

**Ordinance Number
2008- 12**

An Ordinance Amending The Walton County Comprehensive Plan To Adopt A Public School Facilities Element In Accordance With The Requirements Of §163.3177, Florida Statutes; Establishing Goals, Objectives, And Policies Implementing School Concurrency; Establishing Criteria For Locating Schools; Establishing Procedures For Coordinating New Development With School Capacity; Establishing School Concurrency Service Areas; Adopting Methodologies For Determining School Generation Multipliers, School Capacity, And Enrollment; Providing For Mitigation Of Impacts; Providing For Monitoring And Evaluation; Amending The Intergovernmental Coordination Element Of The Walton County Comprehensive Plan To Provide For Coordination Between Walton County, The Walton County School Board, The City Of DeFuniak, The City Of Freeport, And The Town Of Paxton; Amending The Capital Improvement Element To Provide Level Of Service Standards For Schools; Providing For Proportionate Fair Share Mitigation; Adopting The 9-1-06 School Facilities Work Plan; Providing For Severability; And Providing An Effective Date.

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, Walton County desires to amend its Comprehensive Plan to adopt an ordinance establishing school concurrency pursuant to §163.3177, Florida Statutes;

WHEREAS, Walton County afforded opportunity for public comments concerning the subject text amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on November 13, 2007, and an adoption hearing on June 10, 2008; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.04 of the Walton County Land Development Code;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners to amend the Walton County Comprehensive Plan by adding the following language:

Section 1. The Public School Facilities Element is hereby adopted as follows:

PUBLIC SCHOOL FACILITIES ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL PS-I: 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 change, the County may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

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 163.3 174, 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 protections, 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-I.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 Walton County 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 Institutional, Large Scale Agriculture, General Agriculture, Estate Residential, Rural Low Density, Rural Residential, Neighborhood Planning Areas, Coastal Center, Coastal Center Mixed Use, Village Mixed Use Center,. and Town Center.” 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 Walton County Future Land Use Element, “when considering the acquisition and establishment of public facilities such parks, libraries, and communities centers, then County 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) 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:

<u>TYPE OF SCHOOL</u>	<u>LEVEL OF SERVICE</u>
<u>Elementary</u>	<u>100% of permanent FISH capacity</u>
<u>Middle</u>	<u>100% of permanent FISH capacity</u>
<u>K-8</u>	<u>100% of permanent FISH capacity</u>
<u>High</u>	<u>100% of permanent FISH capacity</u>
<u>Special purpose</u>	<u>100% of permanent FISH capacity</u>
<u>Combination Schools</u>	<u>100% of permanent FISH capacity for each level</u>

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 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. All LOS standards shall be met by the beginning of the 2011/2012 school year.

- 2. Concurrency Service Areas:** The concurrency service areas shall be as shown in Map PSFE 6. Level of service standards in CSA South B shall be met through excess capacity in CSA South or CSA Central, depending upon available capacity, student travel time, and student preference. Level of service standards in CSA North B shall be met through excess capacity in CSA Central or CSA North, depending upon available capacity, student travel time, and student preference.

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 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 P.S.-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-I.6.I: Make decision regarding the use and amount (if applicable) of school impact fees.

