wakulla Springs, St. Marks Springs, Spring Creek Springs, and the sections of the St. Marks, Wakulla, Sopchoppy and Ochlockonee Rivers, and Apalachee Bay that have been declared by the Department of Environmental Protection as Outstanding Florida Waters establishing a program of activities to include the following.	Monitor the water quality conditions in County surface waters.	The objective had been partially achieved. The quality of surface water had not degraded below conditions existing at the time the Comp Plan was adopted but only two of the six supporting policies had been accomplished.	This objective has not been met because the LDCs have not been revised.	The LDCs need to be revised.
(2) Floodplains				
Objective 3: The County shall protect the natural functions of the 100-year floodplain to the extent that flood carrying and flood storage capacity are maintained.	Monitor the changes in the boundaries of the 100-year floodplain.	This objective had been partially achieved. Changes in floodplain function were difficult to quantify without drainage/hydrological studies that were not available. Thus, it was not possible to determine changes in floodplain boundaries or function. The LDC had not been revised to	This objective has still not been fully achieved. The studies indicated in the previous EAR have still not been completed. The LDCs have not been revised.	The LDCs need to be revised.

		include density, setback and design standards for floodplain development as required by Policy 3.1. However, floodplain protection was given though application of policies within this objective and 2.3(3) and (4).		
(3) Wetlands				
Objective 4: The County shall utilize and revise the LDCs and development review process to further ensure protection of the native vegetation, water quality, and water flow in wetlands, which shall be consistent with the purpose and intent of the goals, objectives, and policies of the Plan. Commercial or industrial uses shall not be allowed in wetland areas except as provided in Policy 4.I(e) below.	Assess changes in wetland acreage.	Wetland areas in the County were mainly concentrated in existing conservation lands. Development since Comp Plan adoption had primarily focused around previously developed areas that were in the driest portion of the county so wetland areas and their functions had most likely not been significantly impacted	This objective has not been achieved because the LDCs have not been revised.	The LDCs need to be revised.
C. Groundwater This objective has been partially achieved. There continue to be no noted groundwater problems, but the specifications in Policy 5.2, Policy 5.6, and Policy 5.7 have not been achieved. The LDCs have not been revised per the supporting policies in the objective.				
Objective 5: The quality of Wakulla County’s groundwater resources shall be maintained at or above state standards through the establishment of the following policies. Those areas below state standards shall be improved to state standards by 1995.	Monitor the quality of groundwater resources.	There were no noted groundwater problems.	Even though there continue to be no noted groundwater problems in the unincorporated county, all supporting policies of this objective has not been fully implemented.	The milestone dates in this objective need to be updated.
D. Water Conservation				
Objective 6: The County shall prepare and adopt a Water Management Conservation Plan, which will include retention of groundwater to protect the coastal bays and springsheds, and assure emergency water conservation in the case of ground water	Completion of a plan to protect the integrity (including quality and quantity) of groundwater resources.	Preliminary results from a NFWMD water quantity study indicated that there was an abundance of water to meet Wakulla County’s needs. However, the County had not developed a Water Management Plan, and the LDC had not been revised. County Landscape Regulations within	This objective has not been met. The County has not completed a Water Management Plan and the LDCs have not been revised.	The texts listed in Policies 6.5 and 6.6 should be identified to make sure they are the most up-to-date.

