

CHAPTER 4 – SPECIAL TOPICS

Public School Coordination

Statement of Required Special Topic

The County will assess the efforts to coordinate future land uses and residential development with the capacity of schools, establish consistent and appropriate population projections with the school board, and assist with the planning and siting of new schools.

Issue Background

Public schools and the quality of the education they provide children are critical components for the well-being and future of a community. Generally, new residential development occurring within a community is the primary contributor to student population growth within the public school system. Because of the relationship between residential development and the provision of public schools, coordination among the School Board, County, and local governments is important to ensure that future student growth needs can be accommodated within the public school system. This coordination includes notifying the Board of new residential development in a timely manner, projecting future student population accurately, forecasting future school needs through financially feasible capital planning, planning jointly for new school siting, and the provision of infrastructure (potable water, sanitary sewer, roads, sidewalks, etc.) necessary to support schools.

Current Legislative Changes

As part of the Florida Legislature's 2005 growth management law (SB 360), all local governments in the state are now required to incorporate provisions for school concurrency in their comprehensive plans by 2008. To address the new legislation, the County, the School Board, and the local governments of Wakulla County must adopt an Interlocal Agreement (ILA) for School Concurrency to satisfy the requirements of Section 163.3180 (12)(g)1, Florida Statutes. The new ILA (or updated Interlocal Agreement for Public School Facility Planning) will include the provisions for school concurrency including:

- Identifying that the School Board has a financially feasible Public School Capital Facilities Program
- Establishing a level-of service for schools
- Creating school concurrency service areas
- Defining a process for the review of residential development for verification of adequate school capacity
- Providing a process for determining proportionate fair-share mitigation

In addition to an updated ILA, local governments are required adopt a new Public School Facilities Element (PSFE), and amend their capital improvement element (CIE) and intergovernmental coordination element (ICE) of their Comp Plans. Under statewide schedule, the Wakulla County School District, Wakulla County, the City of Sopchoppy, and the City of St. Marks must work together to adopt the necessary Comp Plan amendments to establish school concurrency by January 1, 2008. Further, the required amendments to each local government's Comp Plan must be consistent with each other, as required by Section 163.3180, Florida Statutes.

Coordination

Wakulla County has taken the following steps to coordinate planning for public schools and school capacity with planning for development and growth:

- Interlocal Agreement for Public School Facility Planning (2007)
On April 30, 2007, the County, the School Board and the local governments amended and restated an agreement refining the process for the coordination of land use and public school facility planning in

accordance with the requirements of Section 163.31777, Florida Statutes. This new agreement addressed:

- Joint Meeting
- Student Enrollment and Population Projections
- Coordinating and Sharing of Information
- Implementation of School Concurrency
- School Site Selection, Significant Renovations, and Potential School Closures
- Supporting Infrastructure
- Site Plan Review
- Local Planning Agency, Comp Plan Amendments, Rezoning, Development Approvals
- The Co-Location and Shared Use
- The Resolution of Disputes
- The Oversight Process
- The Amendment and Termination of Agreement

The amended and restated Interlocal Agreement for Public School Facility Planning has been approved by the Wakulla County Board of Commissioners.

Public School Facilities Element

Under a grant from the DCA, the Wakulla County School District completed a study evaluating the school system and its relationship to development and growth and prepared a draft Public School Facilities Element.

Objective Achievement Regarding Special Topic

An assessment of the objectives of the Comp Plan has been completed to identify how their achievement relates to the special topic of coordinating future land uses and residential development with the capacity of schools. The three Elements with Objectives addressing this topic are:

- Future Land Use
- Recreation and Open Space
- Intergovernmental Coordination

The objectives of these Elements are analyzed for the successes and shortcomings in Chapter 3.

Proposed Changes

As required by Section 163.3191(2)(i), F.S., this portion of the EAR identifies any actions or corrective measures, including whether Comp Plan amendments are anticipated to address the Special Topics identified and analyzed in the EAR.

An Interlocal Agreement for Public School Facility Planning and School Concurrency has been completed with the County, the City of Sopchoppy, the City of St. Marks, and the School Board. A draft Public School Facilities Element (PSFE) has been completed and is waiting to be transmitted to DCA. In addition to the draft PSFE, the following underlined sections below represent additions to the Capital Improvements Element (CIE) and Intergovernmental Coordination Element (ICE) that are being recommended as a result of the County's Public School Facilities Element study:

Amendments To the Goals, Objectives, and Policies of the ICE

Goal: To Establish And Maintain An Efficient, Effective And Convenient Program To Address Multi-Jurisdictional, Comp Planning Issues For The Purposes Of:

- Achieving The Goals, Objectives And Policies Of The Wakulla County Comp Plan;

- Resolving Incompatible Goals, Objectives And Policies And Development In 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 Land; With The Comp Plans Of The Incorporated Municipalities Of St. Marks And Sopchoppy; And Adjacent Counties Of Franklin, Jefferson, Leon And Liberty And The Plans Of Regional, State And Federal Agencies-;
- Supporting The Achievement Of The Apalachee Comp Regional Policy Plan And The State Comp Plan;
- Coordinate With The Wakulla County School Board To Ensure Public School Facilities Meet The Needs Of Wakulla County's Existing And Future Population.