Objective PS-I.7: Monitoring and Evaluation

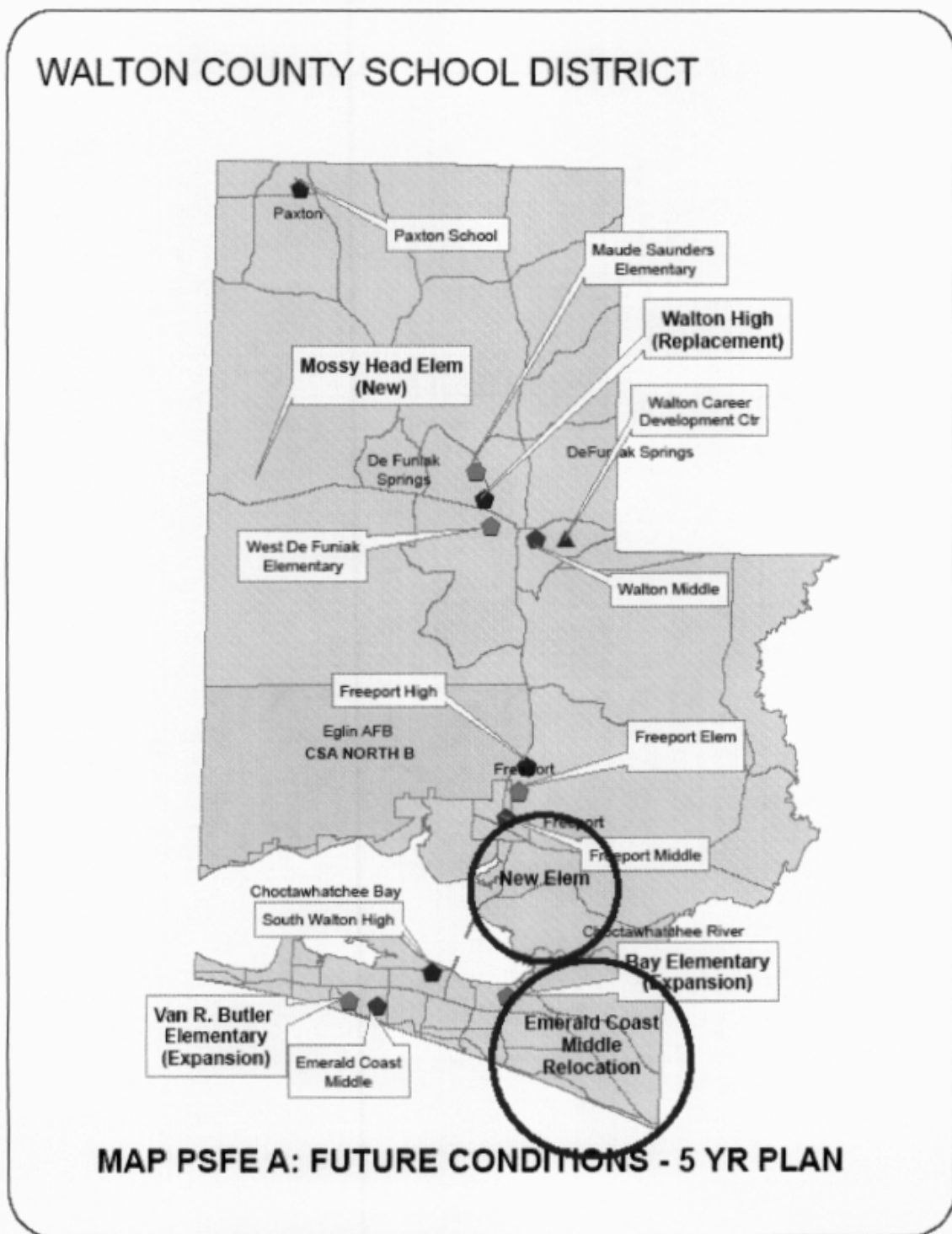
Walton County shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy PS-I.7.I: 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.