<p>contamination and a wastewater reuse plan. Additionally, as grant funding studies indicate, the land development codes shall be revised and expanded to include natural water flows to receiving estuarine bodies and shall include the following measures to regulate the existing and projected allowable water quality and quantity such that no net quantity increase or quality decrease will be allowed through mandated project review criteria in the amended land development techniques.</p>		<p>the LDC provided some conservation standards, but not to the level of detail required in this policy. The TRC did address water conservation as part of the development review process.</p> <p>No supporting policies of Objective 6 had been fully achieved.</p>		
<p>E. Soil Erosion</p>				
<p>Objective 7: The land development codes shall be revised to provide for a mandatory project review process that will disallow development on soils with severe limitations when the only recourse would be to remove the existing soils and backfill the site to accomplish a development proposal and to identify and decrease by ten percent soil erosion losses over the next five and ten-year planning periods. Severely limited soils shall be identified pursuant to US Department of Agriculture Soil Conservation Service Standards.</p>	<p>Regulate the amount of development allowed on soils with severe limitations and percent reduction in soil erosion losses.</p>	<p>The LDC had not been revised to disallow development on soils with severe limitations and there were no specific erosion control standards either.</p>	<p>This objective has not been met as the LDC has not been updated.</p> <p>The County has not developed a formal stream and bank stabilization program as required by Policy 7.1.</p>	<p>The LDCs need to be updated.</p>
<p>F. Mineral Resources</p>				
<p>Objective 8: The LDCs shall be revised to provide that mining activities shall be regulated so that they shall not adversely affect the quality of air, groundwater, surface water, wildlife, or cause significant</p>	<p>Regulate environmental affects caused by mining operations.</p>	<p>With the exception of sand borrow pits, no mining operations had been approved since the Comp Plan adoption. All borrow pits expanded or approved had been far removed from adjacent land uses and had not</p>	<p>This objective has not been met. The LDC had not been revised to reflect the policies of Objective 8, but many of the requirements of Objective 8 and its supporting policies</p>	<p>The LDCs need to be revised.</p>

topsoil loss.		contributed to significant environmental problems..	have been provided through the site review process.	
G. Flora, Fauna and Wildlife				
Objective 9: Wetland, upland, wildlife, and aquatic habitats that support endangered or threatened species, fisheries, and species of special concern shall be conserved and protected through the establishment of the following implementing policies and by revising the land development code.	Regulate the amount of development in habitats that support endangered or threatened species or species of special concern.	More than 60 percent of the County was devoted to conservation lands. These areas provided important habitat to listed species.	<p>Although the LDC had not been revised to include the standards contained in the policies of this objective, some protection of the remaining habitat on private lands had been provided.</p> <p>While Policy 9.7 required County assistance with state efforts to educate the public about the preservation of threatened and endangered species. County participation had been limited to distribution of printed materials on a per request basis.</p> <p>The County had not formed interlocal agreements with adjoining counties and cities within its jurisdictional boundaries to coordinate the identification and protection of unique vegetative communities as required by Policy 9.9.</p>	The LDCs need to be revised.
H. Public Conservation Lands				
Objective 10: The County shall adopt land development codes to provide for evaluating effects which adjacent developments might have on the public	Monitor the presence of incompatible land uses adjacent to public conservation areas.	There had been no adverse impacts from proposed developments adjacent to the County's public conservation lands since plan adoption.	This objective has not been achieved. The LDC had not been revised to provide for evaluating the effects of, and limiting the	

<p>conservation areas as reflected on the FLUM series and to coordinate with federal and state management agencies to review development proposals adjacent to federal and state conservation lands and to acquire property needed for buffering the mitigation of negative effects.</p>			<p>amount of, incompatible land uses for areas adjacent to public conservation areas.</p>	
<p>Objective 11: The County is developing a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous waste. In the interim, except for small quantity generators and conditionally exempt small quantity generators as identified by the Department of Environmental Protection Rule 17-730 and 731, F.A.C., hazardous waste storage and disposal shall be allowed only at designated collection centers or the County Landfill, under the direct supervision of the Solid Waste Director or his designee.</p>	<p>The completion of a hazardous waste management program.</p>	<p>The objective had not been achieved. A hazardous waste management program had not been developed, and the County did not have a hazardous wastes permit. Collection and disposal of household hazardous wastes took place at several amnesty days each year in coordination with Leon County. Hazardous wastes were collected at Lower Bridge Landfill during the day and then taken to Leon County at the end of the collection period. The program was advertised in the local newspaper with a list of acceptable materials. Due to the volume collected at past events, the County was considering adding additional amnesty days.</p>	<p>The objective has been partially achieved. The County does not have its own management program, but there is an agreement with Jefferson County to administer the Hazardous Waste program. Jefferson County comes to Wakulla County and disposes of the County's Hazardous Waste.</p>	<p>The objective should be modified to reflect the existing conditions regarding the Hazard Waste Program in the County.</p>