Policy 1.1.2: School Board planning involvement with the County shall be coordinated through the County Technical Review Committee (TRC) with a School Board representative or designee assigned as a regular voting member, reviewing all types of development applications and voting on said TRC recommendations to the Wakulla County Planning Commission or Local Planning Agency, and the Board of County Commissioners, and shall include coordinated school site planning and facility collocation planning and development review as required by the school planning requirements of general law.

Objective 1.2: The County And Municipalities Of St. Marks And Sopchoppy Will Implement The Interlocal Agreement With The School Board Providing For Close Coordination And Evaluation Of Development Proposals And Shall Maintain And Enhance Joint Process And Procedures For Coordination Of Public Educational Facilities For Planning And Decision-Making.

Policy 1.2.1: On An Annual Basis, The County And Municipalities Shall Ask The School Board To Provide Information From Their 5-Year District Educational Facilities Work Program And Provide Each Year, A General Education Facilities Report Containing Information Detailing Existing And Projected Facilities Capacities, Enrollments And Their Locations And Projected Needs. The Report Shall Also Contain The School Board's Capital Improvement Plan, Including Planned Facilities With Funding To Address The District's Unmet Needs.

Amendment To The Goals, Objectives And Policies Of The CIE

Objective 6: Manage The Timing Of Residential Subdivision Approvals, Site Plans Or Their Functional Equivalent To Ensure Adequate School Capacity Is Available Consistent With Adopted Level Of Service Standards For Public Schools.

Policy 6.1: The Wakulla County School Board, Wakulla County And The Municipalities Of Sopchoppy And St. Marks Agree To The Following Level Of Service Standards For Public Schools In Wakulla County.

Type Of School	Level Of Service Standard
Elementary Schools	100% Of FISH Capacity for Permanent Student Stations Only
Middle Schools	100% Of FISH Capacity for Permanent Student Stations Only
High School	100% Of FISH Capacity for Permanent Student Stations Only
Charter Schools	100% of Capacity

Policy 6.2: The County And The Municipalities Shall Ensure That Future Development Pays A Proportionate Share Of The Costs Of Capital Facility Capacity Needed To Accommodate New Development And To Assist In Maintaining Adopted Level Of Service Standards, Pursuant To Impact Fees, Proportionate Share Mitigation And Other Legally Available And Appropriate Methods In Development Conditions.

Objective 7: The County And Municipalities Shall Ensure Future Needs Are Addressed Consistent With The Adopted Level Of Service Standards For Public Schools. Based On The Identification Of Facility Needs And Level Of Service 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 5-Year Schedule Of Capital Improvements.

Policy 7.1: The County And The Municipalities Hereby Incorporates By Reference The Wakulla County School Board Educational Facilities Work Program Dated....., That Includes School Capacity Sufficient To Meet Anticipated Student Demand Projected By The County And Municipalities, In Consultation With The School Board's Projections Of Student Enrollment, Based On The Adopted Level Of Service Standards For Public Schools.

Policy 7.2: The County And Municipalities Shall Annually Update, By December 1st Of Each Year, The Capital Improvements Element By Adopting By Reference The School Board's Financially Feasible Work Program To Ensure A Financially Feasible Capital Improvements Schedule And To Ensure Level Of Service Standards Will Continue To Be Achieved And Maintained During The Five-Year Planning Period.

Policy 7.3: The 5-Year Schedule Of Capital Improvements For Public School Facilities Ensures The Level Of Service Standards Are Achieved And Maintained Within The Period Covered By The 5-Year Schedule. After The Initial 5-Year Schedule Of Capital Improvements For Public School Facilities, Annual Updates To The Schedule Shall Ensure Levels Of Service Standards Are Achieved And Maintained Each Year Of The Subsequent 5-Year Schedule Of Capital Improvements.

Policy 7.4: The County, The Municipalities And The School Board Will Coordinate During Updates Or Amendments To The Comprehensive Plan And Updates Or Amendments To Long Range Plans For School Board Facilities (District Educational Facilities Plan).

Policy 7.5: Wakulla County And The Municipalities Of Sopchoppy And St. Marks' Strategy, In Coordination With The School Board, For Correcting Existing Deficiencies And Addressing Future Needs Includes:

1. Implementation Of A Financially Feasible 5-Year Schedule Of Capital Improvements For Public Schools To Ensure Level Of Service Standards Are Achieved And Maintained;
2. Identification Of Adequate Sites For Funded And Planned Schools; And
3. The Adoption Of Impact Fees In Order To Generate Additional Revenue To Help Fund School Improvements.

