



City of Freeport Comprehensive Plan Goals, Objectives & Policies

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Planning & Zoning Dept.

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CAPITAL IMPROVEMENTS ELEMENT

GOAL I: THE CITY OF FREEPORT SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE PUBLIC FACILITIES TO ALL RESIDENTS IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING PUBLIC FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES COMPACT URBAN GROWTH.

Objective I.A: Capital improvements will be provided to correct existing deficiencies to accommodate desired future growth, and to replace inadequate or obsolete facilities, as indicated in the Five Year Schedule of Improvements of this Element.

Policy I.A.1: All capital improvements projects identified in other elements of the Comprehensive Plan that are of relatively large scale and high cost (\$100,000 or more) shall be included in the Five Year Schedule of Improvements in this Element. All other capital improvements with costs of less than \$100,000 shall be included in the Six Year Capital Improvement Program and the Annual Capital Budget.

Policy I.A.2: The City shall give schedule and funding priority to capital improvements projects listed in the Five Year Schedule of Improvements which are designed to correct existing deficiencies .

Policy I.A.3: The City Council with the input of any department heads for recreation, public works, and administration shall act as a capital improvements coordinating committee.

Policy I.A.4: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1. Is the project is required to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities?
2. Will the project increase efficiency of use of existing facilities, prevents or reduces future improvement cost, provide service to already developed areas lacking full service, or promote infill development?

3. Does the project represent a logical extension of facilities and services within the City's designated service area?

Policy I.A.5: The City shall include in its annual update of the City's five (5) year capital improvements project listing the first five (5) years of the ten (10) year Water Supply Facilities Work Plan to ensure consistency between the Infrastructure Element and the Capital Improvements Element. Annual updates to the CIPO projects listed will continue to include projects listed in the work plan beyond the initial 5-year time frame.

Policy I.A.6: The City hereby adopts by reference the Walton County 2008-2009 Five Year Work Plan, prepared by the Walton County School District and dated September 17, 2008. This work plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, based on the adopted level of service standards for public schools.

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

Policy I.A.7: The Capital Improvements Element shall adopt specific TPO projects by reference when the City is relying upon such projects to ensure concurrency.

Objective I.B: A proportionate share based upon the benefits received by existing and future residents of such development of the cost of facility improvements necessitated by future development in order to maintain adopted LOS standards shall be borne by said development.

Policy I.B.1: The City assesses development a pro rata share of the costs required to fund capital improvements necessitated by such development in accordance with the adopted land development regulations.

Policy I.B.2: The City shall implement within the Land Development Regulations a program for mandatory dedications or fees in lieu of as a condition of plat approval for the

provision of recreation and open space and land for school facilities.

Policy I.B.3: The City shall plan for replacement and renewal of capital facilities in its annual capital improvements budget and review process. When a facility has reached 80% of design capacity or life span, the City shall schedule it in the 5-year Capital Improvements Schedule for replacement or renewal and determine funding source for such replacement or renewal.

Objective I.C: The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy I.C.1: Prior to issuing new certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders have already been issued.

Policy I.C.2: The City shall adopt a Six Year Capital Improvement Program and annual capital budget as a part of its budgeting process.

Policy I.C.3: The City shall make efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective I.D: Development Orders and Permits will not be issued based unless necessary public facilities needed to support such development and to maintain adopted levels of service at the time of the impact are or will be available.

Policy I.D.1: The City shall use the following "peak hour" LOS standards in reviewing impacts of new development and redevelopment upon public facilities. See individual elements for LOS standards.

Policy I.D.2: Proposed Comprehensive Plan amendments and requests for development or redevelopment permits shall be evaluated according to the following guidelines:

1. Will the project or amendment contribute to a condition of public hazard as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?

2. Will the project or amendment exacerbate any existing condition of public facility deficits, as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?
3. Will the project or amendment generate public facility demands that may be accommodated by capacity increases already planned in the Five Year Schedule of Improvements?
4. Will the project or amendment conform to the future land uses as shown on the future land use map of the Future Land Use Element and service areas identified in the Infrastructure Element?
5. If the public facilities are developer provided, will the improvements accommodate public facility demands based upon the adopted LOS standards?
6. If the public facilities are provided in part or whole by the City, are they financially feasible subject to this Element?
7. Will the project or amendment affect state agencies' and water management districts' facilities plans?

GOAL II: THE CITY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Objective II.A: Implement School Concurrency

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 school concurrency.

Policy II.A.1: Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in the City:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity

K-8	100% of permanent FISH capacity
High	100% of permanent FISH capacity
Special purpose	100% of permanent FISH capacity
Combination	100% of permanent FISH capacity for each level

Policy II.A.2: The City shall coordinate with the School Board to ensure that future development pays a proportionate share of costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other means legally available to the School Board and appropriate development conditions.

Policy II.A.3: The City hereby incorporates by reference the School Board's Facilities Work Plan dated September 27, 2007 prepared by Chief Financial Officer James T. McCall. The work plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of school enrollment, based on the adopted level of service standards for public schools. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy II.A.4: The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure level of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy II.A.5: The City will update its Capital Improvements Schedule on an annual basis by December 1st, to incorporate the upcoming 5 years of the School Board's Capital Improvement Program, coordinate with the 5-year District Facilities Work Plan, the plans for other local governments, and as necessary, any changes to the concurrency area service map. These annual amendments must ensure that the capital improvements program continues to be financially feasible and those levels of service

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

Policy II.A.6: The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

Policy II.A.7: The City's 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 to ensure level of service standards are achieved and maintained.
2. Identification of adequate site fore funded and planned schools; and
3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.

CONSERVATION ELEMENT

GOAL I: TO PROMOTE PROTECTION, CONSERVATION AND USE OF NATURAL RESOURCES.

Objective A: The City of Freeport shall protect air quality by the continuous monitoring and enforcement of the adopted Land Development Code which contains specific measures for air quality protection.

Policy A.1: Streets shall be maintained at the level of service specified in the Traffic Circulation Element (See Goals, Objectives, and Policies) to ensure flow of traffic, reducing negative impacts on air quality.

Policy A.2: Industrial uses shall be limited to areas designated for industrial use as shown on the Future Land Use Map and described within the Future Land Use Element. Performance standards for industrial uses as stated in the Land Development Code shall be enforced.

Objective B: The City of Freeport shall protect water resources by the continuous monitoring and enforcement of the adopted Land Development Code and by complying with the applicable policies of the Northwest Florida Water Management District, Florida Administrative Code.

Policy B.1: Applicable water permits shall be obtained from the Northwest Florida Water Management District as required.

Policy B.2: The standards set in the Land Development Code for streams without established base flood elevations and/or floodways shall be enforced.

Policy B.3: The City shall cooperate with the Northwest Florida Management District in the event of Declaration of Water Resources Concern, as established in Rule 40A-2, 801, 802, Florida Administrative Code.

Policy B.4: The City shall demonstrate full consideration of the most current NFWMD Regional Water Supply Plan

when proposing and/or amending the Water Supply Facilities Work Plan.

Policy B-5: The City will continue to expand and encourage the use of reclaimed water in the City in order to discourage the use of potable water for irrigation purposes and thus reduce the dependence on the Floridan Aquifer.

Policy B-6: The City will continue to assess projected water needs and sources for at least a 10-year planning period in coordination with the NFWMD Regional Water Supply Plan.

Objective C: The City of Freeport shall conserve and protect soils and vegetative communities existing within the City by enforcement of the adopted Land Development Code which includes performance standards for development.

Policy C.1: Soil conservation practices shall be outlined in the Land Development Code, as suggested by the U.S. Department of Agriculture Soil Conservation Service, as part of the performance standards for development.

Policy C.2: Conservation practices regarding vegetative communities will be established and included in performance standards for development in the Land Development Code.

Objective D: The City of Freeport shall protect the wildlife and wildlife habitat within the City by the enforcement of the adopted Land Development Code which includes protective measures with the performance standards for development.

Policy D.1: Designated environmentally sensitive lands shall be protected based on locally determined criteria to be included in the Land Development Code.

Policy D.2: Nuisance, hazardous, or unsanitary conditions shall be controlled by enforcement of performance standards and level of service standards stated in the

Comprehensive Plan and in the Land Development Code.

Objective E: The City of Freeport shall protect environmentally sensitive resources by limiting development within and adjacent to those resources.

Policy E.1: Protected environmentally sensitive areas shall include wetland and shoreline habitat.