Recreation and Open Space Element

Element Overview

The goal and purpose of the Recreation and Open Space Element is to ensure the provision and maintenance of parks, recreation areas and open space to meet the needs of all citizens of Wakulla County. The Element ensures that the County maintains adequate parks, recreational facilities and open space that serves the needs of the current and future residents of the county.

Element Assessment

The goal of the Element provides the basis for five objectives and supporting policies related to recreation and open space within the County. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 16: RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENTS
<p>Objective 1: The County will implement and maintain a system of parks and recreation program that meets the needs of the population by the year 1995. The intent of the policies in the element include a means to assess the adequacy of the Plan in regulating land uses and development and to provide the County with guidance in creation of standards and guidelines to meet identified needs.</p>	<p>To insure that the existing recreational facilities and adopted LOS standards are kept up to date.</p>	<p>The objective had been partially achieved. The County had sufficiently developed recreational facilities, including those located on School Board property to meet adopted LOS standards to beyond 2010. The County had developed and implemented impact fees for the prevision and/or maintenance of recreational facilities for the county residents</p>	<p>The Capital Improvements Element within the Comp Plan still has not been revised but projects are still being placed in the Capital Improvements Budget.</p>	<p>This objective milestone needs to be updated.</p>
<p>Objective 2: The County shall assure that open spaces are provided. The intent of the policies in the element include a means to assess the adequacy of the Plan in regulating land uses and development and to provide the County with guidance in the creation of standards and guidelines to meet identified needs.</p>	<p>Ensure that adequate amounts of recreation and open space are available in the county.</p>	<p>The objective had been partially achieved. The County had developed a definition and standard (5 acres of developed recreation per 1000 population) for “developed recreation.” and the current supply of recreation lands greatly exceeded the adopted standard. However, neither the Comp Plan nor the LDC includes a definition or standard for open space, which allows all land dedicated for conservation uses to be considered open space, making need requirements impossible to evaluate.</p>	<p>The County has not revised the LDC or the Comp Plan to include definition and standards for open space, recreation, and access to beaches and water bodies. An annual list of desired land acquisitions for recreation and open space uses has not been developed for review after budget cycles. The County has not revised the Comp Plan to reflect that the referenced beaches and water bodies are those owned/operated by the County. The definition of the connection between adjacent land uses and beach/water body access needs to be better defined.</p>	<p>Revise the LDC and Comp Plan to include definition and standards for open space and recreation (Policy 2.1) and access to beaches and water bodies (Policy 2.3)</p> <p>As part of the annual land acquisition review process, the County should develop a list of desired land acquisitions for recreation and open space uses. This list would serve as the baseline for an annual review and could be updated following each budget cycle. (Policy 2.2)</p>