Water Supply Plan

In its Water Supply Assessment Report (WSAP), the NFWFMD determined that Wakulla County is not within a Regional Water Supply Plan Area. Therefore, the Comp Plan does not need to be assessed with respect to the water management district's Regional Water Supply Plan.

The WSAP did determine that within Leon, Wakulla, and Jefferson Counties, available reuse water should be provided for uses that reduce consumption of Floridan Aquifer water. Wakulla County does not currently have a master plan or a full inventory of existing infrastructure for potable water or wastewater. These items would be needed to determine if the Comp Plan should be revised to include a work plan for building water supply facilities for which the local government is responsible. For other major issues related to water and water supply, see Chapter 2 of this document.

Coastal High-Hazard Areas

There have not been any past reductions in the land use densities within the coastal high hazard area since the last EAR.

Compatibility with Military Installations

No military installations are located within Wakulla County, therefore Florida Statute 163.3177(6)(a) with regard to achieving compatibility of land uses adjacent to military installations is not applicable. For other major issues regarding land uses, see Chapter 2 of this document.

CHAPTER 5 – RELEVANT STATUTORY CHANGES

The following tables provide a tabular summary of changes to the state comprehensive plan, Chapter 163, Part II, Florida Statutes, 9J-5, and the Florida Administrative Code. The information illustrates how the County has addressed or proposes to address relevant statutory changes since the last EAR. The Apalachee Regional Planning Council (ARPC) Strategic Regional Policy Plan (SRPP) was adopted June 27, 1996, prior to the last EAR-based update of the County’s Comp Plan.

Table 20: Relevant Changes to Chapter 163, F.S. 2000-2006

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
2000: [Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, <u>Laws of Florida</u>]					
104	Repealed Section 163.3184(11)(c), F.S. , that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) [Now: Repealed]	N/A		
105	Repealed Section 163.3187(7), F.S. that required consideration of an increase in the annual total acreage threshold for small-scale plan amendments and a report by DCA.	163.3187(7) [Now: Repealed]	N/A		
106	Repealed Sections 163.3191(13) and (15), F.S.	163.3191(13) and (15) [Now: Repealed]	N/A		
107	Allowed small-scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1.e		Procedural	
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas .	163.2517(3)(j)2.	N/A		
2001: [Ch. 2001-279, s. 64, <u>Laws of Florida</u>]					
109	Created the rural land stewardship area program.	163.3177(11)(d)		Not currently addressed in the Comp Plan.	Amend Policy 1.2 .1 of the future land use element to allow for the creation of a rural and stewardship program.
2002: [Ch. 2002-296, ss. 1 - 11, <u>Laws of Florida</u>]					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board .	163.3174		Not currently addressed in the Comp Plan.	Amend public school facilities element completed in 2007 and waiting transmittal to DCA.
111	Required coordination of local comprehensive plan	163.3177(4)(a)	N/A		

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	with the regional water supply plan.				
112	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)		Procedural	
113	Required that by adoption of the EAR , the sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.	163.3177(6)(c)		Not currently addressed in the Comp Plan.	Amend Infrastructure Element.
114	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6)(d)	N/A		
115	Required that the intergovernmental coordination element (ICE) include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)	N/A	Wakulla County is not covered by a regional water supply plan.	
116	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.		Not currently in the Comp Plan, although it has been completed as part of the draft public schools facility element.	
117	Required that counties larger than 100,000 population and their municipalities submit a inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.	N/A		
118	Required local governments and special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003. NOTE: this requirement repealed by Ch. 2005-290, s. 2, LOF.	163.3177(6)(h)9. [Now repealed]	N/A		
119	Added a new Section 163.31776 that allows a county to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776		Not currently in the Comp Plan, although a public school facilities element was completed in 2007 and is waiting	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
				transmittal to DCA.	
120	Added a new Section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777		Not currently in the Comp Plan, although it has been completed as part of the draft public school facilities element	
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)		Not included in the Comp Plan	Traffic; Concurrency Management System
122	Expanded the definition of “affected persons” to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		Procedural	
123	Expanded the definition of “in compliance” to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)		Procedural	
124	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)		Procedural	
125	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Procedural	
126	Exempted amendments related to providing transportation improvements to enhance life safety on “controlled access major arterial highways” from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)		Procedural	
127	Required EARs to include (1) consideration of the appropriate regional water supply plan and (2) evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)		Provided in this EAR	
128	Allowed local governments to establish a special master process to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		Procedural	
129	Created the Local Government Comprehensive	163.3246		Procedural	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.				
130	Added a provision to Section 380.06(24), Statutory Exemptions , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a “boating facility siting plan or policy” (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)		Procedural	
131	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities.	163.3194(6)		Procedural	
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, <u>Laws of Florida.</u>]					
132	Creates the Agricultural Lands and Practices Act . (2): Provides legislative findings and purpose with respect to agricultural activities and duplicative regulation. (3): Defines the terms “farm,” “farm operation,” and “farm product” for purposes of the act. (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a bona fide farm operation on land that is classified as agricultural land. (4)(a): Provides that the act does not limit the powers of a county under certain circumstances. (4)(b): Clarifies that a farm operation may not expand	163.3162		Procedural Procedural Procedural Procedural Procedural	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	its operations under certain circumstances. (4)(c): Provides that the act does not limit the powers of certain counties . (4)(d): Provides that certain county ordinances are not deemed to be a duplication of regulation .			Procedural Procedural	
133	Changes “State Comptroller” references to “Chief Financial Officer.”	163.3167(6)		Procedural	
134	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)		Procedural	
135	Throughout s.163.3177, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31776		Procedural	
136	Throughout s.163.31777, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31777		Procedural	
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, <u>Laws of Florida.</u>]					
137	(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate water supply sources to meet future demand. (14): Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167		(10) NA (13) Discussed in Chapter 1 of this EAR, (14) Procedural	Capital Improvements Element
138	(1): Provides legislative findings on the compatibility of development with military installations . (2): Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations. (3): Provides for responsive comments by the	Creates 163.3175.	All N/A		