Policy E.2: Wetlands will be protected through the establishment of Wetland Protection Zones. These zones shall include areas within the wetland regulatory jurisdiction of the Florida Department of Environmental Protection and may also include areas within the jurisdiction of the U.S. Army Corps of Engineers.

Policy E.3: Shoreline habitat shall be protected through the establishment of Shoreline Protection Zones. These zones shall include that area from the point in waters where no emergent aquatic vegetation can grow landward to a point fifty (50) feet landward of the water's edge.

Policy E.4: No development activity shall be undertaken in Wetland Protections Zones or Shoreline Protection Zones, with the exception of:

- (a) activities presumed to have an insignificant adverse affect on the protected areas; and
- (b) water dependent activities.

Examples of activities presumed to have an insignificant adverse affect include, but are not limited to, wildlife preserves, cleared walking trails, wood piling bridges, and minor clearing of shoreline vegetation, and all activities in the Wetland Protection Zone and Shoreline Protection Zone shall be similar in extent and impact to these examples. Water dependent activities shall be designed, constructed, maintained and undertaken in a way that minimizes the adverse impact on the beneficial functions of the affected environmentally sensitive zone.

Policy E.5: When development cannot occur without degrading wetlands, the impacts shall be mitigated at a minimum ratio of replacement to destroyed wetlands of 1.5:1.

Economic Development Element

GOAL I: SUPPORT AND PROMOTE BALANCED AND ORDERLY ECONOMIC GROWTH; STRENGTHEN NEIGHBORHOODS AND COMMUNITIES; EXPAND AVAILABILITY OF EDUCATIONAL AND TRAINING OPPORTUNITIES; AND PROMOTE AND ENCOURAGE ECONOMIC PARTICIPATION FOR ALL CITIZENS.

Objective I.A: Freeport's economy will become increasingly diversified.

Policy I.A.1: Maintain a list of target private and public industries which are most suitable for the current and potential assets of the City.

Policy I.A.2: Work with appropriate groups to promote economic development in targeted areas.

Policy I.A.3: Freeport shall establish an incentive program to redirect new economic development into existing vacant buildings within the Central Business District (CBD) to hinder commercial sprawl and maintain an active commercial core and tax base in the City.

Objective I.B: Provide opportunities for Freeport's workforce to obtain necessary work skills to qualify for higher wage jobs.

Policy I.B.1: Provide community based educational support for potential entrepreneurs to develop business skills.

Policy I.B.2: Promote development of a comprehensive program to facilitate market identification, management training, technical assistance, and improved capital access.

Policy I.B.3: Facilitate the development of business incubator facilities.

Policy I.B.4: Support financial assistance and specialized training programs to encourage the development of small businesses, minority and women-owned businesses and disadvantaged business enterprises.

Policy I.B.5: Identify local and special business funding needs and work with appropriate agencies to encourage funding of economically viable businesses and disadvantaged business enterprises.

Policy I.B.6: Support childcare programs for single parents pursuing higher education.

Policy I.B.7: Provide resident organizations information on, and assistance in, completing community development corporation applications to encourage revitalization and create job opportunities in the community.

Policy I.B.8: Assist neighborhoods in obtaining federal planning grants to stimulate business growth and job creation in neighborhood commercial areas.

Policy I.B.9: Promote the evaluation and update of community training programs to meet current and projected skills needs.

Policy I.B.10: Support an incentive program which will include among other things, in-plant training, rapid response training, job training partnerships and education vouchers to encourage the hiring and upgrading (training) of the local workforce.

Policy I.B.11: Facilitate the alignment of the workforce development goals with the long-range plans of the Comprehensive Plan, the State Comprehensive Plan, and the West Florida Strategic Regional Plan.

Objective I.C: Modernize and continually improve access and communication links to the City for economic development.

Policy I.C.1: Pursue annexation which proves to be cost beneficial for the residents and the city itself in terms quantifiable and non-quantifiable benefits and costs.

Policy I.C.2: Develop, maintain, and promote the use of the Freeport port for commercial and industrial use.

Policy I.C.3: Promote the fiber optic capability for high speed electronic Internet linkage as an attraction for new industry and business.

Policy I.C.4: Establish by ordinance, minimum criteria for the location, type of treatment, construction, operation and maintenance of all private and governmental water systems. In order to create balanced economic development, all new and existing systems shall meet the minimum criteria for operation and maintenance.

Policy I.C.5: Freeport shall review economic development proposals for impacts upon the adopted level of service standards and for consistency of right-of-way needs with the projects listed in the TPO Long Range Plan, Six-Year FDOT Gaming Plan and Florida Intrastate Highway System Plan.

GOAL II: TO PROMOTE ECONOMIC DEVELOPMENT WITHIN THE FOUR MILE CREEK WORKING WATERFRONT PLANNING AREA.

Objective II.A Protect and promote industrial/commercial water related/water-dependent uses within the Four Mile Creek Working Waterfront Planning Area.

Policy II.A.1 Within the Four Mile Creek Working Waterfront Planning Area, except within previously approved platted subdivisions which have covenants & restrictions which conflict with this policy, residential uses are considered ancillary to the primary use of commercial/industrial water-related/water-dependent uses.

Policy II.A.2 Within the Four Mile Creek Working Waterfront Planning Area, except within approved platted subdivisions which have covenants and restrictions which conflict with this policy, it is acceptable for commercial and recreational fishermen to store/maintain their vessels and supplies at their residences.

Policy II.A.3 Development proposals for commercial/industrial water-related/water-dependent uses within the Four Mile Creek Working Waterfront Planning Area will receive expedited review subject to consistency with the Four Mile Creek Vision Plan.

Objective II.B Provide additional public facilities within the Four Mile Creek Working Waterfront Planning Area

Policy II.B.1 The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional public parking for the public recreational facilities within the Four Mile Creek Planning Area.

Policy II.B.2 The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional permanent moorings/mooring fields for short term docking; for commercial and recreational vessels.

Objective II.C Create a local seafood market docking facility

Policy II.C.1 The City of Freeport will plan to locate and develop a city-owned seafood market docking facility, to be annually leased to commercial fishermen, in the following preferential order: 1) Four Mile Creek Planning Area fishermen 2) Freeport Community fishermen, 3) Central/South Walton fishermen, 4) all others.

Future Land Use Element

GOAL I: TO MANAGE THE FUTURE DEVELOPMENT OF THE AREA IN A MANNER CONSISTENT WITH THE ABILITY TO PROVIDE ADEQUATE INFRASTRUCTURE AND TO PROTECT THE IMPORTANT NATURAL RESOURCES.

Objective I.A: The City has adopted a Land Development Code to implement the Comprehensive Plan Future Land Use districts and will continuously update it through periodic amendments and reviews. By 2006 an overall review of the Land Development Code shall be conducted.

Policy I.A.1: The City will maintain a Land Development Code that contains specific and detailed provisions to implement the Comprehensive Plan including as a minimum the following:

- a. Regulation of the subdivision of land.
- b. Regulation of the use of land and water for uses included within the Future Land Use Plan.
- c. Protection of potable water wellfields.
- d. Regulation of areas subject to seasonal and periodic flooding.
- e. Provide for drainage and stormwater management.
- f. Protection of the environmentally sensitive lands designated in the Plan.
- g. Regulation of signage.
- h. Ensure that public facilities and services meet or exceed the levels of service established in the Plan and are available when needed for the proposed development or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.
- i. Ensure safe and convenient on-site traffic flow and parking.

Policy I.A.2: Freeport will encourage the use of innovative land development regulations including, but not limited to, transfer of development rights, incentive and inclusionary zoning, planned unit development, and performance zoning.

Policy I.A.3: The City of Freeport hereby adopts the following future land use districts with noted restrictions and densities. The Land Development Code, adopted pursuant to the requirements of Chapter 163.3202, shall use these future land use district development restrictions and densities.

General Agriculture

This category includes rural areas characterized by smaller-scale agricultural activities, including timber production, and varied parcel sized. Allowable uses include agricultural, silviculture, and farm dwellings, and associated accessory structures that are related to and supportive of agriculture and silviculture. Density is limited to one dwelling unit per 10 acres, except for lots of record as of December 28, 1996, of 20 acres or less, which are allowed a density of 1 unit per 2.5 acres. Seventy percent of the development site must be retained in open space.