<p>Objective 3: By 1995, all suitable public recreation facilities should have automobile, bicycle, pedestrian, handicapped and elderly access facilities. The intent of the policies in the element include a means to access the adequacy of the Plan in regulating land uses and development and to provide the County with guidance in the creation of standards and guidelines to meet identified needs.</p>	<p>Increase access to County public recreation facilities for the handicapped, the elderly, bicycle and pedestrians.</p>	<p>The objective had been partially achieved. The land development code had not been revised to require bicycle lanes in new or newly paved roads. Though bicycle lanes were a condition of development approval. Resurfacing efforts increased access for bicycles to public parks and recreation facilities. All County operated parks and recreation facilities had handicap parking spaces and barrier free access with wheelchair areas available at all spectator seating areas.</p>	<p>The objective has not been revised from recommendation to delete, "By 1995" and the replacement of "should" with "will". The objective still does not define what is meant by "suitable".</p>	<p>Revise the objective to read "All suitable public recreation facilities will have..." The objective should also include a definition of what is meant by "suitable."</p> <p>Milestone years in this objective need to be updated.</p>
<p>Objective 4: Public parks and recreation facilities in Wakulla County shall be maintained regularly to prevent and/or reduce accidents. The intent of the policies in the element include a means to assess the adequacy of the Plan in regulating land uses and development and to provide the County with guidance in the creation of standards and guidelines to meet identified needs.</p>	<p>Reduce the number of accidents at public parks and recreation facilities.</p>	<p>This objective had been partially achieved. The County Parks and Recreation Department did not keep any records on the number of accidents or injuries that occurred at the public parks and recreation facilities so determining the reduction in accidents or injuries during the planning period is impossible. The County did take steps to reduce the chance of accidents or injury by ensuring all playgrounds were located at least 100 feet from vehicle access points and/or are separated by a fence. The Department aggressively identified and repaired potential safety hazards before they could cause an accident.</p>	<p>An accurate assessment of the objective and its supporting policies cannot be made.</p>	<p>To determine if policies have been effective in preventing or reducing accidents at public parks and recreation facilities, the County must develop and implement a system for recording the number and type of accidents injuries that occur at these facilities.</p>
<p>Objective 5: The County will improve and coordinate efforts with all levels of government and with</p>	<p>Increase the recreational opportunities for the county residents through</p>	<p>This policy had been partially achieved. The County Recreation Department and</p>	<p>The County Recreation Department and School Board still has not executed a</p>	<p>Create a joint-use agreement between the County Recreation Department and</p>

<p>the private sector to provide recreational opportunities by undertaking the following program of activities. The intent of the policies in the element include a means to assess the adequacy of the Plan in regulating land uses and development and to provide the County with guidance in the creation of standards and guidelines to meet identifies needs.</p>	<p>the use of School Board recreational facilities.</p>	<p>School Board had not executed a formal agreement for the joint use of the parks and recreational facilities, but an informal agreement existed. The primary beneficiaries of the informal agreement were county residents who were participating in non-school sponsored activities and were permitted to use school facilities on a non-interference basis.</p>	<p>formal joint use agreement.</p>	<p>School Board for the joint use of the parks and recreational facilities.</p>
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Intergovernmental Coordination Element

Element Overview

The purpose of the Intergovernmental Coordination Element is to establish and maintain an efficient, effective and convenient program to address multi-jurisdictional, comprehensive planning issues for the purpose of:

- Achieving the goals, objectives, and policies of the Wakulla County Comp Plan
- Resolving incompatible goals, objectives, and policies and development in the Wakulla County Comp Plan with the plans of the Wakulla County School Board and other units of the local government providing services but not having regulatory authority over the use of the land; with the Comp Plans of the incorporated municipalities of St. Marks and Sopchoppy; and the adjacent counties of Franklin, Jefferson, Leon, and Liberty and with the plans of the regional, state, and federal agencies.
- Supporting the achievement of the Apalachee Comp Regional Policy Plan and the State Comp Plan.