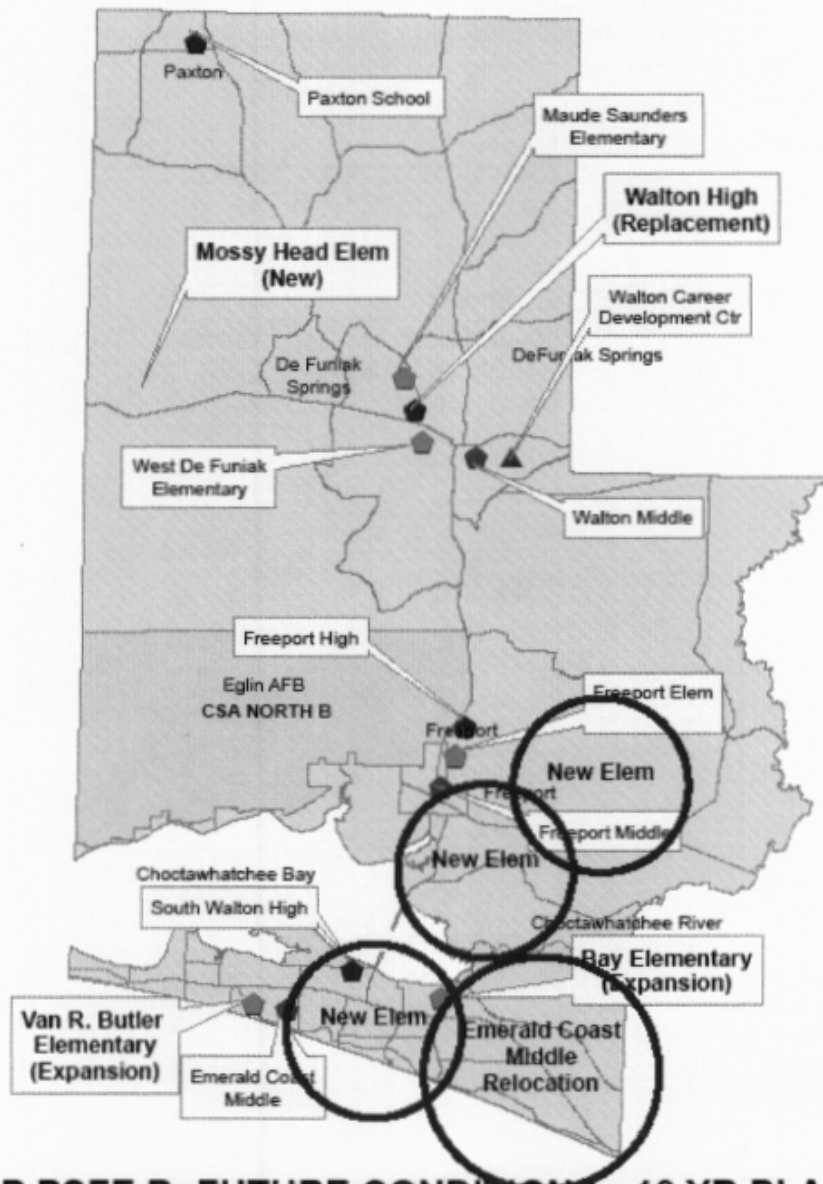
Future Conditions Maps

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.

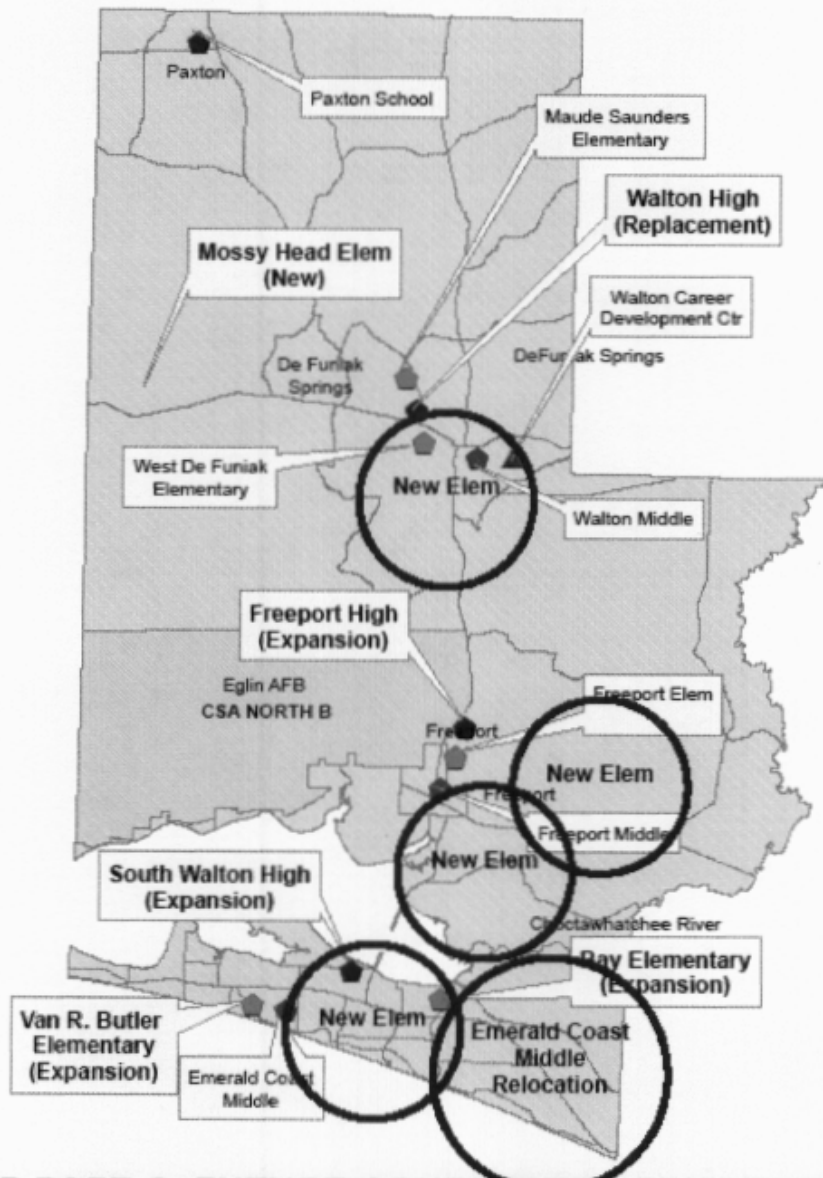


WALTON COUNTY SCHOOL DISTRICT



MAP PSFE B: FUTURE CONDITIONS - 10 YR PLAN

WALTON COUNTY SCHOOL DISTRICT



MAP PSFE C: FUTURE CONDITIONS - 20 YR PLAN

Section 2. The Walton County Comprehensive Plan Intergovernmental Coordination Element is hereby amended as follows:

**INTERGOVERNMENTAL COORDINATION ELEMENT GOALS,
OBJECTIVES, & POLICIES**

GOAL IC-1: IMPROVE THE EXISTING SYSTEM OF INTERLOCAL COORDINATION TO ENSURE IMPLEMENTATION OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND TO RESOLVE ANY CONFLICTS THAT MAY ARISE.

Objective IC-1.1: The County will execute interlocal agreements with the school board, municipalities and adjacent counties providing for close coordination and evaluation of development proposals.

Policy IC-1.1.1: General types of provisions that will be included in the interlocal agreement in order to advise the school board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

1. Transmission of a monthly memo from the Walton County Planning Dept. &/or Planning Districts to the above entities and others on the Comprehensive Plan mailing list describing proposed developments and planning activities.
2. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the Citizen Advisory Committees and the LPA as well as through public meetings with notices published in the weekly paper.

Objective IC-1.2: Coordination of Fire Districts

County & fire districts will implement a communications agreement.

Policy IC-1.2.1: The County will coordinate fire protection service communications county-wide.

Objective IC-1.3: Conflict Resolution

The County and all local governments will develop an informal conflict resolution process.

Policy IC-1.3.1: The Comprehensive Plan Committee will function as the initial agency to mediate comprehensive planning conflicts.

Policy IC-1.3.2: The informal mediation process established by Rule of the WFRPC will be used to mediate conflicts which cannot be resolved by the Comprehensive Plan Committee.

Objective IC-1 .4: Review of Development Proposals

Within one year after adoption of this comprehensive plan amendment, the County will establish procedures to coordinate the impacts of development proposed by the Comprehensive Plan with the appropriate aspects of the affected municipalities and affected adjacent counties.

Policy IC-1.4.1: The County will establish the following general 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:

1. The Walton County Planning Department shall identify these types of planning issues and provide a structural framework for discussion of these issues with affected parties.
2. The issues will be developed by the Walton County Planning Department from reviews of development proposals and the Comprehensive Plan of each affected municipality or district.
3. Each affected municipality or district will be given the opportunity to address issues identified by the Walton County Planning Department and/or to identify their own issues to be addressed by the Planning Department.

Policy IC-1.4.2: The County will establish the following general types of procedures in their internal review of development proposals that identify the effects, if any, on the comprehensive plans of adjacent municipalities and adjacent counties:

1. The Walton County Planning Department shall identify comprehensive planning issues and provide a structural framework for discussion of these issues with affected parties.
2. These issues will be developed by the Walton County Planning Department from reviews of local comprehensive plans, plan amendments, land development regulations, development approvals, the Florida Department of Transportation Plan, and other documents, as well as through coordination with other local governments.

3. Development proposals will be considered in context of each affected local government's comprehensive plan.

Policy IC-1.4.3: Mandated planning activities shall be coordinated with other local governments, school boards, and other units of local government providing service through a monthly exchange of information concerning planning activities (see Policy IC-I .4.1). Conflicts over planning activities and/or planning related issues shall be resolved through the West Florida Regional Planning Council's informal mediation process whenever possible.

Policy IC-1.4.4: The West Florida Regional Planning Council's Informal Mediation Process will be used for resolving annexation issues within Walton County provided that: (1) The WFRPC has determined that use of this process is appropriate; and (2) All parties to the dispute must agree to be bound by the WFRPC decision.

Objective IC-1.5: Comprehensive Planning Forum

Walton County shall coordinate its Comprehensive Plan with the plans of adjacent local governments, the School Board, and other units of local government providing services but not having regulatory authority over the use of land through a regular comprehensive planning forum.

Policy IC-1.5.1: The Forum shall include representation from the Walton County Planning Department and/or Planning Districts, Public Works Department, the South Walton Tourist Development Council, North and South Walton Citizen Advisory Committees, the Walton County School Board: the Cities of DeFuniak Springs, Paxton and Freeport; the Counties of Okaloosa, Holmes, Washington, Bay, Covington County, AL, and Geneva County, AL; the Walton County Local Planning Agency (LPA); the Florida Department of Community Affairs; the West Florida Regional Planning Council, as well as any additional interested parties.

