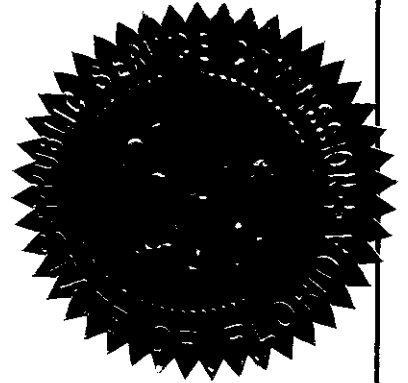


BEFORE THE
FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO. 080121-WS

In the Matter of:

APPLICATION FOR INCREASE IN WATER AND
WASTEWATER RATES IN ALACHUA, BREVARD,
DESOTO, HIGHLANDS, LAKE, LEE, MARION,
ORANGE, PALM BEACH, PASCO, POLK, PUTNAM,
SEMINOLE, SUMTER, VOLUSIA, AND WASHINGTON
COUNTIES BY AQUA UTILITIES FLORIDA, INC.



PROCEEDINGS: CHIPLEY SERVICE HEARING

BEFORE: CHAIRMAN MATTHEW M. CARTER, II
 COMMISSIONER LISA POLAK EDGAR
 COMMISSIONER KATRINA J. McMURRIAN

DATE: Thursday, July 30, 2008

TIME: Commenced at 10:02 a.m.(CST)
 Concluded at 11:30 a.m. (CST)

PLACE: Washington County Commission Board Room
 1331 South Boulevard
 Chipley, Florida

REPORTED BY: LINDA BOLES, RPR, CRR
 Official FPSC Reporter
 (850) 413-6734

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8 the State of Florida.

9 RALPH JAEGER, ESQUIRE, and ERIK SAYLER, ESQUIRE, and
10 CHERYL BULECZA-BANKS, FPSC General Counsel's Office, 2540
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12 representing the Florida Public Service Commission Staff.

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P R O C E E D I N G S

1
2 CHAIRMAN CARTER: Good morning. Can y'all hear me
3 okay? I'm not used to wearing a lapel mike.

4 UNIDENTIFIED SPEAKER: We can hear you.

5 CHAIRMAN CARTER: You guys can hear me? Okay. Good.
6 My name is Matthew Carter, Chairman of the Florida Public
7 Service Commission. I'll take a moment to introduce my
8 colleagues. To my right, Commissioner Lisa Edgar.

9 COMMISSIONER EDGAR: Good morning.

10 CHAIRMAN CARTER: To my left, from beautiful Chipley,
11 Commissioner McMurrian, Katrina McMurrian, back home with her.
12 Good to be with you guys today.

13 The purpose of our visit today is to come over and
14 hear from you in relation to a requested rate increase by Aqua
15 Utilities particularly as it relates to the community of Sunny
16 Hills. And what we wanted to do is get information from you in
17 terms of how you feel about the quality of service provided,
18 the interaction between the company and the customers, and your
19 opinion on the, the proposed rate increase. So what we're
20 going to do first of all, we've got a few housekeeping matters
21 to take care of and then we'll go from there.

22 By the way, just in case you've really got to go, out
23 this door, down the hall on your right, both men and women.
24 That's the most important thing we can, we can share with you
25 there.

1 With that, first of all, staff, would you please read
2 the notice.

3 MR. JAEGER: Yes, Chairman Carter.

4 By notice, this time and place has been set for a
5 customer service hearing in Docket Number 080121-WS,
6 application for increase in water and wastewater rates in
7 Alachua, Brevard, DeSoto, Highlands, Lake, Lee, Marion, Orange,
8 Palm Beach, Pasco, Polk, Putnam, Seminole, Sumter, Volusia and
9 Washington Counties by Aqua Utilities Florida, Inc.

10 CHAIRMAN CARTER: Now we'll take appearances of the
11 parties.

12 MS. ROLLINI: Good morning.

13 CHAIRMAN CARTER: Good morning. That's -- I can hear
14 you.

15 MS. ROLLINI: Thank you, Mr. Chairman.

16 I'm Gigi Rollini with the Law Firm of Holland &
17 Knight. I'm appearing today on behalf of Aqua Utilities
18 Florida, Inc. My address is P.O. Drawer 810, Tallahassee,
19 Florida 32302. With me today is Mr. Chris Franklin, Southern
20 Regional President of Aqua Utilities Florida. At the
21 appropriate time we are prepared to introduce a publication of
22 notice for this hearing, and also at the appropriate time we'd
23 like to make a brief opening statement.

24 CHAIRMAN CARTER: Why don't we do this now. Why
25 don't we -- while you're up, why don't we take the notice.

1 That will be Exhibit 42. Commissioners, for your exhibit list,
2 the publication of the notice will be Exhibit 42.

3 MS. ROLLINI: Chairman, would you like me to bring it
4 up?

5 CHAIRMAN CARTER: Yes, ma'am. Bring it up to Mr.
6 Jaeger over here. Thank you so kindly.

7 Publication of notice, that's Exhibit 42.

8 (Exhibit 42 marked for identification.)

9 Okay. At the appropriate time we'll do the opening,
10 at the appropriate time. Not yet.

11 Mr. Reilly.

12 MR. REILLY: Yes. Thank you. My name is Steve
13 Reilly. I'm an attorney with the Office of Public Counsel. We
14 also have here Tricia Merchant, who is a CPA in our office.
15 Our address is 111 West Madison Street. And happy to be here.

16 CHAIRMAN CARTER: Thank you.

17 MR. JAEGER: Ralph Jaeger appearing on behalf of
18 Commission staff. And with me today is Erik Sayler, who's also
19 appearing on behalf of the Commission.

20 CHAIRMAN CARTER: Thank you. And we also have Public
21 Service Commission staff here, both here in the room as well as
22 outside coming in. By way of -- I'm trying to get comfortable
23 with this chair, but it'll -- I'm actually taller than this,
24 but I don't want to, I don't want to adjust the Commissioner's
25 chair. When he comes back it'll be messed up for him. So I'm

1 just going to go with it.

2 Just kind of by way of introduction, there are two
3 things I want to share with you. First, there's a white form
4 outside that our staff has for you. Any of you that are
5 wishing to speak today, please complete this form because what
6 we're doing is everything is going to be transcribed, it will
7 be put into the record and so it will be part of the
8 proceedings as we go through deliberating our proceedings. We
9 want to hear from you, we definitely want to hear from you, so
10 this white sheet here.

11 The other thing I have for you is there's a blue
12 form. We're still using the blue one, aren't we? We have a
13 blue form out there that has, says "Special Report." The most
14 important part of this form is, like the Book of Revelations,
15 the most important thing is the last page here. You go to the
16 last page -- you may have some neighbors or friends that were
17 unable to come today but had something that they wanted to say.
18 Please take these, some of these with you, pass them out to
19 your friends and neighbors, have them to complete it and just
20 fold it and send it in to us and we'll make it all part of the
21 record. We really want to hear from all of you.

22 Can everyone hear me okay? Thank you. I can't hear
23 me. I guess you guys can hear me. I can't hear myself
24 basically, so I guess that's probably a good thing. Is that
25 those of you that are wishing to speak today, there's going to

1 be a process we'll go through in a minute where we'll have you
2 sworn, we'll swear everyone in at one time, and allow you --
3 because it's being transcribed, we have a court reporter here,
4 she's going to be transcribing everything that you say and
5 we'll be putting it into the record so that we can further our
6 deliberations.

7 Before we do that and before we go with swearing in
8 all of the witnesses to speak, we want to take a moment to go
9 off the record and have our staff to give a general overview of
10 why we're here today.

11 Staff, you're recognized.

12 (Presentation given off the record.)

13 Thank you, staff. Now let's go back on the record.

14 Now we hear the opening statements by the parties. And you may
15 turn the podium around so you can speak to the public directly.

16 MR. FRANKLIN: Thank you, Mr. Chairman. Is this sign
17 to be three minutes here for me?

18 CHAIRMAN CARTER: That sign, that three-minute sign,
19 I think that comes with the building. That's not our sign,
20 like it's not my chair.

21 MR. FRANKLIN: I will try to be as brief as possible.
22 My name is Chris Franklin. I'm the Regional President for Aqua
23 and I'm responsible for our southern states. I've had an
24 opportunity over the last year and a half since I've had this
25 responsibility to talk with a lot of customers and hear from a

1 lot of customers, and I thought I might share some, at least a
2 few thoughts with you this morning that I think would be of
3 interest.

4 First I did want to mention that out in the front of
5 the room, actually it's in the back of the room, Lynn, if you
6 would stand up just for a moment. Lynn Powers is in the back
7 of the room. She is live on our billing system. So if there's
8 a billing issue or a service issue of some sort that needs
9 attention, she can work on that and we can see if we can get a
10 resolution to it while we're right here in the room. So I just
11 wanted to point Lynn out. And she's one of our best, so we're
12 happy to have her with us today.

13 Also in the back of the room just outside those doors
14 is an example of the new meters and radio frequency devices
15 that we're going to be installing in Sunny Hills in September.
16 So if you have any questions or want to see what that looks
17 like or how it works, we have folks here that can walk you
18 through that and give you a quick demonstration.

19 I want to start by just saying that the company,
20 Aqua, we are over 100 years old. We've been a water utility
21 throughout that 100 years. We're a New York Stock Exchange
22 company. And it's only since 2003 and 2004 that we bought two
23 different companies here in Florida, that we entered Florida,
24 and at that point we purchased the two companies from electric
25 utilities that were selling the companies. We purchased both

1 of those companies, one from Aqua Source and the other was
2 Florida, Florida Water, we purchased both of those companies at
3 what we call rate base. In other words, we didn't pay any
4 premium for the companies. And that's all public record that
5 can be, that can be looked at.

6 Despite the fact that we didn't overpay or pay a
7 premium for these systems, many of them were undercapitalized
8 and needed a heck of a lot of work to bring them up to our
9 standards. And so with limited capital to spend we thought,
10 "Where do we spend our money first?" And we said, "We need to
11 spend it on water quality first and then on operational type
12 items second."

13 I'll tell you that we spent, over the last four or
14 five years we spent in the range of \$30 million across the
15 state. In fact, in Sunny Hills during that period of time,
16 really since 2005 we spent \$1.2 million largely on water main
17 extensions in your area.

18 Now our rates in Sunny Hill, Sunny Hills, were
19 established in 1996. That was the last time that a full rate
20 increase was, was put in at Sunny Hills, although there's been
21 some allowance indexes over the last several years which
22 account for some of the rate of inflation. Now you don't have
23 to be financial experts to figure out that over that period of
24 time, that 10-, 12-year period plus, that there have been
25 considerable expense increases, look at gasoline alone in the

1 last year, that we certainly have not been able to account for
2 in our, in our expenses and what we're recovering from our
3 customers.

4 Since we were here about a year ago when we had filed
5 a previous case, a number of things have changed. We've had a
6 lot of leadership changes in the company, virtually a new
7 management team in place. And so many of those folks are here
8 in the room. I'll be happy to introduce you to those folks at
9 the appropriate time after the meeting. Those management
10 changes were made largely to demonstrate our intent to operate
11 efficiently and within our, the regulations and statutes that
12 oversee water utilities.

13 Now last year many of you told us that you didn't
14 know us as well, so we came out to Sunny Hills and held a
15 meeting in the firehouse and we brought some demonstration
16 materials, some educational materials and our management team
17 so that you could ask questions. And I think we had nice
18 attendance out there and hopefully we answered some of your
19 questions at that Aqua Connects meeting. And by the way,
20 that's just the beginning of our ongoing communication with
21 customers.

22 Also a year ago one of our largest issues when we
23 came to Sunny Hills was too many estimated bills, and a lot of
24 the variation was caused by our failure to read the meter every
25 30 days. We were reading it with some fluctuation, not on the

1 30th day, we were reading sometimes in 22 days, which would
2 then cause a long period the next time. That has since been
3 corrected. In fact, I believe if you'll look at your bills,
4 your days of service which are listed on every bill should be
5 well in order since, since at least February of this year.

6 We've also developed a plan to install radio
7 frequency meters and, new meters and radio frequency devices on
8 all of those meters in Sunny Hills in September as I mentioned
9 earlier. That will allow us not to come on the property but
10 actually to read the meters much more efficiently through an
11 electronic means.

12 Now when a company undertakes a program where all the
13 meters are replaced in a short period of time, and we're
14 replacing all of our meters across our Florida companies, and
15 so there is a significant coordination effort that needs to
16 take place among the contractor that actually installs the
17 meter, our local staff overseeing it and the information that
18 needs to get uploaded into our billing system. And there is a
19 separate number for each of the pieces of equipment that get
20 installed. It's quite a process and we've learned a great
21 deal. I think we'll get it as close to perfect for you as we
22 can. And we are putting some functions in place to make sure
23 that some of the mistakes we've encountered earlier in this
24 process don't occur in Sunny Hills.

25 Now throughout our, the first seven hearings we, we

1 noticed about 16,000 customers. This is just to put it in
2 perspective. And about 90, roughly 90 customers testified in
3 the first seven years, and of those approximately 35 of those
4 customers spoke about billing and meter-related issues. And I
5 personally led the team to research each of those issues,
6 contact the customer, we've rolled trucks and done field visits
7 to address each of those issues. And I guess the good news is
8 that an issue that we thought was impacting us which had to do
9 with the way we read meters now, we add a zero to the end to
10 make it in thousands, in the future under RF you don't need to
11 do that. We were concerned that in some cases that extra zero
12 was being moved into our computer and causing problems. After
13 an extensive audit we have found only two of the accounts that
14 we researched. We continue to look at our records and audit,
15 but that's very good news, and we plan to submit that to, to
16 the Commission for review and analysis.

17 Now I think we've, we've, we've corrected a lot of
18 the situations with the meters and certainly the radio
19 frequency will go the extra yard to do it. We'll spend about
20 \$5 million, by the way, this year on, on our meter program
21 across the state.

22 Now another concern we heard last year was around
23 water quality. And fortunately in Sunny Hills we, we meet the
24 state and federal standards on water qualities, on water
25 quality; however, we still hear concerns about discolored

1 water, hardness and some chlorine taste or odor on occasion.
2 In February you may recall receiving a notice that we under
3 regulation forwarded to you that indicated that Aqua failed to
4 take a bacteriological sample during a required time period.
5 We have to take those, what we call BactTs every month and we
6 have to be religious about it under the regulation. We missed
7 one. We noticed, we sent you a notice indicating that and we
8 resampled immediately, and I can tell you that there were,
9 there was no bacteria found.

10 Now our operator here, Jean, who has been with us for
11 17 years, does a very nice job, I think. Jean missed that one.
12 And it's the only one she's missed, it's a monthly sample, it's
13 the only one she's missed in 17 years. I think -- and Jean
14 promises me that that will never happen again. And it was a
15 confusing issue, but, which I won't get into here, but suffice
16 it to say it won't happen again.

17 Now those of you who live in Sunny Hills understand
18 some of our challenges, I hope. We have nearly 100 miles of
19 main in Sunny Hills built for about 20,000 customers. Ultimate
20 build out I think was about 35,000. Not all that main is in.
21 But we have about 100 miles of main for about 600 customers,
22 which is an unbelievable amount of water main to service a
23 virtually small number of customers. The challenge in keeping
24 that water fresh in that amount of main is big. And so we, we
25 do, we struggle with that.

1 Now despite our desire to provide you with water
2 quality that's esthetically pleasing, you probably can imagine
3 how difficult it is to service it. That's not an excuse.
4 Believe me, we want to provide the best quality water. I just
5 want, want to give you some of our challenges in a small
6 system.

7 Now I do want to say that we will continue to sample.
8 We sample about 6,300 samples across our systems every year.
9 We'll continue to sample for, to meet the standard water
10 quality requirements of the DEP. And water quality complaints
11 will always receive our highest attention. And I hope, I hope
12 we meet your satisfaction at least on our response to your
13 questions.

14 Now I also think it's just, I just want to mention as
15 we, as we talk about a rate case, when you compare us to our
16 peer companies, a lot of this is public information. Our
17 expenses are not out of line with our peer companies. So it's
18 not like we're out there spending exorbitant dollars.
19 Ultimately the judges of that will be the Commission and
20 they'll decide whether our expenses are in line or not. But
21 we, we've spent about \$30 million in the period of time that
22 we've been in Florida without a rate increase and we are
23 actually operating at a loss. We lost money here in Florida in
24 2007 and we are on schedule to lose money again in 2008.
25 That's not in, in any kind of, any hidden dollars. It's true,

1 true, true operating loss.

2 So, folks, let me just say this and I'll wrap up.
3 This is the part of my job I like least. I like to solve
4 problems, and so I don't like to ask for rates. It's been a
5 long time since we've been in for rates and --

6 UNIDENTIFIED SPEAKER: Last year.

7 MR. FRANKLIN: I'm sorry? It's been a long time --

8 UNIDENTIFIED SPEAKER: I get too emotionally charged.

9 MR. FRANKLIN: Okay. And I'm looking forward to
10 hearing from each of you in ways we can continue to improve our
11 company. Thank you for your time.

12 CHAIRMAN CARTER: Thank you.

13 Wait. Wait. Are you going to turn the -- wait. Are
14 you going to go down there or do you want to --

15 MR. REILLY: I think I'll go down there. With your
16 permission, I'll direct my attention to the customers.

17 CHAIRMAN CARTER: You're recognized, Mr. Reilly.

18 Yes, sir. Absolutely.

19 MR. REILLY: Thank you. Again, my name is Steve
20 Reilly. I'm with the Office of Public Counsel. Our office is
21 funded by the Florida Legislature to provide free legal
22 representation for the citizens in cases before the Florida
23 Public Service Commission as well as even counties that
24 regulate, have local regulatory authority. We are your
25 advocate before the Commission. We are a separate, independent

1 agency. We are very engaged in this case. We have hired, in
2 addition to the people in our office that's working on the
3 case, we've hired three consultants to critique and review the
4 rate increase request. We've hired Tetra Tech, an engineering
5 company, one of the larger, stronger engineering companies in
6 Florida. The lead engineer, Andy Woodcock, is somewhat
7 familiar with this company. He was involved in the case a year
8 ago, and he will also in this case be going and inspecting,
9 physically inspecting the plants, the water and wastewater
10 plants to determine, you know, if they exist and whether the
11 investment there is reasonable and proper.

12 Another important issue in this case is the pro forma
13 plant that has been projected to be built. And he will verify
14 the exact status of where those projects are and, again, the
15 reasonableness of those projects. Most importantly, his final
16 mission in putting all the engineering issues together would be
17 to determine the used and usefulness of those, of those, of
18 those plants, both water and wastewater. And used and useful
19 in the sense of what, what part of this plant investment is
20 truly used and useful in serving current customers versus
21 future customers. And that's a pretty big issue in a lot of
22 the systems, no more so than in Sunny Hills because, as, as
23 identified by Mr. Franklin, there's a tremendous amount of
24 plant built with a relatively small number of customers.

25 I know when we looked at this system about a year ago

1 we were looking at percentages of about 47 percent used and
2 useful in the water treatment plant, less than 10 percent,
3 maybe 9 percent used and useful on the water distribution
4 system, 36 percent on the wastewater treatment plant and maybe
5 34 percent give or take on the wastewater collection system.
6 So those are some pretty big potential adjustments that make
7 it -- in terms of trying to make a fair allocation of what
8 their investment is in serving the current customers, and that
9 has a definite impact on the revenue requirement.

10 Another person we've hired or firm we've hired is
11 Acadian Consulting Group, and that's led by Kimberly Dismukes.
12 This firm is expert in the accounting issues, all the
13 accounting issues, looking at all the costs that go into
14 determining revenue requirement. One of the biggest issues in
15 the accounting realm is, is, is looking and scrutinizing the
16 allocations from the parent company because there's a number of
17 affiliated companies that provide services to each of the
18 operating systems. And we are dealing with Aqua, as was also
19 identified. Aqua -- the parent company of Aqua Florida is the
20 largest privately owned, publicly traded company that provides
21 water and wastewater service in America. So a lot of these
22 costs are being allocated to all the operating systems
23 throughout the various states, of course, and all the
24 individual systems here in Florida. That fortunately is
25 Ms. Dismukes' area of expertise is scrutinizing and determining

1 the rationales and the reasonableness of those allocations to
2 make sure that the people here in Sunny Hills don't pay maybe
3 an unfair portion of those allocated costs.

4 And thirdly and lastly, we've hired an expert to
5 really scrutinize the cost of capital and the, really what is
6 the fair profit margin that this company should be able to, to
7 realize as a result of providing the service. And this is,
8 really we felt like this was going to be a particularly
9 important issue at this time given whatever the current market
10 conditions are and the particular risk level is for a monopoly
11 providing water and wastewater service in an environment like
12 this. And the company, of course, has proposed a certain
13 profit level, and we have an expert that is going to provide
14 testimony to indicate that another profit level would be more
15 fair and reasonable to the customers.

16 About this time last year the company came in for
17 about a \$7.3 million rate increase statewide. We're looking
18 now a year later at about approximately an \$8.4 million
19 increase. So we have a lot of issues to look at. We've
20 already propounded a tremendous, a substantial amount of
21 discovery. We're well into the case. And, of course, we're at
22 this point now. The most important point is to hear from you.
23 And we have had a tremendous amount of participation, a great
24 deal of customer comment on the issues of billing, on the
25 issues of quality of service and customer relations. Those

1 three are probably the biggest areas that we've heard from
2 customers all around, around the state. And I know the
3 Commission is looking forward to hearing from you, so I won't
4 go on for 20 minutes. But thank you so much for being here.
5 You know we're in Tallahassee working for you. And obviously
6 even after this hearing, if you have any other comments or
7 suggestions, you feel free to get ahold of our office. Thank
8 you so much.

9 CHAIRMAN CARTER: Thank you, Mr. Reilly. Would you
10 turn it, turn the podium around so when -- thank you.
11 Brilliant.

12 What'll happen is that after I swear all of you in,
13 those of you wishing to speak, you'll come up to the microphone
14 and just give your name and address. I'm sure that everyone is
15 part of Sunny Hills, so you won't have to give the name of your
16 system. The water system that this company does have, I think
17 it's 82 systems in 16 different counties. So it'll be easy to
18 do. So as we -- I'll ask you to -- in a moment we'll swear
19 everyone in as a group. And the reason we're swearing you in
20 is because the information that you're giving is going to be
21 transcribed by a court reporter and put into the actual record
22 so we can use that in our evaluation of this case as we
23 ascertain quality of service provided by the company, the
24 interaction between the company and its customers and your
25 opinion on this rate increase.

1 So without further ado, all of you that are wishing
2 to speak today, would you please stand and raise your right
3 hand. And I hope I don't pull this mike out when I do that.

4 (Witnesses collectively sworn.)

5 Thank you. You may be seated.

6 Mr. Reilly, you're recognized, sir.

7 MR. REILLY: Thank you. Our first witness is Diana
8 Wood.

9 Whereupon,

10 DIANA WOOD

11 was called as a witness on behalf of the Citizens of the State
12 of Florida and, having been duly sworn, testified as follows:

13 DIRECT STATEMENT

14 MS. WOOD: Good morning.

15 CHAIRMAN CARTER: Good morning.

16 MS. WOOD: I live in Sunny Hills. And thank you for
17 allowing me to speak. As a homeowner in the Sunny Hills
18 community I'm here today to object to projected rate increases
19 for water by Aqua Utilities. Aqua Utilities has not taken into
20 consideration that this is a community of retired people and
21 young families with children who are trying to live in a
22 developing community and make ends meet at the same time.

23 This area of Florida is one of the lowest paying
24 areas, and many of these young families with children and
25 retired people especially will not be able to maintain their

1 homes and afford this increase. This increase will limit the
2 growth of new homes because of the high cost of water utility
3 rates and will decrease property values because people will not
4 be able to afford to live in this community.

5 We have met with the Deltona Corporation
6 representatives in this community and have been advised that we
7 can consider to have a well put in for personal water use.
8 Many people will consider this option rather than continue to
9 have our water rates increased to amounts that we are unable to
10 pay.

11 We are asking that Aqua Utilities consider the
12 extreme hardship that this proposed increase will bring to this
13 community. Also know that we will continue to protest with the
14 Public Service Commission for as long as we have to. There
15 continues to be problems with billing. I wrote this, of
16 course, last night before Mr. Franklin spoke about the billing.
17 And at one point in March I received a bill for \$484 for my
18 monthly water bill and it said it was an actual reading. Well,
19 this was not an actual reading. And they asked me to go out
20 and read the meter myself and I did and it was totally wrong.
21 But I don't understand where they got the actual reading from.
22 Anyway, that's neither here nor there.

23 The FDEP reported that well number one was taken
24 offline in early 2004 for maintenance and replacement of the
25 casing because iron levels exceeded the maximum contamination

1 level. Is that well now functioning and have they tested it to
2 maintain appropriate levels? How will the iron levels continue
3 to be tested? Were there any studies conducted to determine if
4 any long-lasting harm was done due to the high levels of iron?

5 During its inspection of February 22nd the FDEP
6 acknowledged that there is not sufficient storage capacity to
7 provide fire protection. Has this issue been addressed in the
8 event of a major fire in our area? What has been determined to
9 be a sufficient storage capacity to ensure the safety of this
10 community? And that's all I really have to say. I hope that
11 they'll consider what I've said. Thank you very much.

12 CHAIRMAN CARTER: Thank you. One second. One
13 second. One second. One second, Ms. Wood.

14 COMMISSIONER McMURRIAN: Ms. Wood.

15 CHAIRMAN CARTER: Commissioners?

16 COMMISSIONER McMURRIAN: I do have a question. I'm
17 sorry.

18 CHAIRMAN CARTER: Commissioner McMurrin, you're
19 recognized.

20 COMMISSIONER McMURRIAN: Thank you.

21 Ms. Wood, I just wanted to ask you, you said that the
22 \$484 bill, you said that you thought the reading was wrong. Do
23 you have what you took as the reading and then what they
24 actually billed you for?

25 MS. WOOD: Yes. Yes, I have the bill right here.

1 COMMISSIONER McMURRIAN: Oh, okay. And if --

2 MS. WOOD: I have all of my bills. And I have --
3 there's quite a few mistakes in a lot of them. But
4 Mr. Franklin said they have corrected them. But a lot of
5 people, a lot of elderly people in Sunny Hills, they just pay
6 their bill. They don't question, you know. And this \$484 was
7 preposterous. And it said, "Actual reading."

8 COMMISSIONER McMURRIAN: Well, what -- Ms. Wood, and
9 when you read it, what reading did you get? Because that won't
10 be shown on the bill. Did you write down what you --

11 MS. WOOD: Okay. I read it -- the actual reading
12 they said they had was 260,700. When I went out to the meter,
13 it was 162,800. And I have that right here.

14 COMMISSIONER McMURRIAN: Okay.

15 CHAIRMAN CARTER: Staff, would you -- we need to --
16 let's see if we can get a copy of that. Do you mind if we, if
17 our staff --

18 MS. WOOD: No. You can have any copy of anything you
19 want. I'm sorry I wrote on there, but that's the people I
20 spoke to.

21 CHAIRMAN CARTER: Commissioners, that will be
22 Exhibit 43. Exhibit Number 43.

23 (Exhibit 43 marked for identification.)

24 MS. BANKS: Ms. Wood.

25 MS. WOOD: Yes.

1 MS. BANKS: Would it be okay if we took those bills
2 with us and then mailed them back to you?

3 MS. WOOD: I'd rather just copy them and give them to
4 you, if you don't mind.

5 CHAIRMAN CARTER: If -- do we have access to a copier
6 here?

7 MS. BANKS: I don't know.

8 CHAIRMAN CARTER: Okay. Then --

9 COMMISSIONER EDGAR: I'll bet Sandy can check on
10 that.

11 CHAIRMAN CARTER: Sandy, would you check and see if
12 there's some way we can get copies? If not, we need a Plan B,
13 Cheryl. And Plan B would be --

14 MS. WOOD: If, if you have to take them, but I want
15 them back because I've saved all of them from when I moved
16 there.

17 CHAIRMAN CARTER: That young lady right there, she
18 will make sure that you get them back.

19 MS. WOOD: All right. Okay. All right. Okay.

20 COMMISSIONER McMURRIAN: She's got an honest face.

21 CHAIRMAN CARTER: Cheryl, make sure she has one of
22 your cards before she goes.

23 MS. WOOD: Those are all of my bills since the day I
24 --

25 CHAIRMAN CARTER: And that will be a composite

1 exhibit.

2 MS. WOOD: Oh, wait. Hold on. You don't want the
3 News Herald. There you go.

4 MR. JAEGER: So those are bills of Ms. Wood for 2008?
5 This is, right here, this is Ralph Jaeger.

6 MS. WOOD: Those are bills from 2006 on to 2008.

7 MR. JAEGER: I have one question, but I'm not sure if
8 the Commissioners were through.

9 CHAIRMAN CARTER: Mr. Jaeger.

10 CROSS EXAMINATION

11 BY MR. JAEGER:

12 Q How was that resolved? Did they resolve your --

13 A Yes. But I was very concerned because it said actual
14 bill, I mean actual reading, which it was not an actual
15 reading. It was totally, the numbers were totally different.

16 Q And how long did it take them to clear that up?

17 A It was one month. But I just said how could, how
18 could it be an actual reading when it was so off.

19 MR. JAEGER: Thank you. I have no further questions.

20 MS. WOOD: All right.

21 MR. REILLY: One quick question.

22 CHAIRMAN CARTER: Mr. Reilly.

23 CROSS EXAMINATION

24 BY MR. REILLY:

25 Q The 400 and something dollar bill, was that March of

1 2008, did you say?

2 A I believe so. She took everything. It was March,
3 yeah.

4 CHAIRMAN CARTER: I think so.

5 MS. WOOD: \$484.

6 BY MR. REILLY:

7 Q \$484. That's close to \$500.

8 A Yes.

9 Q Excuse me. I stand corrected.

10 CHAIRMAN CARTER: Thank you. And we'll have our
11 staff -- Ms. Wood, if we, if we can't get a copy through the
12 county here today, what we'll do is we'll -- if you -- we'll
13 just take them back to Tallahassee and send you back your
14 originals. We'll make our copy and put them in there.

15 MS. WOOD: All right. That's fine. That's fine.

16 CHAIRMAN CARTER: And, Commissioners, also staff, for
17 the record, Mr. Reilly, that will be composite Exhibit 42 --
18 43. It'll be a composite exhibit, which will be her bills from
19 2006 through 2008.

20 Mr. Reilly, you're recognized, sir.

21 MR. REILLY: We have our next witness is Diane
22 Vitale.

23 Whereupon,

24 DIANE VITALE

25 was called as a witness on behalf of the Citizens of the State

1 of Florida and, having been duly sworn, testified as follows:

2 DIRECT STATEMENT

3 MS. VITALE: Good morning. Thank you for hearing me,
4 and I'd like to echo many of the things that Ms. Wood said.

5 CHAIRMAN CARTER: Would you say your name and address
6 for the record? She's --

7 MS. VITALE: Oh, okay. I'm sorry. Diane Vitale.

8 CHAIRMAN CARTER: Thank you.

9 MS. VITALE: And I'm a resident of Sunny Hills. I'm
10 also a realtor and have experienced a lot of the comments of
11 prospective homeowners that are looking to move into Sunny
12 Hills. And we have had for a number of years a reputation for
13 having exorbitant water rates. Through the recent years that
14 has subsided a bit because other communities in Florida have
15 kind of come up to our rates in terms of what they're being
16 charged. So it's been a relief recently.

17 Last year, of course, I felt like we waged this war,
18 and already this is upon us again. And according to my
19 records, our rates did increase a little bit last year. I
20 think it was 1 to 2 percent, and I know that's very minimal.
21 And when I look at the proposal this year of 83, I think it was
22 83 percent and 125, that is exorbitant. That is something we
23 couldn't possibly entertain.

24 When I look at -- and we all agree. Expenses have
25 gone up, the gas prices, et cetera. Gulf Power now has

1 received an okay for an 11 percent increase. Now I think
2 that's fair.

3 And I do know that when Mr. Franklin spoke, he, they
4 do have a real challenge in Sunny Hills for the amount of
5 people. They're servicing 600 families instead of 20,000. But
6 that was something very evident when they came in and became a
7 part of our community back in '03, '04. And we are now
8 growing. I get a pulse on the activity and we are seeing a
9 small increase. We have a builder that I know is putting out a
10 couple of homes a week that are being purchased. I think it's
11 a question of maybe tightening the little belts that Aqua
12 Utilities needs to take a look at. Know that with the new
13 airport coming in in Bay County we're definitely going to be
14 impacted. We're going to have the growth. It's just a
15 question of waiting it out.

16 I have a couple ideas to take a look at. You know,
17 you're talking about instead of actual rates, take a look at
18 estimated rates. I don't know, and maybe somebody can answer
19 this for me, what's wrong with doing an estimated rate every
20 other month and eliminating -- and I know now we've got this
21 technology coming in with these meters that they're not going
22 to have to come to each home and that's going to be a savings.
23 Of course, the installation, that's capital improvements. They
24 go ahead and they get a bond or some -- I don't know how they
25 raise money, but it doesn't necessarily have to be from the

1 homeowner. They can also maybe send billing out every other
2 month and save money that way. So there could be some
3 considerations in how to, you know, keep from raising our rates
4 almost 100 percent across the board. I don't think anybody
5 would be opposed to a moderate rate increase at this time. So
6 that's what I wanted to say. Thank you for listening.