Element Assessment

The goal of the Element provides the basis for two objectives and supporting policies related to intergovernmental coordination within the County. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

EVALUATION OF ELEMENT OBJECTIVES

Table 17: INTERGOVERNMENTAL COORDINATION ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENT
<p>Objective 1.1: The County will propose interlocal agreements with the cities in the County, the adjoining counties, the region, the School Board, and other governmental agencies having land use control or land management responsibilities for land located within Wakulla County. Such agreements will address procedures for mutual review of comprehensive and/or functional plans (including proposed plan revisions and amendments), mutual review of land development proposals, mutual review of infrastructure improvements plans, coordination of establishment of LOS standards for facilities located in the County, but not under the funding and management control of the County, and mutual review of environmental management activities for those areas and resources located along or near common border, as set forth in the policy below. The intent of the policies in the element include a means to assess the adequacy of the Plan in regulating land uses/development and to provide the County with guidance in the creation of standards and guidelines to meet identified needs.</p>	<p>The establishment of interlocal agreements with the cities in the county, the adjoining counties, the region, the School Board, and other governmental agencies having land use control or land management responsibilities for land located within the county. The impact of the establishment, or non-establishment, of the interlocal agreements.</p>	<p>Although the County had not developed and executed any formal interlocal agreements with the entities listed above, the County had pursued informal coordination activities. The County had not created annexation procedures, but had not been involved in any annexations since Comp Plan adoption. As part of the development review process, the Wakulla County Community Development Department reviewed all development proposals for impacts on adjacent local jurisdictions.</p>	<p>This objective has not been fully achieved. The County has established interlocal agreements with the following:</p> <ul style="list-style-type: none"> • Public school facility planning • Escambia County Housing Authority & Wakulla County • Creation of the Capital Region Transportation Planning Agency • Jefferson County & Wakulla County for the request and the use of the cooperative collection center arrangement grant • Recycling grants between Wakulla County and the City of St. Marks, State of Florida Rural Utility Financial Company and Wakulla County <p>The intergovernmental agreements have not dealt with mutual review of land development proposals, LOS levels, or impacts to infrastructure systems.</p>	<p>A formal coordination process, with regularly scheduled meeting times would assist in meeting these goals.</p>

<p>Objective 1.2: The county will seek to coordinate springs and karst protection policies and programs with Leon County, the City of Tallahassee, the Department of Community Affairs, NFWFMD, and the FDEP to ensure a consistent approach to springs, springshed, and aquifer protection by implementing Policies 1.2.1-2</p>	<p>The projection of springs and karst systems within Wakulla County and coordination to project these resources regionally</p>	<p>Since Comp Plan adoption, there had been no efforts to coordinate with adjacent local governments to protect unique natural resources that are located in more than one jurisdiction.</p>	<p>This objective has been partially achieved. The County has DEP review site plans, but there is not formal coordination with water agencies or adjacent jurisdictions with regard to these environmental resources.</p>	<p>The numbering of this objective needs to be updated to match the objective numbering in the other elements.</p>
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Capital Improvements Element

Element Overview

The goal and purpose of the Capital Improvements Element is to manage the provision of infrastructure through sound fiscal policies to meet the needs of existing and future residents and businesses and to implement the Comp Plan.

Element Assessment

The goal of the Element provides the basis for five objectives and supporting policies as the Element is currently adopted. The Wakulla County Planning staff is in the process of updating this Element. The changes in the updated Element have been included in this EAR. In particular, two new objectives and associated policies have been added to reflect new requirements for school concurrency. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

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EVALUATION OF ELEMENT OBJECTIVES