Policy IC-1.5.2: The Comprehensive Planning Forum will be hosted by Walton County and staffed by the Walton County Planning Department and/or Planning Districts and the Citizen Advisory Committees in particular, which will continue to provide input to the Department on planning issues.

Policy IC-1.5.3: The Comprehensive Planning Forum shall identify issues concerning comprehensive planning among jurisdictions and provide a structural framework for the discussion and recommendation of mechanisms for intragovernmental and intergovernmental coordination.

Objective IC-01.6: Setting Level of Service Standards

Walton County shall coordinate the planning and provision of services with its three (3) municipalities and adjacent counties, and various agencies and districts within the County. Walton County shall also coordinate the establishment or

revision of level of service standards for public facilities with any state, regional, or local entity having responsibility for such facilities.

Policy IC-1.6.1: Notify and request written comments from the cities of Freeport, DeFuniak Springs, and Paxton concerning all applications for land use amendments that are contiguous to their borders or within an area of planned annexation.

Policy IC-1.6.2: The comprehensive planning forum established in Objective IC-I .5 will coordinate programs of infrastructure development and improvement between the County, the municipalities, and local service providers so the adopted levels of service can be maintained throughout the entire County.

Policy IC-1.6.3: The County will request written comments from the state Department of Transportation, or the Department of Environmental Protection and the Northwest Florida Water Management District, as appropriate, concerning any proposed revision to the adopted level of service standards for roads, water, sewer, solid waste, recreation and open space, and drainage.

GOAL IC-2: 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 IC-2.1: School Interlocal Agreement

The County will implement the interlocal agreement with the school board, municipalities and adjacent counties providing for close coordination and evaluation of development proposals.

Policy IC-2.1.1: General types of provisions that will be included in the interlocal agreement in order to advise the school board, adjacent counties, special taxing districts and municipalities of proposed developments that would impact their jurisdiction include:

1. Transmission of a monthly memo from the Walton County Planning Department and or Planning Districts to the above entities and others on the Comprehensive Plan mailing list describing proposed developments and planning activities.
2. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the Citizen Advisory Committees and the Local Planning

Agency as well as through public meetings with notices published in the weekly paper.

Objective IC-2.2: Intergovernmental Coordination

Walton County shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy IC-2.2.1: On an ongoing basis, Walton County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy IC-2.2.2: On an annual basis, Walton County shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy IC-2.2.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Walton County, the Walton County Board of County Commissioners, the Walton County School Board, and the City of DeFuniak Springs, City of Freeport and Town of Paxton shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Walton County, the annual educational facilities report and Five-year School Plant Survey of the Walton County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

4. Use of a unified data base including population (forecasts of student population), land use and facilities.
5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

Section 3. The Walton County Comprehensive Plan Capital Improvement Element is hereby amended as follows:

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, & POLICIES**

GOAL CI-1: PROVIDE PUBLIC FACILITIES TO MEET EXISTING DEFICIENCIES AND MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS AS IDENTIFIED IN THE COMPREHENSIVE PLAN.

Objective CI-1.1: Capital Improvements and fiscal resources shall be included in the Capital Improvements Element and shall be consistent with the needs identified in other elements of the comprehensive plan.

Policy CI-1.1.1: Evaluation of capital improvement projects shall include the following criteria and shall be ranked in the following order of importance:

1. Elimination of capacity deficiencies and public hazards;
2. Accommodation of new development and redevelopment consistent with the Future Land Use Element and Map;
3. Financial feasibility and the impact on the County budget;
4. Compatibility with the Northwest Florida Water Management District and other state agencies providing public facilities within Walton County.

Policy CI-1.1.2: The maximum ratio of total debt service to total revenue shall not exceed 25%.

Policy CI-1.1.3: Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize the operating costs and maximize the life of infrastructure.

Objective CI-1.2: Public expenditures in the high hazard coastal area shall be limited to maintaining the existing service capacity, except for recreation facilities.

Policy CI-1.2.1: Appropriations for capital improvement projects located in the high hazard coastal area shall be necessary to maintain the adopted level of service standards and shall be consistent with the Future Land Use Element and Map.

Policy CI-1.2.2: Adequate fees shall be assessed for new development in the high hazard coastal area to finance public facility improvements necessitated by new developments in order to maintain adopted level of service standards.

Objective CI-1.3: Capital improvements shall be as shown in the attached table and on the attached Transportation Improvements Map:

Policy CI-1.3.1: The five-year schedule of capital improvements shall reflect the needs identified in other elements of the adopted Comprehensive Plan and shall be consistent with the county's projected fiscal resources shown on Table 2, Walton County Revenue and Expenditure Projections.