7 CHAIRMAN CARTER: Thank you. One second. Hang on,
8 Ms. Vitale.

9 MS. VITALE: Yes.

10 CHAIRMAN CARTER: Sometimes my brain doesn't work in
11 conjunction with my pen.

12 Okay. You said not opposed to a moderate rate but
13 certainly not the 100 percent. Is that what you're --

14 MS. VITALE: That's correct. That's correct. I
15 think Gulf Power went up 11 percent and I know Aqua went up
16 only 1 to 2 percent last year. Maybe we could take a look at
17 maybe a 10 percent, maybe we could live with that. I know
18 nobody wants increases. But I hear what they're saying and
19 maybe we won't be doing this next year if we accept 10 percent
20 now.

21 CHAIRMAN CARTER: Yes, ma'am. Commissioners? One
22 second.

23 MS. VITALE: Yes, sir.

24 CHAIRMAN CARTER: Mr. Reilly, any questions?

25 MR. REILLY: Thank you for being here.

1 MS. VITALE: Thank you.

2 CHAIRMAN CARTER: Thank you. Thank you, Ms. Vitale.

3 Did I get your name right, Vitale?

4 MS. VITALE: Yes, you did.

5 CHAIRMAN CARTER: See there, guys, I'm improving.

6 Mr. Reilly, sir.

7 MR. REILLY: Yes. Our next witness is Robert

8 Duerbeck.

9 Whereupon,

10 ROBERT DUERBECK

11 was called as a witness on behalf of the Citizens of the State
12 of Florida and, having been duly sworn, testified as follows:

13 DIRECT STATEMENT

14 MR. DUERBECK: Good morning.

15 CHAIRMAN CARTER: Good morning.

16 MR. DUERBECK: I also live in Sunny Hills, mainly
17 because I can't get out. The water rates are too high.

18 CHAIRMAN CARTER: Would you say your name and
19 address? She's taking, transcribing everything, so just say
20 your name.

21 MR. DUERBECK: Okay. Robert Duerbeck. My wife and I
22 are both here. And as you can see in the seating area here, we
23 don't have many people around because you picked the wrong time
24 for retirees that can't get out to come all the way here to
25 Chipley for a meeting. Why can't you have a meeting right

1 there in Sunny Hills? Sunny Hills is what it's all about, and
2 there are places where you can have a meeting. And, of course,
3 in the middle of the week, the middle of the morning, people
4 are at, the younger people are out working and they're not
5 here. So you don't have a true representation out here to
6 start with.

7 So anyway I also brought water bills, good old water
8 bills. And mine are nothing like that other person that had
9 the 400 and some odd dollars. I'm awful glad of that because I
10 don't think I could survive a day after I opened that one up.
11 And mine run generally in the 60s, which is infinitesimal
12 compared to that other one. But there's only two of us in the
13 family. The house has got one bathroom, we have no swimming
14 pool. We never water the lawn; we wait for the rain. The same
15 with washing the car, we'll go to a car wash but we won't wash
16 it at home. We're very tight on water and we still wind up
17 with bills in the 60s. And any friends of ours that live
18 outside of Sunny Hills are shocked by even what water bills we
19 have.

20 And unfortunately we -- when you purchase in, you
21 agree to the covenants that go with it. And if you have a
22 sewer line going by the house, you're required to be tied into
23 it. If it's a house that's already there, it's already tied
24 in. Otherwise, you build a new house, you hook up to the sewer
25 and they got you. And the same with the water. If you've got

1 the water line running right in front of the house, you have to
2 use their water. And I think we should be released from that
3 kind of a liability. Everybody should be able to have their
4 own well drilled, put in their own septic system and shut off
5 Aqua Utilities.

6 Now their percentage of increase that they want just
7 spells greed to me and it's been that way for a long time. And
8 they're not a bunch of dummies. When they bought that, that
9 system, they knew how much money was coming in, they knew what
10 the profit level was, they knew what the population was, and
11 still they bought it because they're thinking we'll raise the
12 rates up and we'll make a good profit on it. So if they are so
13 bad off, it's their own fault.

14 As I understand it, Aqua Utilities is the largest
15 privately owned water company in the United States, and as a
16 company they're not hurting for money. They don't have to go
17 begging around for money to make improvements. They've got it.
18 But with the population we have, they don't have to make all
19 these improvements right away because even though there are a
20 few houses being sold, what we need in there is a large
21 population to make this a profitable water company. But you're
22 going to wait. And if they can't afford to wait, they can sell
23 it. They bought it and they knew what the picture was when
24 they bought it.

25 So I think \$60 is still high for a water bill. Now

1 there are other people that I know in other areas that are not
2 connected with Aqua Utilities and their bills are less than
3 \$20 a month. And that, that's no joke. Why do we have to put
4 up with this kind of stuff when they even want to tack on an
5 83 percent raise? I mean, you can't go to your boss and say,
6 hey, boss, I need an 80 percent raise on my, my salary. You're
7 not going to get it. And the retirees are going to get a lot
8 less than that. What did we get this past year? About
9 2.3 percent in the COLA. Okay. The Medicare went up.
10 Prescription drugs are going up all the time, they're huge.
11 And unless you have your own insurance, you're going to either
12 pay for it or you're going to collapse, your health goes down
13 the drain or you don't eat. So along the line we have all the
14 expenses we can handle and 83 percent is not in the picture.

15 That's basically all I have to say. But I think you
16 should have a meeting up at Sunny Hills where you can reach the
17 people.

18 CHAIRMAN CARTER: You know, despite our best
19 intentions it was not possible within our schedule to do that,
20 and we tried to. We were just not able to be accommodated
21 there, so we just -- and then --

22 MR. DUERBECK: You couldn't be accommodated there?

23 CHAIRMAN CARTER: Right. In the time frame. We
24 tried to get a place there within the time frame but it just
25 didn't work out.

1 MR. DUERBECK: It's not over 18 miles away.

2 CHAIRMAN CARTER: Well, I'm just saying -- I'm only
3 saying this because we do have a schedule because we've got,
4 we've got 16 counties, we've got 83 systems that we're dealing
5 with. We did try to get into Sunny Hills but we were unable to
6 do that. But we still wanted to have --

7 MR. DUERBECK: Well, it's too bad.

8 CHAIRMAN CARTER: I know it was.

9 MR. DUERBECK: Yeah.

10 CHAIRMAN CARTER: But I'm just telling you that
11 that's not -- we didn't just pull Marianna out of, I mean, we
12 didn't pull Crestview out of the air, Chipley out of the air.

13 MR. DUERBECK: Well, it's a shame because this, this
14 timing is just plain detrimental to Sunny Hills' population.
15 They can't fill this room up but they would like to. Thank you
16 very much.

17 CHAIRMAN CARTER: Thank you.

18 COMMISSIONER EDGAR: Thank you.

19 CHAIRMAN CARTER: Commissioners, any questions?

20 Mr. Reilly.

21 MR. REILLY: Thank you. Let's see. Our next witness
22 is Lou Tracy.

23 Whereupon,

24 LOU TRACY

25 was called as a witness on behalf of the Citizens of the State

1 of Florida and, having been duly sworn, testified as follows:

2 DIRECT STATEMENT

3 MR. TRACY: Commissioners, good to be here. My name
4 is Lou Tracy. I live at 3989 Belmar Place in Sunny Hills. And
5 I met most of you a year ago when we were at the same type of
6 hearing that we had.

7 My questions today are the same as they were
8 basically last time. What are we doing here? This is supposed
9 to be a meeting so the residents of Sunny Hills can attend and
10 discuss their feelings about this rate increase with you, and
11 we're having a meeting at 10:00 in the morning when half of our
12 community are working people and they're at work and can't
13 afford to take off with the prices of everything being so high,
14 and our retirees having to drive 25 miles up here to have a
15 meeting with you when in the past you've come to Sunny Hills
16 and talked to us. And if we would have known that the meeting
17 place was a problem, we could have resolved that for you, too.

18 But we would like, in the future we'd like for you to
19 consider our working people and maybe even consider a nighttime
20 meeting and also have it in our subdivision. We have a lot of
21 churches and other places that we could have had this meeting
22 at.

23 Since speaking to you a year ago basically I've
24 noticed no changes in the utility other than the fact that now
25 here we are a year later and we're trying to get the same

1 increase that you disapproved a year ago. And since then, like
2 I said, nothing, nothing has changed.

3 The quality of water basically is the same. Every so
4 often you get a sulfur smell, a chlorine smell, discoloration
5 of water, hardness and everything else that goes along with
6 busted water lines, and it impacts all of us. When you pick up
7 a glass of water and you can't see through that glass, not too
8 many mothers are going to let their kids drink that kind of
9 water. It's not real frequent but it does happen, and it still
10 happens and it's an ongoing thing. And when you've got water
11 lines that have been in the ground for 30 years, I guess you
12 can expect problems after a while.

13 The gentleman said \$1.2 million has been spent since
14 they've taken over the utility. I believe most of that money
15 has probably been installation of new lines in new areas of the
16 subdivision that didn't have water to begin with. And like I
17 said, I just don't see what changes have been made in the time
18 frame of the year since we were here at this process before.

19 There are just too many -- too few users to afford to
20 pay for this system. At your last hearing I presented you with
21 utilities from five different municipalities in the surrounding
22 area and it seemed like Aqua's base rate at the time was two to
23 three times higher than these five or so utility bills that I
24 presented to you from the surrounding area. It's just not fair
25 to the people that live in Sunny Hills. It's not our problem

1 that our subdivision didn't grow as fast as the anticipated
2 utility. We wished it would have. We'd like to have 12,000
3 homes sitting in Sunny Hills. We've got 600. Well, we've got
4 600 users. We've got 700 homes. But it just didn't grow as
5 fast as it should, but we're looking for growth in the future.
6 And like the one lady said, we can take a little bit at a time,
7 but this increase that they're asking for is just almost out of
8 the question. Of course, that's going to be up to you and
9 that's your job to decide.

10 But we would, we would request at this time that
11 there's just no way that we, with the cost of everything that
12 we can afford more for our utility rates. And once again, I
13 want to reemphasize the fact that, yes, 30 years ago we were a
14 retirement community and 98 percent of the folks that lived
15 there were retired from the north and moved down here to enjoy
16 their retirement. Today 50 percent of our subdivision are
17 young, married families and they both work, so it's hard for
18 them to make a daytime meeting. Any, anything we could do in
19 the future to make it available to them later in the
20 afternoon -- you've been in our community center at night a
21 couple of times because I remember some of you being there.
22 And it would be more beneficial for our community if you could
23 do that.

24 I appreciate you letting me have this opportunity to
25 come before you. I appreciate you coming to Chipley to speak

1 to us. And, but at this time I don't feel like we can justify
2 being able to pay a rate increase or that we should be even
3 looking at a rate increase when another rate increase was just
4 denied a year ago. Thank you.

5 CHAIRMAN CARTER: Thank you.

6 Commissioners, any questions?

7 Mr. Reilly, any questions?

8 MR. REILLY: Thank you, Mr. Tracy.

9 CHAIRMAN CARTER: Thank you, Mr. Tracy.

10 Mr. Reilly.

11 MR. REILLY: We've had a number of other people sign
12 in but no others that have actually checked the wish to speak
13 box.

14 CHAIRMAN CARTER: Does anyone wish to speak who
15 signed in that did not get a chance to speak? We want to hear
16 from everyone.

17 MS. WOOD: I know I already spoke once. I just want
18 you to know that I took a half a day off from work today to
19 come here to talk to you.

20 CHAIRMAN CARTER: We appreciate that. And, please,
21 before you leave, make sure you take some of these forms for
22 your neighbors.

23 MR. WOOD: I will. I will.

24 CHAIRMAN CARTER: You can duplicate those and make
25 copies of them and send those back to us. We do want to hear

1 from you.

2 Is there anyone else? Anyone else?

3 MR. JAEGER: I'm sorry. Was that Diane -- I'm sorry.
4 Diana. I got the two mixed up. What's your name, ma'am?

5 MS. WOOD: Diana Wood.

6 MR. REILLY: We do have someone else standing in the
7 back. If you would come forward maybe and --

8 CHAIRMAN CARTER: Come in and I'll swear you in and
9 we'd love to hear from you.

10 I feel like going, "Do you swear and affirm to uphold
11 the Constitution of the United States," but I don't want to do
12 that. You've had that already.

13 MR. ROGERS: Yes, sir.

14 Whereupon,

15 BRANDON ROGERS

16 was called as a witness on behalf of the Citizens of the State
17 of Florida and, having been duly sworn, testified as follows:

18 DIRECT STATEMENT

19 CHAIRMAN CARTER: Thank you. Please state your name
20 and address for the record, please.

21 MR. ROGERS: Yes. I'm Brandon Rogers, and we're from
22 Sunny Hills. I've lived in Sunny Hills since I was a little
23 kid with my parents, and it's always been an issue with water
24 there, about them talking about the prices ever since about
25 1992.

1 Me and my wife have just moved into Sunny Hills last
2 July, and one of the issues, one of the main things that we
3 look at in the government on my side of the house is
4 cost-effectiveness. What are we doing on our side to use the
5 least amount of money to get the mass production out with
6 quality in mind? That is one question I've got is what's
7 happening there? Granted, we take a lot of budget cuts on our
8 side of the house.

9 When me and my wife first moved in we, we had to go
10 out and actually buy a water filter system that was, cost us a
11 couple of thousand dollars because the water itself was clear
12 for a day and then the next day it would be cloudy. We had an
13 issue, for four months we didn't receive a bill and then all of
14 the sudden we got hit with a big bill. My wife has that
15 paperwork back there. That took about a month to get resolved
16 afterwards and then gradually our bills went down. And that's
17 about all I have.

18 CHAIRMAN CARTER: Okay. Mr. Reilly.

19 MR. REILLY: I do have one question.

20 CROSS EXAMINATION

21 BY MR. REILLY:

22 Q If she has the paperwork here, we could make a copy
23 of it and have it be an exhibit.

24 A Yes, sir.

25 Q And then give you that original back before you

1 leave.

2 A Yes, sir.

3 Q If you could make that available.

4 A Yes, sir.

5 MR. REILLY: I guess that would be Exhibit 44.

6 CHAIRMAN CARTER: Exhibit 44.

7 BY MR. REILLY:

8 Q And did you state your address?

9 A No, sir.

10 Q You might do that.

11 A It's 3962 Falcon Drive.

12 MR. REILLY: I appreciate you very much coming

13 forward.

14 MR. ROGERS: Thank you.

15 MR. JAEGER: Chairman Carter, I'm sorry. I'm just --

16 what that exhibit would be entitled.

17 CHAIRMAN CARTER: Mr. Rogers?

18 MR. ROGERS: Yes.

19 CHAIRMAN CARTER: Hang on. Don't go away for a

20 second.

21 That would be Exhibit 44.

22 MR. JAEGER: Exhibit 44.

23 CHAIRMAN CARTER: Exhibit 44, Mr. Rogers', Sergeant,

24 Staff Sergeant Rogers' --

25 MR. REILLY: Mr. Rogers' bills.

1 MR. ROGERS: Yes. I have the bills.

2 MR. REILLY: Okay. Thank you so much.

3 CHAIRMAN CARTER: Thank you.

4 (Exhibit 44 marked for identification.)

5 Mr. Reilly, do you have a form for Mr. Rogers?

6 MR. REILLY: We do. Actually I think someone is --

7 CHAIRMAN CARTER: Just, just check it on there.

8 You're going to get the copies?

9 MS. SIMMONS: Yeah. She wants to speak.

10 CHAIRMAN CARTER: Okay. Come on up.

11 MRS. ROGERS: I'm his wife.

12 CHAIRMAN CARTER: You're Ms. Rogers?

13 MRS. ROGERS: Yes.

14 CHAIRMAN CARTER: Okay.

15 Whereupon,

16 ISIS ROGERS

17 was called as a witness on behalf of the Citizens of the State
18 of Florida and, having been duly sworn, testified as follows:

19 DIRECT STATEMENT

20 MRS. ROGERS: My name is Isis Rogers. It's spelled
21 I-S-I-S. I don't know if it's on the paper or not. And my
22 address is 3962 Falcon Drive, Chipley, Florida, of course,
23 Sunny Hills.

24 And I do have all of our bills here. And I don't
25 know exactly how to -- I didn't prepare anything to say, so it

1 might be a little off.

2 Now whenever we did call them, they did tell us it
3 was a couple of months and it turned out to be \$257 for our
4 second bill. But they did send us the first bill, which was
5 \$69. And what I don't understand is how it increased so much
6 whenever we hardly used the water. That's a little confusing
7 to me. And I have all the bills with me.

8 And after those bills all of our bills only ended up
9 being to 22, 21, something, you know, like that because we
10 hardly use water. It's just us two.

11 And besides that, I'm fixing to have a baby, of
12 course. That water is not anything that I would want my kid to
13 drink, as what they said before.

14 Besides that, I don't have a whole lot that I want to
15 say. I'll probably mail in something. But just off the wall
16 it's not exactly a company that I like to deal with, especially
17 since there was a, trying to increase last year and now we're
18 back doing the same exact thing this year. So thank you.

19 CHAIRMAN CARTER: Ms. Rogers, do you mind if our
20 staff gets --

21 MRS. ROGERS: Yeah. I don't mind at all.

22 CHAIRMAN CARTER: Don't go away. Don't go away
23 because we can get copies and send her originals back to her.
24 Cheryl, would you give her one of your cards and we can do
25 that.

1 MRS. ROGERS: Oh, one more thing.

2 COMMISSIONER McMURRIAN: I think they're even making
3 them here.

4 CHAIRMAN CARTER: Oh, are we getting them made here,
5 Sandy?

6 MR. REILLY: Hopefully.

7 COMMISSIONER McMURRIAN: I think Sandy is.

8 CHAIRMAN CARTER: Sandy? We might be able to get
9 them made here.

10 Commissioner Edgar.

11 COMMISSIONER EDGAR: I just wanted to be sure I was
12 clear. The billing information that you discussed that one
13 month was \$69 and the next month, I think you said, \$257.

14 MRS. ROGERS: Yes, ma'am.

15 COMMISSIONER EDGAR: The \$69 was part of the \$257?

16 MRS. ROGERS: No. The first month that we did
17 receive, which was -- we moved in July. We received it on
18 October 11th, which it was -- we didn't receive our first bill
19 for a long time after, which we kept calling them and calling
20 them and they kept telling us that we would receive it. And we
21 didn't receive it until October.

22 COMMISSIONER EDGAR: Was that last year?

23 MRS. ROGERS: Yeah. It was last year.

24 COMMISSIONER EDGAR: Was that '07?

25 MRS. ROGERS: And it was \$69. Then they decided to

1 send us our second bill and charge us for all the month before
2 that, which was \$257. So it's not exactly a company that you
3 can rely on your bill for either.

4 But besides that point, my, I am going to say it for
5 them, they're going to send something in as well but that way
6 it's on record. My brother and sister-in-law just moved into
7 Sunny Hills and they also got their meter read wrong. They can
8 send a copy in. They don't have it with them right now. And
9 it was I think about a thousand something over as well for
10 gallon-wise.

11 COMMISSIONER EDGAR: And has, do you know has that
12 been corrected?

13 MRS. ROGERS: It's been corrected but it took a while
14 for it to be corrected.

15 COMMISSIONER EDGAR: For it to be done.

16 MRS. ROGERS: And there was a huge argument on the
17 phone and it took a while for it to be corrected, so.

18 COMMISSIONER EDGAR: Thank you. And please do send
19 us that information or have them send it.

20 MRS. ROGERS: We will. We'll have them copy it and
21 send it in.

22 COMMISSIONER EDGAR: Good. Thank you.

23 CHAIRMAN CARTER: Hang on a second. Let me ask
24 you -- excuse me, Commissioners.

25 COMMISSIONER EDGAR: Uh-huh. Go ahead.

1 CHAIRMAN CARTER: Let me just ask you a question. In
2 the -- you said there was a huge argument on the phone. When
3 you called, I mean, was that when your sister-in-law called?

4 MRS. ROGERS: It was my sister-in-law or my brother
5 called. Yes.

6 CHAIRMAN CARTER: And your brother called. And then
7 when you called, how did they respond to you? I mean, did you
8 get the same kind of treatment? How was -- how did they
9 respond to you when you called and said, hey, look, I've been
10 trying to get my bill. We moved in in July. We haven't had a
11 bill. Where's my bill? Where's my bill? You didn't get the
12 bill until October. How did they --

13 MRS. ROGERS: Well, he called once. I'm not sure
14 with him. But whenever I was on the phone they weren't exactly
15 cooperative and it did take them a while. They said that they
16 would send it, would send it, and nothing was ever taken care
17 of, nothing was accomplished whatsoever.

18 CHAIRMAN CARTER: Okay. Thank you.

19 Commissioners, anything further? Thank you. Now
20 make sure that you take one of these.

21 MRS. ROGERS: I'll be copying those and sending it to
22 my neighbors.

23 CHAIRMAN CARTER: Please do. And, I mean, any, any
24 of your other neighbors in Sunny Hills that you know of that
25 didn't get a chance, please pass the information on to them.

1 MRS. ROGERS: Okay. And then who should I have copy
2 my --

3 CHAIRMAN CARTER: This young lady in the back.

4 COMMISSIONER EDGAR: Sandy in the back, she will help
5 you.

6 MRS. ROGERS: Okay. Thank you.

7 CHAIRMAN CARTER: Did we have -- is there anyone else
8 that came in that wanted to speak that did not get a chance to
9 speak? We want to hear from everyone. Is there anyone that
10 wanted to speak today that did not get a chance to speak or
11 someone put on the form and did not check the box? We want to
12 hear from you.

13 Yes, ma'am. Come on up. You can fill out the form
14 in a minute. How about let's take care of first things first.
15 All right?

16 Whereupon,

17 LYNZEE RICHARDS

18 was called as a witness on behalf of the Citizens of the State
19 of Florida and, having been duly sworn, testified as follows:

20 DIRECT STATEMENT

21 CHAIRMAN CARTER: Thank you. Please state your name
22 and address for the --

23 MS. RICHARDS: Okay. I'm Lynzee Richards. I'm
24 actually the sister-in-law.

25 CHAIRMAN CARTER: Oh, you're the sister-in-law.

1 Okay. Good.

2 MS. RICHARDS: Yeah. I don't have the bill with me
3 today. I'm newly married.

4 CHAIRMAN CARTER: That's all right. Tell me, how do
5 they treat you when you call?

6 MS. RICHARDS: My husband is actually the first one
7 that called, and they argued. It was a big argument. He went
8 and read the meter and said, "Hey, you're off by so much." And
9 like, "No. No. No." They sent somebody back out and read it,
10 and they read it again and they were still swearing that it was
11 the same reading. And he's sitting here reading it back and
12 forth. And they're like, "No, it's the same one." And it took
13 about probably, I'd say a month and a half maybe. I mean, I'm
14 not sure exactly, but it took a long time. We argued with them
15 over the phone and told them, you know, you're reading it -- it
16 was actually, they were saying we did 17, 17,000 gallons of
17 water. This was our first month moving in. We were not using
18 that much water. And it turned out to be 1,700, a considerable
19 amount there. And we -- I don't have the bill, like she said.
20 I'll be sending that in later. I wasn't prepared.

21 But another problem I'd like to approach is like they
22 said, having to drive all the way here to Chipley, we live in
23 Sunny Hills. My husband and I work in Panama. He's currently
24 working right now on the navy base. He couldn't make this
25 meeting. So I think that was kind of a, you know, a downside

1 there. A lot of people, like they said, work, we're young
2 couples, we have to work every day. I just so happened to be
3 able to get a ride with them on my day off, and I wouldn't be
4 able to speak my piece if it wasn't for them. So I think next
5 time, you know, try to figure out a time that we could all be
6 here because I know a lot of people had a problem with this.

7 CHAIRMAN CARTER: Okay. And I'm sorry I cut you off
8 as you were beginning. Please state your name and address for
9 the record.

10 MS. RICHARDS: It's LynnZee Richards.

11 CHAIRMAN CARTER: LynnZee Richards. Thank you so
12 kindly. Don't, don't go away. I mean, hang on a second.
13 There may be some other questions.

14 Commissioner Edgar.

15 CROSS EXAMINATION

16 BY MR. REILLY:

17 Q What is your address?

18 A It's 4091 Waycross Place, Chipley, Florida.

19 COMMISSIONER EDGAR: Just to follow up on that. When
20 you said the first month after you moved in, when was that?
21 When did you move in?

22 MS. RICHARDS: Oh, okay. June. I think it was June,
23 so --

24 COMMISSIONER EDGAR: June of '07?

25 MS. RICHARDS: No. It was six -- I mean, '08, I

1 mean. Sorry.

2 COMMISSIONER EDGAR: Just this year, just recently.

3 MS. RICHARDS: Yes.

4 COMMISSIONER EDGAR: And that correction from the
5 17,000 gallons to the 1,700, has that been corrected on your
6 billing?

7 MS. RICHARDS: It has been corrected but it took a
8 long time. We finally talked to a lady who actually knew what
9 she was talking about. And she, you know, went through all the
10 procedures and she was like, you know, "We are sorry. This is
11 the problem." She was very polite afterwards. We went through
12 so many rude people. We actually had one lady hang up on us.
13 I mean, it was very, very rude.

14 COMMISSIONER EDGAR: Thank you.

15 MS. RICHARDS: Thank you.

16 MR. JAEGER: Before you go, Chairman, she said
17 something about sending that bill in. Did we want to make that
18 a late-filed exhibit?

19 CHAIRMAN CARTER: We can do that, and that'll be
20 Exhibit 45.

21 Mr. Reilly --

22 MR. REILLY: Yes.

23 CHAIRMAN CARTER: -- Exhibit 45.

24 (Late-Filed Exhibit 45 identified for the record.)

25 And you can send -- Cheryl, give her one of your

1 cards. You can just send it in to Cheryl and she'll get, get
2 it into the record.

3 MS. RICHARDS: Okay.

4 CHAIRMAN CARTER: Now before you leave, make sure you
5 fill out one of the forms for Mr. Reilly there.

6 MS. RICHARDS: I will.

7 CHAIRMAN CARTER: Thank you so kindly.

8 MS. RICHARDS: Thank you.

9 CHAIRMAN CARTER: Is there anyone else that wanted to
10 speak that did not get a chance to speak and did not fill out a
11 card that wants to speak that did not get a chance to speak?

12 Okay. Commissioners, why don't we do this. We'll
13 make a few comments and then we'll adjourn. I'm looking at the
14 long hand on the six. Why don't we do this. Why don't we take
15 five just in case a few people may want to wander in that
16 didn't get a chance to show up. We'll just take five minutes
17 or so. So we'll come back at 20 after by this clock on the
18 wall here. So let's, let's go to recess.

19 (Recess taken.)

20 We are back on the record. And our final witness --
21 Mr. Reilly, you're recognized, sir.

22 MR. REILLY: Thank you very much. We do have as our
23 final witness Lynda Waller, who is the Washington County
24 Planner, and she has some information she thinks might be
25 relevant to your deliberations.

1 CHAIRMAN CARTER: Thank you. You're recognized,
2 Ms. Waller. And thank you for coming out this morning. Have
3 you been sworn?

4 MS. WALLER: No.

5 CHAIRMAN CARTER: You've been sworn at but not sworn
6 in?

7 MS. WALLER: Yes.

8 Whereupon,

9 LYNDA WALLER

10 was called as a witness on behalf of the Citizens of the State
11 of Florida and, having been duly sworn, testified as follows:

12 DIRECT STATEMENT

13 MS. WALLER: The County just completed an Evaluation
14 and Appraisal Report. Generally it covers the conditions of
15 the County with regards to transportation, housing,
16 infrastructure, and it's with emphasis placed on the
17 infrastructure element of the report wherein it is identified
18 that there is a levels of service problem with Aqua Utilities
19 in Sunny Hills. And while I have not read that particular
20 section in some weeks, I do offer you a copy of the Evaluation
21 and Appraisal Report for your review, and most particularly the
22 infrastructure element.

23 CHAIRMAN CARTER: That'll be, that will be Exhibit
24 46.

25 MR. JAEGER: That's correct.

1 (Exhibit 46 marked for identification.)

2 CHAIRMAN CARTER: Thank you so kindly. Exhibit 46.
3 Appreciate that.

4 MR. REILLY: And that, that's a copy you can give to
5 the Commission?

6 MS. WALLER: Yes. Uh-huh.

7 CHAIRMAN CARTER: Oh, thank you. Thank you.

8 MR. REILLY: That's what we were, that's what we were
9 doing with your very strategic five-minute break.

10 CHAIRMAN CARTER: Yeah.

11 MS. WALLER: This is, this is my copy.

12 CHAIRMAN CARTER: That's your -- oh.

13 MS. WALLER: This is the original. But she's making
14 another copy so --

15 CHAIRMAN CARTER: She's going to make another copy?

16 MS. WALLER: Yes.

17 CHAIRMAN CARTER: Oh, thank you so much. That will
18 be very helpful.

19 MS. WALLER: So who do I give this to? To who?

20 CHAIRMAN CARTER: To Ms. -- she wants it back? You
21 want it back?

22 MR. REILLY: No. You can let them keep that or you
23 --

24 MS. WALLER: They can keep it.

25 MR. REILLY: You can keep the original.

1 CHAIRMAN CARTER: Okay. That'll be part of our
2 official record. Thank you so kindly. You saved the best for
3 last. That's great.

4 Again, is there anyone here that wanted to speak that
5 did not have an opportunity to speak that would like to?
6 Anyone? Anyone?

7 Hearing none, Commissioners, we'll make our final
8 closing comments. And, Commissioner Edgar, I'll recognize you,
9 and then I'll say a few things, and since we've got
10 Commissioner McMurrian being back home, we'll let her close.
11 She'll be, she'll be batting cleanup for us today.

12 COMMISSIONER EDGAR: All right. We'll let
13 Commissioner McMurrian, our hometown girl, close this out.

14 I just want to say thank you very much to everyone
15 who has come out. I know that it's, it's difficult to find a
16 time or a place that works for everyone. Sometimes it's
17 difficult to find a time and a place that works for anyone.
18 But I very much appreciate everyone who has come and your
19 comments are very helpful. And as has been spoken about
20 earlier, please do encourage friends and neighbors to fill out
21 the forms if they have comments that they would have liked to
22 have provided to us. Thank you.

23 CHAIRMAN CARTER: Thank you, Commissioner.

24 I want to thank you, our friends and neighbors, for
25 coming out to be with us today. We want you to understand that

1 what you have to say is important to us. Is that our
2 deliberations are based upon -- first of all, before we even
3 get to the technical portion, as Cheryl showed you this morning
4 in the presentation, is that we listen to the public input. We
5 want to hear from the public. And then from the public we want
6 to know about, first of all, how has the company dealt with you
7 as a customer. Secondly, we want to hear things about what
8 kind of, what's the quality of service that they have provided
9 for you. And then, thirdly, some may say most importantly, is
10 that in terms of how you feel about the rate. We've received
11 some great input today in terms of some ideas about the rates,
12 not having an increase in the rate. And even if there were an
13 increase, let it be a reasonable rate. We've got some great
14 ideas on how, how -- the billings. I mean, that's probably
15 some of the most creative input that I've received in any
16 hearing that we've ever been to. And I want to thank you for
17 your time and thank you for the efforts.

18 We, at all times when we try to have these hearings
19 someone is always left out. If you have it at night, there's
20 someone during the day. If you have it at this place, it's
21 another place. And we, as much as possible we try to cooperate
22 with people in local areas. And when we have to make a
23 decision, we, our fallback position is to go with a
24 governmental facility. And we want to thank the people of
25 Washington County for allowing us to use this facility today at

1 no cost to you. Thank you.

2 Commissioner McMurrian.

3 COMMISSIONER McMURRIAN: You make it hard for me to,
4 you make it hard for me to follow them. I, of course, agree
5 with what my colleagues have said. It was important for us to
6 hear from you, and we thank you all for taking time. As we've
7 often said, there's always something that you'd probably rather
8 be doing than coming and talking to us. But we appreciate it.

9 And I just want to assure you there's several, you
10 know, people here from the agency. There are a lot more that
11 are working on this. They are looking through all the records
12 that the company has provided and they're doing a lot of hard
13 work and trying to make sure that we make the right decision.
14 And there's a lot of good help here and, like I said, back in
15 Tallahassee.

16 And also we've talked a lot about the blue sheets and
17 picking up some of those and mailing them back. There's also a
18 lot of good information on the second page that has an Internet
19 e-mail address for those of you who might have that. There's
20 an 800 number. In fact, you can call us about other utility
21 problems with utilities we regulate, that number. There are,
22 you know, very nice people on the other end of the telephone.
23 If not, let us know. But I think you'll find them very
24 helpful.

25 There's information on our website. And again, as

1 Ms. Banks said, there's information with her phone number on
2 here if you've got specific questions to this case, and the
3 legal staff, Mr. Jaeger. So I think there are a lot of ways
4 for you to get information and let us know. We'd like to hear
5 from you further. And let the people know who couldn't be here
6 that they can call that 800 number and pass on comments. So
7 thank you all and thank you for having us, as the Chairman has
8 said, and, again, thank you.

9 CHAIRMAN CARTER: Commissioners, before we adjourn,
10 the exhibits that have been presented, show them moved into
11 evidence without objection. Without objection, show it done.

12 (Exhibits 42 through 46 admitted into the record.)

13 Mr. Reilly, anything further?

14 MR. REILLY: Nothing further.

15 CHAIRMAN CARTER: Thank you all.

16 Commissioners, we are adjourned.

17 (Service Hearing adjourned at 11:30 a.m. (CST).)