Environmental/Conservation

Uses within the district are limited to silviculture and native range land, low density residential development (1 unit per 20 acres), parks and recreation activity, and the lowest intensities of public uses necessary to provide only those public facilities or services to protect health or safety.

Rural Development

Appropriate uses are limited to agricultural activity, low density residential development (1 unit per 2 acres), parks and recreation activity, and only those public uses necessary to provide facilities and services to meet health and safety needs. Residential densities shall be as follows:

- 1 unit per 5 acres within FEMA designated floodplain areas or within FDEP-jurisdictional wetlands (as determined by on-site determination);
- 1 unit per 2 acres within all other areas.

Rural Village

This category allows for predominately residential

development at a maximum density of two (2) dwelling units per acre.

- (a) Uses allowed: Residential & neighborhood scale businesses & public uses, such as churches or schools, provided that the non-residential uses are compatible in scale & intensity with the character of the residential areas.
- (b) Density allowed: Maximum of 2 units per acre.
- (c) Intensity allowed: The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).
- (d) Mixture of uses: Residential uses shall account for approximately 95 percent of the total land area. To ensure a compatible mix of uses, landscaped buffers shall be required between residential uses and non-residential uses. The City will adopt land development regulations that will include additional standards for land coverage and building placement.
- (e) Commercial uses: Commercial uses shall not occupy more than five percent of any area designated RV. Commercial land uses shall be limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, and areas that are specifically designated and platted for neighborhood commercial uses as a part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one mile segment of a collector or arterial roadway.

Low Density Residential

This category allows for residential development at a maximum density of 1-4 dwelling units per acre. This district is provided to establish areas for traditional subdivisions) or other low density residential development, insulated from the majority of non-residential uses. The Comprehensive Plan provides for urban infrastructure necessary to support low density residential development. Appropriate uses are limited to residential, parks and recreation activity, and public uses. During a transition from undeveloped to developed land, existing and established agricultural uses are allowable, but new agricultural uses shall not be established.

Medium Density Residential

This category allows for residential development at a maximum density of 4-8 dwelling units per acre. This district is provided to provide transition between areas designated for low-density residential development and areas designated for higher density/more urban residential development. The Comprehensive Plan provides for infrastructure necessary to support medium density development. Appropriate non-residential uses are limited to parks and recreational activities, public uses, and civic uses.

Established Residential

Residential neighborhoods at a variety of densities exist, fully or partially developed at the time of enactment of this Code. The established residential district is provided to identify such districts, provide appropriate standards for the protection of such areas, and for the continued development of the area consistent with the established development program. Appropriate uses are limited to residential development at existing densities, parks and recreation uses, and only those public uses necessary for the protection of health and safety.

Commercial

This category provides for a predominance of general and high intensity commercial activity, as well as professional service and office uses, institutional and public service/utility uses, as well as residential at a maximum of 1 to 16 units per acre. Residential uses are limited to upper floors above ground floor commercial or office uses. Urban infrastructure is provided or planned to provide service to the commercial district. In areas where residential is mixed with commercial or other uses, commercial use shall be predominant. This district also encompasses established commercial and office development where this use should be maintained and or expanded.

Public Service

This category provides for educational uses, recreational

uses, and public facilities, grouped into one district pursuant to Rule 9J-5, F.A.C. Uses in this category include only institutional, outdoor recreational, and public service/utility. Appropriate infrastructure is provided or planned to support these uses.

Mixed Use

Properties designated mixed use shall include a mixture of land uses, with at least three (3) permitted land uses required for each development. Permitted land uses for this district consist of low, medium, and high density housing (45% minimum); professional offices, and low intensity commercial in those areas which front and arterial or collector roadway as stipulated in the City's Land Development Regulations (20% maximum); parks and recreation, and open space (10% minimum); public facilities and institutional uses. Densities and intensities of use will be the same as stated in policy A-3, Future Land Use Element and further defined in the Land Development Code, unless addressed below.

Parcels under five (5) acres in size designated Mixed Use will be allowed to develop using only one of the permitted uses, with the intent that those parcels and surrounding Mixed Use areas attempt to maintain a mixture of land uses similar to the designated percentages for the district.

- (a) Density Allowed: This category allows for a residential density of 1 to 16 units per acre. Residential uses are limited to 50% lot coverage and 2 ½ stories (35 feet) in height.
- (b) Intensity allowed: The intensity of non-residential uses shall not exceed 70% of lot coverage and a floor area ratio of 1.75 (175%). Non-residential uses are limited to 2 ½ stories (35 feet) in height.
- (c) Commercial Uses: Commercial land uses shall be limited to collector and arterial road intersections, intersection of subdivision collectors and arterial or collector roads, and

areas that are specifically designated and platted for neighborhood commercial uses as part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one-mile segment of a collector or arterial roadway.

Urban infrastructure is provided or planned to provide service to the mixed use district. This is not the highest intensity district in the jurisdiction, and does not provide for regional-scale commercial, office, or other uses on a regional scale, consistent with the infrastructure plans in the Comprehensive Plan.

Urban Development

This category provides for the widest range of mixed uses and the highest density and intensity of development. Residential uses are allowed to a maximum density of 1 to 16 units per acre. Commercial, office, institutional, industrial, recreation facilities and park lands, and public uses are allowed, including re scale developments. Urban infrastructure exists or is planned for expansion, extension, or installation to serve the allowable densities and intensities of development. Development standards are provided which support the mixed use, intense development of the district.

Industrial

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial district allows for any industrial use, transportation, communication, or utility use, and is intended to provide appropriate areas for industrial activity. Further, this district is established to protect industrial areas from encroachment of other uses which may be inconsistent with the character of the area. Appropriate infrastructure is provided or planned to serve the area.

Special Development District

Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling

units per acre). Parks and Recreation activity, Conservation and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf cart crossings, water dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

Policy I.A.4: Residential development projects within the Special Development District category that consist of greater than 100 lots are required to be developed consistent with the following guidelines.

1. All development must be clustered on 69% of the parcel with the remaining 30% of the parcel placed in an open space tract or easement (no less than 9%), or golf course development (no more than 22%). Significant wetland, floodplain, listed species habitat, and productive agriculture or timber lands should be protected within the open space tract or easement or golf course development.
2. Subdivisions must be designed to have a well-connected street system that facilitates pedestrian use.
3. The development will be served by a sanitary sewer system with off-site disposal.
4. The minimum lot size will be one quarter acre.
5. Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling units per acre), Parks and Recreation activity, Conservation, and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf crossings, water

dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

Policy I.A.5: The Land Development Code shall include standards for required landscape buffering of incompatible uses and provision of open space and recreation sufficient to maintain projected levels of acreage per person.

Policy I.A.6: The City will develop land use planning techniques in the Land Development Code which will minimize the undesirable side effects associated with agriculture or silviculture.

Policy I.A.7: The Land Development Code shall provide opportunities for innovative and development techniques such as planned developments. Such planned development projects (PDPs) shall be compatible with the uses permitted within the land use districts in which they are approved, and shall provide for flexibility in site planning such as clustering of development and the provision of open space. Residential planned development projects shall allow RC (neighborhood retail commercial) uses not to exceed five (5) percent of the total acreage devoted to residential uses.

Policy I.A.8: The City shall integrate land use and water resource planning to verify a sufficient supply of potable water is available at time of development.

Policy I.A.9: Outdoor Lighting: Within the incorporated limits of the City of Freeport, new development, as part of the development order application process, will be required to provide shielding for outdoor lighting which will reduce night sky glare and limit light bleed-over onto adjoining properties, with the exception of the up-lighting of the City, State or National Flag.

Objective I.B: New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards.

Policy I.B.1: New uses will be located in conformance with the standards shown below unless the developer can clearly demonstrate an unforeseen need for additional acreage in the proposed Land Use Category:

Future Land Use

Projected Acreage/Person

	2000	2010	2020
Environmental/Conservation	0.41	0.34	0.26
Rural Development	.1.96	1.39	1.07
Low Density Residential	0.55	0.24	0.19
Established Residential	0.16	0.11	0.09
Commercial	0.05	0.03	0.03
Public Service	0.11	0.16	0.12
Mixed Use	0.54	0.45	0.35
Urban Development	0.58	0.61	0.32
Industrial	0.14	0.10	0.79
Agriculture	0.87	1.32	1.02
Special Development	0.67	0.47	0.37
Annexed – no land use assigned	2.53	0.0	0.00
Rural Village	0.00	1.02	0.79
Recreation	0.02	0.11	0.09
Total:		8.97	4.34

Policy I.B.2 The Urban Service Area Boundary Area Map is hereby incorporated by reference into the Future Land Use Map Series as an overlay zone.