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	<p>commanding officer or his/her designee.</p> <p>(4): Provides for the county or affected local government to take such comments into consideration.</p> <p>(5): Requires the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board.</p> <p>(6): Encourages the commanding officer to provide information on community planning assistance grants.</p>				
139	<p>(6)(a):</p> <ul style="list-style-type: none"> Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations. Changed to specifically encourage rural land stewardship area designation as an overlay on the future land use map. <p>(6)©: Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.</p> <p>(10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations.</p> <p>(11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to rural land stewardship areas.</p>	163.3177	NA	<p>(6) ©Procedural, although this was not completed.</p> <p>(10)(l) N/A</p> <p>Remaining are procedural.</p>	

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>(11)(d)2.: Provides for multicounty rural land stewardship areas.</p> <p>(11)(d)3.-4: Revises requirements, including the acreage threshold for designating a rural land stewardship area.</p> <p>(11)(d)6.j.: Provides that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment; requires DCA to provide technical assistance to local governments.</p>				
<p>140 (1): Provides legislative findings with respect to the shortage of affordable rentals in the state.</p> <p>(2): Provides definitions.</p> <p>(3): Authorizes local governments to permit accessory dwelling units in areas zoned for single-family residential use based upon certain findings.</p> <p>(4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to a very low-income, low-income, or moderate-income person or persons.</p> <p>(5): Provides for certain accessory dwelling units to</p>	<p>Creates 163.31771</p>		<p>Procedural; (3), (4), (5) need to be addressed within LDCs.</p>	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the DCA to report to the Legislature.				
141	Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)	N/A		
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.	163.3187		(1)(m) N/A (1)(n) Procedural	
143	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)	N/A		
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, <u>Laws of Florida</u>]					
144	Added the definition of " financial feasibility ."	Creates ss. 163.3164(32)		Procedural	
145	(2): Required comprehensive plans to be " financially " rather than "economically" feasible . (3)(a)5.: Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement . (3)(a)6.b.1.: Required plan amendment for the annual update of the schedule of capital improvements. Deleted	163.3177		Procedural Needs to be updated in adopted in Comp Plan Should be addressed in capital improvement element, has not been updated annually.	Capital Improvements Element Capital Improvements Element

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>provision allowing updates and change in the date of construction to be accomplished by ordinance.</p> <p>(3)(a)6.c.: Added oversight and penalty provision for failure to adhere to this section’s capital improvements requirements.</p> <p>(3)(a)6.d.: Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system.</p> <p>(6)(a): Deleted date (October 1, 1999) by which school sitting requirements must be adopted.</p> <p>(6)(a): Add requirement that future land use element of coastal counties must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.</p> <p>(6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects selected by the local government to meet its water supply needs.</p> <p>(6)(e): Added waterways to the system of sites addressed by the recreation and open space element.</p> <p>(11)(d)4.c.: Required rural land stewardship areas to address affordable housing.</p> <p>(11)(d)5.: Required a listed species survey be performed on rural land stewardship receiving area. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a methodology for creation, conveyance, and use of</p>		<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Procedural</p> <p>Currently N/A, could become applicable once CMS Study currently underway is completed.</p> <p>6(a) Not currently addressed in the Comp Plan.</p> <p>Not currently addressed in the Comp Plan.</p> <p>(11) All of these in this category are currently N/A, as the County does not have a Rural Land Stewardship Program.</p>	<p>Coastal Management Element</p> <p>Recreation and Open Space Element</p>