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1 STATE OF FLORIDA)
 :
2 COUNTY OF LEON)

CERTIFICATE OF REPORTER


3
4 I, LINDA BOLES, RPR, CRR, Official Commission
5 Reporter, do hereby certify that the foregoing proceeding was
6 heard at the time and place herein stated.

7 IT IS FURTHER CERTIFIED that I stenographically
8 reported the said proceedings; that the same has been
9 transcribed under my direct supervision; and that this
10 transcript constitutes a true transcription of my notes of said
11 proceedings.

12 I FURTHER CERTIFY that I am not a relative, employee,
13 attorney or counsel of any of the parties, nor am I a relative
14 or employee of any of the parties' attorneys or counsel
15 connected with the action, nor am I financially interested in
16 the action.

17 DATED THIS 18th day of August, 2008.

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24
25


LINDA BOLES, RPR, CRR
FPSC Official Commission Reporter
(850) 413-6734

#42
080121

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for increase in water and)
wastewater rates in Alachua, Brevard, DeSoto,)
Highlands, Lake, Lee, Marion, Orange,)
Palm Beach, Pasco, Polk, Putnam,)
Seminole, Sumter, Volusia, and Washington)
Counties by Aqua Utilities Florida, Inc.)
_____)

DOCKET NO. 080121-WS

**AQUA UTILITIES FLORIDA, INC.'S PROOF OF PUBLICATION OF
NOTICE OF CUSTOMER SERVICE HEARING**

EXHIBIT NO. 42

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET NO. 080121-WS EXHIBIT 42
COMPANY Aqua Utilities FL, Inc
WITNESS Proof of Publication of notice
DATE 07/30/08

Washington County News

P.O. Box 627 • Chipley, FL 32428
Published Bi-Weekly
Chipley, Washington County, Florida

STATE OF FLORIDA COUNTY OF WASHINGTON:

Before the undersigned authority personally appeared Nicole Barefield who on oath says that she is Publisher of the Washington County News, a bi-weekly newspaper published at Chipley in Washington County, Florida; that the attached copy of the advertisement, being a TRUE COPY

in the matter of NOTICE OF COMMISSION CUSTOMER SERVICE HEARINGS

in the _____ Court, was published in said newspaper

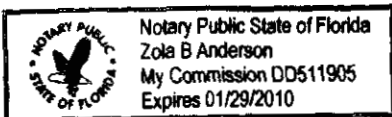
in the issues of JULY 9, 2008

Affiant further says that the Washington County News is a newspaper published at Chipley, in said Washington County, Florida, each Wednesday and Saturday and has been entered as second-class mail matter at the post office in Chipley, in said Washington County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Nicole P. Barefield

Sworn to and subscribed before me this 9 day of JULY 2008

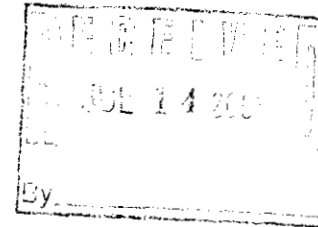


Zola B Anderson
Signature of Notary Public

ZOLA B. ANDERSON
Name of Notary typed, printed or stamped

Personally Known XX or produced identification _____

Type of Identification Produced _____



Before the Florida Public Service Commission
Notice of Commission Customer Service Hearing

Docket No. 080121-W5

Application for increase in water and wastewater rates in Alachua, Brevard, DeSoto, Highlands, Lake, Lee, Marion, Orange, Palm Beach, Pasco, Polk, Putnam, Seminole, Sumter, Volusia and Washington counties, Florida by Aqua Utilities Florida, Inc. (Utility)

Notice is hereby given that the Florida Public Service Commission will hold customer service hearings in the above-referenced docket to consider the Utility's application for an increase in water and wastewater rates in Alachua, Brevard, DeSoto, Highlands, Lake, Lee, Marion, Orange, Palm Beach, Pasco, Polk, Putnam, Seminole, Sumter, Volusia and Washington counties, Florida. The purpose of the customer service hearings is to allow customers the opportunity to comment on the Utility's proposed final rates for service. CUSTOMERS WHO WISH TO PRESENT TESTIMONY ARE URGED TO APPEAR PROMPTLY AT EACH SCHEDULED HEARING TIME BECAUSE THE SERVICE HEARING MAY BE ADJOURNED EARLY IF NO WITNESSES ARE PRESENT TO TESTIFY. The nearest customer service hearing to you will be conducted at the following times and places. The hearing will continue until all witnesses have been heard.

Date and Time: July 30, 2008 at 10:00 a.m. (CDT)
Place: Washington County Commission Board Room
1331 South Blvd.
Chipley, FL

PURPOSE AND PROCEDURE

At the hearing, customers will be given an opportunity to present testimony and other evidence concerning the Utility's proposed rates, quality of service, and any and all issues in the case relating to the proposed changes in rates and charges. AGAIN, CUSTOMERS WHO WISH TO PRESENT TESTIMONY ARE URGED TO APPEAR PROMPTLY AT EACH SCHEDULED HEARING TIME BECAUSE THE SERVICE HEARING MAY BE ADJOURNED EARLY IF NO WITNESSES ARE PRESENT TO TESTIFY. All witnesses shall be subject to cross-examination at the conclusion of their testimony.

On May 22, 2008, the Utility filed its petition for a rate increase with the Commission. Currently, the Commission is reviewing the application to determine if the minimum filing requirements have been met. Thus, an official date of filing has not been established. Once the official date of filing is established, an Initial Customer Notice will be sent pursuant to Rule 25-22.040, Florida Administrative Code, outlining the Utility's request.

Any person requiring some accommodation at this hearing because of a physical impairment should call the Commission's Division of Regulatory Compliance and Consumer Assistance at 1-800-955-3552 at least 48 hours prior to the hearing. Any person who is hearing or speech impaired, please contact the Florida Public Service Commission using the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

Copies of the petition and minimum filing requirements are available for inspection during normal office hours at the Utility's office and the Washington County Library as follows:

Aqua Utilities Florida, Inc.
1100 Thomas Avenue
Leesburg, Florida 34748
Business Hours: 8:00 a.m. - 5:00 p.m. Monday-Friday
Phone: 352-435-4027

Washington County Library
1444 Jackson Avenue
Chipley, FL 32428

In addition, customer service representatives from Aqua Utilities Florida, Inc. will be available one hour before and after the Commission's service hearing to assist any customer with their concerns.

EMERGENCY CANCELLATION OF HEARINGS

If settlement of the case or a named storm or other disaster requires cancellation(s) of the hearing(s), Commission staff will attempt to give timely direct notice to the parties. Notice of cancellation(s) of the hearing(s) will also be provided on the Commission's website (<http://www.fpsc.state.fl.us>) under the "Topics" link found on the homepage. Cancellation(s) can also be confirmed by calling the Office of the General Counsel at 850-413-6199.

JURISDICTION

The Commission is vested with jurisdiction over the subject matter of this proceeding by the provisions of Chapter 367, Florida Statutes: Sections 367.081, 367.0816, 367.101, and 367.171, Florida Statutes, and any other relevant sections of Chapter 367, Florida Statutes, are applicable to this proceeding, as well as Chapter 120, Florida Statutes, and Rules 25-9, 25-22, 25-50, and 28-106, Florida Administrative Code.



DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY, FL 32428-2927
 Lot: 00090002 Block:

000891462 0634565

SUNNY HILLS

EXH #43 = 080121-WS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: 877.987.2782

Fax: 866.780.8292

e Mail: custserv@aquaaamerica.com

Questions about your water service?... Contact us before the due date.

Bill Date

June 11, 2008

Total Amount Due

\$ 89.21

Due Date

July 03, 2008

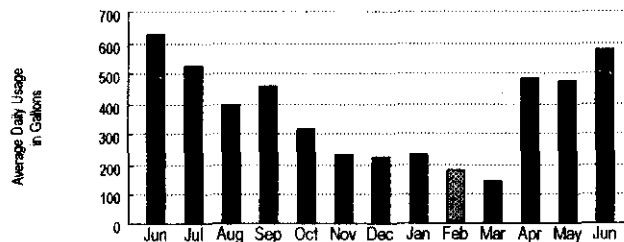
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	06/05/08	29	Actual	209400	16,800	Gallons
		05/07/08		Actual	192600		
Average Daily Usage = 579 Gallons		Total Days: 29		Total Usage:		16,800	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 73.22
Total Payments Received.....	73.22
Balance	0.00
Water Base Facility Charge	11.93
16,800 gallons @ \$0.0046 per gallon	77.28
Total Water Charges	89.21
Amount Due 07/03/08	\$ 89.21

Water Usage History



Read Types: Actual Estimated Customer

pd 89.21 DNW

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.

1236474

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO. 080121-WS EXHIBIT 43

COMPANY Witness on behalf of the Citizens of FL

WITNESS Diana Wood - Billing Records

DATE 7/30/08



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 00090002 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date
May 12, 2008

Total Amount Due
\$ 73.22

Due Date
June 03, 2008

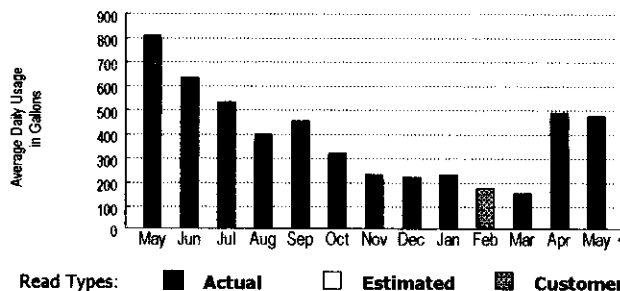
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	05/07/08	28	Actual	192600	13,400	Gallons
		04/09/08		Actual	179200		
Average Daily Usage = 478 Gallons		Total Days: 28		Total Usage:		13,400	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 49.99
Total Payments Received	49.99
Balance	0.00
Water Base Facility Charge at Old Rate	2.93
3,350 gallons @ \$0.00451 per gallon	15.11
Water Charges At Old Rate	18.04
Water Base Facility Charge at Current Rate	8.95
Next 10,050 gallons @ \$0.0046 per gallon	46.23
Water Charges At Current Rate	55.18
Total Water Charges	73.22
Amount Due 06/03/08	\$ 73.22

Water Usage History



Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.
- Aqua Utilities Florida is pleased to provide you with your annual Water Quality Report. If you do not receive a copy of the report by early July and would like to receive a free copy, please call 1.877.WTR.AQUA during business hours. Or visit us at www.aquautilitiesflorida.com to see your report.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
 Lot: 00090002 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date
April 15, 2008

Total Amount Due
\$ 49.99

Due Date
May 07, 2008

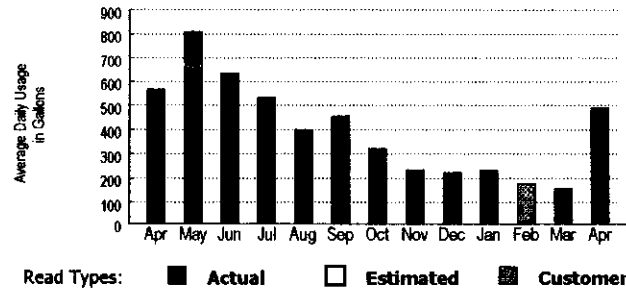
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	04/09/08	29	Actual	179200	14,200	Gallons
		03/11/08		Actual	165000		
Average Daily Usage = 489 Gallons		Total Days: 29		Total Usage:		14,200	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 63.07	
Total Payments Received	63.47	
Balance	0.40	Credit
Water Base Facility Charge	11.70	
14,200 gallons @ \$0.00451 per gallon.....	64.04	
Total Water Charges	75.74	
Deposit	25.00	Credit
Interest On Deposit	0.35	Credit
Amount Due 05/07/08	\$ 49.99	

Water Usage History



*pd online
49.99*

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 00090002 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
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 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **March 17, 2008** Total Amount Due **\$ 63.07** Due Date **April 08, 2008**

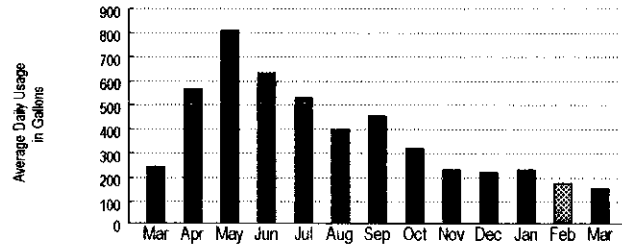
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	03/11/08	15	Actual	165000	2,200	Gallons
		02/25/08		Actual	162800		
Average Daily Usage = 146 Gallons		Total Days: 15		Total Usage:		2,200	Gallons

Billing Detail

Amount Owed from Last Bill \$ 47.30
 Total Payments Received..... 0.00
Balance..... 47.30
 Water Base Facility Charge 5.85
 2,200 gallons @ \$0.00451 per gallon 9.92
 Total Water Charges 15.77
Amount Due 04/08/08 \$ 63.07

Water Usage History



Read Types: Actual Estimated Customer

*16 17
 on line
 4-7-08*

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 00090002 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

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Questions about your water service?... Contact us before the due date.
 Bill Date **February 19, 2008** Total Amount Due **\$ 484.14** Due Date **March 12, 2008**

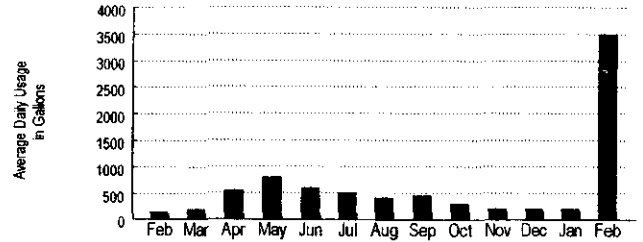
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	02/13/08 01/14/08	30	Actual Actual	260700 155400	105,300	Gallons
Average Daily Usage = 3,510 Gallons		Total Days: 30		Total Usage:		105,300	Gallons

Billing Detail

Amount Owed from Last Bill..... \$ 2.43 Credit
 Total Payments Received..... 0.00
Balance..... 2.43 Credit
 Water Base Facility Charge 11.70
 105,300 gallons @ \$0.00451 per gallon..... 474.90
 Total Water Charges 486.60
 Interest On Deposit 0.03 Credit
Amount Due 03/12/08 \$ 484.14

Water Usage History



Read Types: Actual Estimated Customer

- RAVONDA - - wed- to Read the meter

*260700
162800
97900*

Message Center

Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.

*SPOKE TO Delores Feb 25
 Jan 14 to Feb 25 est. bill 50.00*

*0162800
155400
7,400*

1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

Return this portion with your payment.
 Keep top portion for your records.

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 00090002 Block:

AQUA Water Bill

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Account Number
000891462 0634565
 Total Amount Due **\$ 484.14** Due Date **March 12, 2008**

Amount Enclosed

\$

Please make check payable to Aqua Util. FL.
 Print your account number on your check,
 then mail to address on back.

00089146206345650000000484146





Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 00090002 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **February 29, 2008** Total Amount Due **\$ 47.30** Due Date **March 24, 2008**

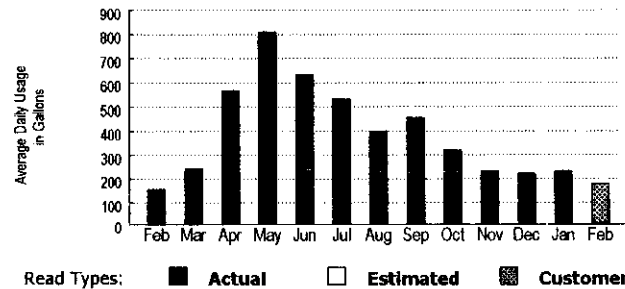
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	02/25/08	42	Actual	162800	7,400	Gallons
		01/14/08		Actual	155400		
Average Daily Usage = 176 Gallons		Total Days: 42		Total Usage:		7,400	Gallons

Billing Detail

Amount Owed from Last Bill \$ 484.14
 Total Payments Received..... 0.00
Balance..... 484.14
 Adjustments 486.60 Credit
 Water Base Facility Charge 16.38
 7,400 gallons @ \$0.00451 per gallon 33.38
 Total Water Charges 49.76
Amount Due 03/24/08 \$ 47.30

Water Usage History



pd 3-17-08

Message Center

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Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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Questions about your water service?... Contact us before the due date.

Bill Date **January 21, 2008**
 Credit Balance **(\$ 2.43)**

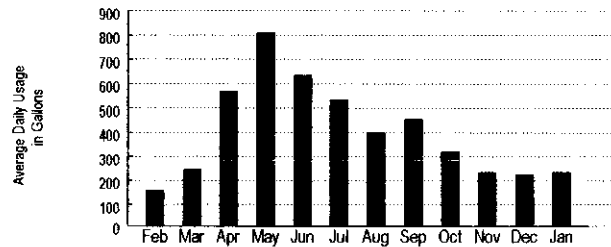
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	01/14/08	28	Actual	155400	6,400	Gallons
		12/17/07		Actual	149000		
Average Daily Usage = 228 Gallons		Total Days: 28		Total Usage:		6,400	Gallons

Billing Detail

Amount Owed from Last Bill \$ 42.99 Credit
 Total Payments Received 0.00
Balance **42.99 Credit**
 Water Base Facility Charge 11.70
 6,400 gallons @ \$0.00451 per gallon 28.86
 Total Water Charges 40.56
Amount Due 02/12/08 **\$ 2.43 Credit**

Water Usage History



Read Types: Actual Estimated Customer

Message Center

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1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

AQUA Water Bill

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
 Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
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Questions about your water service?... Contact us before the due date.
 Bill Date
 Credit Balance
December 27, 2007 (\$ 42.99)

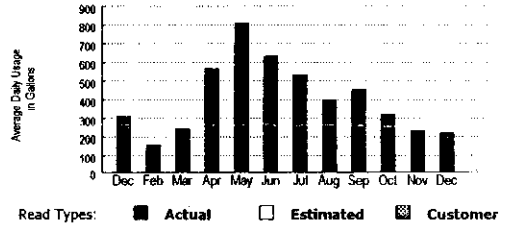
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	12/17/07	32	Actual	149000	7,100	Gallons
		11/15/07		Actual	141900		
Average Daily Usage = 221 Gallons		Total Days: 32		Total Usage:		7,100	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 84.29	Credit
Total Payments Received	0.00	
Balance	84.29	Credit
Water Base Facility Charge	11.70	
7,100 gallons @ \$0.00451 per gallon	32.02	
Total Water Charges	43.72	
Interest On Deposit	2.42	Credit
Amount Due 01/18/08	\$ 42.99	Credit

Water Usage History



Message Center

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1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

Service To:





Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 Bryn Mawr, PA 19010-3489

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Questions about your water service?... Contact us before the due date.

Bill Date
November 21, 2007 (\$ 84.29)
 Credit Balance

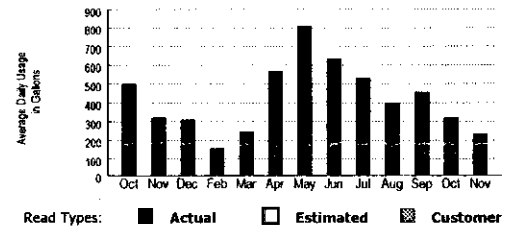
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	11/15/07	31	Actual	141900	7,300	Gallons
		10/15/07		Actual	134600		
Average Daily Usage = 235 Gallons		Total Days: 31		Total Usage:		7,300	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 52.29
Total Payments Received.....	52.29
Balance.....	0.00
Water Base Facility Charge	11.70
7,300 gallons @ \$0.00451 per gallon	32.92
Total Water Charges	44.62
Interest - Water Interim Rate Adjustment	1.04 Credit
Water Interim Rate Adjustment.....	127.87 Credit
Amount Due 12/17/07.....	\$ 84.29 Credit

Water Usage History



Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.
- This bill includes refunds in the form of multiple credits listed as "Adjustments" on this bill. The credits, which are itemized, include the cost paid for water and, or wastewater, plus interest, and the county surcharge (if applicable). The refunds are due to you for the higher interim rates approved by the Florida Public Service Commission and charged to you between April 12 and August 30, 2007.

1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

Service Tax





Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
 Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

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 Fax: **866.780.8292**
 e Mail: **custserv@aquamerica.com**

Questions about your water service?... Contact us before the due date.

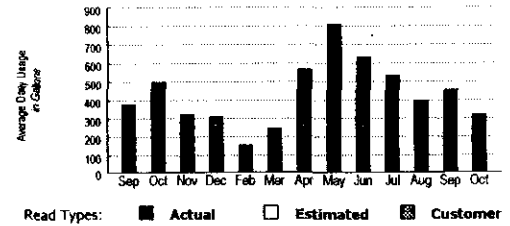
Bill Date **November 01, 2007** Total Amount Due **\$ 52.29** Due Date **November 26, 2007**

Meter Data	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
	82787817	5/8	10/15/07	28	Actual	134600	9,000	Gallons
			09/17/07		Actual	125600		
Average Daily Usage = 321 Gallons			Total Days: 28		Total Usage:		9,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 69.43
Total Payments Received	69.43
Balance	0.00
Water Base Facility Charge	11.70
9,000 gallons @ \$0.00451 per gallon	40.59
Total Water Charges	52.29
Amount Due 11/26/07	\$ 52.29

Water Usage History



Message Center

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Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

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 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **November 01, 2007** Total Amount Due **\$ 52.29** Due Date **November 26, 2007**

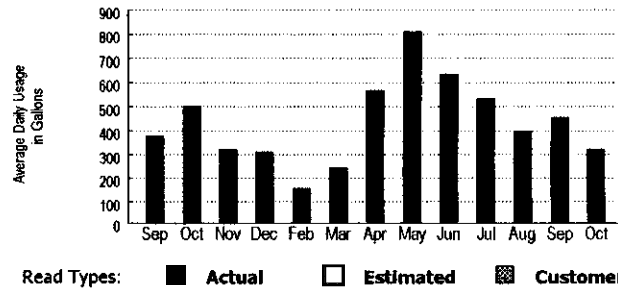
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	10/15/07	28	Actual	134600	9,000	Gallons
		09/17/07		Actual	125600		
Average Daily Usage = 321 Gallons		Total Days: 28		Total Usage:		9,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 69.43
Total Payments Received	69.43
Balance	0.00
Water Base Facility Charge	11.70
9,000 gallons @ \$0.00451 per gallon	40.59
Total Water Charges	52.29
Amount Due 11/26/07	\$ 52.29

Water Usage History



Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.





Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 Bryn Mawr, PA 19010-3489

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Questions about your water service?... Contact us before the due date.

Bill Date Total Amount Due Due Date
September 27, 2007 \$ 69.43 October 22, 2007

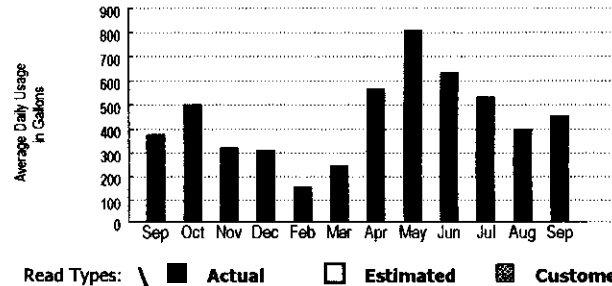
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	09/17/07	28	Actual	125600	12,800	Gallons
		08/20/07		Actual	112800		
Average Daily Usage = 457 Gallons		Total Days: 28		Total Usage:		12,800	Gallons

Billing Detail

Amount Owed from Last Bill \$ 89.23
 Total Payments Received 89.23
Balance **0.00**
 Water Base Facility Charge 11.70
 12,800 gallons @ \$0.00451 per gallon 57.73
 Total Water Charges 69.43
Amount Due 10/22/07 **\$ 69.43**

Water Usage History



Read Types: ■ Actual □ Estimated ▨ Customer

pd on Line 10-17-07

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.
- This bill is based on the rates that were in effect prior to April 12, 2007, when the Florida Public Service Commission approved an interim rate increase. Because the requested rate increase has been withdrawn, you will receive a refund in the form of a credit on your bill for the interim rates you paid, plus interest, by November 30, 2007.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

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Questions about your water service?... Contact us before the due date.

Bill Date **August 24, 2007** Total Amount Due **\$ 89.23** Due Date **September 17, 2007**

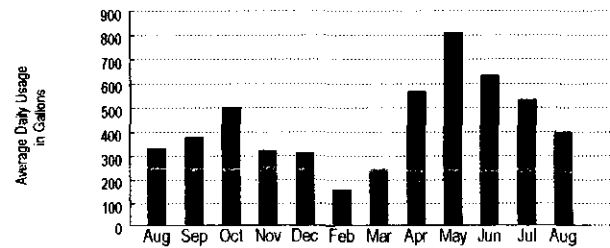
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	08/20/07	31	Actual	112800	12,400	Gallons
		07/20/07		Actual	100400		
Average Daily Usage = 400 Gallons		Total Days: 31			Total Usage:	12,400	Gallons

Billing Detail

Amount Owed from Last Bill \$ 110.65
 Total Payments Received 110.65
Balance **0.00**
 Water Base Facility Charge 15.45
 12,400 gallons @ \$0.00595 per gallon 73.78
 Total Water Charges 89.23
Amount Due 09/17/07 **\$ 89.23**

Water Usage History



Read Types: Actual Estimated Customer

*Pd online
 9-12-07*

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.





Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

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Questions about your water service?... Contact us before the due date.
 Bill Date **July 26, 2007** Total Amount Due **\$ 110.65** Due Date **August 17, 2007**

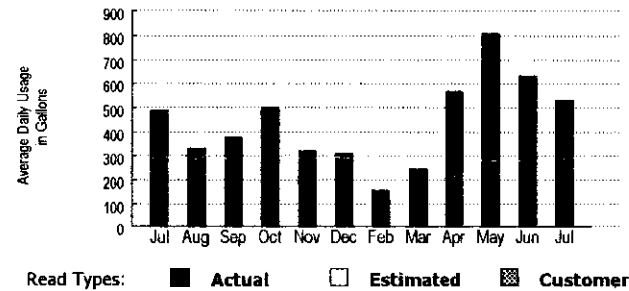
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	07/20/07	30	Actual	100400	16,000	Gallons
		06/20/07		Actual	84400		
Average Daily Usage = 533 Gallons		Total Days: 30		Total Usage:		16,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 153.60
Total Payments Received.....	153.60
Balance	0.00
Water Base Facility Charge	15.45
16,000 gallons @ \$0.00595 per gallon.....	95.20
Total Water Charges	110.65
Amount Due 08/17/07	\$ 110.65

Water Usage History



Read Types: ■ Actual □ Estimated ▨ Customer

110.65 Pd on line 8-15-07

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **June 26, 2007** Total Amount Due **\$ 153.60** Due Date **July 20, 2007**

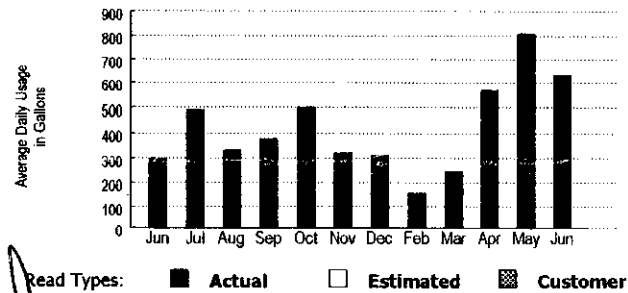
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	06/20/07	36	Actual	84400	22,700	Gallons
		05/15/07		Actual	61700		
Average Daily Usage = 630 Gallons		Total Days: 36		Total Usage:		22,700	Gallons

Billing Detail

Amount Owed from Last Bill \$ 270.58
 Total Payments Received..... 270.58
Balance..... 0.00
 Water Base Facility Charge..... 18.54
 22,700 gallons @ \$0.00595 per gallon..... 135.06
 Total Water Charges 153.60
Amount Due 07/20/07 \$ 153.60

Water Usage History



pd
 153.60
 7-9-07

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

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Questions about your water service?... Contact us before the due date.

Bill Date
May 22, 2007

Total Amount Due
\$ 270.58

Due Date
June 13, 2007

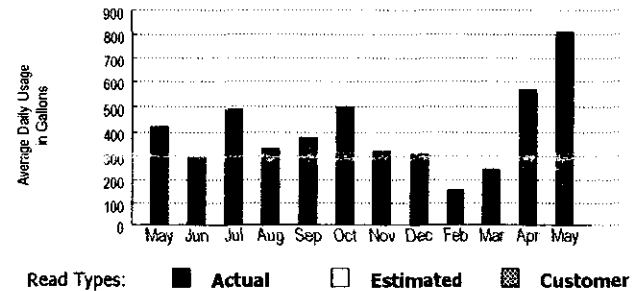
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	05/15/07	28	Actual	61700	22,800	Gallons
		04/17/07		Actual	38900		
Average Daily Usage = 814 Gallons		Total Days: 28		Total Usage:		22,800	Gallons

Billing Detail

Amount Owed from Last Bill \$ 119.47
 Total Payments Received 0.00
Balance **119.47**
 Total Water Charges 151.11
Amount Due 06/13/07 **\$ 270.58**

Water Usage History



ONLINE Pd 157¹¹ 6-11-07

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.
- Aqua Utilities Florida is pleased to provide you with your annual Water Quality Report. If you do not receive a copy of the report by early July and would like to receive a free copy, please call 1.877.WTR.AQUA during business hours. Or visit us at www.aquautilitiesflorida.com to see your report.



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date
April 25, 2007

Total Amount Due
\$ 119.47

Due Date
May 17, 2007

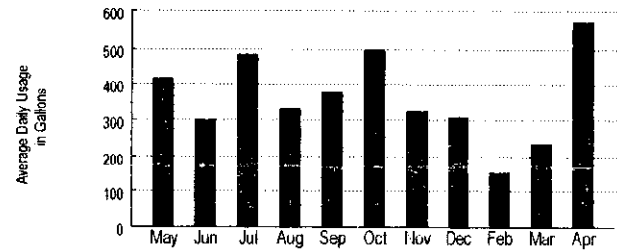
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	04/17/07	40	Actual	38900	22,900	Gallons
		03/08/07		Actual	16000		
Average Daily Usage = 572 Gallons		Total Days: 40		Total Usage:		22,900	Gallons

Billing Detail

Amount Owed from Last Bill..... \$ 47.93
 Total Payments Received..... 53.04
Balance..... 5.11 Credit
 Total Water Charges..... 124.58
Amount Due 05/17/07..... \$ 119.47

Water Usage History



Read Types: ■ Actual □ Estimated ▣ Customer

*As of June 2007
 11.70 change
 1598 per gallon
 6.00
 4.91
 5.95
 Melonie
 Pd
 119.47*

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be used when to ensure correct posting of your Aqua payment.

*Public Utility Commission
 1800 342
 3550
 192
 E 1114
 Contact@psc
 www.PSC.com*



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **March 16, 2007** Total Amount Due **\$ 47.93** Due Date **April 09, 2007**

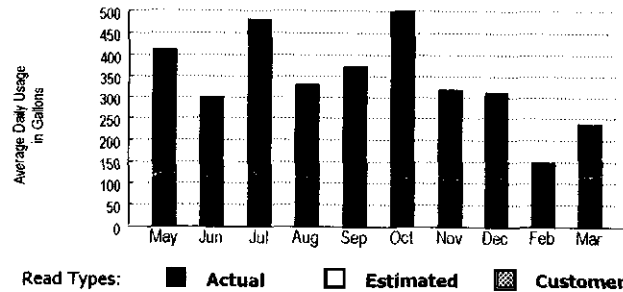
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
82787817	5/8	03/08/07	29	Actual	16000	6,900	Gallons
		02/07/07		Actual	9100		
Average Daily Usage = 237 Gallons		Total Days: 29		Total Usage:		6,900	Gallons

Billing Detail

Amount Owed from Last Bill \$ 5.11
 Total Payments Received 0.00
Balance **5.11**
 Water Base Facility Charge 11.70
 6,900 gallons @ \$0.00451 per gallon 31.12
 Total Water Charges 42.82
Amount Due 04/09/07 **\$ 47.93**

Water Usage History



*pd 3-27-07
 on line
 47.93*

Message Center

1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

Service To:



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **February 27, 2007** Total Amount Due **\$ 5.11** Due Date **March 21, 2007**

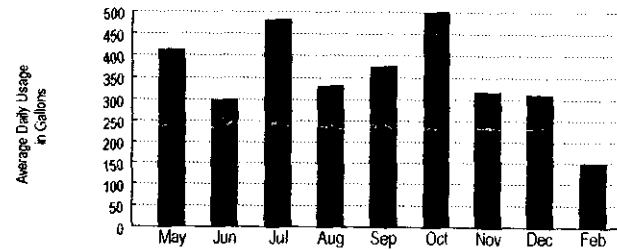
Meter Data

	Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
New Meter	82787817	5/8	02/07/07	53	Actual	9100	9,100	Gallons
			12/16/06		Actual	0		
Old Meter	08950633	5/8	12/16/06	12	Actual	1321900	700	Gallons
*We have exchanged your meter during this billing period.			12/04/06		Actual	1321200		
Average Daily Usage = 150 Gallons			Total Days: 65		Total Usage:		9,800	Gallons

Billing Detail

Amount Owed from Last Bill \$ 125.75
 Total Payments Received 64.44
Balance **61.31**
 Adjustments 125.75 Credit
 Water Base Facility Charge 25.35
 9,800 gallons @ \$0.00451 per gallon 44.20
 Total Water Charges 69.55
Amount Due 03/21/07 **\$ 5.11**

Water Usage History



Read Types: Actual Estimated Customer

*pd - 5/11
 3-8-07*

Message Center

1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

FL1670647

Service To:



Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **February 14, 2007** Total Amount Due **\$ 125.75** Due Date **March 08, 2007**

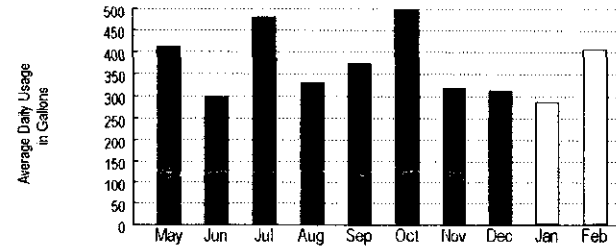
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
08950633	5/8	02/07/07	27	Estimated	1343200	11,000	Gallons
		01/11/07		Estimated	1332200		
Average Daily Usage = 407 Gallons		Total Days: 27		Total Usage:		11,000	Gallons

Billing Detail

Amount Owed from Last Bill \$ 64.44
 Total Payments Received..... 0.00
Balance..... 64.44
 Water Base Facility Charge..... 11.70
 11,000 gallons @ \$0.00451 per gallon..... 49.61
 Total Water Charges 61.31
Amount Due 03/08/07 \$ 125.75

Water Usage History



*Spoke to Kanny
 to
 2-26-07*

Read Types: ■ Actual □ Estimated ▨ Customer

Message Center

- This bill is based on an estimated reading. Your actual usage could be higher. Please refer to the back for estimated billing procedure.