Policy I.B.3. The City will utilize its adopted Urban Service Area Boundary Area Map of the Future Land Use Map Series as a guide when making planning decisions pertaining to land use changes and new development.

Objective I.C: The City will ensure that all future development is consistent with accepted planning principles and natural area limitations.

Policy I.C.1:The City has included provisions in the Land Development Code to eliminate uses that are inconsistent with the Future Land Use Map.

Policy I.C.2: The City has enacted and will, as necessary, consider additional impact fees which fairly attribute the costs of development to those generating the impacts.

Objective I.D: All development orders and permits for all development undertaken after adoption of this Plan, including any redevelopment activities, shall be issued only if there are

adequate public facilities and services available concurrent with the impacts of proposed development.

Policy I.D.1: The City will make a finding that adequate public facilities as defined by the Level of Service standards are available prior to issuing building permits.

Policy I.D.2: Public facilities and services shall be located to minimize their cost, minimize their impacts on the natural environment and maximize their efficiency.

Policy I.D.3: The City will use the Equivalent Residential Unit Determination System for determining the impact of a development upon wastewater facilities (refer to Infrastructure Element for details.) No development will be approved which results in reducing the established Level of Service standard set for wastewater.

Policy I.D.4: The City will evaluate the impact development proposals upon traffic circulation using the Trip Generation Table presented in the Traffic Circulation Element. No development will be approved which degrades the established Level of Service standard for traffic circulation.

Objective I.E: The City will ensure that sufficient land is available for utility facilities necessary to support proposed development by including a line item in, the Five Year Capitol improvements Plan for utility facility land acquisition.

Objective I.F: The City will reduce urban sprawl and encourage compact development within Freeport through use of various development limitations in the Land Development Code.

Policy I.F.1: The Land Development Code will allow increased development densities within presently developed areas and very low development densities within currently undeveloped areas.

Policy I.F.2: The Land Development Code will discourage the proliferation of urban sprawl by allowing higher development densities in areas with existing or planned public services and not permitting development in areas in which public services are not projected for extension.

Objective I.G: The City will continue to eliminate non-compatible and inconsistent land uses on a continuing basis.

Policy I.G.1: Expansion or replacement of land uses which are incompatible, as defined in the Future Land Use Map, shall be prohibited.

Policy I.G.2: The City will define the terms "incompatible" and "inconsistent" in the Land Development Code.

Objective I.H: After adoption of this Plan, the City will ensure protection of historical and natural resources of the area by requiring developers to provide project information and request a historical assessment by the Bureau of Historic Preservation for any project involving significant historical and natural resources. Projects proposed which would cause significant harm in the estimation of the Bureau of Historic Preservation will not be permitted by the City of Freeport.

Policy I.H.1: The City will require developers to be cognizant of potential modern historical and archaeological resources during the development process and take appropriate steps to protect any such discovered resources.

Policy I.H.2: The City will identify and require when economically feasible, the preservation of significant historic structures relating to both ancient and modern history.

Policy I.H.3 The City will use the latest version of the Flood Damage Prevention Ordinance promulgated by the Federal Emergency Management Administration to determine the elevation line of the 100-year floodplain areas unless substantial evidence to the satisfaction of the City Engineer is provided to the contrary.

Objective I.I: The City will actively seek funds to redevelop and renew blighted areas within Freeport.

Policy I.I.1: The City of Freeport will submit Community Development Block Grant funding requests for redevelopment and renewal of blighted areas.

Policy I.I.2: The City will seek additional sources of funding for redevelopment and renewal of blighted areas.

Objective I.J: The City has executed, interlocal agreements with

the School Board, municipalities and Walton County providing for close coordination and evaluation of development proposals.

Policy I.J.1: The City's Land Development Code will delineate the specific process to be used to advise the School Board, municipalities and the County of proposed developments which would impact their jurisdiction.

Objective I.K: The City has developed, and will continue to use the existing informal conflict resolution process with other local governments in the County.

Policy I.K.1: The Comprehensive Plan Committee will function as the initial agency to mediate comprehensive planning conflicts.

Policy I.K.2: The informal mediation process established by Rule of the West Florida Regional Planning Council will be used to mediate conflicts which cannot be resolved by the Comprehensive Plan Committee.

Objective I.L: The City will use the established procedures to coordinate the impacts of all development proposed by the Plan with appropriate aspects of the Walton County Comprehensive Plan.

Policy I.L.1: The City will continue to use the established procedures whereby affected municipalities and Walton County will be afforded the opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.

Policy I.L.2: The City will use the established procedures in their internal review of development proposals that identify the effects, if any, on the comprehensive plans of adjacent municipalities and the County.

Objective I.M: As soon as practical after adoption of the Plan, the City will establish procedures to coordinate impacts of development proposed by the Plan with appropriate aspects of the Resource Management Plan for the Northwest Florida Coast.

Policy I.M.1: The City will establish procedures whereby the Northwest Florida Coast Management Authority will be afforded the

opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.

Goal II_: To preserve the history and character of Freeport, while creating a viable and sustainable community.

Objective II.A: To identify and preserve the history of Freeport.

Policy II.A.1: By December of 2014, the City shall create a database historical sites, historical structures, historic persons, and historic events pertinent to the City of Freeport.

Policy II.A.2: By December of 2014, the City shall develop and adopt a map of the historic sites, historic structures, historic persons and historic events

Policy II.A.3: By December of 2014, the City shall develop and adopt a Historical District Map, to be included in the Future Land Use Map Series of the Freeport Comprehensive Plan.

Policy II.A.4: The City will require an assessment of historical and archeological sites present for proposed development properties; to be included in the environmental assessment required as documentation for development applications.

Policy II.A.5: By December of 2014, the City shall adopt regulations in the Freeport Land Development Code pertaining to the preservation of historic structures which provide incentives for preservation, guidelines for relocation on-site and off-site and mitigation measures for removal/demolition. These regulations shall apply to properties within the Historical District(s) of the City of Freeport.

Objective II.B: To identify and enhance the character of Freeport based on its unique characteristics.

Policy II.B.1: The City will encourage development with uses or themes which promote the historic characteristics of the City, including but not limited to ship-building, farming community, lumbering/mills/naval stores, Eglin AFB liaison, fishing village, port town.

Policy II.B.2: By December of 2014, the City shall adopt regulations in the Freeport Land Development Code which provide

compatibility criteria and neighborhood preservation criteria for new development proposed in historic areas, or within/adjacent to existing subdivisions of record.

Objective _II.C: To create scenic corridors which are attractive, inviting and pedestrian-friendly.

Policy _II.C.1: By December of 2014, the City shall create a phased Planned City Streetscape Map, to be included in the Future Land Use Map Series of the Freeport Comprehensive Plan. The Map will illustrate phased installation of multi-modal paths, landscaping, and planned community activity areas.

Policy _II.C.2: By December 2014, the City shall adopt regulations as a revision to the Freeport Land Development Code which address requirements for new development proposed adjacent to the primary travel corridors within the City of Freeport, including but not limited to US 331 Business, the 331 Bypass, State Road 20 and 83A (Bay Loop). The revisions shall address at a minimum: required porches and staggered frontage facades for non-residential structures over 5,000 square feet.

Goal III: To establish the Four Mile Creek Working Waterfront Planning Area as a recognized Waterfronts Florida Participation Program Planning Area and promote industrial/commercial water-related/water-dependent land uses within the Planning Area.

Objective _III.A: To adopt the Four Mile Creek Working Waterfront Planning Area.

Policy _III.A.1: The Four Mile Creek Working Waterfront Planning Area Map contained in the Four Mile Creek Working Waterfront Vision Plan adopted (date) by the Freeport City Council / (date) by the Walton County Board of County Commissioners is hereby incorporated by reference into the Future Land Use Map Series as an overlay zone.

Objective III.B: To adopt the Four Mile Creek Working Waterfront Vision Plan.

Policy III.B.1 The Four Mile Creek Working Waterfront Vision Plan adopted (date) by the Freeport City Council is hereby incorporated by reference.