Policy CI-1.3.2: Capital improvement projects (identified in Table 1) shall be included in the Walton County Capital Budget to be adopted concurrently with the annual County Budget.

Policy CI-1.3.3: Capital improvement projects adopted by the Walton County Capital Budget shall maintain at least the following level of service standards:

TRANSPORTATION LEVEL OF SERVICE STANDARDS are set forth in T-I.1.I in the Traffic Circulation Element.

INFRASTRUCTURE LEVEL OF SERVICE STANDARDS

Sanitary Sewer Facilities

The County hereby adopts the following level of service standards, and shall adopt land development regulations which ensure that existing and projected needs are met through provisions which ensure that development orders are not issued which degrade the level of service standards.

Existing Facilities Level of Service Standard (gallons per capita daily)

Name

LOS

Camp Creek 85
 DeFuniak Springs
 85
 Emerald Hills
 85
 Freeport Elementary
 15
 Freeport
 66
 Maude Sanders Elementary
 15
 Palms of Dune Allen
 53
 Sandcliffs
 85
 Sandestin
 85
 S. Walton Utility 95
 Walton Correction
 100
 Walton High School
 15

Future Facilities:

residential uses 100
 gpcpd

nonresidential uses

Minimum service shall be consistent with Table II, Chapter 10D-6, F.A.C. as follows:

<u>Type of Establishment</u>	<u>Gallons Per Day</u>
<u>Commercial:</u>	
Airports	
(a) per passenger	
5	
(b) add per employee (per 8 hour shift)	
20	
Barber and beauty shops (per chair)	
100	

Bowling alleys (toilet wastes only per lane)
100

Country Club

- (a) per resident
100
- (b) per member
25
- (c) per employee (per 8 hour shift)
20

Dentist offices

- (a) per wet chair
200
- (b) per non-wet chair
50

Doctor offices (per doctor)
250

Factories, exclusive of industrial wastes (gallons per employee per 8 hour shift)

- (a) No showers provided
20
- (b) Showers provided
35

Food service operations

- (a) Ordinary restaurant (per seat)
50
- (b) 24 hour restaurant (per seat)
75
- (c) Single service articles only (per seat)
25
- (d) Bar and cocktail lounge (per seat)
30
- (e) Drive-in restaurant (per car space)
50
- (f) Carry out only
 - (1) per 100 sq. ft. of floor space
50
 - (2) add per employee (per 8 hr shift) 20

Institutions (per meal)
5

Hotels & motels

	(a) Regular (per room)	150
	(b) Resort hotels, camps, cottages (per person)	
75	(c) Add for establishment with self service laundry facilities (per machine)	
		400
	Office building (per employee per 8 hour shift)	
20		
	Service stations (per water closet & per urinal)	
		250
	Shopping centers without food or laundry (per square foot of floor space)	
		0.1
	Stadiums, race tracks, ball parks (per seat)	
		5
	Stores (per square foot of floor space)	
		0.1
	Swimming & bathing facilities, public (/person)	
		10
	Theaters	
	(a) Indoor, auditoriums (per seat)	5
	(b) Outdoor, drive-ins (per space)	10
	Trailer or Mobile Home Park (per trailer space)	
		200
	Travel trailer or recreational vehicle park (a) Travel trailer (overnight), without water and sewer hookup (per trailer space)	
		75
	(b) Travel trailer (overnight), with water and sewer hookups (per trailer space)	
		100
	Institutional:	

Churches (per seat)
3
Hospitals (per bed) (does not include kitchen wastewater flows)
200
Nursing, rest homes (per bed) (does not include
kitchen wastewater flows)
100
Parks, public picnic
(a) with toilets only (per person)
5
(b) with bathhouse, showers & toilets (per person)
10

Public institutions other than schools & hospitals (per person) (does not include kitchen
wastewater flows)
100

Schools (per student)
(a) Day-type
15
(b) Add for showers
5
(c) Add for cafeteria
5
(d) Add for day school workers
15
(e) Boarding-type
75

Work or construction camps,
semipermanent (per worker)
50

Solid Waste Disposal Capacity 6 pounds/capita/day

Drainage Facilities

1. The following level of service standard for drainage and stormwater management shall apply:
 - (a) All new residential subdivisions;
 - (b) infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan;

- (c) all multifamily residential development (including duplex, triplex and quadraplex);
- (d) all new nonresidential development (other than agricultural); and
- (e) any existing use meeting the criteria of (a), (b), (c), or (d) above that proposes alterations or activities resulting in an increase in runoff shall meet the following standards:

Water Quality and Quantity:

Each development shall be responsible for storing and treating all post-development runoff which exceed pre-development runoff. All storage facilities shall be designed with sufficient capacity to accommodate all runoff in excess of the runoff which would have resulted from the site if left in its natural, undeveloped condition, provided, however, that as a minimum, the first inch of rainfall will be retained.