1336471

FL1670647

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

Return this portion with your payment.
 Keep top portion for your records.

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

AQUA Water Bill

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue • Bryn Mawr, PA 19010-3489

A UA

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
SUNNY HILLS

Aqua Utilities Florida, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
Fax: **866.780.8292**
e Mail: **custserv@aquaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date: **January 17, 2007**
Total Amount Due: **\$ 64.44**
Due Date: **February 08, 2007**

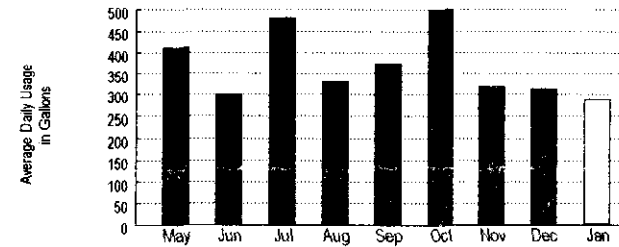
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
08950633	5/8	01/11/07	38	Estimated	1332200	11,000	Gallons
		12/04/06		Actual	1321200		
Average Daily Usage = 289 Gallons		Total Days: 38		Total Usage:		11,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 43.18
Total Payments Received	43.18
Balance	0.00
Water Base Facility Charge	14.82
11,000 gallons @ \$0.00451 per gallon	49.62
Total Water Charges	64.44
Amount Due 02/08/07	\$ 64.44

Water Usage History



Read Types: ■ Actual □ Estimated ▣ Customer

*pd on line
2-7-07*

Message Center

- This bill is based on an estimated reading. Your actual usage could be higher. Please refer to the back for estimated billing procedure.

1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

Service To:

A UA

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
SUNNY HILLS

Aqua Utilities Florida, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
Fax: **866.780.8292**
e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **December 21, 2006** Total Amount Due **\$ 43.18** Due Date **January 12, 2007**

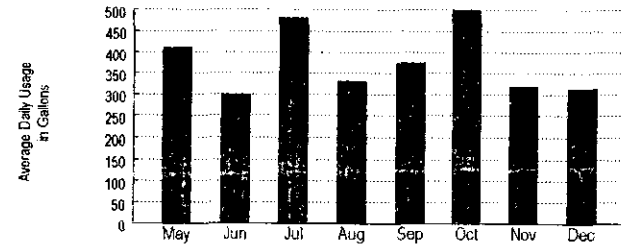
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
08950633	5/8	12/04/06	24	Actual	1321200	7,500	Gallons
		11/10/06		Actual	1313700		
Average Daily Usage = 312 Gallons		Total Days: 24		Total Usage:		7,500	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 55.45
Total Payments Received	55.45
Balance	0.00
Water Base Facility Charge	9.36
7,500 gallons @ \$0.00451 per gallon	33.82
Total Water Charges	43.18
Amount Due 01/12/07	\$ 43.18

Water Usage History



Read Types: Actual Estimated Customer

PA - on Line 1-2-07

Message Center

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

Service To:

A UA

Service To:
DIANA WOOD
2134 SUNNY HILLS BLVD
CHIPLEY, FL 32428-2927
Lot: 0009000 Block:

Account Number
000891462 0634565
SUNNY HILLS

Aqua Utilities Florida, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
Fax: **866.780.8292**
e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date
November 22, 2006 \$ **55.45**

Total Amount Due
Due Date
December 15, 2006

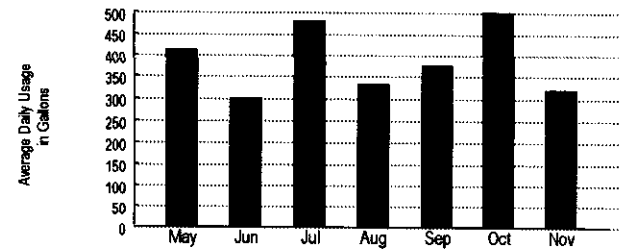
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
08950633	5/8	11/10/06	30	Actual	1313700	9,700	Gallons
		10/11/06		Actual	1304000		
Average Daily Usage = 323 Gallons		Total Days: 30		Total Usage:		9,700	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 79.35
Total Payments Received.....	79.35
Balance	0.00
Water Base Facility Charge	11.70
9,700 gallons @ \$0.00451 per gallon	43.75
Total Water Charges	55.45
Amount Due 12/15/06	\$ 55.45

Water Usage History



Read Types: Actual Estimated Customer

Message Center

ms

Le... ..

Mary May mo \$52
MAY 2
MAY 2
44 sm
24 pop
spring

9- workout
15- step am
11 step am


1336471

IMPORTANT NOTICE: SEE REVERSE SIDE FOR OTHER INFORMATION

MAKE CHECKS PAYABLE IN U.S. FUNDS TO:

AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER		SERVICE ADDRESS			STATEMENT DATE	DUE DATE	
0068-47-2030-2-0		2134 SUNNY HILLS BLVD			10/17/06	11/06/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE
		FROM	TO		CURRENT	PREVIOUS	
RG01 08950633	R	9/11/06	10/11/06	30	1304	1289	15
USAGE HISTORY		WATER BASE FACILITY CHARGE					11.70
ONE YEAR AGO		WATER USAGE					67.65
10							
LAST MONTH							
12							
LAST YEAR AVG.							
8							
FOR CUSTOMER SERVICE, CALL 800-250-7532							
						PAY THIS AMOUNT 	79.35
CURRENT BALANCE DUE UPON RECEIPT. PAST DUE 20 DAYS FROM STATEMENT DATE. SERVICE IS NOW SUBJECT TO DISCONNECT ON PREVIOUS BALANCE, IF ANY.							

Pd 10-31-06

AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER		SERVICE ADDRESS				STATEMENT DATE	DUE DATE	
0068-47-2030-2-0		2134 SUNNY HILLS BLVD				9/15/06	10/05/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE	
		FROM	TO		CURRENT	PREVIOUS		
RG01 08950633	R	8/10/06	9/11/06	32	1289	1277	12	
USAGE HISTORY		WATER BASE FACILITY CHARGE					11.70	
ONE YEAR AGO		WATER USAGE					54.12	
5								

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radionuclides and can pick up substances resulting from the presence of animals or from human activity.


2005 ANNUAL DRINKING WATER QUALITY TEST RESULTS

Aqua Utilities Florida routinely monitors for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2005 for Sunny Hills PWS ID # 1670647. Data obtained before January 1, 2005, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations. The Environmental Protection Agency (EPA) requires monitoring of over 80 drinking water contaminants. Those contaminants listed in the table below are the only ones detected in your drinking water. The state allows us to monitor for some contaminants less than once per year because the concentrations do not change frequently. Some of our data, though representative, are more than one year old.

* Except as otherwise noted, results in the Level Detected column are the highest average at any sampling point or the highest single detected level at a sampling point, depending on sampling frequency.							
Contaminant and Unit of Measurement	Dates of Sampling (mo./yr.)	MCL Violation Y/N	Level Detected*	Range of Results	MCLG	MCL	Likely Source of Contamination

MAKE CHECKS PAYABLE IN US FUNDS TO:
 AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER	SERVICE ADDRESS				STATEMENT DATE	DUE DATE	
0068-47-2030-2-0	2134 SUNNY HILLS BLVD				8/14/06	9/05/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE
		FROM	TO		CURRENT	PREVIOUS	
RG01 08950633	R	7/14/06	8/10/06	27	1277	1268	9
USAGE HISTORY		WATER BASE FACILITY CHARGE					11.70
ONE YEAR AGO		WATER USAGE					40.59
7							
LAST MONTH							
15							
LAST YEAR AVG.							
7							
FOR CUSTOMER SERVICE, CALL 800-250-7532							
						PAY THIS AMOUNT 	52.29


Pd
8-23-06

CURRENT BALANCE DUE UPON RECEIPT. PAST DUE 20 DAYS FROM STATEMENT DATE.
 SERVICE IS NOW SUBJECT TO DISCONNECT ON PREVIOUS BALANCE, IF ANY.

MAKE CHECKS PAYABLE IN U.S. FUNDS TO:

AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER	SERVICE ADDRESS				STATEMENT DATE	DUE DATE	
0068-47-2030-2-0	2134 SUNNY HILLS BLVD				7/18/06	8/07/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE
		FROM	TO		CURRENT	PREVIOUS	
RG01 08950633	R	6/13/06	7/14/06	31	1268	1253	15
USAGE HISTORY	WATER BASE FACILITY CHARGE WATER USAGE						11.70
ONE YEAR AGO							67.65
9							
LAST MONTH							
10							
LAST YEAR AVG.							
7							
FOR CUSTOMER SERVICE, CALL 800-250-7532							
PAY THIS AMOUNT 						79.35	

Handwritten: Pd
 ↓
 7-31-06

CURRENT BALANCE DUE UPON RECEIPT. PAST DUE 20 DAYS FROM STATEMENT DATE.
 SERVICE IS NOW SUBJECT TO DISCONNECT ON PREVIOUS BALANCE, IF ANY.

MAKE CHECKS PAYABLE IN US DOLLARS TO:
 AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER		SERVICE ADDRESS				STATEMENT DATE		DUE DATE	
0068-47-2030-2-0		2134 SUNNY HILLS BLVD				6/19/06		7/10/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE		
		FROM	TO		CURRENT	PREVIOUS			
RG01 08950633	R	5/11/06	6/13/06	33	1253	1243	10		
USAGE HISTORY		WATER BASE FACILITY CHARGE					11.70		
ONE YEAR AGO		WATER USAGE					45.10		
8									
LAST MONTH									
10									
LAST YEAR AVG.									
7									
FOR CUSTOMER SERVICE, CALL 800-250-7532									
						PAY THIS AMOUNT →		56.80	
CURRENT BALANCE DUE UPON RECEIPT. PAST DUE 20 DAYS FROM STATEMENT DATE. SERVICE IS NOW SUBJECT TO DISCONNECT ON PREVIOUS BALANCE, IF ANY.									
Aqua Utilities Florida is pleased to provide you with your annual Water Quality Report. If you do not receive a copy of the report by early July and would like to receive a free copy, please call 1-800-250-7532. Or visit us at www.aquautilitiesflorida.com to see your report.									

*Pd
6-27-06*

MAKE CHECKS PAYABLE IN U.S. FUNDS TO:
 AQUA UTILITIES FLORIDA, INC.
 P O BOX 1787
 NEWARK NJ 07101-1787

DIANA WOOD
 2134 SUNNY HILLS BLVD
 CHIPLEY FL 32428-2927

ACCOUNT NUMBER		SERVICE ADDRESS			STATEMENT DATE	DUE DATE	
0068-47-2030-2-0		2134 SUNNY HILLS BLVD			5/18/06	6/07/06	
METER NUMBER	CLASS	SERVICE USED		# OF DAYS	METER READING		USAGE
		FROM	TO		CURRENT	PREVIOUS	
RG01 08950633	R	4/17/06	5/11/06	24	1243	1233	10
USAGE HISTORY		WATER BASE FACILITY CHARGE					11.70
ONE YEAR AGO		WATER USAGE					45.10
7		DEPOSIT BILLED					25.00
LAST MONTH		TURN ON CHARGE					15.00
0							
LAST YEAR AVG.							
6							
FOR CUSTOMER SERVICE, CALL 800-250-7532							
					PAY THIS AMOUNT ▶		96.80
CURRENT BALANCE DUE UPON RECEIPT. PAST DUE 20 DAYS FROM STATEMENT DATE. SERVICE IS NOW SUBJECT TO DISCONNECT ON PREVIOUS BALANCE, IF ANY.							

pd
5-22-06

Exh. 44
080121-WS



Service To:
BRANDON G. ROGERS
3962 FALCON
CHIPLEY, FL 32428
Lot: 4 Block: 34

Account Number
001392590 0701761
SUNNY HILLS

Aqua Utilities Florida, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
Fax: **866.780.8292**
e Mail: **custserv@aquaaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **November 21, 2007** Total Amount Due **\$ 20.72** Due Date **December 17, 2007**

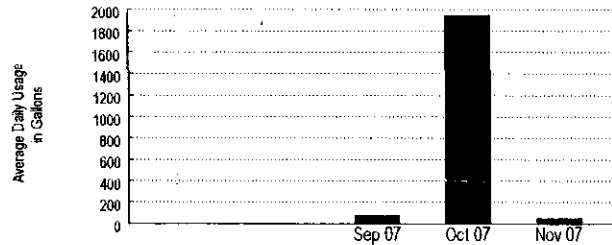
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
83236019	5/8	11/16/07	32	Actual	62400	2,000	Gallons
		10/15/07		Actual	60400		
Average Daily Usage = 62 Gallons		Total Days: 32		Total Usage:		2,000	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 257.95
Total Payments Received	257.95
Balance	0.00
Water Base Facility Charge	11.70
2,000 gallons @ \$0.00451 per gallon	9.02
Total Water Charges	20.72
Amount Due 12/17/07	\$ 20.72

Water Usage History



Read Types: Actual Estimated Customer

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET NO. 080121-WS EXHIBIT 44
COMPANY Witness on behalf of the Citizens of FL
WITNESS Brandon Rogers - Billing Records
DATE 07/30/08

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.
- This bill includes refunds in the form of multiple credits listed as "Adjustments" on this bill. The credits, which are itemized, include the cost paid for water and, or wastewater, plus interest, and the county surcharge (if applicable). The refunds are due to you for the higher interim rates approved by the Florida Public Service Commission and charged to you between April 12 and August 30, 2007.



Service To:
BRANDON G. ROGERS
3962 FALCON
CHIPLEY, FL 32428
Lot: 4 Block: 34

Account Number
001392590 0701761
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**

Fax: **866.780.8292**

e Mail: **custserv@aquaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date

Total Amount Due

Due Date

November 01, 2007 \$ 257.95

November 26, 2007

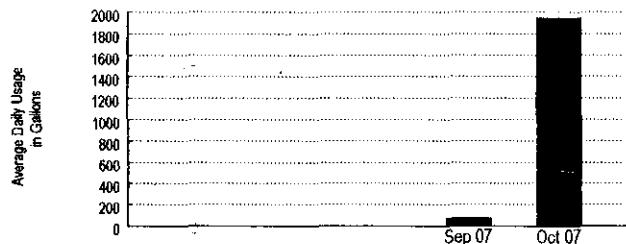
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
83236019	5/8	10/15/07	28	Actual	60400	54,600	Gallons
		09/17/07		Actual	5800		
Average Daily Usage = 1,950 Gallons		Total Days: 28		Total Usage:		54,600	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 69.63
Total Payments Received	69.63
Balance	0.00
Water Base Facility Charge	11.70
54,600 gallons @ \$0.00451 per gallon	246.25
Total Water Charges	257.95
Amount Due 11/26/07	\$ 257.95

Water Usage History



Read Types: Actual Estimated Customer

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.



Service To:
BRANDON G. ROGERS
3962 FALCON
CHIPLEY, FL 32428
Lot: 4 Block: 34

Account Number
001392590 0701761
 SUNNY HILLS

Aqua Utilities Florida, Inc.
 762 W. Lancaster Avenue
 Bryn Mawr, PA 19010-3489

Tel: **877.987.2782**
 Fax: **866.780.8292**
 e Mail: **custserv@aquaamerica.com**

Questions about your water service?... Contact us before the due date.

Bill Date **October 11, 2007** Total Amount Due **\$ 69.63** Due Date **November 02, 2007**

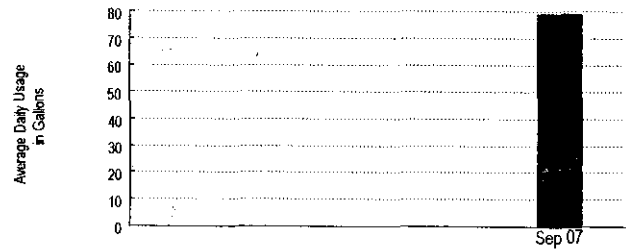
Meter Data

Meter	Size	Billing Period	Days	Read Type	Meter Readings	Usage	Units
83236019	5/8	09/17/07	73	Actual	5800	5,800	Gallons
		07/06/07		Actual	0		
Average Daily Usage = 79 Gallons		Total Days: 73		Total Usage:		5,800	Gallons

Billing Detail

Amount Owed from Last Bill	\$ 0.00
Total Payments Received	0.00
Balance	0.00
Water Base Facility Charge	28.47
5,800 gallons @ \$0.00451 per gallon	26.16
Total Water Charges	54.63
Turn On Fee	15.00
Amount Due 11/02/07	\$ 69.63

Water Usage History



Read Types: Actual Estimated Customer

Message Center

- Please note your account number is a 16-digit number. The full 16-digits must be provided to ensure correct posting of your Aqua payment.

FLORIDA PUBLIC SERVICE COMMISSION

DOCKET NO. 080121-W EXHIBIT 45

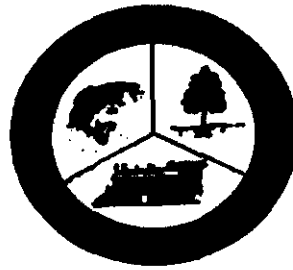
COMPANY Witness on behalf of the Citizens of FL

WITNESS Lynzee Richards (Kate Filbd)

DATE 07/30/08 Billing Records

Exh # 46

080121-WS



**Washington County Comprehensive Plan
Evaluation and Appraisal Report**

PREPARED BY:

Washington County Growth Management Division
Planning Department
1331 South Boulevard, Suite 209
Chipley, Florida 32428

July 24, 2008

FLORIDA PUBLIC SERVICE COMMISSION
DOCKET NO. 080121-WS **EXHIBIT** 46
COMPANY Washington Cty. Comprehensive Plan
WITNESS Evaluation + Appraisal Report
DATE 07/30/08



ACKNOWLEDGEMENTS

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A portion of the work for the report was funded by Technical Assistance Grant Funds provided by the Department of Community Affairs, Tallahassee, Florida

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INTRODUCTION

EVALUATION AND APPRIASAL

I. EXECUTIVE SUMMARY

Washington County's Evaluation and Appraisal Report (EAR) was delivered to the Florida Department of Community Affairs (DCA) for a consistency review on April 1, 2008. The Objections, Recommendations, and Comments report (ORC) from DCA was received by the Washington County Planning Office and the West Florida Regional Planning Council (WFRPC) on May 12, 2008. A response was formulated and reviewed by the Washington County Planning Commission during a public hearing on July 8, 2008. Based on the Planning Commission's recommendation for approval, the EAR was subsequently adopted by Caryville, Ebro, Vernon, Wausau and the Washington County Board of County Commissioners.

The report represents an evaluation of the past seven years of implementation of the existing Comprehensive Plan (Plan). The purpose of the EAR is to provide a summary analysis of the successes and failures of the Plan, to identify major issues of concern, and to identify proposed changes to amend and update the Plan. The Plan was evaluated through the collaboration of county staff, state agencies, other units of government, and the general public.

Many issues were identified during the evaluation process, some of which are new and some that are already being addressed in existing policies and programs. The issues that were identified as of primary importance all deal with accommodating growth in some form or manner, while affording as much protection as possible for conservation areas, open spaces, and agriculture lands. As growth occurs, effort is necessary to reduce conflicts between adjacent land uses and meeting the demands made upon roads and other infrastructure within the County and the visual degradation of the community indicates a potentially declining quality of life.

The implementation of the Plan generally has been good; however, some programs and policies have not been implemented. On-going implementation of the Plan is proceeding and most of the programs eventually will be implemented. The EAR process has resulted in renewed vigor and interest in adopting an improved plan to guide the County's growth through 2025.

The entire Plan will be updated with the best available data and analysis and will be edited to ensure accuracy and consistency. Goals, objectives, and policies also will be updated to reflect new information but major policy revisions are not expected except as noted in this report. Some policies and programs will be revised with more achievable implementation time frames. When completed, the revised Plan is expected to be a much better Plan, which will be able to better accommodate both the expected and unexpected growth and maintain the quality of life and ambiance of the County.

The EAR identifies major issues that the County will address in the EAR-based Plan Amendments. One of these issues results from recent legislative requirements directing local governments to address coordinated school planning and development. County residents and

staff identified eight issues and the Department of Community Affairs recommended one additional issue. Each issue and proposed actions are briefly summarized below.

Issue 1 – Transportation: Increased demands on the local transportation system caused by growth needs evaluation and reviewed as to responsiveness to land uses and ability to meet future traffic needs; evaluate effectiveness of transportation system as evacuation routes; Establish policies that will serve to assist in alleviating disruptions in transportation services to all municipalities during the four-lane projects of SR 79 and SR 77; Evaluate the transportation levels of service transportation service developed by GASB 34 clerk; assess and evaluate the need for increased pedestrian and bicycle corridors in rural settings; and develop policies and procedures to ensure that all transportation infrastructure and other improvements are added to the CIE schedule.

Issue 2 - Affordable Housing: Establish policies that encourage public and private initiatives in providing affordable housing; evaluate the Fair Housing Ordinance and incorporate any needed changes into the Comprehensive Plan; review, evaluate and update all housing data in the Housing Element; assess the age of mobile homes and mobile home standards with regard to providing affordable housing; evaluate the possibility of offering a bonus density for affordable housing.

Issue 3 - Urban Sprawl: Reevaluate the urban sprawl issue in relation to density currently allowed under the clustering provision of the Comprehensive Plan; revise if and when necessary; direct development and growth to those areas where urban services exist.

Issue 4 - Economic Development: Develop Economic Element for the Comprehensive Plan; recommend a formal creation of one entity that will address economic concerns for the county instead of various ad hoc committees.

Issue 5 - Urban Services: Establish policies to provide for evaluations of the need for urban services for identified areas of the County that would normally be expected to have those services; one area is the Town of Ebro who will be affected by the new Bay County International Airport; establish policy to cooperate with the City of Chipley in providing urban services (water/wastewater services for the area south of I-10 on SR 77; establish policies that will serve to assist in alleviating disruptions in urban services to all municipalities during the four-lane projects of SR 79 and SR 77.

Issue 6 - Protection of Open Spaces and Natural Resources: Establish policies that will ensure compatibility between environmentally sensitive areas and residential subdivisions; develop policies that will protect water supplies, with special emphasis on the Econfina Watershed Area. Policies for the protection of the groundwater and springs need to be reviewed and revised as required.

Issue 7 - Land Use: Examine impact of residential development on agricultural land; identify and evaluate methods to preserve and support the agriculture land uses; determine if there is a need for a Agriculture Element for the Comprehensive Plan; develop a mixed use category that is responsive to development needs; evaluate the intensities of Neighborhood Commercial uses and transfer the more intense uses to the General Commercial category; assess the impact of general

commercial development along the SR 77 corridor and develop policies to promote a commercial district along the roadway as opposed to having residential and general commercial uses intermingled; focus development away from wetlands and conservation areas by evaluating and changing setbacks and buffers as needed.

Issue 8 - Update the Comprehensive Plan (and Land Development Code as needed): Review the Comprehensive Plan for confusing language and policies, and update as necessary; policies need to be established that will increase the level of cooperation between the County and municipalities to improve all aspects of growth management.

Issue 9 - Public Schools Facilities Element Intergovernmental Coordination: While not identified as an issue in the Scoping meeting, the Intergovernmental Coordination Element was affected as a result of legislative changes pursuant to the 2002 Senate Bill 1906 that requires local governments and the School Board to enter into a mandatory interlocal agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure, and safety needs, and Senate Bill 360 that addresses school concurrency. A draft school element was adopted in May 2008 and is currently undergoing final review by DCA.

Based on a recommendation by the Washington County Planning Commission, an additional issue has been identified pertaining to the Visioning Process. Therefore, it is added at this point to complete the list of Identified Issues, though it was not included on the original list as submitted to DCA.

Issue 10 – Visioning (Added to this Section). The visioning process of the Committee for Sustainable Emerald Coast Visioning began in 2008, with the West Florida Regional Planning Council as facilitators. The process began after the major work was accomplished on the Evaluation and Appraisal Report. As such, this particular process was not discussed or included in the Identified Issues. It is felt that this is an appropriate place to discuss visioning and it is added as an additional issue in Section I- Identified Issues of the EAR. This an on-going process involving government officials, the general public, the business community, agricultural and environmental interests, and the development community. While the scoping process was utilized as the basis for the EAR, the value of this visioning opportunity cannot be ignored. Therefore, it is recommended that the County develop a visioning statement based on the resulting issues arising out of Sustainable Emerald Coast Visioning process and, where deemed appropriate by the Washington County Planning Commission these issues will be considered for incorporation into the EAR-based amendments. A policy to this effect (Policy 1-1-h) will be incorporated into the Future Land Use Element.

II. LETTER OF UNDERSTANDING

On October 9, 2007, the County was issued a Letter of Understanding from Mr. McDaniel, Chief of Office of Comprehensive Planning. That letter is included in this section. A delay in the issuance of this letter was the result of personnel changes at DCA.

WASHINGTON COUNTY PLANNING DEPARTMENT
1331 SOUTH BOULEVARD, CHIPLEY FL 32428
TELEPHONE: (850) 415-5093 - FAX (850) 415-5094
Email – lwaller@washingtonfl.com

October 8, 2007

Charles Gauthier, AICP
Florida Department of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee FL 323999-2100

Re: Evaluation and Appraisal Report (EAR)
Letter of Understanding

Dear Mr. Gauthier:

The 2000 Washington County Comprehensive Plan has served our county well. With revisions, the Plan is expected to continue to deliver successful results for future goals and objectives. The EAR process will allow us the opportunity to explore and prepare for changes caused by growth.

In 2006, Washington County, in cooperation with the West Florida Regional Planning Council, sponsored a workshop aimed at helping the Towns of Ebro, Vernon, and Wausau with the Visioning Process. Later in the same year, the Washington County Planning Office partnered with the Local Mitigation Strategy Committee to discuss the needs of the community. We invited the public and all local agencies to both meetings with excellent attendance at both. On April 26, 2007, a public workshop, with DCA staff present, was presented to discuss the EAR process and those issues that are of concern for all citizens of Washington County. With other state and local agencies present, along with majority of County department supervisors, we identified the following issues as items of concern that will form the foundation of the Washington County Evaluation and Appraisal Report due to the Department of Community Affairs as of April 2008. These issues were submitted to DCA in May of 2007; however, this letter was misplaced and we are again submitting the issues along with some minor changes for DCA's review and consideration:

1. Transportation:

Increased demands on the local transportation system caused by growth needs evaluation and reviewed as to responsiveness to land uses and ability to meet future traffic needs.

- Evaluate effectiveness of transportation system as evacuation routes.

- Establish policies that will serve to assist in alleviating disruptions in transportation services to all municipalities during the four-lane projects of SR 79 and SR 77.
- Evaluate the transportation levels of service transportation service being developed by GASB 34 clerk.
- Assess and evaluate the need for increased pedestrian and bicycle corridors in rural settings.
- Develop policies and procedures to ensure that all transportation infrastructure and other improvements are added to the CIE schedule.

2. Affordable Housing:

The increase in property values and increase in the cost of constructing reasonably priced housing has put a strain on the housing system of the County to provide adequate and safe site built homes and housing units and has thus encouraged the use of substandard mobile home housing both in the urban and rural areas of the County. Lack of information provided to the County has generally resulted in a lack of understanding as to what constitutes “affordable housing.”

- Establish policies that educate and thus encourage public and private initiatives to provide affordable housing.
- Evaluate the Fair Housing Ordinance and incorporated any needed changes into the Comprehensive Plan.
- Review, evaluate and update all housing data in the Housing Element.
- Evaluate the possibility of offering a bonus density for affordable housing.

3. Urban Sprawl:

The desire of the increasing population to reside in more rural areas as opposed to the more urban areas has posed the increase of urban sprawl within the County. Lack of urban services (central water and wastewater treatment) has added to this problem...

- Reevaluate the urban sprawl issue in relation to density currently allowed under the clustering provision of the Comprehensive Plan. Revise as necessary.
- Direct development and growth to those areas where urban services exist.

4. Economic Development:

The County has no comprehensive method to compare population growth, income, education and employment opportunities as an effective system in assessing factors, resources, and conditions affecting current and future growth.

- Develop an Economic Element for the Comprehensive Plan.
- Recommend a formal creation of one entity that will address economic concerns for the county instead of various ad hoc committees.

5. Urban Services:

An increase of population preferring a more rural lifestyle in areas not serviced by any urban services (especially wastewater treatment services) has resulted in the continued use of individual septic tanks within the County in those areas adjacent to environmentally sensitive area, lakes, creeks and stream, thus threatening possible contamination of the surface waters and groundwaters of the County.

- Establish policies to provide for evaluations of the need for urban services for identified areas of the County that would normally be expected to have those services. One area is the Town of Ebro who will be affected by the new Bay County International Airport.
- Establish policy to cooperate with the City of Chipley in providing urban services (water/wastewater services for the area south of I-10 on SR 77.
- Establish policies that will serve to assist in alleviating disruptions in urban services to all municipalities during the four-lane projects of SR 79 and SR 77.

6. Protection of Open Spaces and Natural Resources:

The environmentally sensitive areas of the County are threatened by development in areas where no urban services (central water or wastewater treatment facilities exists. Discussions regarding property rights versus the need to protect these sensitive areas are expected to increase as growth continues into the more environmentally sensitive areas.

- Establish policies that will ensure compatibility between environmentally sensitive areas and residential subdivisions.
- Develop policies that will protect water supplies, with special emphasis on the Econfina Watershed Area.
- Focus development away from wetlands and conservation areas by increasing setbacks and buffers as required.

7. Land Use:

The need to sustain rural areas of agricultural and forest lands of the County is the most identifiable need with regard to land use issues. Preservation of these lands are needed to ensure that the foundation for economic growth for the agriculture industry remains intact as well continued protection as the threatened and endangered species of plant and animal life found on private agricultural lands are protected. Development should be encouraged only in areas where existing urban services are available unless developer is will to install such needed services.

- Examine impact of residential development on agricultural land; identify and evaluate methods to preserve and support the agriculture land uses. Determine if there is a need for an Agriculture Element for the Comprehensive Plan.
- Develop a mixed use category that is responsive to development needs.
- Evaluate the intensities of Neighborhood Commercial uses and transfer the more intense uses to the General Commercial category.
- Assess the impact of general commercial development along the SR 77 corridor and develop policies to promote a commercial district along the roadway as opposed to having residential and general commercial uses intermingled.

8. Update the Comprehensive Plan (and Land Development Code as needed):

- Review the Comprehensive Plan for confusing language and policies, and update as necessary.
- Policies need to be established that will increase the level of cooperation between the County and municipalities to improve all aspects of growth management.

The above list constitutes the scope of review Washington County will pursue and forms the basis of the *Letter of Understanding* between the Department of Community Affairs and Washington County. In addition to these issues, the County will address the applicable requirements under Section 163.3191(2), F. S.

The required information will be obtained from the different departments of Washington County and local and state agencies, with the requests for data and analysis being made by the Planning Department as the EAR review process moves forward.

Should you have any further questions or need further information regarding this adoption package, please feel free to contact this office.

Washington County extends appreciation for your help in this endeavor.

Yours truly,


Lynda Waller
Planner

III.



STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

October 9, 2007

Ms. Lynda Waller
County Planner
Washington County
1331 South Boulevard
Chipley, Florida 32428

RE: Request for Evaluation and Appraisal Report (EAR) Letter of Understanding

Dear Ms. Waller:

The Department of Community Affairs reviewed your letter dated October 8, 2007, and received on October 8, 2007, outlining the major issues to be addressed in the preparation of the Washington County's Evaluation and Appraisal Report. The Department agrees with the summary of major issues as set forth in the letter. The Department would also request that you address groundwater and springs protection as part of the 'Protection of Natural Resources and Open Spaces' major issue in the EAR. This letter serves as confirmation of our understanding. The Department anticipates the County will fully address the applicable requirements under Section 163.3191(2), Florida Statutes. As a result of the assessment, there may need to be proposed changes to the comprehensive plan to better implement the intended planning objectives.

If you or your staff have any questions or need further assistance, please contact Susan Poplin, AICP, Regional Planning Administrator, or Keely Brown, Community Planner, at 850/921-4767.