Objective III.C: To adopt policies in the Freeport Comprehensive Plan /Walton County Comprehensive Plan specific to the Four Mile Creek Planning Area which protect and further the vision and mission of the working waterfront within the Planning Area, pertaining to economic development, natural/cultural resource protection, public access and hazard mitigation

Policy III.C.1: The properties adjacent to Four Mile Creek within the Four Mile Creek Planning Area are classified "working waterfront". The working waterfront classification allows and promotes commercial and industrial water-related water-dependent uses

Policy III.C.2: Development proposals for commercial/industrial water-related/water-dependent uses within the Four Mile Creek Planning Area will receive expedited review, subject to consistency with the Four Mile Creek Vision Plan.

Policy III.C.3: Within the Four Mile Creek Planning Area, except within previously approved platted subdivisions which have covenants & restrictions which conflict with this policy, residential uses proposed in development order applications are considered ancillary to the primary use of commercial/industrial water-related/water-dependent uses and must be clearly designed to be a secondary supporting use for the primary commercial/industrial water-related/water-dependent use of the development project or the development order application must be a non-residential supporting use to the existing water-related/water-dependent uses within the Four Mile Creek Planning Area, such as lodging, restaurants, retail associated with water-related /water-dependent uses, campgrounds, services associated with water-related/water-dependent uses, such fishing guides, canoe/kayak rentals, wildlife tour-guides, and other similar uses.

Policy III.C.4: On any parcel of record within the Four Mile Creek Planning Area, an owner's residence or a manager's residence is allowed.

Policy III.C.5: Within the Four Mile Creek Planning Area, except within approved platted subdivisions which have covenants and restrictions which conflict with this policy, commercial and recreational fishermen are allowed to store/ maintain their vessels and supplies at their residences.

Policy III.C.6: The City of Freeport will plan to locate and develop a city-owned seafood market docking facility, to be annually leased to commercial fishermen, in the following preferential order: 1) Four Mile Creek Planning Area fishermen 2) Freeport Area fishermen, 3) Central/South Walton fishermen, 4) all others.

Policy III.C.7: The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional permanent moorings/mooring fields for short term docking; for commercial and recreational vessels.

Housing Element

GOAL I: PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF FREEPORT.

Objective A: Provide, or assist the private sector to provide 412 units more than the 2000 level by the year 2020. These units shall be provided in a non-discriminatory fashion and shall include 144 (35%) low and moderate income accessible units by 2020.

Policy A.1: Establish a Housing Assistance Task Force to provide a public-private partnership to provide information, technical assistance and incentives to the private sector to meet both projected housing production needs, especially in production of the lower income units.

Policy A.2: Review ordinances, codes, regulations, and the permitting process to expedite private sector participation in provision of low and moderate income housing while continuing to insure the health, welfare, and safety of the Towns residents.

Policy A.3: Design the Land Development Code to promote and encourage development of housing for the elderly and special needs households as well as lower income families through use of a Housing Density Bonus system and by specifying the infrastructure and accessibility criteria necessary for such housing.

Policy A.4: Establish an Affordable Housing Trust Fund either within the City or in coordination with adjacent cities or Walton County to provide financial assistance for development and rehabilitation of lower income housing.

Objective B: By the year 2010, eliminate all substandard housing units.

Policy B.1: Begin code enforcement of existing housing by performing annual inspections of the housing stock in areas with concentrations of substandard housing.

Policy B.2: Actively seek federal and state funds to assist in the demolition or rehabilitation of substandard housing.

Policy B.3: Assist neighborhood revitalization efforts by providing code enforcement assistance, removing blighting influences and targeting capital improvements to such areas.

Objective C: Provide adequate sites for the 797 new households to be formed in Freeport by 2020.

Policy C.1: Identify target areas for lower income and special needs housing within the Housing Assistance Task Force and insure that those areas are scattered throughout the City to assure choice of location and to avoid undue concentration.

Policy C.2: Participate in the regional fair share housing distribution plan and abide by intergovernmental agreements addressing the "fair share" approach.

Policy C.3: Require the Housing Assistance Task Force to assess lower income and special needs housing requirements annually recommend projects and programs to implement the Housing Goals, Objectives, and Policies of the City of Freeport.

Policy C.4: Establish as a role of the Housing Assistance Task Force the mandate to assist low and moderate income persons including the homeless, in finding housing.

Policy C.5: Mandate non-discriminatory provision of housing as the official policy of the City of Freeport.

Objective D: Provide adequate sites for 279 factory built homes, by 2010.

Policy D.1: Design the Land Development Code to establish a Manufactured Home Park/Subdivision as a permitted use and to prohibit new locations of manufactured homes in other areas. Mobile home, as used here, refers to factory built homes (mobile homes and manufactured homes), certified by the Federal Department of Housing and Urban Development, built prior to enactment of the July, 1994 wind load standards for manufactured homes.

Policy D.2: Work with developers to provide infrastructure to new manufactured home parks and subdivisions.

Policy D.3: Architectural and aesthetic standards shall be adopted for residential land use districts, which shall be uniformly applied to conventional, modular, and manufactured homes.

Objective E: Provide suitable accessible sites for group homes and residential care facilities as required.

Policy E.1: The City has implemented non-discriminatory standards for group home location in Section 3.03.18 of the Land Development Code.

Policy E.2: The City will work with sponsors of group homes and residential care facilities to provide site selection assistance and identify sources of funding assistance.

Objective F: The City shall provide uniform and equitable treatment to all persons displaced by state and local government programs as outlines in Sec. 421.55 F.S.

Policy F.1: The City will insure that reasonably located, standard housing at an affordable cost is made available to persons displaced by public action prior to their displacement.

Objective G: Preserve and protect historically significant housing.

Policy G.1: The Housing Assistance Task Force shall provide assistance to owners of historically significant housing to identify funds for preservation and adaptive reuse.

Objective H: Conserve the existing housing stock and improve neighborhood quality.

Policy H.1: The City has adopted the Florida Building Code Congress International's Standard Housing Code as a criterion for code enforcement of existing housing units and enforce the code equitably and consistently.

Policy H.2: Designate areas with concentrations of substandard housing as CDBG Target Areas and concentrate housing rehabilitation and neighborhood revitalization efforts to those areas.

Policy H.3: Target public infrastructure improvements in existing neighborhoods to upgrade their quality and encourage infill development.

Policy H.4: Encourage individual home owners to improve their homes through the Housing Assistance Task Force's programs of providing information, technical assistance, and sources of financial assistance for home improvements and repairs.

INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

GOAL I: THE PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT WASTEWATER TREATMENT AND DISPOSAL SYSTEM.

Objective A: The City will maintain and expand as necessary its a centralized wastewater treatment and disposal system.

Policy A.1: The City will use USDA/RD, EPA, FDEP Loan/Grant funds and local sources to maintain and expand the centralized wastewater treatment system as proposed in the Facility Plan.

Objective B: The City will continuously monitor development to ensure that future development is consistent with established Level of Service Standards.

Policy B.1: The City hereby adopts the following Level of Service Standards to determine when improvements and additions to the existing system are required. Level of Service Standards for sanitary sewer are defined as follows:

	LOS	
Type of Use	Average Flow	Peak Flow
Residential	60 gpd/p	90 gpd/p
Commercial	60 gpd*	90 gpd*
Industrial	200 gpd*	300 gpd

* Per 1000 square

Policy B.2: The City will develop and implement methodologies for determining available capacity and demand of a proposed development upon the system.

Policy B.3: All improvements or expansions made to the sanitary sewer facility shall be consistent with Level of Service Standards.

Policy B.4: New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards.

Policy B.5: Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for wastewater treatment as established Policy 2.1.

Policy B.6: The City will develop and implement procedures for updating facility demand and capacity information as development orders are issued.

Objective C: **The City will maintain a five-year schedule of capital needs for sanitary sewer system facilities improvement, to be updated annually in conformance with the review process for the capital improvement Element of this plan.**

Policy C.1: The Director of Public Works will evaluate and rank capital improvement projects for the sanitary sewer system proposed for inclusion in the five-year schedule of capital improvements needs based upon the following priority system:

1. Correction of existing facilities deficiencies.
2. Scheduled replacement of existing facilities as they wear out.
3. Provision for future expansion to meet realistic projected needs.

SOLID WASTE SUB ELEMENT

GOAL II: **THE PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT SYSTEM FOR SOLID WASTE DISPOSAL.**

Objective A: **The City will continuously monitor development to ensure that future development is consistent with Level of Service Standards.**

Policy A.1: The City will cooperate with the County to implement Level of Service Standards which have been established for the Central Landfill.

Policy A.2: The City adopts the following level of service standard for solid waste disposal.