Table 18: CAPITAL IMPROVEMENTS ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENT
<p>Objective 1: Based on the identification of facility needs and LOS standards contained in the other elements of this plan, the County shall develop and annually review and revise a program of capital improvements designed to meet existing deficiencies, to meet the needs for future growth, to provide for replacement of obsolete or wont-out facilities, and to limit public expenditures in Coastal High Hazard Areas (CHHA).</p>	<p>Develop and annually revise a program of needed capital improvements.</p>	<p>The program of capital improvements was set for needs through 1995.</p> <p>At the time of the last EAR, this objective had been partially achieved. Facility requirements are contained in the concurrency management element and the LDC; however, not all the requirements contained in the supporting policies had been achieved.</p>	<p>This objective has not been met because the schedule of improvements was not updated annually since the last EAR. In the Fall 2007, Wakulla County Planning staff reviewed and updated this Element to determine which projects in the schedule of capital improvements had been completed.</p> <p>LOS standards for all infrastructure systems are listed in Policy 1.1 in the updated Capital Improvement Element. The standards have remained the same except for Drainage.</p>	<p>As is the case with each of these objectives, the Infrastructure, Traffic, and Concurrency Management Elements need to be updated accordingly.</p> <p>The updated schedule of capital improvements has removed reference to sanitary sewer and potable water master plans being completed within the urban service boundary. These master plans have not been completed, and an urban service boundary has not been established.</p>
<p>Objective 2: The County shall coordinate land use decisions with its financial capability to meet LOS standards, manage the land development process so that facility needs created by permitted development do not exceed the financial ability of the County, and identify the extent to which future development will be required to contribute to its proportional cost of facilities necessary to meet LOS standards through the accomplishment of the following policies.</p>	<p>Make sure that the County can pay for infrastructure needed for permitted development</p>	<p>At the time of the last EAR, this objective called for a Concurrency Management System to be established and for the county to manage its debt by limiting outstanding capital debt to a 1:10 ratio of total debt service to total County revenues. The County was also tasked to examine impact fees and other funding sources to pay for needed improvements.</p>	<p>This objective is in the process of being achieved. A Concurrency Management System is being developed and the County is considering raising impact fees to help pay for needed improvements.</p>	<p>The fall 2007 update to the Capital Improvements need to be coordinated with this Element.</p> <p>The policies in this objective need to be updated to reflect that the Concurrency Management System will soon be completed and adopted by the County.</p>
<p>Objective 3: The County will regulate public facility improvements to ensure that they</p>	<p>Minimize urban sprawl.</p>	<p>This policy had been achieved. The expansion or extension of any one of the</p>	<p>The updated Capital Improvement Element does not comment on this</p>	<p>“Contribute to urban sprawl” without an urban service boundary or special urban</p>

<p>do not contribute to urban sprawl.</p>		<p>listed public facilities is only approved when all of the other public facility needs of the area are already being met, or are funded and scheduled for construction.</p>	<p>objective. This objective has only partially been achieved because, while Policy 3.1 states: “ No extension/ expansion [of public facilities] shall be approved unless the uses and densities/intensities supported conform to the adopted Future Land Use Map,” FLUM change amendments are routinely proposed and approved by the Board of County Commissioners.</p>	<p>overlay district is difficult to define.</p>
<p>Objective 4: The County will prioritize its fiscal resources to ensure the provision of needed capital improvements and for future development and redevelopment within urbanizing areas.</p>	<p>Provide needed capital improvements in urban areas.</p>	<p>This policy had been partially achieved. With the exception of potable water, there are no known LOS deficiencies. However, there are potable water LOS deficiencies, development orders are issued in spite of this known deficiency.</p>	<p>This objective was not achieved because no changes were made to the schedule of capital improvements to prioritize since the last EAR. In addition, there has been no indication that the County has addressed the potable water deficiency.</p>	<p>As described previously, determining if infrastructure systems in Wakulla are meeting their LOS standard is difficult without completing inventory and master plans for each infrastructure type.</p>
<p>Objective 5: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this Plan, the Land Development Codes, and the availability of necessary facilities needed to support such development at the time needed.</p>	<p>Complete specific facility improvements needed for adequate capacity.</p>	<p>This objective had been partially achieved. With the exception of potable water, adequate facilities are generally available to support proposed development.</p>	<p>The County reviews proposed plan amendments and requests for new development or redevelopment before permits are issued.</p>	<p>The LOS standards are provided again in the policies of this objective. Because they are already provided in Objective 1, and within the Infrastructure Element, they do not need to be listed again. This entire objective appears to be unnecessary. Policy 5.2 is covered by other objectives and the Concurrency Management Element. The requirements in Policy 5.3 could be consolidated into other objectives.</p>
<p>Objective 6: Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available</p>	<p>Make sure that school LOS standards can be met</p>	<p>This is a new objective and was not included in the last EAR.</p>	<p>This objective is included in the updated Element currently being drafted by County Planning staff.</p>	<p>Coordination with the Wakulla County School Board and Wakulla County will be required for this objective to be successfully</p>