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j.: Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.</p> <p>(12): Must adopt public school facilities element.</p> <p>(12)(a) and (b): A waiver from providing this element will be allowed under certain circumstances.</p> <p>(12)(g): Expanded list of items to be to include co-location, location of schools proximate to residential areas, and use of schools as emergency shelters.</p> <p>(12)(h): Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.</p> <p>(12)(i): Required DCA to establish a schedule for adoption of the public school facilities element.</p> <p>(12)(j): Established penalty for failure to adopt a public school facility element.</p> <p>(13): (New section) Encourages local governments to develop a “community vision,” which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.</p> <p>(14): (New section) Encourages local governments to develop a “urban service boundary,” which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).</p>			<p>(12) (a-j) This is not currently in the Comp Plan, although a Public School Facilities Element was completed in 2007 and is waiting transmittal to DCA</p> <p>(13) Optional: The County has completed visioning exercises, the results of which could be used as basis for recommendations and changes to Comp Plan.</p> <p>(14) Optional: The County currently does</p>	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
				not have an urban service boundary.	
146	163.31776 is repealed	163.31776 [Now: Repealed]	N/A		
147	(2): Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency . The opt-out provision at the end of Subsection (2) is deleted. (5): Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements. (7): Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.	163.31777	(5) N/A (7) N/A	(2) Not currently in the Comp Plan, although a public school facilities element was completed in 2007 and is waiting transmittal to DCA.	
148	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178		Not currently addressed in the Comp Plan.	Coastal Management Element
149	(1)(a): Added “ schools ” as a required concurrency item. (2)(a): Required consultation with water supplier prior to issuing building permit to ensure “ adequate water supplies ” to serve new development is available by the date of issuance of a certificate of occupancy. (2)(c): Required all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit. (4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).	163.3180		(1)(a) Not currently addressed in the Comp Plan. (2)(a) Not currently addressed in the Comp Plan. (2)(c): Already addressed in the concurrency management system element. (4)(c): Not currently in	Concurrency Management System Element Concurrency Management System Element

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>(5)(d): Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established transportation exceptions, the guidelines for implementing the exceptions must be “consistent with and support a comprehensive strategy, and promote the purpose of the exceptions.” Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p> <p>(6): Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.</p> <p>(9)(a): Allowed adoption of a long-term concurrency management system for schools.</p> <p>(9)(c): (New section) Allowed local governments to issue approvals to commence construction</p>		<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>the Comp Plan, although a public school facilities element was completed in 2007 and is waiting transmittal to DCA.</p> <p>(5)(d): Not currently addressed in the Comp Plan.</p> <p>Included in the Proportionate Fair-Share Ordinance included in the LDCs</p> <p>Procedural; Concurrency Management system requirements should be</p>	<p>Concurrency management system element</p> <p>Concurrency Management System Element</p> <p>Traffic, Concurrency Management System Element</p> <p>Concurrency Management System</p>

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>notwithstanding s. 163.3180 in areas subject to a long-term concurrency management system.</p> <p>(9)(d): (New section) Required evaluation in EAR of progress in improving levels of service..</p> <p>(10): Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.</p> <p>(13): Required school concurrency (not optional).</p> <p>(13)(c)1.: Requires school concurrency after five years to be applied on a “less than districtwide basis” (i.e., by using school attendance zones, etc).</p> <p>(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p> <p>(13)(c)3.: No application for development approval may be denied if a less-than-districtwide measurement of school concurrency is used; however the development impacts must be shifted to contiguous service areas with school capacity.</p> <p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p> <p>(13)(e)1.: Enumerated mitigation options for achieving proportionate-share mitigation.</p> <p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must credit this amount toward any impact fee or exaction imposed</p>			<p>updated to support this requirement</p> <p>Procedural</p> <p>(10) The traffic element already states that the LOS on SIS facilities match FDOT standards. A policy regarding compatibility with adjacent jurisdictions should be added.</p> <p>(13), all requirements: Not currently in the Comp Plan, although a Public School Facilities Element was completed in 2007 and is waiting transmittal to DCA.</p> <p>Wakulla County has adopted a Proportionate-Fair Share Ordinance in its LDCs. An enabling objective or policy is needed in the Comp Plan. This applies to (16) as well.</p> <p>(15) N/A</p>	<p>Traffic Element</p> <p>Traffic; Concurrency Management System.</p>