<u>Types of Use</u>	<u>LOS</u>
Residential	4 lbs. per capita per day
Commercial	1 lbs. per capita per day
industrial	2 lbs. per capita per day
Other users	.5 lbs. per capita per day

Policy A.3: The City will provide or contract for transportation to achieve adopted levels of service.

Policy A.4: Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the solid waste as established in Policy A.2.

Policy A.5: The City will coordinate with Walton County to insure the correction of existing deficiencies and extension of or increase in the capacity of solid waste facilities serving Freeport.

Policy A.6: The Director of Public Works will evaluate and rank capital improvement projects for solid waste facilities and coordinate their upgrade with Walton County based upon the following priority system:

1. Correction of existing facilities deficiencies.
2. Scheduled replacement of existing facilities as they wear out.
3. Provision for future expansion to meet realistic projected needs.

DRAINAGE SUB ELEMENT

GOAL III: PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT DRAINAGE SYSTEM.

Objective A: The City will conduct periodic assessments of drainage problems in order to include appropriate costs related to upgrading of the system in the Capital Improvements Element.

Policy A.1: The City enforces stormwater management through its Land Development Code.

Policy A.2: The City will maintain an inventory of existing drainage conditions and set priorities for system improvements and identify funding sources and timing in the Capital Improvements Element.

Policy A.3: The City establishes the following Level of Service Standard for drainage:

Types of Use

All Uses
FDOT

25-Year 24 Hour Design Storm per
Manual

Design and performance standards shall be those established by Chapter 17-25.025, F.A.C. This regulation requires that treatment of the first inch of run-off on-site shall meet water quality standards required by Chapter 17-302, Section 17.302.500, F.A.C. These standards shall apply to all new development and redevelopment and any exemptions, exceptions, and thresholds, including project size thresholds are not applicable.

Policy A.4: The City will monitor compliance with Department of Environmental Protection requirements for stormwater management.

Policy A.5: Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the drainage system as established in Policy A.3.

Objective B: **The City of Freeport will correct existing drainage facilities deficiencies on a continuing basis within 24 months of initial identification of the deficiency.**

Objective C: **The City of Freeport will coordinate the extension of or increase in the capacity of drainage facilities to meet future needs with the Florida Department of Transportation, the Northwest Florida Water Management District, and the Walton County Road Department.**

Policy C.1: The City will identify the responsible agency for drainage deficiencies when it has determined that they are out of the City's jurisdiction and work to insure that the responsible agency addresses the deficiency.

POTABLE WATER SUB ELEMENT

GOAL IV: TO CONTINUE TO PROVIDE HIGH QUALITY POTABLE WATER.

Objective A: Continuously monitor development to ensure that future development is consistent with established Level of Service Standards.

Policy A.1: The City will work to implement Level of Service Standards to determine improvements and additions to the existing system. Level of Service Standards for potable water are defined as follows:

LOS		
Type of Use	Average Flow	Peak Flow
Residential	65 gpd/p	100 gpd/p
Commercial	65 gpd*	100 gpd/p
Industrial	200 gpd*	300 gpd*
	*per 1,000 square feet	
Storage capacity		24 hour reserve
Pressure		20 psi to user

Policy A.2: The City will develop and implement methodologies for determining available capacity and demand of a proposed development upon the system in accordance with the Concurrency Management System in the Future Land Use Element.

Policy A.3: All improvements or expansions made to the facility shall be consistent with Level of Service Standards and monitored in accordance with the Concurrency Management System.

Policy A.4: Development activity shall not be approved unless there is sufficient available capacity to sustain the following levels of service for potable water as established Policy A.1.

Policy A.5: The City will develop and implement procedures for updating facility demand and capacity information as development orders are issued.

Objective B: **The City will maintain a five-year schedule of capital improvement needs for water system facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan.**

Policy B.1: The Director of Public Works will evaluate and rank capital improvement projects for the potable water system proposed for inclusion in the five-year schedule of capital improvements needs based upon the following priorities.

1. Correction of existing facilities deficiencies.
2. Scheduled replacement of existing facilities as they wear out.
3. Provision for future expansion to meet realistic projected needs.

Objective C: **The City of Freeport will correct existing potable water facilities deficiencies on a continuing basis within 24 months of initial identification of the deficiency.**

Objective D: **The City of Freeport will coordinate the extension of or increase in the capacity of potable water facilities to meet future needs with Walton County and the Northwest Florida Water Management District.**

Policy D.1: The City will seek joint funding through the USDA/RD, Community Development Block Grant and coordinate such funding and construction with Walton County and the Northwest Florida Water Management District.

Objective E: **By 2010, reduce potable water demand by 10 percent of the 2000 demand.**

Policy E.1: The City will require that all new development install water conservation devices.

Policy E.2: The City will require retrofitting of water conservation devices.

NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

GOAL V: IDENTIFY AND PROTECT NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN FREEPORT IN ORDER TO INSURE AVAILABILITY OF SUFFICIENT POTABLE WATER FOR RESIDENTIAL, BUSINESS AND AGRICULTURAL USES FOR BOTH THE CITY AND DOWNSTREAM LANDS.

Objective A: The City of Freeport will adopt regulations to govern development in natural groundwater aquifer recharge areas in its Land Development Code in order to protect the critical function of these areas in storing and cleansing water for the vital water cycle.

Policy A.1: The City of Freeport will restrict development in natural groundwater aquifer recharge areas to protect the storage and cleansing function of these areas.

INTERLOCAL COORDINATION ELEMENT

GOAL I: IMPROVE THE EXISTING SYSTEM OF INTERLOCAL COORDINATION TO ENSURE IMPLEMENTATION OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND TO RESOLVE ANY CONFLICTS THAT MAY ARISE.

Objective I.A: The City will continue to use the existing interlocal agreements with the school board and adjacent communities which provides for close coordination and evaluation of development proposals. The City will periodically review and update the interlocal agreements as needed.

Policy I.A.1: The City's Land Development Code will delineate the specific process to be used to advise the school board and adjacent communities of proposed developments which would impact their jurisdiction.

Policy I.A.2: The City will initiate notification of any changes that may affect other jurisdictions or agencies by transmitting copies of required Citizen Participation notifications to all jurisdictions and agencies on its inventory of coordinating agencies and requesting comments.

Policy I.A.3: The City will contact Walton County and any adjacent municipality of an intended annexation and will request comments. When objections are voiced, a committee consisting of the Mayor, a Council member named by the Council, and the City Attorney shall resolve conflicts and recommend a course of action to the full Council.

Policy I.A.4: The City shall implement the requirements of Section 163.3177, F.S. by executing by November 30, 2003, an interlocal agreement with the Walton County School Board to jointly establish the specific ways in which the plans and processes of both entities are to be coordinated regarding land use and public facilities planning.

Policy I.A.5: The interlocal agreement on school planning shall at a minimum include provisions for joint meetings; student enrollment and population projections; coordinating and sharing of information; school site selection, significant renovations, and potential school closures; supporting infrastructure; school board

representation on the local planning agency; co-location and shared use; resolution of disputes; oversight process; and site plan review.

Objective I.B: The City and the County fire districts will maintain a communications agreement.

Policy I.B.1:The City will coordinate fire protection service communications countywide.

Objective I.C: The City and Walton County will maintain an informal conflict resolution process.

Policy I.C.1: The Comprehensive Plan Committee will be formed and will function as the initial agency to mediate comprehensive planning conflicts.

Policy I.C.2: The informal mediation process established by Rule of the WRFPC will be used to mediate conflicts which cannot be resolved by the Comprehensive Plan Committee.

Objective I.D: The City will use the procedures established in the adopted Land Development Code to coordinate the impacts of development proposed by the Comprehensive Plan and the appropriate aspects of the Walton County Comprehensive Plan.

Policy I.D.1: The City will establish procedures whereby the affected municipalities and affected counties will be afforded the opportunity to review development proposals that affect the Choctawhatchee Bay and that affect development proposed in their Comprehensive Plan.

Policy I.D.2: The City will establish procedures in their internal review of development proposals that identifies the effects, if any, on the comprehensive plan of Walton County. Identified potential conflicts will be resolved as they arise.

Policy I.D.3: The City shall implement the Northwest Florida Water Management District's Regional Supply Plan.

Policy I.D.4: The City shall ensure coordination of the comprehensive plan with the most current NFWMD Regional Water Supply Plan when proposing and/or amending the ten-year (10) Water Supply Facilities Work Plan.