<p>consistent with adopted LOS standards for public schools.</p>				<p>achieved.</p>
<p>Objective 7: The County and municipalities shall ensure future needs are addressed consistent with the adopted LOS standards for public schools. Based on the identification of facility needs and LOS standards contained in the Public School Facilities Element, the Wakulla County School Board shall develop and annually review and revise a program of capital improvements for educational facilities that will be incorporated by reference by the County and municipalities on an annual basis into the five-year schedule of capital improvements.</p>	<p>Develop and annually review and revise a program of capital improvements for educational facilities.</p>	<p>This is a new objective and was not included in the last EAR.</p>	<p>This objective is included in the updated Element currently being drafted by County Planning staff.</p>	<p>This objective will need to be coordinated with the new school Element.</p>

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Economic Development Element

Element Overview

The County's purpose and goal for the Economic Development Element is to recognize the viability of existing businesses and seek to retain their presence in the County and include them in expansion efforts. The County is supposed to provide assistance to the County's state designated enterprise zones and otherwise pursue a planned economic growth program that will broaden and increase job and income opportunities and expand the tax base. To implement this intent and pursuant to the Florida administrative code, the County is supposed to adopt as the basis for its growth and economic decisions the most recently published high-range population statistics from the University of Florida.

Element Assessment

The goal of the Element provides the basis for two objectives and supporting policies related to economic development within the County. The unanticipated changes that impact this Element include the impacts of sustained high rates of population growth. The following table examines the Element's objectives and related policies to determine its successes and shortcomings.

EVALUATION OF ELEMENT OBJECTIVES

Table 19: ECONOMIC DEVELOPMENT ELEMENT

OBJECTIVE	TARGET	CONDITIONS AT TIME OF PLAN APPROVAL (2000)	CURRENT CONDITION	COMMENT
<p>Objective 1: The County shall promote the cooperation and coordination among private and public sector organizations to expand existing industries and business, especially within the designated Enterprise Zones.</p>	<p>Expand industries and businesses within the County.</p>	<p>The objective had been partially achieved. The Community Development Department was actively working with the Chamber of Commerce and other local agencies, as well as state and regional organizations, to enhance economic development. Since plan adoption, there had been some business and commercial growth in the county. There had been an increase in construction, wholesale trade, retail trade and finance/insurance employment. At the same time, there had been a decrease in agriculture/forestry/fishing and manufacturing employment.</p>	<p>The objective has been revised to place emphasis on the expansion of jobs in the Enterprise Zones.</p> <p>Policy 1.1 which states that Wakulla County shall, through its Economic Development Authority, establish business assistance programs with an emphasis on providing incentives for job creation and training has not been achieved. There is no Economic Development Authority.</p>	<p>If the Economic Development Authority refers to the Economic Development Council that is part of the Wakulla County Chamber of Commerce in Policy 1.1.</p> <p>Policy 1.2 should be updated with a specific product or guide to be created.</p>
<p>Objective 2: The County will attempt to expand the employment base by 1995 by identifying which businesses and industry jobs can be increased. The current growth of Wakulla County makes feasible to anticipate that this base be increased by 8 percent by 1995, and by 15 percent by year 2000.</p>	<p>Expand the employment base by 8 percent by 1995. Progress towards increasing the employment base by 15 percent by 2000.</p>	<p>The objective had not been achieved.</p>	<p>This objective has still not been achieved.</p>	<p>The milestone years need to be updated, and the percentages of employment increases examined to determine if they are feasible. The Economic Development Authority, per Policy 2.1, has not been established.</p>