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
<p>on the community:</p> <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition <p>(13)(g)2.: (Section deleted) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p> <p>(13)(g)6.a.: [Formerly (13)(g)7.a.] Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.</p> <p>(13)(g)7. [Formerly (13)(g)8.] Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h): (New 2005 provision) The fact that school concurrency has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15): Prior to adopting Multimodal Transportation Districts, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16): (New 2005 section) Required local governments to</p>				

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options . FDOT will develop a model ordinance by December 1, 2005.		N/A*		
150	<p>(17): (New 2005 section) If local government has adopted a community vision and urban service boundary, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p> <p>(18): (New 2005 section) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p>	163.3184	N/A N/A		
151	<p>(1)(c)1.f.: Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, affordable housing units are exempt from this limitation.</p> <p>(1)(c)4.: (New 2005 provision) If the small-scale development amendment involves a rural area of critical economic concern, a 20-acre limit applies.</p> <p>(1)(o): (New 2005 provision) An amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on comprehensive plan amendments.</p>	163.3187	N/A N/A	Procedural	
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the EAR whether the local government continues to meet the exemption criteria in s.163.3177(12).	163.3191		An interlocal agreement has been completed. (2)(l): Covered in	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	<p>(2)(l): The EAR must determine whether the local government has met its various water supply requirements, including development of alternative water supply projects.</p> <p>(2)(o): (New 2005 provision) The EAR must evaluate whether its Multimodal Transportation District has achieved the purpose for which it was created.</p> <p>(2)(p): (New 2005 provision) The EAR must assess methodology for impacts on transportation facilities.</p> <p>(10): The EAR-based amendment must be adopted within a single amendment cycle. Failure to adopt within this cycle results in penalties. Once updated, the comprehensive plan must be submitted to the DCA.</p>		N/A	<p>Chapter 1 of this EAR.</p> <p>Procedural: To be handled during EAR-based amendments</p>	
153	<p>(10) New section designating Freeport as a certified community.</p> <p>(11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.</p>	163.3246	N/A		
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, <u>Laws of Florida</u>]					
154	Establishes plan amendment procedures for agricultural enclaves as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5)		Procedural	
155	Defines agricultural enclave. Ch. 2006-255, LOF.	163.3164(33)		FLU Policy 1.2.4. currently covers rural enclaves.	Future Land Use
156	Adds new paragraph encouraging local governments with a coastal management element to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2.		Not currently addressed in the Comp Plan	Coastal Management Element
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater	163.3177(11)(d)6.	N/A		

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	population with a rural land stewardship area . Ch. 2006-220, LOF.				
158	Recognizes “extremely-low-income persons” as another income groups whose housing needs might be addressed by accessory dwelling units and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)		Procedural	
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of updated regional hurricane evacuation plans . Ch. 2006-68, LOF.	163.3178(2)(d)		Not currently addressed in the Comp Plan	Traffic; Coastal Management
160	Changes the definition of the Coastal High Hazard Area (CHHA) to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)		Not currently addressed in the Comp Plan.	Coastal Management
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a)		Not currently addressed in the Comp Plan	Traffic; Coastal Management
162	Adds a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b)		Not currently addressed in the Comp Plan	Traffic;
163	Requires local governments to amend their Future Land Use Map and coastal management element to include the new definition of the CHHA , and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)		Not currently addressed in the Comp Plan.	Future Land Use; Coastal Management
164	Allows the sanitary sewer concurrency requirement to be met by onsite sewage treatment and disposal systems approved by the Department of Health. Ch. 2006-252,	163.3180(2)(a)		Procedural	

Changes to Chapter 163, F.S. 1986-2006		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed by Element
	LOF.				
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)		Procedural	
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.		Procedural	
167	Creates a new section related to electric distribution substations ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	163.3208		Not currently addressed in the Comp Plan.	Future Land Use
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right-of-way . Ch. 2006-268, LOF.	163.3209		Procedural	
169	Community Workforce Housing Innovation Pilot Program ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.			Procedural	
170	Affordable housing land donation density incentive bonus ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.			Procedural	

Table 21: Changes to Rule 9J-5, F.A.C. 2001-2006

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
February 25, 2001					
69	Defined general lanes	9J-5.003	N/A		
70	Revised the definition of “ marine wetlands. ”	9J-5.003	N/A		
71	Repeal the definition of “ public facilities and services. ”	9J-5.003	N/A		
72	Revised procedures for monitoring , evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)		Procedural, Being Covered in 2007 EAR	
73	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments.	9J-5.0053		Procedural, Being Covered in 2007 EAR	
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency.	9J-5.005(1) and (2)		Public school facilities element completed in 2007 and waiting transmittal to DCA.	Public School Facilities
75	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts.	9J-5.0055(2)(b) and (3)(c)	N/A		
76	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)	N/A		
77	Provide that public transit facilities are not subject to concurrency requirements.	9J-5.0055(8)	N/A		
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a proportionate share contribution.	9J-5.0055(9)		This is not currently in the Comp Plan.	Concurrency Management System
79	Required the future land use map to show multimodal transportation district boundaries, if established.	9J-5.006(4)	N/A		