Sincerely yours,

Mike McDaniel, Chief
Office of Comprehensive Planning

MDM/sps

Attachment: Washington County Letter of Understanding Request

Cc: Charles Blume, Executive Director, Apalachee Regional Planning Council

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781
Website: www.dca.state.fl.us

2008 Washington County Evaluation and Appraisal Report - Introduction
COMMUNITY PLANNING AREAS OF CRITICAL STATE CONCERN FIELD OFFICE HOUSING AND COMMUNITY DEVELOPMENT
Phone: 850-488-2356/SUNCOM 278-2356 Phone: 305-289-2402 Phone: 850-488-7956/SUNCOM 278-7956
Fax: 850-488-3309/SUNCOM 278-3309 Fax: 305-289-2442 Fax: 850-922-5623/SUNCOM 292-5623

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SECTION 1 – DISCUSSION OF IDENTIFIED ISSUES
EVALUATION AND APPRIASAL

I. DISCUSSION OF IDENTIFIED ISSUES

In 2006, Washington County, in cooperation with the West Florida Regional Planning Council (WFRPC), sponsored a workshop aimed at assisting the Towns of Ebro, Vernon, and Wausau with the Visioning Process. The County Planning Office continues to participate in the visioning processes of these municipalities that participate in the County's Comprehensive Plan. Later in the same year, the Washington County Planning Office partnered with the Local Mitigation Strategy Committee (LMS) to discuss the needs of the community. The public and all local agencies were invited to the meetings with excellent attendance at both. On April 26, 2007, a public workshop, with Department of Community Affairs' (DCA) staff in attendance, was presented to discuss the EAR process and identify those issues that are of concern for all citizens of Washington County. With WFRPC facilitating the meeting, and other state, local agencies, planning commissioner members, County Commissioners, and County department supervisors in attendance, the issues that follow in this section were identified as items of concern. These issues were approved by the Washington County Board of County Commissioners and submitted to DCA with a request for a letter of understanding that Washington County's Evaluation and Appraisal Report (EAR) would address these. A response in the form of the Letter of Understanding was received from DCA with agreement as to the issues and a request that the EAR address groundwater and springs protection. It is these issues that are the foundation of the Washington County Evaluation and Appraisal Report.

- A. Issue 1 - Transportation. The increased demand on the local transportation system caused by growth requires some attention on both the State and County levels. Emphasis continues to be on increasing capacity on SR 77 and SR 79 and sustained maintenance that will allow efficient traffic circulation throughout the County. There are two segments of SR 77 that are currently exceeding the adopted LOS standard as shown in the 2006 Level of Service Analysis document for Washington County. The segments are: from Beginning of 3 lane section to north of I-10 to South Blvd. and from South Blvd. to North City Limits of Chipley. Both are entirely within the city limits of Chipley. The MSV for both segments are based on a rural developed area type (less than 5,000 population). Previous problems with capacity on SR 77 within the incorporated area of Washington County was addressed when an adversely impacted section of the roadway was changed from Rural Undeveloped to Rural Developed changing the maximum service volume for the peak direction service volume from 420 to 810 as reflected in the FDOT 2006 AADT reported dated July 2007. This change allows greater flexibility for future development of this corridor.

SR 77 and SR 79. Both of these projects are seen as a maintenance and capacity activity to preserve the existing transportation investment along these routes and to improve safety considerations for those members of the public using these facilities. These projects are of major importance to Washington County as it increases safety and capacity along both

roadways. Both projects are consistent with the Comprehensive Plan and will not conflict with any objectives, goals, and policies of the plan. However, the County may need to examine the potential impacts from the construction process that could extend out to the year 2020, as funding becomes available. Both roadways serve as the corridors for Washington County residents working in Bay County.

SR 79. This roadway serves not only as a main tourist route to the beaches, but as the major evacuation route from the beach. The road will be a major roadway serving SR 388 to the new international airport located in northern Bay County. Construction for the four-lane project for the section of SR 79 within Washington County has started with a completion date depending on funding availability. This road will be a four-lane roadway with a complete planned phase currently extending from the Bay County line north to the Holmes County line. The design is such that traffic will be moved at a minimum of 50 miles per hour. The project development and environmental study for the project development and environmental study from SR 20 to I-10 has been completed. Right-of-way acquisition and construction are not fully funded at this time.

Divided by a grassy median, the road may initially have a negative impact on the towns of Ebro and Vernon with the Red Head and New Hope communities also impacted. The impact on all affected communities will be immense. While solving problems for capacity of the roadway for nature, residential, land, and economic development (especially providing access to the new international airport on SR 388) some problems may arise out of the four-lane project that will require assistance from the County. While there has been some anticipation and concern about service interruptions, the City of Vernon has been assured that services, to include utilities, will last only a couple of hours at the time. Traffic will not be interrupted and the delays will be no more than what is normally experienced during this type of construction.

The only event that might cause concern is a massive evacuation from the Gulf Coast area for which FDOT would take the necessary measures to ensure that traffic moves at an efficient rate to protect lives.

Regardless of assurances that interruption and delays will be minimal during construction and the smooth flow of traffic will not be impeded, the County should continue in efforts to provide a fully-equipped and manned satellite EMS station within or near Ebro to provide emergency services during periods of construction and post construction. The distance from Washington/Bay county line to the nearest fully-staffed medical trauma center facility at Gulf Coast Hospital 28.6 miles to Gulf Coast Medical Center in Bay County. When added to the 20.9 miles response distance from the nearest EMS facility (Vernon EMS) 50 miles would be required to respond and deliver the injured party to a proper medical facility. The same EMS service to Northwest Florida Community Hospital in Chipley would require a 57 mile trip. An EMS team that is available at or near Ebro will greatly reduce the response time for medical emergencies.

While SR 20 provides an east or west route across the County, there are no other paved roads or unpaved roads that might provide any alternate evacuation or escape route to those evacuees coming from the Gulf Coast area or Washington County. The roadway between

Ebro and Vernon is subject to flooding at some locations (possibly delaying the ability to evacuate or return from and to Bay County). The County should develop a plan to perform an engineering study on the opening of an alternate route to connect SR 79 and SR 77. Not only would this provide an alternate evacuation route for those living in the center of the county and south of Vernon, but would have a positive effect on economic development within the County.

SR 77. Not only does this roadway serve as a main tourist route to Bay County and the beaches, but also as the major evacuation route from Panama City and eastern Bay County. The road will be a major roadway to access SR 388 to the new international airport located in northern Bay County that is now under construction with a completion date of May 2010.

This road will be a four-lane roadway with a complete planned phase currently extending from the Bay County line north to the Holmes County line. The design is such that traffic will be moved at a minimum of 50 miles per hour. The project development and environmental study for the project development and environmental study from SR 30 to I-10 has been completed. Right-of-way acquisition and construction are not funded at this time (11-30-07).

SR 77 is in the Planning Phase and is not expected to receive any construction funding in the next few years. Divided by a grassy median, the roadway improvement project will bypass Wausau with little resulting impact on the town other than the abandonment of that section of SR 77 through the town itself. That part of the current SR 77 passing through Wausau will be turned over to the County unless Wausau agrees to assume all responsibility for maintenance. Any improvements that the Town of Wausau desires on that state-abandoned roadway as part of their visioning process will need to be funded by the County or the Town. There are some road improvement grants available that the County or Town may want to pursue to meet the goals of the visioning of what they want the Town to look like in the future. Pioneer Road will serve as the access road to SR 77 for traffic in and around Wausau. The bypass will start approximately one mile south of the Wausau city limits to one mile north of the city limits. The Project Development and Environmental (PD&E) study is complete and the corridor for the roadway will not change unless some unexpected circumstances arise like the detection of a protected species within that corridor forces a change in the route.

This road will be a four-lane roadway with a complete planned phase currently extending from the Bay County line north to the Jackson County line. The design is such that traffic will be moved at a minimum of 50 miles per hour. The PD&E study for the project development and environmental study from SR 20 to I-10 has been completed. Right-of-way acquisition and construction are not fully funded at this time.

While solving problems for capacity of the roadway for future residential land economic development (especially providing access to the new international airport on SR 388), some problems may arise out of the four-lane project that will require assistance from the County. While there has been some anticipation and concern about service interruptions, the County has been assured that services, to include utilities, will last only a couple of hours at

the time. Traffic will not be interrupted with delays being no more than what is normally experienced during this type of construction. The only event that might cause concern is a massive evacuation from the Gulf Coast area for which the Florida Department of Transportation (FDOT) would take the necessary measures to ensure that traffic moves at an efficient rate to protect lives.

Regardless of assurances that interruption and delays will be minimal during construction and the smooth flow of traffic will not be impeded, the County should continue in efforts to provide a fully-equipped and manned satellite EMS station within or near the county line on property currently owned by the County at SR 77 and Spring Pond Road to provide emergency services during periods construction and post construction. The distance from Washington/Bay county line to the nearest fully-staffed medical trauma center facility at Gulf Coast Hospital 19 miles to Gulf Coast Medical Center in Bay County. When added to the 14 miles response distance from the nearest EMS facility (Vernon EMS) 23 miles would be required to respond and deliver the injured party to a proper medical facility. The same EMS service to Northwest Florida Community Hospital in Chipley would require a 40 mile trip. An EMS team that is available at or near the Crystal Lake area will greatly reduce the response time for medical emergencies.

SR 79 and SR 77 Connector. While SR 20 provides an east or west route across the County, there are no other paved roads or unpaved roads that might provide any alternate evacuation or escape route to those evacuees coming from the Gulf Coast area or Washington County. SR 77, between the county line and SR 279, has not other connector. The County should develop a plan for an engineering study on the opening of an alternate route to connect SR 79 and SR 77. Not only would this provide an alternate evacuation route for those living in the center of the county and south of Vernon, but would have a positive effect on economic development within the County.

Elkcam Connector. A proposed Elkcam Connector Road will be an important addition to the transportation system of the County and region. This proposed road is generally located in the southeastern section of the County and will connect SR 77 and US 231 providing for both evacuation and traffic concurrency for the south end of the County. The County is actively pursuing a Feasibility Corridor Study for the Elkcam Connector, East to US 231, under the Transportation Regional Incentive Program (TRIP) Joint Program Agreement (JPA) between the FDOT and Northwest Florida Regional Transportation Planning Organization.

Unpaved Roads. Unpaved roads form much of the infrastructure of the county, especially in rural areas. During storms, these roads become impassable due to water, fallen trees, downed power lines and debris. The county should be developing comprehensive policies to actively pursue an effective road paving program to ensure that alternative east-west routes are available that will provide more efficient means of evacuation and normal movement of transportation within the County. As outlined in the Transportation Element of this report, the matrix system as devised by the County engineer and approved by the Board of County Commissioners should be maximized to ensure that road paving and resurfacing projects be prioritized according to need as opposed to political pressure. If allowed to, this method can serve as an effective tool to determine prioritization of road paving projects.

Roads List. Examination of public records, old road lists, roadwork records from public works, planning records, and property appraiser plats has produced a list of roads within the County. This list contains private roads and county-maintained roads. Some roads have recorded easements dedicating land to the county for the purpose of road construction. Other roads became county-maintained roadways through adverse possession pursuant to F.S. 95.361. This statute gives legal claim to the public entity that has been maintaining roads for a specified number of years (four if constructed by a governmental entity, seven if constructed by a nongovernmental entity. The board adopted this list in October of 2006 and approved updates in March of 2007. Future updates will be made as needed. The adoption of this list of roads does not necessarily give the green light to further development on the roadways. Many of the roads are nothing more than mere lanes and driveways. Emphasis and policies should be established by the Public Works Department to refrain from maintaining a driveway or lanes. Once the maintenance begins, it hard for the public and developers to accept the fact that these roads may not be suitable or intended for development and must still meet concurrency standards already established.

Levels of Service. With the roads list complete, there is a need to establish levels of service for the identified roadways. The county purchased a laser profiling vehicle, which has proved to be cost-effective by training county personnel to operate the profiler for obtaining the condition assessment. This machine offers the ability to accurately measure rutting across the pavement lane, which is often a cause/factor in wet weather vehicular accidents, as well as the ability to accurately measure roughness/smoothness of the roadway. All of the above functions are conducted at highway speeds thus eliminating the need for lane closure or interruption of traffic flow which is often required for other systems.

As these studies are conducted, the information is given to the County engineer to be used to assist with classifying roads for resurfacing according to pavement condition, number of persons served, road classification, and importance of road travel to other Washington County entities. The goal of this system is to provide an inventory of transportation facilities, but simultaneously, it is proving to be an asset in providing information that will result in safer road travel throughout the county. Failure to comply with GASB 34 can result in loss of funding currently afforded us at the state and federal level. It could also result in our county being prohibited from issuing bonds for capital improvement projects or it could raise our interest rates on the issuance of those bonds. Those are consequences we cannot afford

Bike Paths and Pedestrian Travel. According to the Florida Department of Transportation's Long Range Program Plan for 2008-09 through 2012-13, Florida has a high fatality rate for bicyclists and pedestrians. In 2005, there were 124 bike fatalities and 576 pedestrians killed on Florida roadways. This fact emphasizes the need to plan for safe and efficient bike and pedestrian traffic in future planning even though the present status of the County is considered rural and may remain that for sometime. Special consideration should be given to providing safe accessibility to schools. Requirements should be established for developers to provide bicycle and pedestrian paths within a two-mile radius of any school in both new developments. Where feasible, the missing links or gaps in the existing sidewalks should be identified and eliminated where appropriate. Bicycle lanes should be required on new or reconstructed arterials and major collector roadways. Where feasible, restriping of arterial or major collector roadways under the County's jurisdiction should be considered

anytime the roadway is scheduled for resurfacing. If the right-of-way is constrained, the County may wish to consider reducing motor vehicle travel lanes if possible to allow for bike and pedestrian travel. The County should consider adopting the FDOT Bicycle Facilities Planning and Design Guidelines Handbook (Revised April 2000) to serve as a guideline for both the County and Developers in the construction of new bike paths and pedestrian travel. Shared use paths should be used by pedestrians, skaters, and joggers as well as bicyclists.”

Regarding concern for local issues expressed by the community, the lack of bike paths and sidewalks in the community appears to be an issue, including the lack of construction on the Falling Waters - Chipley bike path. That contract has now been awarded to Jones Construction Company and has since ceased to be an issue. The remaining concern over this project is making sure that the path ties in with the sidewalk network of the City of Chipley and those county roads in and around Chipley. There are three schools located in Chipley with students walking and riding bikes further supporting the need for both sidewalks and bicycle paths. Crucial missing gaps, not only in the routes to school, but in those areas serving low income and elderly neighborhoods need to be completed with comparable sidewalk construction. The City of Chipley and the County should identify funding sources to enhance and expand the existing pedestrian and bike travel system.

The same set of circumstances in the town of Vernon exists with regards to schools. The schools are virtually isolated when it comes to pedestrian traffic with no sidewalks available for either. There is only one course of sidewalks through the town of Vernon on SR 79. It is expected that the sidewalks system along that route will be expanded and upgraded during the four-lane construction project. This still leaves the sidewalk issues to the school as an issue. Again, the County and Town of Vernon should work together to identify funding sources and build a pedestrian and bike travel system.

The rural nature of the County does not create ideal conditions for, but policy should be established so as to require all developers of major subdivision to install sidewalks. All subdivisions that are required to construct and pave roads should be required to also include sidewalks in the development regardless of the number of lots or the particular location within the County. If new subdivisions are installed along already paved road sidewalks should be required regardless of the status of the roadway (i.e., collector, arterial, major or minor) with the developer absorbing the initial costs of installation and the County accepting when the roads meet the requirements for acceptance as county-maintained roads. In most rural areas along roadways for which the FDOT is responsible, bike lanes are being reserved and marked for travel. However, neither the State nor the County has erected any signs or indicators to motorists that these lanes are reserved for bicycle or pedestrian traffic.

Development Adjacent to Roadways. The Comprehensive Plan currently provides for an Access Management Systems as a part of the Land Development Code. A key component to the code is the “Controlled Access Roadway Segments” which are designated areas where roadway access from adjacent residential as well as commercial areas is limited to a specific number and distance from one another to provide for future separation between local and through traffic. Land uses and property splits should be reevaluated to ensure that

resulting development lots and development are consistent with good development. Land uses and property splits should be reevaluated to ensure that resulting development lots and development are consistent with good development practices along as Strategic Intermodal System (SIS) roadways and emerging SIS.

Recommended Actions. The County does not have a formal transportation plan that consolidates all of the County transportation policies and directives into one document. Requirements are established at several different sources sometimes causing confusion to County personnel, the public, and developers. As required by recent revisions to Florida's Growth Management statutes, a financially feasible plan for providing new corridors and expanding existing ones will need to be included in the EAR based amendments. To provide easily understood criteria for the transportation system, the County needs to consider the following proposed changes.

Begin work on a comprehensive transportation and road paving plan for the County to include both motorized vehicular traffic and bicycle/pedestrian traffic.

- B. Issue 2 - Affordable Housing. There are numerous housing programs available in Florida that promotes affordable housing and many recommendations made by Florida's Affordable Housing Study Commission. A summary of recommendations include some of the following steps.

Review, evaluate and update all housing data in the Housing Element. To determine the needs for affordable housing, data and analysis needs to be updated using the methodology provided by the Shimberg Center for Affordable Housing. Using that data, the goals, objectives, and policies of the County should be adjusted accordingly. The Census provides the information that determines needs for future housing within the County. For subsequent census years, the County Planning Office and 9-1-1 Addressing Office should work with the public and private sector to assist the federal government during the Census years to carry out intensive publicity campaign encouraging households to fill out their Census form.

Evaluate the Fair Housing Ordinance and incorporated any needed changes into the Comprehensive Plan.

Establish policies that encourage public and private initiatives in providing affordable housing.

Washington County should consider an Inclusionary Housing Ordinance to provide that a certain threshold of units such as adopt inclusionary housing ordinances to implement the housing elements of their comprehensive plans. The following elements would be included within this ordinance:

All major subdivisions (over ten lots) will be required to allocate 10 percent of the total number of residential units as inclusionary lots for affordable housing with a minimum of two being required,

All subdivisions of ten lots and less will be required to allocate no less than one lot as inclusionary unit to affordable housing. All lots classified as inclusionary units will be subject to the same deed restrictions as lots within the subdivision. Inclusionary units must be aesthetically similar but not necessarily the same as the market rate units. Long-term affordability restrictions are to be placed on the inclusionary units.

Mobile Homes: Mobile homes comprise 41.22 percent of the housing units within the County while some mobile homes have been replaced with permanent dwellings in recent years. The mobile homes that were replaced sometimes remain on the property to be used as supplemental residences for rental units or aging parents or other family members if density allows.

Recreational Vehicles. Recreational vehicles are not allowed to be used as permanent housing within the County and therefore, are not considered to be affordable housing at any time. The Land Development Code supports the Florida Statutes that prohibit this type use of RVs. However, the EAR-based Housing Element and Land Development Code jointly should fully clarify the use of the RVs within the County is restricted to temporary use during the construction of a site-built home and emergency use when an occupant is displaced from his/her permanent residence due to a disaster that makes a permanent dwelling uninhabitable.

Emergency Housing Plan: Washington County has adopted an emergency housing plan and incorporated into the Comprehensive Emergency Management Plan (CEMP). This plan takes into consideration that emergency/disaster events could and likely would interrupt normal housing for both permanent and renting residents of Washington County. The County also realizes that the quicker housing is available and sheltering can begin, the quicker life begins to take on normalcy. The Emergency Housing Plan identifies adequate sites for temporary/FEMA style housing and the expediting procedures to establish such sites. This plan was developed with cooperation from the Florida Division of Emergency Management, West Florida Regional Planning Council, Washington County Building Department, Washington County Planning and Zoning Department, and Washington County Emergency Management Department.

Recommendations:

Add the following policy: It will be the policy of the County that recreational vehicles will not be utilized as permanent housing in Washington County. Temporary use of recreational vehicles will be limited to use during construction of a new residence or displacement of the property owner or tenant due to disaster reasons as allowed under the Comprehensive Emergency Management Plan (CEMP).

- C. Issue 3 - Urban Sprawl. Currently, the County is still experiencing growth at a slower rate with minimal impact on the County's infrastructure. However, there is a potential, where urban sprawl is concerned, for it to become costly to expand all services to the more remote areas of the County. Road maintenance becomes more expensive in efforts to reduce congestion on roadways. Fire and EMS services in poorly placed developments become a

challenge and are expensive to provide to outlying development. There are no central water or wastewater treatment plants available in the unincorporated sections of the County (other than a portion of Sunny Hills Subdivision). It is not reasonable to think that this will not become a major problem sometime in the future should the County experience the growth that is sure to happen. Along with inappropriate placement of development to available services, the beauty and serenity of the natural resources of the County are diminished. Urban sprawl also adds to the danger of wildfire as the densely wooded areas of the county are exposed to fire risk caused from human habitation. Evacuation during storms and floods adds to the challenge of maintaining development in non-urban areas. Schools, health facilities, public services, and shopping are harder to come by when development does not occur near urban areas. The absences of employment centers and the high fuel costs serve as a deterrent to employment for residents living in non-urban areas.

There are no county-wide urban services to offer with regard to water and wastewater treatment plants (WWTP). Aqua Utilities, Inc., operates a limited central water and WWTP in the Sunny Hills Subdivision, but has not been able to extend those services either to areas within the subdivision or the surrounding areas. Chipley and Vernon both have a central water and WWTP but have not extended services outside of the town limits. This has served to discourage development in the areas where infrastructure is available.

No existing private sector or package treatment system will be permitted to add customers unless all Levels of Service Standards are met, and operations are in conformance with all FDEP permits. This applies specifically to Aqua Utilities, Inc., system located within the Sunny Hills Subdivision. In these areas no private wells or septic tanks should be allowed where platting and development have been approved based on the availability of central utilities.

Developments approved based on the promise of the developer to install central water and/or sewage must install systems that will be compatible with any central system as approved.

The provision for clustered subdivisions allow a minimum of 10 lots to be developed on existing county-maintained paved or unpaved roads and a maximum of 49 lots if on continuous paved roads without pursuing a land use change. This encourages urban sprawl to areas where services are not available. Recommendations have been made that this lot minimum be reduced to 6 lots and the maximum to 20.

The Capital Improvements Element schedule includes engineering feasibility studies and service area identification for both a county-wide sanitary system and potable water system. No funding source has been identified to pursue this study, but the County needs to look at identifying a funding source soon.

With approximately 27,000 antiquated vacant lots (with no infrastructure present) in the County, changes to the Future Land Use maps should be accomplished only when the developer submits an appropriate need assessment based on sound economic and housing needs methodology

- D. Issue 4 - Economic Development. The primary deficiency of the Comprehensive Plan is the lack of an Economic Element. This element, while not required, will act as a guide for achieving desirable economic development, which will foster an improved commerce and quality of life for all residents throughout the county. For that reason, a joint effort of Washington County and its municipalities, Caryville, Chipley, Ebro, Vernon, and Wausau in the creation of their economic elements is beneficial.

The Element should present forecasts for the county's economic development, select a preferred course of economic development, advance economic goals, design a set of objectives and policies to achieve preferred economic development, and present a strategy for implementing those policies that is consistent and in concert with the county and city's growth management plans. The ability to achieve such goals relies partially on state, national, and global economic events and policies. However, this element will focus on how the county and its municipalities can support their local economies, attempt to protect them from economic downturns, and encourage prosperity during periods of economic growth. The Economic Element will be based on the best available data of measurable economic indicators, trend analysis, and assumptions based on the measurable economic trends. Relevant data from the 2000 Census will be utilized for the element.

- E. Issue 5 - Urban Services. The lack of urban services in areas where they should exist is of concern. It is expected that the Town of Ebro will be greatly impacted at some time in the future due to the new Panama City - Bay County International Airport with a groundbreaking in November 2007. The airport is being built in the 75,000-acre West Bay Area Sector on 1,300 acres of a 4,000-acre site being donated to the Airport Authority by The St. Joe Company. The four-laning of SR 79, the main thoroughfare through Ebro, will also add to the possibility for growth of Ebro and the surrounding area. Some residential development is being attempted in that area, but the lack of utilities – both central water and wastewater treatment, has discouraged growth. Workshops conducted included utility companies, financial institutions, municipalities, and the County participating.

There is a need to establish policies to provide for evaluations of the need for urban services for identified areas of the County that would normally be expected to have those services; one area is the Town of Ebro who will be affected by the new Bay County International Airport; establish an interlocal agreement to cooperate with the City of Chipley to provide urban services (central water/wastewater services) for the area south of I-10 on SR 77; establish policies that will serve to assist in alleviating disruptions in urban services to all municipalities during the four-lane projects of SR 79 and SR 77. There are no county-wide urban services to offer with regard to water and wastewater treatment plants (WWTP). Aqua Utilities, Inc., operates a limited central water and WWTP in the Sunny Hills Subdivision, but has not been able to extend those services either to areas within the subdivision or the surrounding areas. The Chipley and Vernon both have a central water and WWTP but have not extended services outside of the town limits. This has served to discourage development in the areas where infrastructure is available.

If a centralized service becomes available in the area where onsite private potable water and sanitary systems has been constructed, connection to the centralized service by that private service is required.

Buffers adjacent to agriculture and silviculture operations shall be 100 feet and shall be only native vegetation be used.

- F. Issue 6 - Protection of Open Spaces and Natural Resources. The County needs to establish policies that will ensure compatibility between environmentally sensitive areas and residential subdivisions. An example of, but not limited to, is the approximately 85,600 acres of land are included within the Holmes Creek watershed area. Currently, a 75-foot permanent natural vegetative buffer (above the observed normal waterline) is required and a minimum of 50 percent natural vegetative cover shall be undisturbed in these buffer areas. This policy change is needed to mitigate contaminate runoff from disturbed land. If the vegetative buffer is increased and the vegetation itself is left intact, then runoff is less likely to infiltrate the surface water, and in the case of lands adjacent to natural springs, the groundwater as well.

Springs, Groundwater and Surface Water protection. The County needs to establish policies to ensure that springs, groundwater and surface water continue to be protected as well as they have been while massive development of the county has been a prospect, as it becomes a reality. This can be achieved through accurate identification and careful control of adjacent land use to sensitive aquatic resources.

Recommendations:

Conservation of wetlands: The County should continue to work with the Water Management District to find land to convert to a "Conservation" land use designation. In order to identify these lands the Wetlands Map from the Future Land Use Map series should be overlapped with the Future Land Use Map and any land not yet converted to a "Conservation" land use designation should be identified as a candidate for future conversion.

Recommendation: Approximately one quarter of the total land in the county has a "Conservation" land use designation. This is especially significant as almost all of it follows the wetland boundaries in the county. This method of singling out a significant resource throughout the county and placing it under protection should continue. Any further conversion of land into conservation should follow this pattern.

Buffers: The requirement for conservation and wetland buffers and buffers for other managed areas should be changed to 100 feet. The retention of ground vegetation should be highly encouraged.

Best Management Practices: All Planned Unit Developments (PUDs) should include as a part of the PUD standards, practices and standards that will protect groundwater quality and prevent nonpoint source pollution stormwater runoff. Measures that will limit

impervious surface areas and minimize the use of fertilizer and pesticides should be utilized. Maintaining natural cover in landscaping could limit needs for both irrigation and fertilizer use and the use have both water quality and water conservation benefits.

Permitting: Requirement for Environmental Permitting Resource (ERP) rules (Chapter 62-346), F. A. C.) for stormwater became effective in October 2007. Additionally, it is anticipated that wetland regulations will become effective during 2008. It is recommended that the updated regulations be identified and included in the EAR-based amendments.

Water Conservation: It is recommended that requirements for any approved PUD include water conservation measures. It is further recommended that these include requiring the use of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices. On the exterior, ecologically viable portions of existing native vegetation should be incorporated into the landscape design to the greatest extent practical, and new plantings should not be irrigated outside of initial grow-in requirements. The potential use of reclaimed stormwater or appropriately treated wastewater should also be considered for remaining residential, commercial, or public area irrigation needs (if any)..

Policies should be added that utilize and encourage the utilization of systems that increase the availability of community water, sewer, and water reuse especially at government buildings, schools, and facilities with larger outdoor use.

Wildfire Mitigation: It is recommended that plans for all developments larger than six lots be subject the development guidelines and standards provided in the publication, "Wildfire Mitigation in Florida: Land Use Planning Strategies and Best Development Practices." Adequate fire suppression systems must be installed in new subdivisions.

- G. Issue 7 - Land Use. The current land use categories appear adequate for the County and should continue to be adequate through the year 2020. No change is indicated that would increase intensity since the lack of urban services (fire, EMS, central water and wastewater treatment) do not support an increase. There is no indication of or demonstrated need to decrease the gross density of one dwelling unit per 10 acres. It is noted here that should Sector Planning become a part of the pattern for development in Washington County, more modern land uses categories may be needed to be compatible with that concept.

The feelings toward protection of the County's agriculture lands can be viewed from two perspectives. One is from the landowner who has a fully operational farm. He does not agree that residential development adjacent to and in close proximity to his farm operation is not compatible the use of his land. On the other hand, the property owner who does not have an active farm operation feels that residential development up to and including his own property is good use of his land. A Rural Development Plan is highly desirable to prevent encroachment of agriculture lands by residential and commercial development, protect agricultural integrity, and deter the erosion of the natural resources of Washington County.

Recommendations:

Change the clustered subdivision thresholds to read, "not greater than six (6) lots on unpaved roads and not greater than 20 lots on continuous paved roads."

In order to retain the atmosphere of agricultural areas and low density residential areas, the County should consider reevaluating the intensities of Neighborhood Commercial (Subclass I and Subclass II) uses, transferring the more intense uses to the General Commercial category.

Increase the natural buffers separating uses (i.e., commercial from residential, or residential from agriculture to at least 75 while maintaining a natural buffer. In developments no greater than six residential lots will be increased to 50 feet.

By the year 2012, the County, in cooperation with the County Extension Office, should develop a Rural Development Plan designed to include land use impacts and alternatives, infrastructure provision, natural resource protection, and the agricultural economy.

Develop overlays and developmental policies along arterial roadways to promote commercial future land uses that are intermingled with other uses to create pedestrian-friendly commercial clustering in easily accessible locations rather than continuous strip development.

Develop more restrictive policies that will focus development away from wetlands and conservation areas by evaluating and changing setbacks and buffers as needed.

The County, in cooperation with the Regional Planning Council, will encourage a long-term plan for the 55,000 acres of land known as Moody's Pasture, and possible assimilation into a Sector Plan.

- H. Issue 8 - Revision of the Comprehensive Plan and Land Development Code. The Comprehensive Plan and the Land Development Code will be generally reviewed for content, grammar, compatibility and format during the EAR-based amendment process. This particular revision of the Comprehensive Plan will involve correcting scrivener's errors, formatting, and grammar in the Comprehensive Plan. The basic Plan is a product of 1991 and requires an update that uses a modern method of word processing to be user friendly and adaptable to revisions as needed. The Land Development Code will also be reviewed for the same type of errors. User-friendliness is the main objective in the revision of these two documents.
- I. Issue 9 - Public School Facilities Element Intergovernmental Coordination. The Public School Facilities Element (PSFE) is newly adopted as of May 2008. The PSFE establishes goals, objectives, and policies as the mechanisms by which to bring schools and associated facilities into the land use decision-making process as a key factor affecting those decisions. The Goals, Objectives, and Policies established within it are beginning to be met and the Comprehensive Plan has been effectively revised to address how school facilities planning interact with the other elements of the Comprehensive Plan. EAR-based Land Development Code revisions may be necessary based on the content of the PSFE as discussed in the Successes and Shortcomings Section.

J. Issue 10 – Visioning (Added to this Section). The visioning process of the Committee for Sustainable Emerald Coast Visioning began in 2008, with the West Florida Regional Planning Council as facilitators. The process began after the major work was accomplished on the Evaluation and Appraisal Report. As such, this particular process was not discussed or included in the Identified Issues. It is felt that this is an appropriate place to discuss visioning and it is added as an additional issue in *Section I- Identified Issues* of the EAR. This an on-going process involving government officials, the general public, the business community, agricultural and environmental interests, and the development community. While the scoping process was utilized as the basis for the EAR, the value of this visioning opportunity cannot be ignored.

While many of the concerns currently being discussed in the visioning process were addressed in the *Identified Issues* of the County, other concerns were identified as also being important in creating a vision for the future. This vision will enable growth while preserving natural areas, protecting wildlife and agricultural production, providing affordable housing, addressing health care facilities, and supporting healthy small towns and communities, while enabling a vibrant economic and social life.

Therefore, it is recommended that the County develop a visioning statement based on the resulting issues arising out of Sustainable Emerald Coast Visioning process and, where deemed appropriate by the Washington County Planning Commission these issues will be considered for incorporation into the EAR-based amendments. A policy to this effect (Policy 1-1-h) will be incorporated into the Future Land Use Element.

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SECTION 2 – OVERVIEW OF THE EAR PROCESS

I. PURPOSE OF THE EAR 163.3191 (1)(a)(b)(c)

Section 163.3191, Florida Statutes, Evaluation and Appraisal of Comprehensive Plan, and Rule 9J-5.0053, F.A.C., Evaluation and Appraisal Reports and Evaluation and Appraisal Amendments, states the intent of the state legislature that local planning shall be a continuous and ongoing process. As part of the process, Washington County is required to periodically assess the success or failure of its comprehensive plan to adequately address changing conditions and to update the plan to reflect changes in state statutes and regional policies on planning and growth management. Based on this assessment, the comprehensive plan may require updating and revision in order to ensure that the plan continues to provide guidance to the local government regarding land use decisions. There is no requirement that the comprehensive plan be rewritten unless Washington County chooses to do so. However, due to the extent of some changes, it is recommended that some parts of the plan be rewritten to conform with a more direct approach to issues.