Storage Capacity:

The storage capacity of all storage facilities must be at least as strict as FDEP Chapter 17-25, F.A.C., and FDOT Chapter 14-86, F.A.C., Rules for Drainage Connections (provided at end of this section). Post-development runoff shall be released at pre-development natural runoff conditions.

2. New agricultural land uses and existing agricultural uses that propose activities resulting in an increase in runoff: Any new agricultural use exempt from DEP Rule 17-25, F.A.C. and which drains into a surface water, canal, or stream, or where drainage enters a ditch which empties into a sinkhole, surface water or stream, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one-hour design storm within 72 hours after a storm event.
3. Ongoing and New Agricultural Land Uses: Agricultural and Silvicultural Practices shall be consistent with Best Management Practices recommended by the USDA Soil Conservation Service and US Forestry Service. All roads created under these land uses shall use culverts to assure natural drainage features are not destroyed.
4. For all new road construction, or improvements to existing roadways:
 - a. All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.
 - b. For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24 hour storm event; for county roadways, culverts and cross

- c. drains shall convey the runoff from a 25-year, 24-hour storm event. Drainage design for all new state and county road construction shall be in accordance with county and state stormwater management requirements and shall ensure compatibility with Mosquito District structures.
- d. Where Florida Department of Transportation standards are stricter for a particular roadway, they shall be the standard.
- e. All stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter

17-3, F.A.C.

- 3. To ensure state water quality standards are not violated, all new development or redevelopment activities shall provide proof of DE P permit under Chapter 17-25, F.A.C., or proof of exemption. All stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C.

4.

Potable Water

The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:

Existing Facilities Standard (gallons per capital per day) Utility	Level of Service
---	------------------

Argyle Water Systems	
77	
Bay Elementary School	
108	
Beachwood Villa	
166	
Black Creek Lodge	
19	
Camp Creek Water System	
189	
Chapman's Seafood Restaurant	
21	
Choctaw Beach Water System	
162	
City of DeFuniak Springs	
230	

City of Freeport 66
 Inlet Beach Water System
 162
 Juniper Lake Pines Subd.
 625
 Juniper Village Subd.
 851
 Lake Sharon Estates
 528
 Town of Mossy Head
 162
 Nick's Seafood Restaurant
 20
 Town of Paxton
 152
 Quail Run Subdivision
 375
 Sandcliffs Condominium
 375
 Santa Rosa Golf Club
 133
 Seagrove Beach Water Sys.
 125
 South Walton Utility Co.
 120
 Spanish Tri Scout Reserv.
 75
 Sun & Sand Motel
 233
 Ten Lakes Estates
 89
 Villa Tasso Water System
 155
 Willows Water Plant
 102

Future Facilities

Residential uses 100
 gpcpd

Nonresidential uses

Minimum service shall be consistent with Table II, Chapter IOD-6, F.A.C., as follows:

Type of Establishment	Gallons Per
Day	

Commercial:

Airports

- (a) per passenger
5
- (b) add per employee (per 8 hour shift)
20

Barber and beauty shops (per chair)

100

Bowling alleys (toilet wastes only per lane)

100

Country Club

- (a) per resident
100
- (b) per member
25
- (C) per employee (per 8 hour shift)
20

Dentist offices

- (a) per wet chair
200
- (b) per non-wet chair
50

Doctor offices (per doctor)

250

Factories, exclusive of industrial wastes (gallons per employee per 8 hour shift)

- (a) No showers provided
20
- (b) Showers provided
35

Food service operations

- (a) Ordinary restaurant (per seat)
50
- (b) 24 hour restaurant (per seat)
75
- (c) Single service articles only (per seat)
25
- (d) Bar and cocktail lounge (per seat)
30
- (e) Drive-in restaurant (per car space)
50
- (f) Carry out only
(1) per 100 sq. ft. of floor space
50