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
80	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)	N/A		
81	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)		This has not been addressed in the housing element of the Comp Plan.	Housing
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)		This has not been addressed in the housing element of the Comp Plan.	Housing
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .	9J-5.015(3)(b)		This is not covered in the intergovernmental coordination element.	Intergovernmental Coordination
84	Required the Intergovernmental Coordination Element to include:	9J-5.015(3)(c)			
	<ul style="list-style-type: none"> Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas; 			Only policies related to annexation are in the intergovernmental coordination element.	Intergovernmental Coordination
	<ul style="list-style-type: none"> Recognize campus master plan and provide procedures for coordination of the campus master development agreement; 		N/A		
	<ul style="list-style-type: none"> Establish joint processes for collaborative planning and decision-making with other units of local government; 			This is not covered in the intergovernmental coordination element.	

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	N/A	Addressed (where/how)	Amendment Needed By Element
	<ul style="list-style-type: none"> Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities; 			Has been completed. Included in the public school facilities element completed in 2007 and waiting transmittal to DCA.	Need to update intergovernmental coordination element referencing where this information can be located.
	<ul style="list-style-type: none"> Establish joint processes for the siting of facilities with countywide significance; and 			This is not covered in the intergovernmental coordination element.	This is not covered in the intergovernmental coordination element.
	<ul style="list-style-type: none"> Adoption of an interlocal agreement for school concurrency. 			Has been completed. Included in the public school facilities element completed in 2007 and waiting transmittal to DCA.	Need to update intergovernmental coordination element referencing where this information can be located.
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for multimodal transportation districts , if locally established.	9J-5.016(4)(a)		Public school facilities element completed in 2007 and waiting transmittal to DCA.	Public school facilities element
86	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	NA		
87	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	N/A		
88	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the DOT.	9J-5.019(4)(c)	N/A		

CHAPTER 6 –RECOMMENDATIONS

Recommended changes to the Comp Plan based on the major issues described in Chapter 2 are provided below. These recommendations will be used to update the Comp Plan during the EAR-based amendment process. Specific objectives that correspond to the recommendations have been identified as appropriate. Needed revisions to the Comp Plan as indicated from the tables in Chapter 5 will also be included in the EAR-based amendments.

I. Development and Growth Management

- Objectives and policies throughout the Comp Plan with milestones prior to 2007 should be amended and updated.
- Objectives and policies should be added to the Future Land Use Element to specifically promote smart development methods, including:
 - Establish density incentives for low impact development
 - Establish green building initiatives (which should be incorporated into the LDCs)
 - Emphasize clustering development where applicable
- The future land use map and inventories of non-conforming land use uses need to be updated and maintained utilizing Geographic Information Systems (GIS) (Future Land Use Element, Objective 9).
- Overlay districts and special plan areas should be considered to limit strip development along important corridors in the County, particularly US 319.
- Affordable/workforce housing needs within the County should be evaluated for current and future residents through the completion of a housing stock inventory. This will better enable the Comp Plan and LDCs to identify the “appropriate” mix of very low, low, and moderate income level housing that should be provided within the County (Housing Element, Objective 1).
- What constitutes “developable recreational and open space” needs to be specifically defined within the LDCs and supported in the Comp Plan. This will allow the Parks and Recreation LOS standard to be more exactly defined and measured. (Recreation and Open Space Element, Objective 1).
- Within one year after the EAR-based amendments are found in compliance with DCA, the LDCs should be updated. The County should pursue grant funding to accomplish this task.

II. Transition and Urbanizing Areas

- The Urban 2 land use should be expanded so that growth can be focused within this area. The County should determine if urban service boundaries or other planning tools, such as the use of overlay districts, or special area plans, should be utilized (Future Land Use Element, Objective 2).
- Density bonuses and the option to raise building height limits to promote clustered development in urbanizing areas should be considered.
- The Comp Plan should contain an objective and policies supporting the establishment of overlay districts for urban locations surrounded by transitional areas.
- The need for new land use classification(s) based on the characteristics of transitioning and urbanizing areas should be considered.
- A specific overlay district should be developed for Crawfordville that recognizes it as the urban center of Wakulla County and establishes walkable, town center destinations.
- An objective and related policies should be added in supported of the Panacea Overlay District and the Public Access Plan completed in coordination with the Economic Development Plan (Future Land Use Element; Economic Development Element; Coastal Management Element, Objective 3).