II. REQUIRED INFORMATION FOR THE EAR - (163.3191(2))

Section 163.3191(2), Florida Statutes requires the EAR to contain information addressing the following topics:

1. Population growth and changes in land area [163.3191(2)(a)]
2. The extent of vacant and developable land [163.3191(2)(b)]
3. The financial feasibility of providing needed infrastructure to achieve and maintain adopted level of service standards and sustain concurrency through capital improvements, as well as the ability to address infrastructure backlogs and meet the demands of growth of public services and facilities [163.3191(2)(c)]
4. The location of existing development in relation to the location of development as anticipated in the plan [163.3191(2)(d)]
5. The identification of major issues and, where pertinent, the potential social, economic, and environmental impacts of these issues [163.3191(2)(e)]
6. Relevant changes in growth management laws (the state comprehensive plan, the appropriate strategic regional policy plan, chapter 163, Part II, F.S., and chapter 9J-5, F.A.C.) [163.3191(2)(f)]

7. An assessment of whether plan objectives within each element, as they relate to major issues, have been achieved, and whether unforeseen and unanticipated changes in circumstances have resulted in problems and opportunities with respect to major issues in each element [163.3191(2)(g)]
8. A brief assessment of successes and shortcomings related to each element [163.3191(2)(h)]
9. Any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification shall include, as appropriate, new population projections, new revised planning time-frames, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives and policies for major issues identified within each element [163.3191(2)(i)]
10. A summary of the public participation program and activities undertaken by the local government in preparing the report [163.3191(2)(j)]
11. An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools; establishing appropriate population projections with the School Board; and coordinating the planning and sites for of new schools [163.3191(2)(k)]
12. An assessment of the comprehensive plan with respect to the water management district's regional water supply plan, including whether the potable water element should be revised to include a work plan, covering at least a 10-year period, for building water supply facilities for which the local government is responsible that are needed to serve existing and projected development [163.3191(2)(l)]
13. An evaluation of whether any past reduction in land use density within the coastal high-hazard area impairs the property rights of current residents when redevelopment occurs. The local government must identify strategies to address redevelopment and the rights of affected residents balanced against public safety considerations [163.3191(2) (m)].

III. ORGANIZATION OF THE EAR

The proposed Washington County Evaluation and Appraisal Report will consist of five sections:

- Section I – Executive Summary and Supporting Documents
- Section II – Introduction and Overview Section II - County Profile
- Section III - Population and Land Use
- Section IV - Special Topics
- Section V - Element Reviews – Successes and Shortcomings
- Sections VI - Special Issues Identified

IV. DEPARTMENT OF COMMUNITY AFFAIRS SUFFICIENCY REVIEW -

Within thirty (30) days of receipt of an adopted EAR, the Florida Department of Community Affairs will review the adopted report to determine its sufficiency. The sufficiency review determines whether the report was adopted in a timely manner and whether it addresses all the requirements of Chapter 163.3191, F. S., and Rule 9J-5.0053, F.A.C.

V. PUBLIC PARTICIPATION ¶ 163.3191(2)(i)

State law requires the local governing body and the Local Planning Agency (LPA) to adopt procedures to provide for and encourage public involvement in the planning process, including the Evaluation and Appraisal Report (EAR) process, for the comprehensive plan. Citizen participation during the EAR process of Washington County has been accomplished and shall continue to occur through a series of public workshops, and formal public hearings.

This Evaluation and Appraisal Report was prepared in conformance with the requirements of Chapter 163.3191, F.S. and Rule 9J-5.0053, F.A.C., and the adopted public participation provisions contained in the County's Comprehensive Plan (Section J). Residents and property owners were encouraged to contribute oral or written comments on the proposed content of this document during a meeting of the Planning Commission on March 6, 2007. A short PowerPoint presentation was presented by the Planning Office to familiarize both the Planning Commission and the public with the requirements of the Evaluation and Appraisal. Further, a scoping meeting facilitated by West Florida Regional Planning Council was conducted on April 26, 2007. The agendas for both of these meetings were posted at the County office buildings and legal advertisements placed in the Washington County News, a newspaper of general circulation. All municipality local governments were invited to attend as were the appropriate local, state, and regional agencies.

In order to more widely elicit information for input to the EAR, the draft EAR was placed on the Washington County website. Information about the Evaluation and Appraisal process as well as a survey questionnaire to assist in identifying issues of concern to the general public was included.

The Washington County Local Planning Agency (Planning Commission) must approve the content of the recommended EAR and the Board of County Commissioners must approve its transmittal to the State Department of Community Affairs (DCA) for review. After review by DCA, necessary changes will be made by the Planning Office staff. Upon approval by the Board of County Commissioners, the adopted EAR, with any changes, must be submitted to the DCA on or before April 2008, as required by Rule 9J-33.005, F.A.C. Proposed recommendations adopted as amendments to the Comprehensive Plan by the County Commission must be submitted to DCA within one year subsequent to the date above. While the Washington County Planning initiated the EAR, assistance for its completion will be provided by the West Florida Regional Planning Council with funding provided for with a Small County Technical Assistance Grant from the Department of Community Affairs.

All public hearings/meetings involving the adoption of the EAR were properly advertised.

Public Participation Process for Washington County Evaluation and Appraisal Report		
Type of Meeting	Date	Notice/Advertisement
Initial meeting with County Staff	February 6, 2007	Staff Meeting
Planning Commission Workshop Presentation	March 6, 2007	Posted Agenda on County website
Meeting with County Staff review of the process	March 7, 2007	Staff Meeting
EAR Workshop with Regional Planning Council, State and local agencies to determine issues	April 26, 2007	Publication in newspaper, internet and Agenda for BCC meeting.
BCC Approval for <i>Issues</i> Transmittal to DCA	May 24, 2007	Public meeting
Planning Commission Review Transmittal	March 11, 2008	Public Hearing
Town of Caryville Review Transmittal	March 11, 2008	Public Hearing
Town of Ebro Review Transmittal	March 11, 2008	Public Hearing
Town of Wausau Review Transmittal	March 13, 2008	Public Hearing
Town of Vernon Review Transmittal	March 24, 2008	Public Hearing
Board of County Commissioners Transmittal	March 27, 2008	Public Hearing
Planning Commission Adoption of Amendment	July 8, 2008	Public Hearing
Town of Caryville Adoption of Amendment	July 8, 2008	Public Hearing
Town of Wausau Adoption of Amendment	July 10, 2008	Public Hearing
Town of Vernon Adoption of Amendment	July 14, 2008	Public Hearing
Town of Ebro Adoption of Amendment	July 15, 2008	Public Hearing
Board of County Commissioners Adoption	July 24, 2008	Public Hearing

Relevant changes to Chapter 163, F. S. 1986-2006 and Rule 9J-5, F.A.C., 1989 - 2003 are included as a part of the EAR report. Washington County has chosen to use tables that DCA developed for use in assessing the changes that might affect the Comprehensive Plan and other growth management regulations. The tables offer a simplified approach to tracking new legislation and procedures and the subsequent required by the County. The relevant table is a part of this section of the Evaluation and Appraisal Report.

VI. SURVEY FOR WEBSITE

The following is a Citizen's *Survey for Washington County* Washington County is currently evaluating the Comprehensive Plan through the Evaluation and Appraisal Report (EAR) process. This study will examine how well the plan has worked for the county and what changes need to

be incorporated to address growth, development, and the availability of services and infrastructure over the next 20 years.

CITIZEN SURVEY FOR WASHINGTON COUNTY

The County would like your opinion as to and is furnishing the following survey for you to complete. You may email this back to lwaller@washingtontl.com or mail to Planning Department, Washington County Board of County Commissioners, 1331 South Boulevard, Chipley FL 32428. Hard copies of this survey is available from are available from the Planning Department at this address.

Thank you for sharing your opinions with us.

1. Please identify three from the list below which of the following items are the most important reasons you and your family chose to live in Washington County.

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

- Community atmosphere
- Cost of living
- Crime rate
- Emergency services
- Employment opportunities
- Proximity to nature
- Housing opportunities
- Proximity to family and friends
- Property taxes
- Proximity to work
- Schools
- Shopping opportunities
- Preservation of agriculture lands

2. Overall how would you rate the quality of life in Washington County?

- | | | | | |
|-----------|------|------|------|------------|
| Excellent | Good | Fair | Poor | Don't Know |
|-----------|------|------|------|------------|

3. Protection of the following resources is:

- | Very Important | Important | Unimportant | Don't Know |
|-----------------------|-----------------------------------|--------------------|-------------------|
| a. Air quality | d. Rivers, lakes, creeks, springs | | g. Other _____ |
| b. Groundwater | e. Wetlands | | |
| c. Open space | f. Wildlife habitat | | |

4. Rate the overall quality of the environment in the County.

Excellent Good Fair Poor

5. What do you consider the most important planning strategy that the County should use to effectively manage and conserve the natural resources?

- Steer new development away from these areas
- Provide incentives to landowners or businesses to conserve natural resources
- Use public money to buy lands or development rights to protect natural resources
- Improve land use to make them more restrictive
- Let the market decide
- No opinion
- Other _____

6. Are you pleased with the manner in which the County is currently developing?

- Yes
- No
- Somewhat
- Comments:

7. From the following issues, below, please identify your top three concerns.

Very Important Important Unimportant

- Amount of Open Space
- Building and Land Use Regulations
- Crime Rate and Safety
- Environmental Protection
- Energy Efficiency and Conservation
- Housing Affordability
- Housing Density
- Maintaining Community Atmosphere
- Quality of Roads
- School Facilities and Programs
- Solid Waste Management (Garbage)
- Water/Sewer Systems Adequacy or Lack of Services
- Other

8. How important do you think the following elements are?

Very Important	Important	Unimportant	Don't Know

9. What is your opinion as to the importance of the following items?

Very Important	Important	Unimportant	Don't Know

10. Overall, the road within the County meets the needs of citizens.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Don't Know

11. Do you favor the installation of bike paths and sidewalks in new development areas.

- Yes
- No

12. Which are the following do you consider the most important?

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

Wastewater Service
Solid Waste Disposal
Storm Water Management and Facilities
Potable Water Supply
Recycling Facilities and Programs
Recreation and Open Space
Schools
Libraries
Alternative Energy Supply
Other

13. What is the most important role the County should play in providing community facilities (roads, etc.)?

Avoid duplication of services
Require housing developers to pay a share of the facility costs
Provide incentives to landowners or businesses to adopt best practices
Help build cooperative relationships between developers and the County
Educate the public on issues
Promote sharing of facilities (Example – schools and parks)
Locate new housing in areas where community services already exists
Other

14. Rate the importance of the following types of future business development in the County.

Very Important	Important	Neutral	Unimportant	Don't Know

You may return this survey to: Washington County Planning Department, 1331 South Boulevard, Chipley, FL 32428 or email your response to lwaller@washingtonfl.com.

RESULTS OF THE CITIZEN SUREVEY

The following are results of the survey as tabulated by the Planning Department. The placement in preferences is indicated by the designation of First, Second, Third, etc., in parenthesis.

1. Please identify three from the list below which of the following items are the most important reasons you and your family chose to live in Washington County.

Most Important (1)
2nd Most Important (2)
3rd Most Important (3)

Community Atmosphere (First)

Cost of living

Crime rate

Emergency services

Employment opportunities

Proximity to nature (Third)

Housing opportunities (Last)

Proximity to family and friends (Second)

Property taxes

Proximity to work

Schools

Shopping opportunities (Last)

Preservation of agriculture lands

2. Overall how would you rate the quality of life in Washington County?

Excellent (7) Good (17) Fair (1) Poor Don't Know

3. Protection of the following resources is:

Very Important Important Unimportant Don't Know

- a. Air quality (Second)
- b. Groundwater (First)
- c. Open space
- d. Rivers, lakes, creeks, springs (First)
- e. Wetlands
- f. Wildlife habitat (Third)
- g. Other _____

4. **Rate the overall quality of the environment in the County.**

Excellent (8) Good (18) Fair Poor

5. **What do you consider the most important planning strategy that the County should use to effectively manage and conserve the natural resources?**

- Steer new development away from these areas (Third)**
- Provide incentives to landowners or businesses to conserve natural resources (First)**
- Use public money to buy lands or development rights to protect natural resources
- Improve land use to make them more restrictive (Second)**
- Let the market decide (Last)**
- No opinion
- Other _____

6. **Are you pleased with the manner in which the County is currently developing?**

- Yes (Second)**
- No (Last)**
- Somewhat (First)**
- Comments:

7. **From the following issues, below, please identify your top three concerns.**

Very Important Important Unimportant

- Amount of Open Space
- Building and Land Use Regulations (Third)**
- Crime Rate and Safety
- Environmental Protection (Second)**
- Energy Efficiency and Conservation
- Housing Affordability
- Housing Density
- Maintaining Community Atmosphere
- Quality of Roads
- School Facilities and Programs
- Solid Waste Management (Garbage)
- Water/Sewer Systems Adequacy or Lack of Services
- Other
- Library Services (First)**

8. How important do you think the following elements are?

Very Important Important Unimportant Don't Know

Land Use (Third)

Transportation

Housing

Infrastructure (Water, Wastewater, Solid Wastes, Groundwater Aquifer Recharge)

Conservation (Second)

Recreation and Open Space

Intergovernmental Coordination

Growth Management Concurrency

Capital Improvements

Schools (First)

Other—Waterways and Libraries (Last)

9. What is your opinion as to the importance of the following items?

Very Important Important Unimportant Don't Know

Duplexes (Third)

Apartments

Townhouses

Affordable Housing (Second)

Housing Design to Meet Needs of Elderly (First)

Housing Design to Meet Needs of the Disabled

Other

10. Overall, the roads within the County meet the needs of citizens.

Strongly Agree (1)

Agree (10) Tie

Neutral (4)

Disagree (10) Tie

Don't Know

11. Do you favor the installation of bike paths and sidewalks in new development areas?

Yes (22) No (3)

12. Which are the following do you consider the most important?

- Most Important (1)**
- 2nd Most Important (2)**
- 3rd Most Important (3)**

Wastewater Service
 Solid Waste Disposal
 Storm Water Management and Facilities
 Potable Water Supply
Recycling Facilities and Programs (Fourth)
Recreation and Open Space (Third)
Schools (Second)
Libraries (First)
 Alternative Energy Supply
 Other Activities for Young People (Last)

13. What is the most important role the County should play in providing community facilities (roads, water, sewer services)?

Avoid duplication of services
Require housing developers to pay a share of the facility costs (First)
 Provide incentives to landowners or businesses to adopt best practices
Help build cooperative relationships between developers and the County (Third)
Educate the public on issues (Second)
Promote sharing of facilities (Example – schools and parks) (Last)
 Locate new housing in areas where community services already exists
 Other

14. Rate the importance of the following types of future business development in the County.

Very Important Important Neutral Unimportant Don't Know

Scientific and Technical Services
 Light Industrial
 Hotels
Medical Services (Second)
 Professional Services
Recreational Facilities (Third) Tie
 Restaurants (First)
Retail Shopping (Third) Tie
 Others

VII. CHANGES TO RULE 9-J-5, F.A.C.

The following are Changes to Rule 9-J-5, F.A.C., 1989 – 2003. Pages are numbered from *1 - 14* in *Excel format*.

VIII. CHANGES TO CHAPTER 163, F.S., 1986 – 2007.

Pages are numbered from *1- 18 in Excel* format and immediately follow the Rule Changes 9-J-5, F.A.C.

	es to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Nec. By Element
November 22, 1989					
1	Defined availability or available, concurrency, concurrency management system, currently available revenue sources, and public facilities and services. <i>Note: the definition of availability or available was repealed March 23, 1994 and the definition of public facilities and services was repealed February 25, 2001.</i>	9J-5.003		No Action Required	
2	Required comprehensive plan amendments applicable to the Wekiva River Protection Area to meet requirements of section 369.301, F.S., in addition to meeting compliance requirements of section 163.3184, F.S.	9J-5.005(8)	N/A		
3	Required local governments to adopt a concurrency management system in their comprehensive plans and established requirements for such systems.	9J-5.0055		Accomplished in 2006 with changes to both the Comp Plan and the Land Development Codes	
4	Required the capital improvement element to include requirements to ensure an adequate concurrency management system is implemented.	9J-5.016			
5	Clarified requirements relating to projected revenue sources that are contingent upon ratification by public referendum.	9J-5.016(4)(a)2.		No Action Required	
April 2, 1992					
6	Defined transportation concurrency management area, transportation demand management, transportation system management, and transportation mobility element. <i>Note: the definitions of transportation concurrency management area and transportation mobility element were repealed March 23, 1994.</i>	9J-5.003		No Action Required	
7	Authorized local governments to establish optional transportation concurrency management areas and provided requirements for such areas. <i>Note: this rule was repealed March 23, 1994.</i>	9J-5.0057		No Action Required	
8	Required transportation concurrency management areas to be shown on the future land use map.	9J-5.006(4)(a)		No Action Required	

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
9	Required the capital improvement element to include requirements to ensure concurrency management areas are implemented, if designated.	9J-5.016		No Action Required	
March 23, 1994					
10	Defined central business district, coastal area, evaluation and appraisal report, partial evaluation and appraisal report, proposed evaluation and appraisal report, sufficiency review, and very low income family. <i>Note: the definition of very low income family was repealed March 21, 1999</i>	9J-5.003		No Action Required	
11	Revised the definition of coastal high hazard areas and modified the definition of coastal area to provide a definition of the term coastal planning area. <i>Note: the definition of coastal planning area was revised March 21, 1999.</i>	9J-5.003		No Action Required	
12	Repealed definitions of availability or available, transportation concurrency management area, and transportation mobility element.	9J-5.003		No Action Required	
13	Required local comprehensive plans to include a countywide marina siting plan for participating local governments in the coastal area and intergovernmental coordination processes.	9-5.005(1)(c)		No Action Required	
14	Revised monitoring and evaluation requirements to include a description of the public participation process and components of the evaluation and appraisal process. <i>Note: Revised February 25, 2001.</i>	9-5.005(7)		No Action Required	
15	Added procedures for transmittal and review of evaluation and appraisal reports and evaluation and appraisal amendments. <i>Note: Repealed March 21, 1999 and February 25, 2001.</i>	9J-5.0053		No Action Required	

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
16	Revised requirements for the concurrency management system to include provisions regarding level of service standards , and minimum requirements for concurrency , and authorized local governments to incorporate within their concurrency management system optional long term concurrency management systems, transportation concurrency management areas, transportation concurrency exception areas; concurrency exceptions for projects that promote public transportation , and provisions for private contributions to local government capital improvement planning .	9J-5.0055		No Action Required	Concurrency Element updated in 2006
17	Repealed provisions authorizing establishment of optional transportation concurrency management areas and providing requirements for such areas .	9J-5.0057		No Action Required	
18	Required the Future Land Use Element for coastal counties and municipalities that have dredge spoil disposal responsibilities to identify any existing dredge spoil disposal sites and include an analysis of the need for additional dredge spoil disposal sites.	9J-5.006(1)(f)3 and 9J-5.006(2)(f)		No Action Required	
19	Required the Future Land Use Element to include an analysis of proposed development and redevelopment based upon hazard mitigation reports.	9J-5.006(2)(g)			
20	Required the Future Land Use Element to include objectives to encourage elimination or reduction of uses that are inconsistent with an interagency hazard mitigation report and ensure the availability of dredge spoil disposal sites for affected coastal counties and municipalities.	9J-5.006(3)(b)		No Action Required	
21	Required policies of the future land use element to designate dredge spoil disposal sites for affected coastal counties and municipalities and establish site selection criteria for designation of future dredge spoil disposal sites.	9J-5.006(3)(c)		No Action Required	

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
22	Required local governments to adopt the level of service standards established by the Department of Transportation for facilities on the Florida Intrastate Highway System and adopt adequate level of service standards for all other transportation facilities. <i>Note: 9J-5.007 was repealed February 20, 1996, and has been replaced by 9J-5.019.</i>	9J-5.007(3)(c)		No Action Required	
23	Required the Ports, Aviation and Related Facilities Element to include an analysis of the need for additional dredge spoil disposal sites for existing and proposed ports. <i>Note: 9J-5.009 was repealed February 20, 1996, and has been replaced by 9J-5.019</i>	9J-5.009(2)(c)		No Action Required	
24	Required the Housing Element inventory and analysis to: <ul style="list-style-type: none"> • Use data from the affordable housing needs assessment; • Address housing needs of existing and future residents; • Avoid the concentration of affordable housing; and Address the needs of very-low income families as well as low and moderate income families. 	9J-5.010(1) and (2)		No Action Required	
25	Required Housing Element objectives to address: <ul style="list-style-type: none"> • Housing needs of current and future residents; • Sites and distribution of housing for very-low income and low-income families; and Use of job training, job creation and economic solutions to address affordable housing concerns. 	9J-5.010(3)			Housing Element needs to be update to include required items.
26	Required Coastal Management Element inventories and analyses to be coordinated with the countywide marina siting plan.	9J-5.012(2)	N/A		
27	Required Coastal Management Element policies to: <ul style="list-style-type: none"> • Incorporate recommendations from interagency hazard mitigation reports; • Address the relocation, mitigation or replacement of infrastructure within the coastal high-hazard area; • Include criteria consistent with the countywide marina siting plan; and 	9J-5.012(3)	N/A		

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Number By Element
	Include a procedure to resolve inconsistencies between the local comprehensive plan and the deepwater port master plan .				
28	Required affected local governments to incorporate the marina siting plan in the Coastal Management Element.	9J-5.012(4)	N/A		
29	Required objectives of the Intergovernmental Coordination Element to: <ul style="list-style-type: none"> • Ensure coordination in the designation of new dredge spoil disposal sites; • Involve the navigation and inlet districts, state and federal agencies and the public in identifying dredge spoil disposal sites; and Resolve conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee's dispute resolution process.	9J-5.015(3)	N/A		
30	Required local governments having all or part of their jurisdiction within the urbanized area of a Metropolitan Planning Organization to prepare and adopt a transportation element which replaces the traffic circulation element, the mass transit element, and the ports, aviation and related facilities element and established requirements for the transportation element.	9J-5.019	N/A		
May 18, 1994					
31	Added provisions for settlement of conflicts through compliance agreements .		N/A		

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
32	Defined adjusted for family size, adjusted gross income, affordable housing, agency, amendment, clustering, compatibility, composition, density, development, development controls, distribution, environmentally sensitive lands, extent, facility availability, floodprone areas, functional relationship, high recharge area, hurricane vulnerability zone, intensity, manufactured home, moderate income household, natural drainage flow, natural groundwater aquifer recharge areas or natural groundwater recharge areas, new town, Apattern, potable water wellfield, purchase of development rights, rural areas, rural village or rural activity center, stormwater basin, stormwater facilities, stormwater management system, suitability, transfer of development rights, urban area, urban sprawl, very low income household, wellhead protection area, and wetlands. <i>Note: the definitions of adjusted for family size, adjusted gross income, development, and high recharge area were repealed and the definitions of affordable housing and wetlands were revised March 21, 1999.</i>	9J-5.003			Definitions will be added to the Comprehensive Plan
33	Revised definitions of areas subject to coastal flooding, conservation uses, deepwater ports, estuary, low income household, mobile home, natural reservations, and oceanic waters.	9J-5.003			Definitions will be added to the Comprehensive Plan
34	Revised comprehensive plan content requirements to clarify that the future land use map or map series must be included in the adopted comprehensive plan.	9J-5.005(1)		FLUMs are included in ther 2000 Comprehensive Plan	
35	Required all goals, objectives, policies, standards, findings and conclusions of the comprehensive plan and plan amendments to be based upon analysis as well as data, explained the meaning of being based upon data, referenced the Department's guide to data sources and National Wetland Inventory Maps, and authorized local governments to submit textual portions of their plan or amendment on electronic processing storage media.	9J-5.005(2)		Elements to be reviewed to ensure this requirement met.	

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
36	Required goals, objectives and policies to establish standards for the use of land and guidelines for land development regulations.	9J-5.005(6)		No Action Required	
37	Required plan amendments exempt from the twice-a-year restriction under the development of regional impact provision to be transmitted as required by law and revised adoption by reference requirements. <i>Note: adoption by reference requirements were further revised March 21, 1999.</i>	9J-5.005(2)(g)		Land Use Sections needs to describe and expand the Development of Regional Impact	
38	Authorized local governments to recognize in their comprehensive plans, statutory and common law vested rights.	9J-5.005(8)		No Action Required	
39	Required public potable water wells and wellhead protection areas to be shown on existing land use map or map series and provided that educational uses, public buildings and grounds and other public facilities may be shown as one land use category.	9J-5.006(1)]		Wellheads are shown on FLUM. Public and Institutional on FLUM allows school use along with being allowed in other FLUM areas.	
40	Required policies of the Future Land Use Element to address protection of potable water wellfields by designating appropriate activities and land uses within wellhead protection areas.	9J-5.006(3)		No Action Required	
41	Required public potable waterwells, wellhead protection areas, and coastal high hazard areas to be shown on the future land use map and provided that educational uses, public buildings and grounds and other public facilities may be shown as one land use category. Provided that if mixed use categories are used, policies must specify types of land uses allowed, the percentage distribution among the mix of uses or other objective measurement, and the density and intensity of each use.	9J-5.006(4)		No Action Required	
42	Provided criteria for reviewing local comprehensive plans and plan amendments for adequacy in discouraging the proliferation of urban sprawl, including indicators of sprawl and measures for evaluating land uses, local conditions, and development controls.	9J-5.006(5)		No Action Required	

References to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	Addressed (where/how)	Amendment Needed By Element
43	Required the Housing Element to address housing for moderate income, low income, and very low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing.	9J-5.010	No Action Required	
44	Required the Housing Element analysis to address the existing housing delivery system. [9J-5.010(2)	No Action Required	
45	Required objectives of the Housing Element to address adequate sites for mobile and manufactured homes.	9J-5.010(3)(b)	No Action Required	
46	Required policies of the Housing Element to: <ul style="list-style-type: none"> • Include specific programs and actions to streamline the permitting process and minimize costs and delays for housing; • Establish principles and criteria guiding the location of manufactured homes; • Identify interlocal agreements with nearby local governments to provide affordable housing; and • Designate sufficient sites at sufficient densities to accommodate affordable housing. 	9J-5.010(3)(c)	No Action Required	
47	Required the data and analysis of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to identify major natural drainage features and natural groundwater aquifer recharge areas , including areas identified by the water management district as prime or high groundwater recharge areas .	9J-5.011(1)	No Action Required	
48	Required the policies of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to establish water quality standards for stormwater recharge .	9J-5.011(2)	No Action Required	
49	Required the Conservation Element to identify and analyze groundwater and important fish or shellfish areas .	9J-5.013(1)	No Action Required	

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Nec. By Element
50	Required policies of the conservation element to address land uses known to affect adversely the quality and quantity of water sources , including natural groundwater recharge areas, well head protection areas and surface waters used as a source of public water supply, and the protection and conservation of wetlands .	9J-5.013(2) and (3)		No Action Required	
February 20, 1996					
51	Repealed rule requirements for the Traffic Circulation Element; Mass Transit Element; Ports, Aviation and Related Facilities Element . <i>Note: Certain local governments must continue to prepare these elements pursuant to 163.3177, F.S., and 9J-5.019, F.A.C.</i>	9J-5.007, 9J-5.008, and 9J-5.009		No Action Required	
52	Repealed rule requirements for the Recreation and Open Space Element . <i>Note: Section 163.3177, F.S., requires local governments to prepare this element.</i>	9J-5.014		No Action Required	
53	Repealed rule requirements for consistency of local government comprehensive plans with Comprehensive Regional Policy Plans and with the State Comprehensive Plan . <i>Note: Local government comprehensive plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan</i>	9J-5.021		No Action Required	
October 20, 1998					
54	Established requirements for the Public School Facilities Element for Public School Concurrency for local governments that adopt school concurrency.	9J-5.025		This element have been developed and and is undergoing the reveiw process.	
March 21, 1999					
55	Defined public transit and stormwater management facilities	9J-5.003		No Action Required	
56	Revised the definitions of affordable housing, coastal planning area, port facility, and wetlands .	9J-5.003		Revise definitions as needed	
57	Repeal the definitions of adjusted for family size, adjusted gross income, development, high recharge area or prime recharge area, mass transit, paratransit, public facilities, very low-income family .	9J-5.003		Revise definitions as needed	

	es to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations	Addressed (where/how)	Amendment New By Element
58	Revised provisions relating to adoption by reference into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)	Include this reference as appropriate	
59	Repealed transmittal requirements for proposed evaluation and appraisal reports , submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. <i>Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.</i>	9J-5.0053(2) through (5)	No Action Required	
60	Repealed conditions for de minimis impact and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6	No Action Required	
61	Required the future land use map to show the transportation concurrency exception area boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)	No Action Required if County continues to find no need for this area.	
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of high recharge and prime recharge areas .	9J-5.011(2)	No Action Required	
63	Repealed the Intergovernmental Coordination Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)	9J-5.015(4)	No Action Required	
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a Traffic Circulation Element and that local governments with a population of 50,000 or less are not required to prepare Mass Transit and Ports, Aviation and Related Facilities Elements .	9J-5.019(1)	No Action Required	
65	Required objectives of the Transportation Element to:	9J-5.019(4)(b)		

	es to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Nec. By Element
	<ul style="list-style-type: none"> Coordination the siting of new, or expansion of existing ports, airports, or related facilities with the Future Land Use, Coastal Management, and Conservation Elements; Coordination surface transportation access to ports, airports, and related facilities with the traffic circulation system; Coordination ports, airports, and related facilities plans with plans of other transportation providers; and Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation. 			No Action Required	
				No Action Required	
				No Action Required	
66	Required policies of the Transportation Element to:	9J-5.019(4)(c)			
	<ul style="list-style-type: none"> Provide for safe and convenient on-site traffic flow; Establish measures for the acquisition and preservation of public transit rights-of-way and corridors; Promote ports, airports and related facilities development and expansion; Mitigate adverse structural and non-structural impacts from ports, airports and related facilities; Protect and conserve natural resources within ports, airports and related facilities; Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and Protect ports, airports and related facilities from encroachment of incompatible land uses. 			No Action Required	
				No Action Required	
				No Action Required	
				No Action Required	
				No Action Required	
				No Action Required	
67	Added standards for the review of land development regulations by the Department.	9J-5.022		No Action Required	
68	Added criteria for determining consistency of land development regulations with the comprehensive plan.	9J-5.023		No Action Required	
February 25, 2001					
69	Defined general lanes	9J-5.003		No Action Required	
70	Revised the definition of "marine wetlands."	9J-5.003		No Action Required	

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
71	Repeal the definition of "public facilities and services."	9J-5.003		No Action Required	
72	Revised procedures for monitoring, evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)			
73	Repealed requirements for evaluation and appraisal reports and evaluation and appraisal amendments.	9J-5.0053		No Action Required	
74	Revised concurrency management system requirements to include provisions for establishment of public school concurrency.	9J-5.005(1) and (2)		No Action Required	
75	Authorized local governments to establish multimodal transportation level of service standards and established requirements for multimodal transportation districts.	9J-5.0055(2)(b) and (3)(c)		No Action Required	
76	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)		No Action Required	
77	Provide that public transit facilities are not subject to concurrency requirements.	9J-5.0055(8)		No Action Required	
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a proportionate share contribution.	9J-5.0055(9)		No Action Required	
79	Required the future land use map to show multimodal transportation district boundaries, if established.	9J-5.006(4)		No Action Required	
80	Authorized local governments to establish multimodal transportation districts and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)		No Action Required	
81	Required data for the Housing Element include a description of substandard dwelling units and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)		No Action Required	

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations	Addressed (where/how)	Amendment Needed By Element
82	Authorized local governments to supplement the affordable housing needs assessment with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)	No Action Required	
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of interlocal agreements within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for public school concurrency .	9J-5.015(3)(b)	No Action Required	
84	Required the Intergovernmental Coordination Element to include:	9J-5.015(3)(c)		
	• Policies that provide procedures to identify and implement joint planning areas for purposes of annexation, municipal incorporation and joint infrastructure service areas;		No Action Required	
	• Recognize campus master plan and provide procedures for coordination of the campus master development agreement;		No Action Required	
	• Establish joint processes for collaborative planning and decision-making with other units of local government;		No Action Required	
	• Establish joint processes for collaborative planning and decision making with the school board on population projections and siting of public school facilities ;		No Action Required	New School Element in review process
	• Establish joint processes for the siting of facilities with county-wide significance ; and			
	• Adoption of an interlocal agreement for school concurrency .		No Action Required	Interlocal Agreement adopted in 2006
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible public school facilities program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for multimodal transportation districts , if locally established.	9J-5.016(4)(a)	No Action Required	

	References to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations		Addressed (where/how)	Amendment Needed By Element
86	Required the Transportation Element analysis for multimodal transportation districts to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)		No Action Required	
87	Required Transportation Element objectives for multimodal transportation districts to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)		No Action Required	
88	Authorized local governments to establish level of service standards for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.019(4)(c)		No Action Required	

CHANGES TO CHAPTER 163, F.S., 1986 – 2007.

Pages are numbered from *1- 18 in Excel* format.