Policy I.D.5: The City will review and coordinate with the most recently published District Water Supply Plan and NFWMD staff in projecting future supply and demand on potable water and alternative sources when preparing amendments to the Water Supply Facilities Work Plan and Consumptive Use Permit Applications.

Policy I.D.6: The City will exchange water supply information and services with the NFWMD, West Florida Regional Planning Council, and local governments through water supply planning work groups and through meetings on an as-needed basis.

Policy I.D.7: The City will examine, to the extent possible, the use of interconnectivity of water facilities with other local jurisdictions as recommended by the NFWMD Regional Supply Plan.

Objective I.E: The City will ensure coordination in establishing Level of Service Standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy I.E.1: The City shall maintain a current listing of state, regional or local entities and their points of contact which have operational and maintenance responsibility for public facilities within Freeport and meet with them to coordinate improvements as required to insure that the needs of the City are met.

Objective I.F: The City will continue working with Walton County to maintain a franchise agreement addressing the "Water Extension Project" for rural communities outside of the City's Jurisdiction.

GOAL II: TO ENCOURAGE COMPATIBLE LAND USE, HELP PREVENT INCOMPATIBLE ENCROACHMENT, AND FACILITATE THE CONTINUED PRESENCE OF EGLIN AIR FORCE BASE.

Objective II.A: To facilitate the exchange of information between Eglin Air Force Base and the City of Freeport.

Policy II.A.1: A representative of Eglin Air Force Base will be included as an ex-officio, non-voting member of the City's Planning Board.

Policy II.A.2: The City will make materials provided by Eglin AFB regarding MIODs (Military Influence Overlay Districts) available to the public.

GOAL III: TO PROVIDE FOR INTERGOVERNMENTAL COORDINATION BETWEEN THE CITY OF FREEPORT AND WALTON COUNTY, REGARDING DEVELOPMENT AND LAND USE DECISIONS WITHIN THE FOUR MILE CREEK WORKING WATERFRONT PLANNING AREA.

Objective III.A: Intergovernmental coordination between the City of Freeport and Walton County regarding land use and zoning changes within the Planning Area.

Policy III.A.1: The County will be included as a technical reviewer on city land use changes within the Four Mile Creek Working Waterfront Planning Area. All land use/zoning applications submitted to the City for incorporated property within the Planning Area will be reviewed for consistency with the Four Mile Creek Working Waterfronts Vision Plan.

Policy III.A.2: The City will be included as a technical reviewer on county land use changes within the Four Mile Creek Planning Area. All land use applications submitted to the County for unincorporated property within the Planning Area will be reviewed for consistency with the Four Mile Creek Working Waterfronts Vision Plan.

Objective III.B: Intergovernmental coordination between the City of Freeport and Walton County regarding development order applications within the Planning Area.

Policy III.B.1: The County will be included as a technical reviewer on city development proposals within the Four Mile Creek WFPP Planning Area. All development applications submitted to the City for incorporated property within the Planning Area will be reviewed for consistency with the Four Mile Creek Working Waterfronts Vision Plan.

Policy III.B.2: The City will be included as a technical reviewer on county development projects within the Four Mile Creek Planning Area. All development applications submitted to the County for unincorporated property within the Planning Area will be reviewed for consistency with the Four Mile Creek Working Waterfronts Vision Plan.

Objective III.C: Intergovernmental coordination between the City of Freeport and Walton County to provide additional public facilities within the Four Mile Creek Working Waterfront Planning Area.

Policy III.C.1: The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional public parking for the public recreational facilities within the Four Mile Creek Planning Area.

Policy III.C.2: The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional permanent moorings/mooring fields for short term docking of commercial and recreational vessels.

PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL PS-1: COORDINATE AND MAINTAIN A HIGH QUALITY EDUCATION SYSTEM.

Collaborate and coordinate with the School Board of Walton County (School Board) to ensure high quality public school facilities which meet the needs of Walton County's existing and future population.

Objective PS-1.1: Coordination and Consistency

The County shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County's comprehensive plan and public school facilities programs, such as:

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

Policy PS-1.1.1: Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a development approval, the City may not use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development, subject to the development's compliance with Objective PS-1.5.

Policy PS-1.1.2: In cooperation with the School Board and the municipalities (Paxton, DeFuniak Springs, and Freeport), Walton County will implement the Interlocal Agreement for Public School Facility Planning for the County of Walton, Florida between Walton County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

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

Policy PS-1.1.3: The County shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Policy PS-1.1.4: The County shall coordinate with the School Board and all applicable municipalities regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with policies under Objectives IC-1.1 and IC-1.2.

Objective PS-1.2: Enhance Community Design

Enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy PS-1.2.1: Walton County will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use

categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy PS-1.2.2: Consistent with Policy L-1.11.4 of the Freeport Future Land Use Element, “future schools shall be an allowable use in all land use categories but the Industrial, Private Conservation, and Conservation land use categories. Land use categories in which future schools may be located include General Agriculture, Commercial, Established Residential, Low Density Residential, Medium Density Residential, Mixed Use, Public Service, Rural Development, Urban Development, Special Development District, and Rural Village.” The Land Development Code may include standards for schools, consistent with the local government comprehensive plan.’

Policy PS-1.2.3: Consistent with Policy L-1.11.5 of the Walton County Future Land Use Element, “public schools are to be located in agricultural land use categories when no feasible site exists in nonagricultural categories, due to prohibitive land costs or location of available sites, and when necessary to service student populations in rural areas that are mainly located in agricultural areas. If no feasible site exists in nonagricultural categories, then a public school should be located in a portion of the agricultural FLUM category that is as close as possible to urban residential areas, and the land use on the site should be changed subsequently to an “Institutional” or other appropriate FLUM category. The local comprehensive plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served. Public schools are to be located in agricultural land use categories only when no feasible site exists in nonagricultural categories, or when necessary to serve student populations in rural areas mainly located in agricultural areas.”

Policy PS-1.2.4: Consistent with Policy L-1.11.6 of the Freeport Future Land Use Element, “when considering the acquisition and establishment of public facilities such parks, libraries, and communities centers, then City shall, to the greatest extent possible, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for collation with a future public school.”

Policy PS-1.2.5: Consistent with Section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy PS-1.2.6: All public schools shall provide bicycle and pedestrian access consistent Florida Statutes. Bicycle access to public schools should be incorporated in

the countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

Policy PS-1.2.7: The policy of the County is to reduce hazardous walking conditions consistent with Florida's safe ways to school program. The County, in coordination with the School Board, shall implement the following strategies:

1. New developments adjacent to school properties shall be required to provide a right-of-way and a direct access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;
2. For new development and redevelopment within 2 miles of an existing or planned school, the County shall require sidewalks (complete, unobstructed, continuous with a minimum width of 5 feet, per City of Freeport requirements) along the corridor that directly serves the school, or qualifies as an acceptable designed walk or bicycle route to the school;
3. In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be included in the schedule of capital improvements adopted each fiscal year;
4. Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements; and
5. Coordination with the MPO Long Range Transportation Plans to ensure funding for safe access to school including: development of sidewalk inventories and list of priority projects coordinated with the School Board recommendations are addressed.

Policy PS-1.2.8: The County and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy PS-1.2.9: The County and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Objective PS-1.3: Sustainable Design

Encourage sustainable design and development for educational facilities.

Policy PS-1.3.1: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County of Walton, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy PS-1.3.2: Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy PS-1.3.3: Walton County will continue to coordinate efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. Walton County will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective PS-1.4: School Capacity

It is the objective of Walton County to coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Walton County school system.

Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

Policy PS-1.4.1: The County shall coordinate anticipated students growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods.

Policy PS-1.4.2: The County shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

Policy PS-1.4.3: The County shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreement approved by the Walton County School Board.

Policy PS-1.4.4: Where capacity will not be available to serve students from the property seeking a land use change, the County will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long range facilities plans over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

Policy PS-1.4.5: In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the County will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites (consistent with Policy R-6.1.5 of the Walton County Future Land Use Element);
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Insuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;

6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity; and,
11. Whether the proposed location is consistent with school design and planning policies.

Objective PS-1.5: Implement School Concurrency

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 school concurrency.