III. Transportation

- The LOS standard for the County's roadways should be evaluated (Traffic Element, Objective 1).
- The name of the Traffic Element in the Comp Plan should be changed to "transportation element" because it encompasses the various travel needs and travel modes of residents in the County.
- The existing list of improvements in the traffic element need to be updated to reflect the schedule of capital improvements in the updated capital improvement element and the results of the CMS Study (Traffic Element, Objective 3).
- Policies need to be added to the Concurrency Management System Element to establish the County's new CMS and to support the use of the County's Proportionate Fair-Share Ordinance (Concurrency Management System, Objective 1).
- An objective should be added to address the need for bicycle and pedestrian facility guidelines and to complete greenways master plan throughout the County. Corresponding changes to the LDCs will also be needed.
- Transportation Demand Management (TDM) techniques should be supported within the Comp Plan. Milestone dates regarding the potential start of transit service in Wakulla County should be considered (Traffic Element, Objective 6).
- Supporting policies for a countywide system of access management, particularly along US 319, should be created (Traffic Element, Objective 6). To achieve this task, coordination with FDOT should also be encouraged.
- The County should coordinate with FDOT and the CRTPA to maximize funding opportunities for needed transportation improvements, including FDOT's Transportation Regional Incentive Program.

IV. Infrastructure

- An integrated inventory of existing and planned facilities for each infrastructure type should be developed and compiled into a GIS database (Infrastructure Element, Objective 2.1 and Objective 2.2).
- Objectives and policies should be strengthened to clarify the role of impact fees regarding the financial feasibility of providing infrastructure Countywide (Capital Improvement Element, Objective 4).
- The Infrastructure Element, including the schedule of capital improvements, needs to be updated to reflect the conditions indicated in the updated Capital Improvements Element (Infrastructure Element, Objective 1.2). This is particularly needed in regards to the projected LOS deficiencies for potable water and transportation.
- The schedule of capital improvements for each infrastructure type need to be monitored and updated annually (Capital Improvement Elements, Objective 1).
- Objectives and policies supporting school concurrency are needed in the Concurrency Management System Element (Objective 1).
- An objective that supports the creation of a regional stormwater plans with recreational opportunities and park amenities should be added.
- An intergovernmental agreement is needed between the County and School Board to authorize use of school recreational facilities by County residents (Intergovernmental Coordination, Objective 1.1).
- Policies to coordinate with DEP and the appropriate agencies to monitor multi-state impacts on the water quality in Wakulla County should be included in the Intergovernmental Coordination Element.
- The specific level of services standards for each infrastructure type should be examined for consistency with industry methodologies.
- A long-range plan for a centralized or retrofit sewer system is also needed. Density standards and monitoring need to be established regarding the capacity or impact placed on infrastructure and water quality.

V. Environmental Resource Management

- The Florida Springs Initiatives should be incorporated into Objective 1 of the Coastal Management Element.
- The County should coordinate with DEP and the Northwest Florida Water Management District to determine the appropriate buffer distances around wetlands, karst features, and other water bodies (Intergovernmental Coordination, Objective 1.2).
- A Water Management Conservation Plan that includes water reuse (per NFWFMD recommendations) and potable water conservation techniques should be supported within the LDCs (Conservation Element, Objective 5 and Infrastructure Element, Objective 2.5).
- Wakulla County should coordinate with DEP to complete a Coastal Management Plan with focus placed on the St. Marks River, watersheds, water access policies, and springs. An evaluation of the aquatic vegetation and its associated nutrients should be completed. (Coastal Management Element, Objective 1).
- The new DEP ERP requirements need to be supported by the Comp Plan and included in the LDCs (Conservation Element, Objective 2).
- Wakulla County should coordinate with FWC and DEP to limit habitat fragmentation (Coastal Management Element 1). The LDCs should be updated to preserve native habitats.

VI. Economy/Community

- The milestones and target industries in Objective 2 of the Economic Development Element should be updated from the results of the assessment completed in the Economic Development Plan.
- An objective and supporting policies are needed within the Economic Development Element to support the Big Bend Scenic Byway and its Corridor Management Entity. The creation of a Regional Tourism Council should also be supported (Economic Development, Objective 1).
- The County should coordinate with existing businesses, the Wakulla County Chamber of Commerce, and the Tallahassee/Leon County Economic Development Commission to ensure that the County is taking actions needed to position itself as a competitive location relative to the siting of new businesses and business expansions in the Tallahassee region.
- An objective and supporting policies for the creation of a small-business incubator should be established. This will provide encourage economic and job opportunities within Wakulla County.
- Policies should be established that support the Wakulla County Tourist Development Council to establish a Five-Year Strategic Tourism Plan (Economic Development, Objective 1). Options for improved hunting and fishing activities should be included.
- An objective and related policies in support of eco-tourism should be added.
- Policies supporting a countywide recycling program with target dates set for implementation should be established.
- An objective should be created to develop a plan to provide salaries for Wakulla's fire services staff.