	Changes to Chapter 163, F.S. 1986-2007	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
2000: [Ch. 2000-158, §§. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, <u>Laws of Florida</u>]					
104	Repealed Section 163.3184(11)(c) , F.S., that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) [Now: Repealed]		No Action Required	
105	Repealed Section 163.3187(7) , F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.	163.3187(7) [Now: Repealed]		No Action Required	
106	Repealed Sections 163.3191(13) and (15) , F.S.	163.3191(13) and (15) [Now: Repealed]		No Actions Required	
107	Allowed small scale amendments in areas of critical state concern to be exempt from the twice-per-year limitation only if they are for affordable housing.	163.3187(1)(c)1.e			Add in EAR-based amendments
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of incentives for new development within urban infill and redevelopment areas .	163.2517(3)(j)2.			
2001: [Ch. 2001-279, s. 64, <u>Laws of Florida</u>]					
109	Created the rural land stewardship area program.	163.3177(11)(d)		Program not adopted	
2002: [Ch. 2002-296, ss. 1 - 11, <u>Laws of Florida</u>]					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a nonvoting representative of the district school board .	163.3174		Adopted	School Board member on Planning Commission and is a voting member.
111	Required coordination of local comprehensive plan with the regional water supply plan.	163.3177(4)(a)		There is currently no water plan furnished by NFWFMD	
112	Plan amendments for school-siting maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)			
113	Required that by adoption of the EAR , the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.	163.3177(6)(c)		There is currently no water plan for the County. PD&E study appears on Capital Improvements Schedule, but no funding source is shown.	
114	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6)(d)		There is no water plan for Washington County.	
115	Required that the intergovernmental coordination element (ICE) include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)		There is no water plan for Washington County.	
116	Required the local governments adopting a public educational facilities element execute an inter-local agreement with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.		This has been accomplished.	
117	Required that counties larger than 100,000 population and their	163.3177(6)(h)6., 7., & 8.	N/A		

91 N/A = Not Applicable

	municipalities submit an inter-local service delivery agreements (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.				
118	Required local governments and special districts to provide recommendations for statutory changes for annexation to the Legislature by February 1, 2003. NOTE: this requirement repealed by Ch. 2005-290, s. 2, LOF.	163.3177(6)(h)9. [Now repealed]	N/A		
119	Added a new Section 163.31776 that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776 [New]		PSFE Currently under review at DCA.	
120	Added a new Section 163.31777 that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777 [New]		This has been accomplished.	
121	Added a provision that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)			
122	Expanded the definition of "affected persons" to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)		This has been accomplished.	
123	Expanded the definition of "in compliance" to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)		Element currently under review by DCA.	
124	Streamlined the timing of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)		Accomplished.	
125	Required that local governments provide a sign-in form at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Accomplished.	
126	Exempted amendments related to providing transportation improvements to enhance life safety on "controlled access major arterial highways" from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)			
127	Required Evaluation and Appraisal Reports to include (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)			
128	Allowed local governments to establish a special master process to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215		Code Enforcement policy adopted and utilized by the County.	

N/A = Not Applicable

129	Created the Local Government Comprehensive Planning Certification Program to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246	N/A		
130	Added a provision to Section 380.06(24), Statutory Exemptions , that exempts from the requirements for developments of regional impact, any water port or marina development if the relevant local government has adopted a "boating facility siting plan or policy" (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)	N/A		
131	Prohibited a local government, under certain conditions, from denying an application for development approval for a requested land use for certain proposed solid waste management facilities.	163.3194(6)		The Comp Plan provides allowance for certain type of landfills and is exclusively restrictive for other types (Solid Waste Subelement).	

2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]

132	<p>Creates the Agricultural Lands and Practices Act.</p> <p>(2): Provides legislative findings and purpose with respect to agricultural activities and duplicative regulation.</p> <p>(3): Defines the terms "farm," "farm operation," and "farm product" for purposes of the act.</p> <p>(4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a bona fide farm operation on land that is classified as agricultural land.</p> <p>(4)(a): Provides that the act does not limit the powers of a county under certain circumstances.</p> <p>(4)(b): Clarifies that a farm operation may not expand its operations under certain circumstances.</p> <p>(4)(c): Provides that the act does not limit the powers of certain counties.</p> <p>(4)(d): Provides that certain county ordinances are not deemed to be a duplication of regulation.</p>	163.3162 [New]		No Action Taken	
133	Changes "State Comptroller" references to "Chief Financial Officer."	163.3167(6)		No Action Taken	

N/A = Not Applicable

134	Provides for certain airports to abandon DRI orders.	163.3177(6)(k)		No Action Required	
135	Throughout s.163.3177, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31776		No Action Required	
136	Throughout s.163.31777, F.S., citations for Ch. 235, F.S., are changed to cite the appropriate section of Ch. 1013, F.S.	163.31777		No Action Required	
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, <u>Laws of Florida.</u>]					
137	(10): Amended to conform to the repeal of the Florida High-Speed Rail Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate water supply sources to meet future demand for the established planning period. (14): Created to limit the effect of judicial determinations issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167	N/A	No Action Required Sources are discussed in the Infrastructure Element No Action Required	
138	(1): Provides legislative findings on the compatibility of development with military installations . (2): Provides for the exchange of information relating to proposed land use decisions between counties and local governments and military installations. (3): Provides for responsive comments by the commanding officer or his/her designee. (4): Provides for the county or affected local government to take such comments into consideration . (5): Requires the representative of the military installation to be an ex-officio, nonvoting member of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide information on community planning assistance grants .	Creates 163.3175.		No Action Required No Action Required No Action Required No Action Required No action Required	
139	(6)(a): <ul style="list-style-type: none"> Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with military installations. Changed to encourage rural land stewardship area designation as an overlay on the future land use map. 	163.3177	N/A	No Action Required No Action Required Program not Adopted	

N/A = Not Applicable

<p>(6)(c): Extended the deadline adoption of the water supply facilities work plan amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such amendment from the limitation on frequency of adoption of amendments.</p> <p>(10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for military installations.</p> <p>(11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to rural land stewardship areas.</p> <p>(11)(d)2.: Provides for multi-county rural land stewardship areas.</p> <p>(11)(d)3.-4: Revises requirements, including the acreage threshold for designating a rural land stewardship area.</p> <p>(11)(d)6.j.: Provides that transferable rural land use credits may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land.</p> <p>(11)(e): Provides legislative findings regarding mixed-use, high-density urban infill and redevelopment projects; requires DCA to provide technical assistance to local governments.</p> <p>(11)(f): Provides legislative findings regarding a program for the transfer of development rights and urban infill and redevelopment; requires DCA to provide technical assistance to local governments.</p>		<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>????????????????</p> <p>This plan has not been adopted by the County</p> <p>This plan has not been adopted by the County</p> <p>This plan has not been adopted by the County</p> <p>This plan has not been adopted by the County</p>	
<p>140 (1): Provides legislative findings with respect to the shortage of affordable rentals in the state.</p> <p>(2): Provides definitions.</p> <p>(3): Authorizes local governments to permit accessory dwelling units in areas zoned for single family residential use based upon certain findings.</p> <p>(4) An application for a building permit to construct an accessory dwelling unit must include an affidavit from the applicant, which attests that the unit will be rented at an affordable rate to a very-</p>	<p>Creates 163.31771</p>	<p>N/A</p>	<p>This process is handled as a variance by the Planning Commission</p> <p>Requirement</p>	<p>Provided for in Policy 7-8 of the Comp Plan</p>

N/A = Not Applicable

	low-income, low-income, or moderate-income person or persons. (5): Provides for certain accessory dwelling units to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the DCA to report to the Legislature.				
141	Amends the definition of "in compliance" to add language referring to the Wekiva Parkway and Protection Act .	163.3184(1)(b)	N/A		
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to military installations do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a rural land stewardship area do not count toward the limitation on frequency of amending comprehensive plans.	163.3187	N/A		Program not adopted
143	Created to provide that evaluation and appraisal reports evaluate whether criteria in the land use element were successful in achieving land use compatibility with military installations .	163.3191(2)(n)	N/A		
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]					
144	Added the definition of "financial feasibility."	163.3164(32) [New]		No action required	
145	(2): Required comprehensive plans to be " financially " rather than "economically" feasible . (3)(a)5.: Required the comprehensive plan to include a 5-year schedule of capital improvements . Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be guaranteed in the form of a development agreement or interlocal agreement . (3)(a)6.b.1.: Required plan amendment for the annual update of the schedule of capital improvements. Deleted provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c.: Added oversight and penalty provision for failure to adhere to this section's capital improvements requirements. (3)(a)6.d.: Required a long-term capital improvement schedule if the local government has adopted a long-term concurrency management system.	163.3177		Accomplished No action required Accomplished with up date currently pending DCA review No action required Long-term concurrency management system not adopted.	

<p>(6)(a): Deleted date (October 1, 1999) by which school sitting requirements must be adopted.</p> <p>(6)(a): Requires the future land use element to be based upon the availability of water supplies (in addition to public water facilities).</p> <p>(6)(a): Add requirement that future land use element of coastal counties must encourage the preservation of working waterfronts, as defined in s.342.07, F.S.</p> <p>(6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the alternative water supply projects and traditional water supply projects and conservation and reuse selected by the local government to meet its projected water supply needs. The ten-year water supply work plan must include public, private and regional water supply facilities, including development of alternative water supplies. Such amendments do not count toward the limitation on the frequency of adoption of amendments.</p> <p>(6)(e): Added waterways to the system of sites addressed by the recreation and open space element.</p> <p>(6)(h)1.: The intergovernmental coordination element must address coordination with regional water supply authorities.</p> <p>(11)(d)4.c.: Required rural land stewardship areas to address affordable housing.</p> <p>(11)(d)5.: Required a listed species survey be performed on rural land stewardship receiving area. If any listed species present, must ensure adequate provisions to protect them.</p> <p>(11)(d)6.: Must enact an ordinance establishing a methodology for creation, conveyance, and use of stewardship credits within a rural land stewardship area.</p> <p>(11)(d)6.j.: Revised to allow open space and agricultural land to be just as important as environmentally sensitive land when assigning stewardship credits.</p> <p>(12): Must adopt public school facilities element.</p>		<p>No Action Required</p> <p>Issues is addressed within the element</p> <p>No Action Required</p> <p>Waterways are addressed within the element</p> <p>Program not adopted</p> <p>Program not adopted</p> <p>Program not adopted</p> <p>Program not adopted</p> <p>Element under DCA Review</p>	<p>No regional water supply plan has been developed. This will need to be incorporated into the Plan once formulated by NWFWMMD</p>
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<p>(12)(a) and (b): A waiver from providing this element will be allowed under certain circumstances.</p> <p>(12)(g): Expanded list of items to be to include collocation, location of schools proximate to residential areas, and use of schools as emergency shelters.</p> <p>(12)(h): Required local governments to provide maps depicting the general location of new schools and school improvements within future conditions maps.</p> <p>(12)(i): Required DCA to establish a schedule for adoption of the public school facilities element.</p> <p>(12)(j): Established penalty for failure to adopt a public school facility element.</p> <p>(13): (New section) Encourages local governments to develop a "community vision," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources.</p> <p>(14): (New section) Encourages local governments to develop an "urban service boundary," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).</p>	<p>[New]</p> <p>[New]</p>		<p>Element under DCA Review</p> <p>Element under DCA Review</p> <p>Element under DCA Review</p> <p>Element under DCA Review</p> <p>Element under DCA Review</p> <p>This program has not been adopted</p> <p>This program has not been adopted</p>	
<p>146 163.31776 is repealed</p>	<p>163.31776 [Now: Repealed]</p>			
<p>147 (2): Required the public schools interlocal agreement (if applicable) to address requirements for school concurrency. The opt-out provision at the end of Subsection (2) is deleted.</p> <p>(5): Required Palm Beach County to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements.</p> <p>(7): Provided that counties exempted from public school facilities element shall undergo re-evaluation as part of its EAR to determine if they continue to meet exemption criteria.</p>	<p>163.31777</p>	<p>N/A</p> <p>N/A</p>	<p>No Action Required</p>	

N/A = Not Applicable

148	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178	N/A		
149	<p>(1)(a): Added "schools" as a required concurrency item.</p> <p>(2)(a): Required consultation with water supplier prior to issuing building permit to ensure "adequate water supplies" to serve new development will be available by the date of issuance of a certificate of occupancy.</p> <p>(2)(c): Required all transportation facilities to be in place or under construction within 3 years (rather than 5 years) after approval of building permit.</p> <p>(4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517).</p> <p>(5)(d): Required guidelines for granting concurrency exceptions to be included in the comprehensive plan.</p> <p>(5)(e) – (g): If local government has established transportation exceptions, the guidelines for implementing the exceptions must be "consistent with and support a comprehensive strategy, and promote the purpose of the exceptions." Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.</p> <p>(6): Required local government to maintain records to determine whether 110% de minimis transportation impact threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.</p> <p>(7): Required consultation with the Department of Transportation prior to designating a transportation concurrency management area (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT</p>	163.3180	<p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Issue addressed in pending PSFE being reviewed by DCA</p> <p>Add policy to CIE and Infrastructure Element to require availability of adequate water supply prior to issuance of building permit</p> <p>No waivers are granted</p> <p>The County has elected to not grant these exceptions</p> <p>This is included within the Capital Improvement Element</p>	<p>Added to Concurrency Management System – currently under review by DCA; add to CIE element</p> <p>Include specific policy within the Goals, Objectives, and Policies within transportation element</p>

N/A = Not Applicable

<p>should work together to mitigate any impacts to the Strategic Intermodal System.</p> <p>(9)(a): Allowed adoption of a long-term concurrency management system for schools.</p> <p>(9)(c): (New section) Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a long-term concurrency management system.</p> <p>(9)(d): (New section) Required evaluation in Evaluation and Appraisal Report of progress in improving levels of service..</p> <p>(10): Added requirement that level of service standard for roadway facilities on the Strategic Intermodal System must be consistent with FDOT standards. Standards must consider compatibility with adjacent jurisdictions.</p> <p>(13): Required school concurrency (not optional).</p> <p>(13)(c)1.: Requires school concurrency after five years to be applied on a "less than districtwide basis" (i.e., by using school attendance zones, etc).</p> <p>(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.</p> <p>(13)(c)3.: No application for development approval may be denied if a less-than-districtwide measurement of school concurrency is used; however the development impacts must to shifted to contiguous service areas with school capacity.</p> <p>(13)(e): Allowed school concurrency to be satisfied if a developer executes a legally binding commitment to provide mitigation proportionate to the demand.</p> <p>(13)(e)1.: Enumerated mitigation options for achieving proportionate-share mitigation.</p> <p>(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must credit this amount toward any</p>		N/A	<p>No Action Required</p> <p>No Action Required</p>	<p>The CIE will be amended to provide for school concurrency</p> <p>The CIE will be amended to provide for school concurrency</p>
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<p>impact fee or exaction imposed on the community:</p> <ul style="list-style-type: none"> • contribution of land • construction, expansion, or payment for land acquisition <p>(13)(g)2.: (Section deleted) – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.</p> <p>(13)(g)6.a.: [Formerly (13)(g)7.a.] Local governments must establish a uniform procedure for determining if development applications are in compliance with school concurrency.</p> <p>(13)(g)7. [Formerly (13)(g)8.] Deleted language that allowed local government to terminate or suspend an interlocal agreement with the school board.</p> <p>(13)(h): (New 2005 provision) The fact that school concurrency has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit.</p> <p>(15): Prior to adopting Multimodal Transportation Districts, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last.</p> <p>(16): (New 2005 section) Required local governments to adopt by December 1, 2006 a method for assessing proportionate fair-share mitigation options. FDOT will develop a model ordinance by December 1, 2005.</p>	<p>[New]</p> <p>[New]</p>		
<p>150 (17): (New 2005 section) If local government has adopted a community vision and urban service boundary, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.</p> <p>(18): (New 2005 section) If a municipality has adopted an urban</p>	<p>163.3184 [New]</p>	<p>This program has not been adopted</p> <p>This program has not been</p>	

N/A = Not Applicable

	infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.			adopted	
151	<p>(1)(c)1.f.: Allowed approval of residential land use as a small-scale development amendment when the proposed density is equal to or less than the existing future land use category. Under certain circumstances, affordable housing units are exempt from this limitation.</p> <p>(1)(c)4.: (New 2005 provision) If the small-scale development amendment involves a rural area of critical economic concern, a 20-acre limit applies.</p> <p>(1)(o): (New 2005 provision) An amendment to a rural area of critical economic concern may be approved without regard to the statutory limit on comprehensive plan amendments.</p>	163.3187	[New]		<p>Address in Goals, Objectives and policies of the Future Land Use Element</p> <p>To be considered for inclusion in the EAR-based amendment</p>
152	<p>(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the Evaluation and Appraisal Report whether the local government continues to meet the exemption criteria in s.163.3177(12).</p> <p>(2)(l): The Evaluation and Appraisal Report must determine whether the local government has been successful in identifying alternative water supply projects, including conservation and reuse, needed to meet projected demand. Also, the Report must identify the degree to which the local government has implemented its 10-year water supply workplan.</p> <p>(2)(o): (New 2005 provision) The Evaluation and Appraisal Report must evaluate whether any Multimodal Transportation District has achieved the purpose for which it was created.</p> <p>(2)(p): (New 2005 provision) The Evaluation and Appraisal Report must assess methodology for impacts on transportation facilities.</p> <p>(10): The Evaluation and Appraisal Report -based amendment must be adopted within a single amendment cycle. Failure to adopt within this cycle results in penalties. Once updated, the comprehensive plan must be submitted to the DCA.</p>	163.3191	[New]	N/A	<p>PSFE currently under review in DCA</p> <p>WFWMD does not requi</p>
153	<p>(10) New section designating Freeport as a certified community.</p> <p>(11) New section exempting proposed DRIs within Freeport from</p>	163.3246 [New]		N/A	

N/A = Not Applicable

	review under s.380.06, F.S., unless review is requested by the local government.				
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]					
154	Establishes plan amendment procedures for agricultural enclaves as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5) [New]	N/A		
155	Defines agricultural enclave . Ch. 2006-255, LOF.	163.3164(33) [New]	N/A		
156	(6)(g)2.: Adds new paragraph encouraging local governments with a coastal management element to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2. [New]	N/A		
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a rural land stewardship area . Ch. 2006-220, LOF.	163.3177(11)(d)6.		Rural Stewardship not adopted	
158	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by accessory dwelling units and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)		Housing Element	Replace "very" references with "extremely low-income"
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of updated regional hurricane evacuation plans . Ch. 2006-68, LOF.	163.3178(2)(d)			To be addressed in the EAR-based amendment
160	Changes the definition of the Coastal High Hazard Area (CHHA) to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)	N/A		
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive plan direct population concentrations away from the CHHA and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a) [New]	N/A		
162	Adds a new section establishing a level of service for out-of-county hurricane evacuation of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b) [New]			Include EOC comments in the EAR
163	Requires local governments to amend their Future Land Use Map and coastal management element to include the new definition of the CHHA , and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)		County is not a coastal county	
164	Allows the sanitary sewer concurrency requirement to be met by onsite sewage treatment and disposal systems approved by the	163.3180(2)(a)		Allowed	

	Department of Health. Ch. 2006-252, LOF.				
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)		No Action Taken	
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.		No Action Taken	
167	Creates a new section related to electric distribution substations ; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	163.3208 [New]			Amend the Future Land Use Element, land use categories to include criteria for electric distribution substations consistent with Sec. 163.3208, F. S.
168	Creates a new section preventing a local government from requiring for a permit or other approval vegetation maintenance and tree pruning or trimming within an established electric transmission and distribution line right-of-way . Ch. 2006-268, LOF.	163.3209 [New]			Include as policy in EAR-based infrastructure element
169	Community Workforce Housing Innovation Pilot Program ; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.	New		Affordable housing is addressed through the Down Payment Assistance Program and Emergency Rehab Programs	
170	Affordable housing land donation density incentive bonus ; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.	New			Consider whether to adopt the bonus provisions

2007 Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, Laws of Florida

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171	<p>(26) Expands the definition of "urban redevelopment" to include a community redevelopment area. Ch. 2007-204, LOF.</p> <p>(32) Revises the definition of "financial feasibility" by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted. Ch. 2007-204, LOF.</p>	163.3164			
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(2) Clarifies that **financial feasibility** is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies). Ch. 2007-204, LOF.

(3)(a)6. Revises the citation to the **MPO's TIP and long-range transportation plan**. Ch. 2007-196, LOF.

(3)(b)1. Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, LOF.

(3)(c) Deletes the requirement that the Department must notify the Administration Commission if an annual update to the **capital improvements element** is found not in compliance (retained is the requirement that notification must take place is the annual update is not adopted). Ch. 2007-204, LOF.

(3)(e) Provides that a comprehensive plan as revised by an amendment to the future land use map is **financially feasible** if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or (2) a binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area. Ch. 2007-204, LOF.

(6)(f)1.d. Revises the housing element requirements to ensure adequate sites for affordable **workforce housing** within certain counties. Ch. 2007-198, LOF.

(6)h. and i. Requires certain counties to adopt a plan for ensuring **affordable workforce housing** by July 1, 2008 and provides a penalty if this date is missed. Ch. 2007-198, LOF.

163.3177

[New]

[New]

<p>173</p> <p>(4)(b) Expands transportation concurrency exceptions to include airport facilities. Ch. 2007-204, LOF.</p> <p>(5)(b)5 Adds specifically designated urban service areas to the list of transportation concurrency exception areas. Ch. 2007-204, LOF.</p> <p>(5)(f) Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a concurrency exception area. Ch. 2007-204, LOF.</p> <p>(12) and (12)(a) Deletes the requirement that the comprehensive plan must authorize a development of regional impact to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, LOF.</p> <p>(12)(d) Clarifies that any proportionate-share mitigation by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, LOF.</p> <p>(13)(e)4. A development precluded from commencing because of school concurrency may nevertheless commence if certain conditions are met. Ch. 2007-204, LOF.</p> <p>(16)(c) and (f) Allows proportionate fair-share mitigation to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, LOF.</p> <p>(17) Allows an exempt from concurrency for certain workforce housing developed consistent with s.380.061(9) and s.380.0651(3). Ch. 2007-198, LOF.</p>	<p>163.3180</p> <p>[New]</p> <p>[New]</p> <p>[New]</p>			
<p>174</p> <p>Allows a local government to establish a transportation concurrency backlog authority to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans. Ch. 2007-196, LOF and Ch. 2007-204, LOF.</p>	<p>163.3182 [New]</p>			

175	Allows plan amendments that address certain housing requirements to be expedited under certain circumstances. Ch. 2007-198, LOF.	163.3184(19) [New]			
176	Exempts from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the local housing incentive strategy consistent with s.420.9076. Ch. 2007-198, LOF.	163.3187(1)(p) [New]			
177	Add an amendment to integrate a port master plan into the coastal management element as an exemption to the prohibition in ss.163.3191(10). Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3191(14) [New]			
178	Extends the duration of a development agreement from 10 to 20 years. Ch. 2007-204, LOF.	163.3229			
179	Establishes an alternative state review process pilot program in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment. Ch. 2007-204, LOF.	163.32465 [New]	N/A		
180	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a credit against any future transportation concurrency requirement . Ch. 2007-196, LOF.	339.282 [New}			To be addressed in EAR-based in EAR-based amendment
181	Establishes an expedited plan amendment adoption process for amendments that implement the Community Workforce Housing Innovation Pilot Program and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments. Ch. 2007-198, LOF.	420.5095(9)		Program Not Adopted	

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TAB 4

I. COUNTY PROFILE INTRODUCTION

Washington County, named after President George Washington, has previously been identified as having a composition of approximately 391,121 acres (611 square miles), with 23,040 acres (36 square miles) being water and 368,081 acres (575 square miles) land.* Originally, the county spanned more than 5,000 square miles before being divided to form Jackson, Walton, Bay, Calhoun, Okaloosa, Franklin and Holmes counties. Created in 1825 and located in the approximate center of the Florida Panhandle and the Chotawhatchee River, transportation for settlers in the area and transport for the lumber and wood harvested from the vast forestlands present in the area contributed to the growth of the area. Today, the County extends 41 miles north to south, and 44 miles east to west and is landlocked. Borders are shared with Holmes County and Jackson County to the north, Bay County to the south, Jackson County to the east and Holmes County, Walton County and the Choctawhatchee River to the west.

Washington County derives its beauty and heritage from the land and is reflected in its resilient and resourceful citizens who know and understand the importance preserving the natural resources that are prolific within the county. Being located in the Florida Panhandle provides both residents and guests with an array in shopping, church activities, dining, recreational, and employment opportunities. Excellent schools and medical facilities are available; parks and recreational areas abound in the area. The County retains the charm of a small town and rural lifestyle.

One of the most defining features of the county are the large number of lakes that exists throughout the county, the pristine springs, and an undeveloped atmosphere that provides for a rural way of life that many of its residents prefer. Much of Washington County is undeveloped, with most of the population residing in/or around the municipalities of Chipley, Caryville, Ebro, Vernon, and Wausau. Sunny Hills, a private subdivision experiencing added growth in recent years, has been designated as a Municipal Services Benefit Unit (MSBU) growth in the County.

The soils within Washington County are mostly of the Marianna series. Washington County is one of eight counties in the Panhandles that are designated as Rural Areas of Critical Economic Concern (RACEC). The three rural counties are Holmes, Walton and Washington. Holmes and Washington Counties as well as the City of Freeport are designated as RACEC.

*An audit of the land area of the County indicates that this figure may be slightly higher than what is indicated by the Future Land Use Elements Amendments. Adjustments, if necessary, will be made during the EAR-based amendment process.

II. MUNICIPALITIES AND UNINCORPORATED WASHINGTON COUNTY

There are six municipalities within the county. Four (excluding Chipley) rely on the Washington County Planning Office and the Washington County Comprehensive Plan for guidance in planning and growth issues. The City of Chipley does utilize the services of the Washington County Building

Inspection Services, but operates independently of the County on planning issues. The combined areas of all the towns including Chipley, is 9,388 acres of land with a total estimated population in 2005 of 5,436. Population for unincorporated part of the County is 17,661. Table 1 is a breakdown of the distribution of the population over the County's towns and unincorporated areas.

- A. Caryville. Caryville is located in the extreme northwest corner of Washington County on the Choctawhatchee River, with a large portion of the town located in a flood zone. Transportation routes to the town are I-10, SR 90, CR 279 and CR 173. In the past, the frequency of floods and the buyout program of the Federal Emergency Management Agency (FEMA) have contributed to a drop in population for the years between 1990 and 2000. While this recent decrease in population has remained, there has been no significant growth primarily due to development restrictions on areas within the flood plains and the lack of suitable property for development, either for commercial or residential purposes. There are 173 addressed structures in the town and twenty-eight businesses, churches, cemeteries, or communication towers and 145 residences. The Florida Department of Corrections facility work camp is located in the town and adjacent to the I-10 interchange. Other than the work camp, there is no other major employer in the town. There are 1,542 acres in Caryville
- B. Chipley. Chipley is the county seat of Washington County and is located in the northeast corner of the County. This gives the City access to markets in Holmes and Jackson Counties, as well as Washington County. The City is served by several transportation alternatives, including I-10 (with a Chipley interchange), SR 77 which travels north/south and links the Panama City area, two east/west arterials (US 90 and SR 273), and CR 77-A that acts as a major collector. The City is also bisected by the CSX railroad with Amtrak service temporarily suspended due to Hurricane Katrina. The County's major employers are located within the city limits. There are three public schools and one vocational school located within the city limits. While Chipley's Comprehensive Plan and growth management remains under the control of the City, it is mentioned here due to the significant impact and influence on the rest of the county. There is central water and sewer service provided within the city limits. Chipley consist of 2,367 acres according to their Comprehensive Plan; however, an additional 17 acres (Martin Woods) have been annexed into the City, making the total size for the City 2,384 acres.
- C. Ebro. Ebro is located at the intersections of SR 79 and SR 20 in southwest Washington County. Washington County Kennel Club provides employment to residents of Ebro and the immediately surrounding area. Commercial development is comprised of a convenience store, motel, and restaurant. Portions of the town are in a flood plain and development is restricted to locations in higher elevations. No central water or wastewater treatment services are available in this area and this may account for the slow growth. It is expected that the future move of the Bay County International Airport to a location south of Ebro in Bay County and the widening of SR 79 to a four-lane facility will stimulate economic growth. The construction of a Lewis Bear Distribution Center warehouse will begin in 2007, with some employment opportunities being made available for Washington County residents. There are 181 addressed structures in the town. Thirty-six (36) are businesses, churches, cemeteries, or communication towers and there are 145 residential units. The total acreage for Ebro has been listed shown as 1,799 acres; however, in the 1970's, Pine Log Forest was

annexed into the Town and this has not been previously noted in any land use adjustments. Adding this acreage brings the total size of Ebro to 3,962, and thereby reducing the overall number of acres in the unincorporated areas of the County.

- D. Vernon. The geographical center of the county is Vernon and is located on Holmes Creek at the crossroads of SR 79, CR 277, and CR 279. Vernon faces many changes in the coming years with the Florida Department of Transportation's four-lane project of SR 79. This project will result in the taking of property from the downtown business district, creating the need for the town and merchants to look elsewhere for accommodations for a grocery store and other shops. The largest employer within the town is the Washington County School District with three schools located in the immediate area. Other than small businesses, restaurants, gas stations, and a few small shops, there are no major businesses offering employment in Vernon. The Town does have a central water and sewer system. The Department of Environmental Protection has recently approved the provision of new hookups by the town to the newly installed sewage infrastructure that will increase over sewer capacity. This may affect and encourage both residential and commercial in the community. There are 584 addressed structures in the town. One hundred twenty six (126) are businesses, churches, cemeteries, or communication towers. The remaining 458 are residential. There are 2,989 acres within the town limits of Vernon.
- E. Wausau. Wausau is located approximately 6 miles to the south of Chipley on SR 77 and CR 278. The surrounding community is largely residential. Although there are no major employers within Wausau, the Washington County Correctional Institute is located to the south of Wausau and provides employment to some residents within the Wausau municipal limits. No construction funds have been allocated for the Washington County SR 77 four-lane project, but in the event that this project is funded, it is expected that the widening will have minimal impact on the town as FDOT will utilize a bypass. There is a central water system, but no central sewer system. There are 241 addressed structures in the Town of Wausau. Twenty-nine (29) are businesses, churches, cemeteries, or communication towers. The remaining 212 are residential. There are 775 acres in Wausau.
- F. Unincorporated Washington County. The unincorporated sections of the county are experiencing steady growth, especially in the southeastern section of Washington County around the many lakes and the unincorporated areas of Sunny Hills. Many residents of Bay County choose to live a more tranquil life style while commuting to their workplaces in the adjacent county. Some retirees are choosing the County to build their new retirement homes. While the rural attractions of the County are one reason to live Washington County, there is a lack of economic development opportunities that could provide for the large-scale employment of residents. There are no major employers located in the unincorporated areas of Washington County other than the Washington County Correctional Institute. There are 15,023 addressed structures in the County. One thousand six-hundred sixty-four (1,664) are businesses, churches, cemeteries, or communication towers. The remaining structures in the County are residential. There are four thousand seven hundred ninety-seven (4,797) mobile homes in the County. The unincorporated area within the County is 379,456 acres.

Area	Acreage	% of County	Square Miles	Remarks
Caryville	1,542	0.39 %	2.4	
Chipley	2,384	0.61 %	3.7	Includes annexation of Martin Woods into the City (17 acres)
Ebro	3,975	1.02 %	6.2	Includes annexation of a 12-acre tract and Pine Log Forest (2,367 acres)
Vernon	2,989	0.76%	4.7	
Wausau	775	0.2 %	1.2	
Incorporated County	379,456	97.02 %	593	This includes 2,396 as described above
Total County	391,121	100%	611	

Source: Washington County Planning Office - Acreage of Land Use In Washington County

III. QUALITY OF LIFE

Of utmost importance to all the residents of Washington County is a good quality of life, which includes both time for work and quality time for family and friends. This unhurried lifestyle gives growing families the opportunity to provide strong values and spiritual foundations to their children. It also provides for an ideal location for retirees who wish to leave the hustle and bustle of their working lives in larger communities. As outlined below, many different factors contribute to the appeal of the Washington County lifestyle

A. Transportation. Roads. Important to all communities for flexibility and growth is a transportation system that provides easy access for all that travel within. Washington County's road system is such that it provides quick and efficient travel to all points within the County. Major roads in the county include the east-west Interstate 10, U.S. Highway 90, and State Road 20. State Roads 77, 79, and 277 run north to south and connect residents of the State of Alabama to the coastal attractions in Florida. US 90 and I-10 run parallel across northern portions of the county near Chipley and Caryville. SR 20 passes along the southern portions of the county and bisects the community of Ebro. SR 77 and SR 90 run through Chipley. SR 77 also enters Wausau and passes near the Washington County Correctional Institute on its way to Panama City.

SR 79 enters the County below the City of Bonifay in Holmes County and passes through Vernon and Ebro on its way to Panama City Beach. SR 79 will be undergoing a four-lane upgrade from the Bay County line north to Interstate 10 within the next 2 to 3 years. SR 77 is also scheduled for four lane upgrades when the funding becomes available.

There are approximately 334 additional miles of paved county-maintained roads in the county and 507 miles of unpaved roads. Road issues will be discussed in greater detail in the Transportation Element review of this document.

The other modes of transportation include the railroad system, the Tri-County Airport and the surrounding airports. These will be discussed in greater detail in the Transportation Element review of this document.