Policy PS-1.5.1: Consistent with the Interlocal Agreement, the County and School Board agree to the following standards for school concurrency in Walton County:

1. **Level of Service Standard:** Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows, and are hereby adopted in the County's Public School Facilities Elements and Capital Improvements Element:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
K-8	100% of permanent FISH capacity
High	100% of permanent FISH capacity
Special purpose	100% of permanent FISH capacity

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level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished

by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five-years of the Capital Facilities Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

2. **Concurrency Service Areas:** The concurrency service areas shall be as shown in Map PSFE 6. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement are fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.
3. **Maximizing Concurrency Service Areas:** Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the County shall be determined by the School Board's policies on maximization of capacity.
4. **Student Generation Rates:** Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County comprehensive plan.
5. **School Capacity and Enrollment:** The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted

as the uniform methodology to determine the capacity of each school. Relocatables are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

6. **Concurrency Availability Standard:** The County shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The County shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:
- a) Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan; or,
 - b) Adequate school facilities are available in an adjacent concurrency service area and the impacts of development can be shifted to that area; or,
 - c) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement.

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

7. **Subdivision and Site Plan Standards:** In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) the site plan or final subdivision must be delayed to a date when capacity enhancement and

level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project's development plan and/or building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Walton County.

Policy PS-1.5.2: Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;
2. Construction or expansion of permanent school facilities;
3. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area; and,
4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the County, and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation on its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy PS-1.5.3: The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to Walton County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

Policy PS-1.5.4: If a developer proposes to establish a charter school as a mitigation option, then the charter school's facilities must be constructed in accordance with Florida Department of Education requirements.

Objective PS-1.6: Funding

Investigate the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the local school system service provision.

Policy PS-1.6.1: Make decision regarding the use and amount (if applicable) of school impact fees.

Objective PS-1.7: Monitoring and Evaluation

Walton County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy PS-1.7.1: Walton County and the Walton County School Board will coordinate during updates or amendments to the Walton County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Future Conditions Maps

Consistent with Section 163.3177(12)(g), Florida Statutes, the Public School Facilities Element shall include future conditions maps showing existing and anticipated schools over the five-year and long-term planning periods. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular parcel of land.

Recreation and Open Space Element

GOAL I: THE CITY SHALL CONTINUE TO PROVIDE ADEQUATE RECREATIONAL AND OPEN SPACE FACILITIES FOR THE RESIDENTS OF FREEPORT AS WELL AS FOR VISITORS.

Objective I.A The City shall maintain and upgrade its park system which adequately meets the needs of the city residents and visitors.

Policy I.A.1 Level of service for the City of Freeport shall be a minimum of 6.25 acres of recreation and open space per 1000 population.

Policy I.A.2 The City of Freeport will adopt the following definitions and standards for open space, as follows:

Open Space: undeveloped land suitable for recreation or conservation uses. Subcategories shall include:

Corridor Open Space: land preserved as open space that runs along a right-of way or any long linear open space through which people travel.

Pastoral Open Space: open space land preserved for the management, protection and prudent use of natural resources present on that land. Resource-based recreation maybe allowed if compatible with the site.

Utilitarian Open Space: open space land reserved for intense development due primarily to public safety constraints such as being prone to flooding, or sinkhole formation or having contaminated soil.

These definitions and standards shall apply to all development, existing and future, including redevelopment. These definitions and standards are also included in the adopted Land Development Code.

Policy I.A.3 Through the development approval process, the city shall require that new development provide for the recreational needs created by that development.

GOAL II: TO PROVIDE ACCESSIBILITY TO ALL FACILITIES FOR ALL SEGMENTS OF THE POPULATION.

Objective II.A: All recreational facilities shall have operational automobile, bicycle, and pedestrian access facilities as appropriate.

Policy II.A.1 The city shall acquire needed rights-of-ways for access to all recreation facilities.

Objective II.B To provide recreational facilities which are accessible to the elderly and the handicapped.

Policy II.B.1 The city shall provide handicapped parking spaces and barrier free access to all public recreational facilities.

GOAL III: TO PROVIDE FOR THE SAFETY OF THE USERS OF THE PUBLIC FACILITIES.

Objective III.A Public parks and recreation facilities shall be maintained in as safe a condition as possible to reduce the number of accidents and to reduce the City's liabilities.

Policy III.A.1 The city shall install signs, lighting, fences, and rails at all public facilities as needed.

Policy III.A.2 All children's play areas shall be at least 100 feet from vehicular paths and shall be separated by a barrier or fence.

GOAL IV TO COORDINATE PUBLIC AND PRIVATE SECTOR EFFORTS TO PROVIDE RECREATIONAL OPPORTUNITIES.

Objective IV.A Improve efforts of local government with the public and private sectors to develop recreational opportunities for the community.

Policy IV.A.1 The city council shall appoint a committee consisting of members of the public and private sectors to coordinate efforts to provide for recreational opportunities.

GOAL V TO ENSURE THE PROVISION OF OPEN SPACE BY PUBLIC AND PRIVATE ENTERPRISES.

Objective V.A To provide open space and protect such from incompatible land uses.

Policy V.A.1 The city shall adopt land use regulations which provide requirements for the provision of space for new developments.

Goal VI: To provide recreation opportunities for the citizens of Freeport and Walton County within the Four Mile Creek Working Waterfront Planning Area.

Objective VI.A; To improve public access to the recreational facilities within the Four Mile Creek Working Waterfront Planning Area

Policy VI.A.1: The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional public parking for the public recreational facilities within the Four Mile Creek Planning Area.

Policy VI.A.2: The City of Freeport and Walton County, as partners in the Four Mile Creek Working Waterfront Planning Area, will cooperate to plan for additional permanent moorings/mooring fields for short term docking; for commercial and recreational vessels.

Objective VI.B: To expand current recreational facilities within the Four Mile Creek Working Waterfront Planning Area to attract the non-watercraft user.

Policy VI.B.1: The City of Freeport will continue to research opportunities to expand the public recreational facilities within the Four Mile Creek Planning Area to provide additional recreational facilities for the day visitor without watercraft; i.e. walking trails, boardwalks, bird watching platforms, additional picnicking facilities, way-finding signage, historical markers, children's playground equipment, etc.

TRAFFIC CIRCULATION ELEMENT

GOAL I: TO PROVIDE A SAFE, COST EFFECTIVE TRANSPORTATION SYSTEM

Objective A: The City of Freeport will, in cooperation with the Okaloosa-Walton Transportation Planning Organization (O-W TPO), Florida Department of Transportation, and the Walton County Road Department, provide a safe convenient and efficient motorized and non-motorized transportation system by maintaining city-owned streets at the adopted level of service and by lobbying for and coordinating improvements by the State and County on streets they control.

Policy A.1: New development should be designed to provide continuous traffic flow. This may include, but is not limited to, interconnection between developments and/or the provision of parallel access roads.

Objective B: The City hereby adopts the peak hour level of service standards as described in Policy B.1.

Policy B.1: The City adopts the Okaloosa-Walton Transportation Planning Organization levels of service for the roadways listed in the TPO's long range plan and a level of service C for all local streets.

Objective C: The City will coordinate with the Plans and programs of the O-W TPO and the Florida Department of Transportation's Five-Year Transportation Plan.

Policy C.1: The City of Freeport will review the annual updates of the Five Year Construction Plan to ensure that the best interests of the City are included in the Plan.

Objective D: The City will coordinate improvements to the traffic circulation system based upon projected future land uses in this plan.

Policy D.1: As changes are made to the future land use map, the City will determine if they will impact adopted level of service standards and make or coordinate with State, TPO and/or County agencies to make any necessary improvements concurrently with such impacts.

Objective E: The City will protect existing and future rights-of way from encroachment by new buildings.

Policy E.1: The City will adopt rights-of-way standards and minimum building setbacks substantially similar to those recommended by the Okaloosa-Walton Transportation Planning Organization (O-W TPO).

Objective F: The City will limit new access to arterial and collector roads.

Policy F.1: To the maximum extent possible, a system of service roads will be required for new development along arterial roads in the City.

Objective G: The impact of proposed development activity on available capacity shall be determined as follows:

1. The area of impact of the development (a traffic shed) shall be determined. The traffic shed shall be that area where the primary impact of traffic to and from the site occurs. If the city/county has designated sectors of the jurisdiction for determining development impacts and planning capital improvements, such sectors or planning areas may be used.
2. The projected level of service for roads within the traffic shed shall be calculated based upon estimated trips to be generated by the project. Where the development will have access to more than one road the calculations shall show the split in generated traffic and state the assumption's used in the assignment of traffic to each facility.