	(2) add per employee (per 8 hr shift)	20
	(g) Institutions (per meal)	5
Hotels & motels		
	(a) Regular (per room)	150
	(b) Resort hotels, camps, cottages (per person)	75
	(c) Add for establishment with self service laundry facilities (per machine)	400
	Office building (per employee per 8 hour shift)	20
	Service stations (per water closet & per urinal)	250
	Shopping centers without food or laundry (per square foot of floor space)	0.1
	Stadiums, race tracks, ball parks (per seat)	5
	Stores (per square foot of floor space)	0.1
	Swimming & bathing facilities, public (/person)	10
Theaters		
	(a) Indoor, auditoriums (per seat)	5
	(b) Outdoor, drive-ins (per space)	10
	Trailer or Mobile Home Park (per trailer space)	200
Travel trailer or recreational vehicle park		
	(a) Travel trailer (overnight), without water and sewer hookup (per trailer space)	75
	(b) Travel trailer (overnight), with water and sewer hookups (per trailer space)	100
Institutional:		
	Churches (per seat)	3
	Hospitals (per bed) (does not include kitchen wastewater flows)	200
	Nursing, rest homes (per bed) (does not include	

kitchen wastewater flows)	
100	
Parks, public picnic	
(a) with toilets only (per person)	
5	
(b) with bathhouse, showers & toilets (per person)	
10	
Public institutions other than schools and hospitals (per person) (does not include kitchen wastewater flows)	
100	
Schools (per student)	
(a) Day-type	
15	
(b) Add for showers	
5	
(c) Add for cafeteria	
5	
(d) Add for day school workers	
15	
(e) Boarding-type	
75	
Work or construction camps, semipermanent (per worker)	
50	
Recreation Facilities	6.25 acres 1000
population	

Policy CI-1.3.4: Capital improvement projects identified (in Table I) shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Objective CI-1.4: Future development shall bear a proportionate cost of facility capital improvements, where necessary, to maintain adopted level of service standards.

Policy CI-1.4.1: Utilize fees and special assessments to provide funding for future capital projects or debt service.

Objective CI-1.5: Development orders or permits shall be issued consistent with the provision of needed capital improvements and adopted level of service standards.

Policy CI-1.5.1: Land development regulations shall be adopted or amended to include a development review process to determine the availability of public facilities concurrent with the impacts of development.

Policy CI-1.5.2: Reviews of proposed developments shall be coordinated by the County Planning Department to determine the sufficiency of existing and planned infrastructure to serve the development.

Policy CI-1.5.3: If projected revenue sources are not obtained, capital projects not relied upon for concurrency will be delayed or level of service standards will be lowered through an amendment to the comprehensive plan.

GOAL CI-2: THE COUNTY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Objective CI-2.1: 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 CI-2.1.1: Consistent with the Interlocal Agreement, the School Board and County agree to the following standards for school concurrency in Walton County:

<u>TYPE OF SCHOOL</u>	<u>LEVEL OF SERVICE</u>
<u>Elementary</u>	<u>100% of permanent FISH capacity</u>
<u>Middle</u>	<u>100% of permanent FISH capacity</u>
<u>K-8</u>	<u>100% of permanent FISH capacity</u>
<u>High</u>	<u>100% of permanent FISH capacity</u>
<u>Special purpose</u>	<u>100% of permanent FISH capacity</u>
<u>Combination School</u>	<u>100% of permanent FISH capacity for each level</u>

Policy CI-2.1.2: The County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy CI-2.1.3: The County hereby incorporates by reference the School Board’s 5-Year District 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 student enrollment, based on the adopted level of service standards for public schools.

The County, 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 CI-2.I.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 levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy CI-2.I.5: Walton County will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five 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 plan amendments must ensure that the capital improvements program continues to be financially feasible and that level of service standards are achieved. Walton County, the Walton School Board, and the municipalities will coordinate during these updates to the Walton County Comprehensive Plan.

Policy CI-2.1.5: Walton County 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 CI-2.1.7: The County'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 sites for funded and planned schools; and
3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.

Section 2. Severability

Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or

unconstitutional, then such shall be severed from this ordinance, and the remainder of the ordinance shall remain in full force and effect.

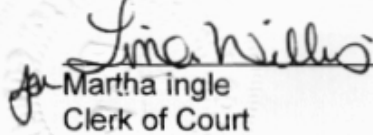
Section 3. Effective Date

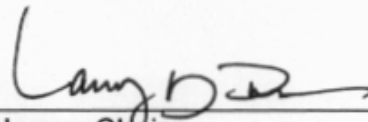
This ordinance shall take effect as provided by law.

Duly enacted, by the Board of County Commissioners of Walton County, Florida, at a regular meeting on the 10th day of June, 2008.

**BOARD OF COUNTY
COMMISSIONERS
WALTON COUNTY, FLORIDA**

Attest:


Martha Ingle
Clerk of Court

By: 
Larry Jones, Chair