- B. **Education.** Education excellence is of paramount importance in Washington County with an 81.8% graduation rate with 59.7% of students going on to higher education studies
1. **Public Secondary Schools.** The Washington County Public School District oversees two high schools (Chipley and Vernon), two middle schools (Chipley and Vernon) and two elementary schools (Chipley and Vernon), as well as the Washington-Holmes Technical Center located in Chipley (WHTC). WHTC offers many and varied vocational courses. The Panhandle Area Education Consortium (PAEC) is headquartered in Washington County, providing excellent teacher training.
 2. **Colleges.** Access to institutions of higher education is within easy reach: Chipola Jr. College (Marianna), Florida State University (Panama City Campus), and Gulf Coast Community College (Panama City).
- C. **Medical Services.** Northwest Florida Community Hospital, affiliated with Sacred Heart Hospital in Pensacola, is an 81-bed community hospital located in Chipley. The hospital is fully accredited by the Joint Commission on Accreditation of Healthcare Organizations and licensed by the State of Florida and certified by Medicare and Medicaid. The hospital offers a range of services: medical and surgical inpatient care; a 24-hour physician staffed Emergency Room; a full-service imaging department; out-patient surgery; rural health clinics; women's health services; physical, occupational and speech therapy; respiratory therapy; cardiopulmonary services; laboratory services; a dialysis unit; short- and long-term care facilities; and home health services.
- D. **Recreational Opportunities.** Washington County attracts people because of the natural beauty that abounds in the many spring fed creeks and the beautiful woodlands of the area. Washington County has a wealth of recreational resources for just about everyone. The Choctawhatchee River and Econfina Creek are excellent canoeing, tubing and rafting sites. Falling Waters State Recreation Area provides excellent opportunities for hiking, bird watching, swimming and camping. Primitive camping is available at many of the family-oriented county parks that have been developed and maintained by the Parks and Recreations Department. Freshwater fishing in the County is unsurpassed as are the lakes that afford skiing opportunities for the professional and amateur skier. There are five community centers that can be reserved for use by the public.
- E. **Security Protection.** Washington County is provided law enforcement services by the Washington County Sheriffs' Department for all areas outside the city limits of Chipley. The State Highway Patrol also provides law enforcement services primarily related to control of traffic within the County. Fire protection services are provided by several volunteer fire departments over the entire county.
- F. **Climate.** The climate in Washington County is humid subtropical with 71 inches of annual rainfall distributed throughout the year. The average temperature is about 66 degrees Fahrenheit with the average minimum for January being 42 degrees Fahrenheit and the average maximum for July is 91 degrees.

G. Topography and Physiography. The topography of Washington County is quite hilly, with elevations ranging from 20 feet above Mean Sea Level in the Choctawhatchee River basin south of Ebro to over 245 feet above mean sea level near Wausau. Washington County is divided into two physiographic regions:

1. The Marianna Lowlands
2. The Gulf Coastal Lowlands

The Marianna Lowlands cover most of the county where Chipley and Wausau are located. Caryville, Vernon, and Ebro are located in the Gulf Coast Lowlands, in the southern and western areas of the County.

H. General Geology. Washington County lies within the East Gulf Coastal Plain, a subdivision of the Coastal Plain. As noted already, Washington County is divided into the two physiographic regions of the Marianna Lowlands and the Gulf Coast Lowlands.

The Marianna Lowlands occupy most of central and eastern Washington County and are as a result of steam erosion and solution activity. Limestone is near the surface of the ground and consequently, the area is one of karsts development with many sinkholes. Many broad, shallow basins are present, some of which are filled with water, forming lakes.

The Gulf Coastal lowlands are a series of coast-parallel plains on terraces rising from the coast to successively levels in a landward direction. These terraces were formed during the Pleistocene Epoch or "Great Ice Age," when world-wide fluctuations of sea level were tied in with the growth and melting of ice caps. The periods of time when sea level was lowered is referred to as glacial stages. This was accomplished by the storing of large quantities of ocean water as land-glaciers. The interglacial stages were those times when the glaciers receded, thus returning the water to the seas and causing a rise in sea level. During each of the interglacial stages, when sea level rose and remained stationary at one elevation for a long enough interval, a terrace or shoreline was formed.

I. Designation of Area of Critical Economic Concern. The Governor of Florida, Lawton Childs, designated Washington County as a Rural Area of Critical Economic Concern (RACEC). With this designation, Washington County has better access to government programs that ultimately benefit the citizens by creating more economic opportunities. The "Rural Area of Critical Economic Concern" initiative allows the Governor, through the Rural Economic Development Initiative (REDI), more flexibility in applying criteria requirements or similar provisions of any economic development incentive. REDI is a multi-agency initiative, led and coordinated by the Governor's Office of Tourism, Trade and Economic Development, that assists rural communities to solve problems that affect their fiscal, economic or community viability.

J. Public Services. Washington County is a rural county that does not necessarily have services available in the undeveloped areas of the County. Parts of the County are without electric service and will only be available there as property is developed. This extension of service is not expected at any time in the near future. Only Chipley and Vernon offer the full array of public services, especially central wastewater treatment and cable television services.

1. Water and Sewage Services. With Washington County primarily existing as a rural county, it has been the policy of the County in the past that supplying utility services to the entire county is not practical. Therefore, at the present time, no water or sewer service is provided within the County. With the continued growth of the County, this policy is being reexamined with regard to identification of service areas, feasibility and funding. The Town of Ebro does not have a potable water system. Caryville and Wausau both have a central water system. Chipley and Vernon both offer central water and sewage services, while some areas of the Sunny Hills Municipal Services Benefit Unit (MSBU) has both water and sewage services. County residents are primarily required to use septic tanks and private well water.
2. Electric Service Providers. Three different companies provide electrical service to county residents. These include West Florida Electric Co-op, Gulf Coast Electric Co-op, and Gulf Power Company.
3. Phone Services. Several phone companies provide services with the County, with BellSouth being the main providers of land lines.
4. Solid Waste Management. Although garbage service is not mandatory within the County, an exclusive franchise was awarded to Waste Management Services, Inc., who collects and deposits solid waste in the Springhill Land Field in Campbellton. There is also a recycling center located on south of Chipley on SR 77.
5. Cable Television Services. Satellite television services are available county-wide from private providers. Vernon and Chipley have cable services at the present time.

IV. ECONOMIC PROFILE OF THE COUNTY

One of the more positive assets of Washington County for future economic development is its centralized location within the panhandle region and its accessibility via the numerous thoroughfares serving the area. The major employers in Washington County include the Florida Department of Transportation (FOOT), Wal-Mart, WestPoint Stevens, the Northwest Florida Community Hospital, the Washington County Kennel Club, the Washington County Correctional Facility, and the Washington County School District. While the county benefits from such large employers, these seven employers provide approximately 35% of the total county employment. The Washington County Industrial Park is a 220-acre industrial park being developed between Highway 90 and SR 273, directly adjacent to the city limits of Chipley. The park, along with the Tommy MacDonald Industrial Park, is within the State Enterprise Zone making it possible for eligible occupants to qualify for property tax exemptions. The CSX railway will also serve the new industrial park.

1. Taxable Value. According to the Washington County Property Appraiser's Office, a total taxable value of about \$485 million can be identified against the County's real property (not including municipal or school taxable values). The average property value is approximately \$70,000. The actual, no-exemption value of the County's total properties is about \$647 million. A millage rate of 10.0 is in place, and including

school taxes (but excluding any water management or municipal millage rates) is 18.781 mills. Primary high tax valued structures in the county include Westpoint Stevens at the Chipley Industrial Park, Wal-Mart Supercenter on SR 77 in Chipley, the Gulf Power building on US 90 east of Chipley, and the Florida Gas Transmission Compressor Station west of Vernon.

Employment by major sectors in the county is illustrated in Figure 1-1 at the end of this section.

2. **Economic Sectors.** The economic sectors for Washington County are: Public 43.34 percent, Retail 22.03 percent, Service 17.14 percent, Construction 7.18 percent, Transportation 6.04 percent, Finance 1.77 percent, Wholesale 1.42 percent, and Agriculture 1.09 percent. The highest paying sector is the agricultural sector, which pays 93.93 percent of the state average. The county also has several low paying economic sectors. The wholesale sector paid 46.65 percent of the state average. That sector was the lowest in the region. The average county wage was 77.19 percent of the state average, or approximately \$23,125. Wages averaged below those earned in other locations of the state shown by Table 3-1. According to the U.S. Census 2000 and the Florida Legislature's Office of Economic and Demographic Research, Washington County demonstrated the impact having only 77.19% of the average state wage earned in the manners illustrated in Table 3-1.

Table 3-2. Average Wage per Economic Sector, Washington County Compared to State of Florida (2000)

	Washington County	State of Florida	Percentage	Total County Jobs
Agriculture	\$17,770	\$18,919	93.93%	56
Construction	\$28,633	\$31,667	90.42%	370
Transportation	\$35,515	\$39,031	90.99%	311
Wholesale	\$20,140	\$43,173	46.65%	73
Retail	\$12,781	\$18,563	68.85%	1135
Finance	\$32,916	\$43,714	75.30%	91
Service	\$15,730	\$29,446	53.42%	883
Public	\$29,644	\$33,852	87.57%	2,233
Overall Average	\$23,125	\$29,960	77.19%	5,152

*Note: State Overall Average was calculated based on the sectors pertaining to Washington County.
Source: Florida Department of Labor and Employment Security

3. **Poverty Rate.** The overall poverty rate for the County is 19.2% as measured by the 2000 Census. The County ranks 5th in Florida for poverty in the person 65 and older category; 3rd in female-headed families. Children under the age of 5 comprise 32.8% of the residents under the poverty level.

All Persons	19.2%
Persons under 5	32.8%
Persons 65 and Older	19.4% (5 th highest in Florida)
All Families	15.4%
Female Headed Families	43.0% (3 rd highest in Florida)
Female Headed Families with Children under 5	59.1%

4. Economic Development Council for Washington County. The Economic Development Council is the economic and industrial development committee of the Washington County Chamber of Commerce. The purpose of the Economic Development Council is to promote the establishment of new jobs and payroll through the recruitment of new business and industry and to encourage and to assist with expansion of existing business and industry. The ideal location of the County serves as an excellent location for an industrial hub for the Panhandle area.

5. Economic Incentives. The Washington County Enterprise Zones (EZ) are located in Chipley, Vernon, and Ebro and are served by all and efficient transportation system. Other incentives are offered to qualified companies as outlined below.
 - a. Jobs Creation Tax Credit. Credit available to corporations only against corporate income tax for wages paid to new zone resident employees (in new fulltime jobs); credit of 30% of wages paid to new EZ resident employees; if 20% or more of permanent fulltime employees are EZ residents, the credit is 45%; credit available for 24 consecutive months with 5-year carry-forward.

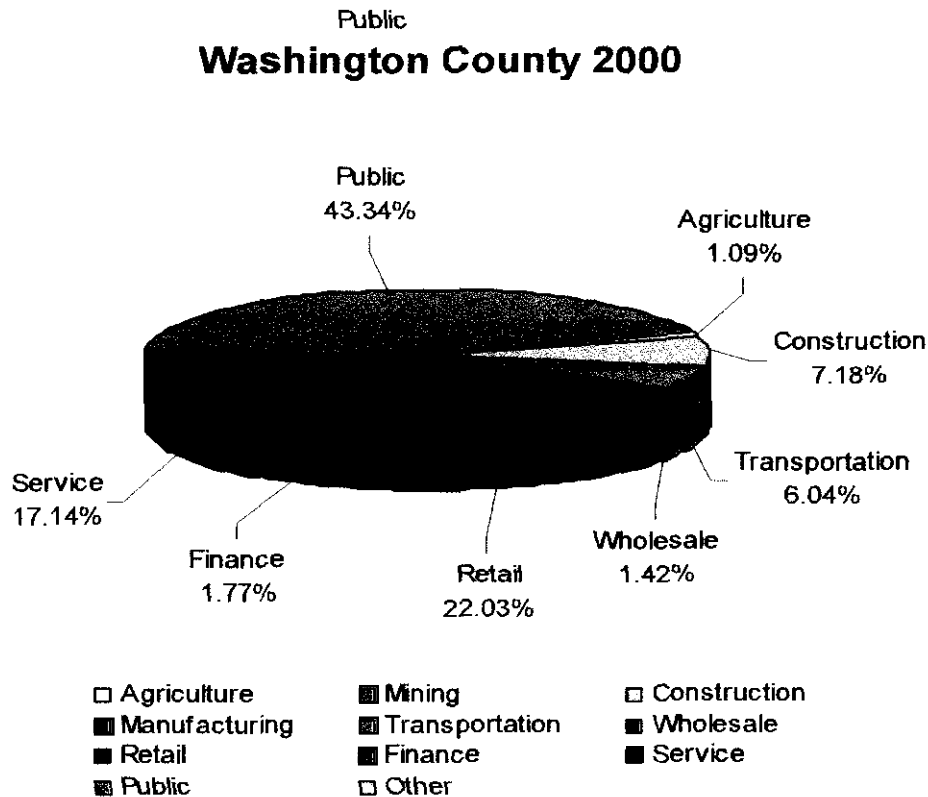
 - b. Business Machinery and Equipment Sales Tax Refunds. Refunds are possible on sales tax paid on the purchase of new and used qualified depreciable business property with a minimum sales price of \$5,000 per unit; credit of lesser of 97% of sales tax paid or \$10,000 if 20% or more of employees are EZ residents.

 - c. Building Materials Sales Tax Refund. Refunds are available to businesses or individuals for sales tax paid on the purchase of building materials used on new construction or to rehabilitate real property located in the EZ. This allows for a credit of 97% of Florida sales and use up to a maximum of \$5,000 or credit of 97% of Florida sales and use tax up to a maximum of \$10,000 if 20% or more of employees are EZ residents.

 - d. Property Tax Credit for Jobs Creation. Eligible new, expanded or rebuilt Corporations located only in an EZ can be allowed a credit against Florida Corporate Income Tax equal to 96% of Ad Valorem Taxes Paid. Maximum of \$25,000 annually OR Maximum of \$50,000 annually if 20% or more of Employees are EZ Residents

- e. Electrical Energy Tax Credit of 50% of Municipal Tax Exemption. Exemptions are available to qualified businesses (new, renovated, remodeled, rehabilitated or rebuilt) located in an EZ; exemption of 50% of municipal tax paid for electricity or exemption of 100% of municipal tax paid for electricity, if 20% or more of employees are EZ residents; available for 5 years.
- f. Sales Tax Refund for Jobs Creation. Allows businesses a monthly credit against sales tax wages paid to new, fulltime, EZ resident employees; credit of 30% of wages paid to new zone resident employees or credit of 45% of wages paid to new employees, if 20% or more of employees are EZ; available for 24 months, with no carry-forward.

Washington County 2000



Source: Florida Department of Labor and Employment Security

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SECTION 4 -- OVERVIEW AND ANALYSIS

POPULATION GROWTH 163.3191(2)(a), F.S.

I. INTRODUCTION

Washington County is centrally located in the Florida Panhandle which makes it attractive to those seeking to relocate to an area that offers a rural lifestyle, an excellent climate; and is conveniently located near the beaches and shopping. Potential residents are also able to find less expensive real estate in Washington County. Many of those living in Washington County commute to Bay County to work and Bay County residents are now migrating to Washington County as they seek a more secluded lifestyle. I-10's east - west path through the County also provides expedient and easy access to employment centers located to the east and west. When completed, the future four-lane projects of SR 79 and SR 77 will also serve to provide access to the County for both residential and economic development.

Population data, unless otherwise noted, is based on statistical data compiled by the Bureau of Economic and Business Research (BEBR) who projections are based on assumptions about birth rates, death rates, immigration, and emigration. This report will use BEBR's moderate approach.

II. THE EXISTING SYSTEM ANALYSIS

Much of Washington County is rural, with most of the estimated population of 21,192 (U.S. Census Bureau 2001 estimates) residing in and around the City of Chipley (3,545), and the Towns of Caryville (312), Ebro (250), Vernon (758), Wausau (405) and 16,167 residents are in the unincorporated. According to the 2000 Census: 1) 23.4% (4,958) of the County's population is 17 years of age or younger; 2) population per square mile is 36.2; and 3) the number of Hispanic or Latino population is 487 (2.3%). The African-American population is 2,903 (13.7%). Population density is concentrated in and around the City of Chipley, with smaller population centers in the other municipalities and in a few unincorporated communities throughout the county. Additional population concentration is beginning to build from sub-urbanization along SR 77 near the Bay County line north to Greenhead and in the large Deltona development known as Sunny Hills, located just south of Wausau. There is generally a proportional age distribution across the entirety of the county proportional to population. There are no developments or geographic locations, other than a nursing home, where elder residents are in high concentration. There are no tourist destination resorts in the County. Washington County's quality of life, immigration into the County and population projected to increase at a conservative steady pace over the next 30 years. Factors that will attract growth to the County will be based on the availability of health care, housing, educational opportunities, and economic opportunities that become available to the residents of the County.

A. Historical Population Growth for the County

For several decades, the County has experienced growth as reflected in Table 5-1. Currently, the County ranks 53rd in population out of 67 counties in Florida. Formerly, residential development was focused toward the central part of the County, but in recent years, that center has moved to the southeastern Washington County area near the Sunny Hills' area and south along the SR 77 corridor to Panama City. This is not expected to change over the next 30 years as economic growth and employment opportunities in the County and adjacent counties continue. Some growth can be expected in and around Ebro with the advent of the new Panama City International Airport in northwest Bay County.

From 2000 to 2005, the population of the County increased from 20,973 to 23,097 for an increase of 2,124, or 10.13% which equates to 2.02% growth rate per year. The growth rate from 2005 of 23,097 persons to 2006 of 23,719 accounted was 2.69%

Year	Population
1950	11,888
1960	11,249
1970	11,453
1980	14,509
1990	16,919
2000	20,973
2005	23,097
2006	23,719 (Estimated)
2030	31,180 (Projected)

Source: US Bureau of the Census, 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

B. Historical Population Growth for Municipalities

As shown by Table 5-2, the towns of Vernon and Wausau have shown modest growth in recent decades. The decline in growth in Caryville between 1990 and 2000 results from the FEMA buyout program of homes located within the floodplains of Caryville. These property owners relocated outside of the town limits of Ebro. There is little new development within Caryville at the present time and this trend is expected to continue in the future. Ebro had slight growth while Caryville and Chipley have shown a decline in population over the same time period. The four-lane expansion of SR 79 combined with the recent developments in Bay County (relocation of the Bay International Airport) can be expected to influence the increased development of both Ebro and Vernon as well as the portion of the County between Vernon and Ebro along SR 79.

Year	Caryville	Chipley	Ebro	Vernon	Wausau	Unincorporated County
1990	631	3,866	255	778	313	11,076
2000	218	3,592	250	743	398	15,772
2005 Estimate	356	3,601	259	784	436	17,661

Source: US Bureau of the Census, 2005 Estimate, Florida Estimates of Population, Bureau of Economic & Business Research, University of Florida

C. Population Profile for the County.

1. 2000 Age of Population. In 2000, the population between the ages of 20 and 64 was 11,184 or 56% of the total population (less the institutionalized). Corresponding, the percentage of person under the age of 19 was 27% in Washington County compared to 23% for the State and 26% nationally. The percentage of persons over 65 was 3,279 or 17%.
2. 2005 Age of Population. In 2005, the population between the ages of 20 and 64 was 12,453 or 57% of the total population (less the institutionalized). Corresponding, the percentage of person under the age of 19 was in Washington County was 5,670 or 26%. The percentage of persons over 65 was 3,608 or 17%. Characteristics of the population compared to the 2000 Census as it relates to age showed no significant changes and can be expected to remain basically unchanged in relation to future growth. Table 5-3 summarizes the characteristics of the County by age.

Year	Total	0-4	5-19	20-44	45-64	65-74	75 and Over
2000	19,835	1,267	4,105	6,172	5,012	1,750	1,529
2005	21,731	1,179	4,491	6,687	5,766	1,912	1,696

Source: Florida Housing Data Clearinghouse/Shimberg Center, University of Florida

3. Population by Sex. An examination of the number of males and females of Washington County indicates that the ratio of the two sexes is almost parallel to that of the State. The County male population in 2005 was estimated to be at 12,454 or 51.95%. The State male population is at 48.92%. Female population comprises 11,519 or 48.05% of the population as compared to the State's rate of 51.08.

Male	12,454	51.95%	8,765,300	48.92%
Female	11,519	48.05%	9,152,900	51.08%

Source: Bureau of Economic & Business Research, University of Florida

4. Race and Ethnicity. The population composition of Washington County remains predominantly white and is not comparable to that of the State. The white

population rate of the County exceeds that of the state by approximately 18%, with the black and other races (combined at 17%) being less than that of the State (37%) by about 20%. Approximately 4.59% of other races make up the balance of the population. In 2000, the population composition was more comparable to the State composition.

Characteristics	Washington County	% of Population	Florida	% of Population
Total Population All Races	23,097		17,918,200	
Population White	18,875	81.72	11,277,600	62.94%
Population Black	3,161	13.69%	2,776,600	15.5%
Population Other	1,060	4.59%	3,864,000	21.56%
Native American	356			
Latino/Hispanic	608			
Other	96			

Source: Bureau of Economic & Business Research, University of Florida

5. Special Facilities/Populations

Farm workers – Although the county has a sizeable agricultural economy, much of the crop produced is poultry, cotton, and truck crops. Poultry is shipped via cages on trucks, primarily to processing facilities in DeFuniak Springs by local labor. Cotton and soybeans are mechanically harvested and transported. Watermelons are picked by hand. Migrant farm laborers, mainly Latinos, provide some of the workforce for watermelon harvest. A firm count of these laborers is difficult to obtain, as there are no migrant farm worker housing facilities in the County, but it is estimated to be about two hundred individuals during the peak harvest season.

Inmates –Washington Correctional (WCI) is a 1,100 inmate facility located near SR 77 at Greenhead about ten miles south of Wausau. WCI and Florida Department of Corrections officials are fully responsible for the safety and well-being of inmates.

D. Population Projections and Residential Lot Needs for the County.

The location of Washington County in relation to the Gulf Coast, the access corridors including US 231, SR 77 and SR 79 combined with state policies desiring to direct population away from the coast combined the emerging trend for inland development as well as the designation of Washington County as a Foreign Trade Zone and the construction of the Panama City / Bay County International Airport, the pace of growth is anticipated to increase. While not significant due to the current low populations, a growth factor of between 2 percent and 4 percent is considered reasonable. The majority of the growth is expected to be in the southeast and southwest sections of the County.

Table 5-6. Population Projections, 2000 – 2030			
Year	Population	Numerical Change	Average Annual Percentage Change
2000	20,973		
2005 Estimate	23,097	2,124	2.02%
2010 Projection	25,759	2,662	2.31%
2015 Projection	27,194	1,435	1.11%
2020 Projection	28,605	1,411	1.04%
2025 Projection	29,947	1,342	0.94%
2030 Projection	31,180	1,233	0.82%

Source: Bureau of Economic & Business Research, University of Florida

Based on the BEBR projections for growth from 2005-2030, there will be a need for housing to accommodate 8,083 residents. Applying the 2.46 ratio of persons to a household demonstrates a need for 3,286 residential units over the next 23 years through at least 2030. As stated in the Identified Issues section of this report, *the EAR recognizes that there are factors that are influencing the future growth of Washington County. These factors combined with the presence of key transportation routes between Washington County and the Coast (including US 231, SR 77 and SR 79, the relocation of the Panama City Bay County International Airport and the Foreign Trade Zone designation are influential factors suggesting that Washington County will experience a higher rate of growth than historically. As a result, it is suggested that the BEBR "High" projections would be more appropriate. The High BEBR projections for Washington County should be the minimum projections to address the implications of growth and thereby enable the County to be better prepared to react to those influences. This may be a necessary step to better project the future population of the County. Should the County decide to pursue this avenue of population projections, the County will work with the Department of Community Affairs to ensure that the most effective means of population projection is utilized.*

An examination of the Census Block Numbering areas in 2000 delineates a distinctive pattern of increased development in the northeast corner of the county in and around the City of Chipley and the geographical center of the county in and around Vernon. A concentration of this population continues in the southeastern section of the county in and around the Sunny Hills and south toward the Bay County border on SR 77. The population in other parts of the county remains sparse with the most notable reductions in density occurring in the extreme northwestern section in and around the Town of Caryville. This reduction is due FEMA buyouts, and should funding become available in the future, more buyouts may be negotiated.

Table 5-7. Available Subdivision Residential Lot by Municipalities	
Area	Residential Lots
Unincorporated County (Includes Sunny Hills Subdivision and NRPI lots)	26,819
Caryville	80
Chipley	297
Ebro	6
Vernon	97
Wausau	46
Subtotal for Platted Lots	[27,345]
Platting in Process (Clustered)	128
Potential to be Developed (not platted)	1,098
Pending FLUM Change Approval DCA	924
Total Subdivision Lots Potential and Available for Residential Development	29,495
Source: Washington County Planning Office and Washington County Appraiser's Office	

III. SUMMARY.

Generally, the County has been able to maintain levels of service within the unincorporated areas of the county with regards to transportation, parks, libraries, and solid wastes. The municipalities with central wastewater treatment facilities have upgraded or are in the process of upgrading those facilities. Sunny Hills and Aqua Utilities will need to reevaluate both the water and wastewater treatment facilities within the parameters of the Sunny Hills Subdivision. Until this is accomplished, these platted lots may not be considered suitable for future development. Although not all lands are the same when it comes to suitability for development and placement of population, the need for adequate subdivision of lots should be examined in the western section of the County. The majority of available lots are in the eastern half of the County with the western portion of the County having only 183 lots available to meet housing needs over the next 23 years.

The *Trends and Conditions Report – 2007*, published by the Florida Department of Transportation (using forecast figures from BEBR -- the Bureau of Economic and Business Research), indicate the growth rate of Washington County from 2000-2006 to be at 0.5 -1.8 % yearly with projected growth expected to be at 0.46 – 1.14 % over 2006 – 2030. This rate of growth is consistent with those rates shown in Table 5-6.

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SECTION 5 – REVIEW OF THE PLAN AMENDMENT

SUCSESSESS AND SHORTCOMINGS §.163.3191(2(a))

Tab 6

During the review process, each department was given the opportunity to comment on the elements affecting their particular area of responsibilities. In addition, the Evaluation and Appraisal report was discussed in detail at regular staff meetings. These comments and recommendations, along with other data and information were incorporated along with those of the public and other governmental agencies, into the *Successes and Shortcomings* sections of the EAR as found in Tabs 7-15.

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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS 163.3191 (2)(a)**

FUTURE LAND USE ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the land uses as provided for in the Washington County Comprehensive Plan for its successes and shortcomings.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission, the West Florida Regional Planning Council and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section of the report.

III. GENERAL EVALUATION OF THE ELEMENT – s. 163.3191(2)(b), F.S.

This Element addresses land use for all of unincorporated Washington County as well as for the incorporated municipalities of Caryville, Ebro, Vernon, and Wausau. While the element itself does not describe in detail land uses within the incorporated City of Chipley, some mention will be made of its land uses and the impact upon growth and development in the rest of the County.

- A. Element Overview and Purpose. The purpose of this element is to enhance the quality of life of the citizens of Washington County through adequate housing, services, infrastructure, conservation of natural resources, promotion of economic development and reduction of conditions that lead to incompatible land uses and hazards. There is a single goal with 12 objectives.
- B. Washington County Future Land Use Map (FLUM). The FLUM was adopted by ordinance as part of the County's Comprehensive Plan in 1992. The last update of the map was in 2007 and was accomplished by the West Florida Regional Planning Council. The maps are not site-specific, the Regional Planning Council (WFRPC) is presently creating a parcel based GIS FLUM for Washington County with the funds secured from a grant provided by the Department of Community Affairs.
- C. Washington County Land Area. According to existing figures in the Comprehensive Plan, the size of the county has been established as being 391,040 acres (611 square miles) with 16,448 acres (28 square miles) being fresh water and 374,592 (583 square miles) being land. There is no indication as to how these figures were arrived at during the adoption of the original Comprehensive Plan. Table 7-1 represents the correct size of the County at 388,753 acres (607 square miles). The Planning Office research revealed a difference of 2,287 acres (or approximately 4 square miles) which is not a significance

difference. It is recommended that size of the County be represented as 388,753 acres (607 square miles) in the Comprehensive Plan.

D. Land Area Changes (163.3191(2)(a), F.S. During the planning period, there was no increase in the area of unincorporated Washington County. As the result of three annexations, the unincorporated area lost 2,193 acres to two municipalities. There was no significant impact on the county or notable changes in the corresponding land use changes. Items 1 – 3 below present a summary of these changes.

1. The City of Chipley annexed 18 adjacent acres (0.03 square mile) into the city for the purpose of supplying central water and sewage for a residential subdivision. This parcel went from Agriculture/Silviculture in the unincorporated portion of the County to residential within the City. This annexation had no impact on the County and resulted in the City of Chipley assuming responsibility for providing services to this area.

2. The Town of Ebro annexed in a 12-acre (0.02 square mile) parcel for the purpose of correcting the boundaries of the town. The parcel did not change its land use designation as a result of the annexation. This annexation has minimal impact on the County and the Town of Ebro and did not change the provision of the services already provided by the County.

3. The Town of Ebro annexed a 2,163 acre parcel (3.8 square miles) of land into the Town in the early 70's. This was not noted on the boundary lines of the town limits nor was it noted on any other maps within the County. This error was discovered by the town clerk as she searched for other records. This correction has been made and the town limits adjusted accordingly. The parcel of land is Pine Log State Forest and was designated as conservation land and remains as such with the correction of the town limits. This had minimal impact on the County, but did significantly increase the area of the Town of Ebro by 55%. This annexation has minimal impact on the County and the Town of Ebro and did not change the provision of the services already provided by the County and the State Forestry Service.

4. At the current time, no further annexations are expected by any of the municipalities within the County.

E. Local Mitigation Strategy, Hurricane Evacuation, and Emergency Planning. Much emphasis is directed toward minimizing the loss of life and property damages within the County for both pre and post disaster planning. The Local Mitigation Strategy (LMS) Plan (outlines strategy for pre disaster planning) and the Emergency Management Plan both are a part of the Washington County Comprehensive Management Plan (CEMP) which provides uniform policy for preparedness, response, and recovery.

F. Development in Flood Zones. The Comprehensive Plan, the Land Development and The Washington County Flood Ordinance are utilized to discourage development within the floodplain in Washington County. Little, if any development has occurred in flood plains

during the planning period. During the planning period, there have been some FEMA buyouts of repetitive loss property and if funding should become available in the future, other property has been identified for possible buyouts of flood property by FEMA.

G. Summary of Land Uses within the County and Municipalities. Table 7-1 shows the amount of land to be found in the various land use categories for Washington County through 2006. These land uses are depicted on the existing Future Land Use Maps and show the land uses in the various land use categories for Caryville, Ebro, Vernon, and Wausau.

1. Residential Uses. In addition to the residential use shown in Table 7-1 for the municipalities and unincorporated areas of the County, Chipley's 2000 Comprehensive Plan indicates that there are an additional 947 acres within the city with residential land use category designation. It is important that we include the City of Chipley when evaluating the amount of residential property available within the County. Table 7-3 summarizes the type of residential use and densities within the County. Note that while these residential properties are in small subdivision lots, larger parcels of agriculture lands are available in the county and municipalities for residential development.

Residential use is also allowed within the Agriculture land use category in the county and each of the municipalities. The minimum lot sizes currently allowed in the agriculture areas is 4.5 acres with an overall density of 1 unit to 10 acres. Under the clustering provisions of the Land Development Code, up to one unit per acre not to exceed four units may be placed on a parcel of land (usually mobile homes) it is suggested that this density be reexamined at this time. While this policy appears on the surface to promote and allow more affordable housing, it continues to encourage the use of septic tanks in areas near or adjacent to environmentally sensitive areas. Based on the 2000 census and BEBR, the overall density of the county equates to 36 persons per square mile. In 2005, the density had increased to 40 persons per mile. While this is a relatively low density, consideration will still need to be given to the protection of the agriculture uses of the land and the prevention of urban sprawl. This subject will be discussed further in the Identified Issues section of the EAR.

The procedures currently instilled in the Comprehensive Plan and the Land Development Code provides flexibility in design of subdivisions by providing a provision for Planned Unit Developments (PUD). This flexibility is not found in normal zoning regulations. PUDs allow for the development of neighborhood communities to provide dwellings, shopping and economic-based facilities, schools and other community-driven facilities. The provisions under the PUD development guidelines provide flexibility in the regulation of land development, encourages innovation in land use, variety in design, layout, and type of construction while protecting the natural resources of the County.

Approximately 29,000 acres of County lands are platted into 37,078 residential subdivision lots. Approximately 27,350 of these lots are vacant with another

2,150 lots (2,336 acres) awaiting the platting process and future development.

The 2,150 lots pending are based on:

- (1) FLUM changes that have been approved for higher densities for 1,098 residential lots where platting has not been accomplished.
- (2) Pending clustered subdivisions that have the potential of 128 residential lots.
- (3) Pending FLUM changes with DCA that have potential for 924 lots.

The County has a number of platted lots located in antiquated subdivisions with vested development rights; these lots were platted prior to the 1991 adoption of the Comprehensive Plan. It is recognized that development of these vested lots, both now and into the future, will place a significant burden on the County to provide a variety of services required to accommodate residences in this area. Many of these lots lack the necessary infrastructure (adequate roads, water and wastewater treatment) to support sustainable growth within the County. Washington County wishes to promote and accommodate sound economic development; thus, it is necessary for new development to carry the responsibility for the provision of support services and facilities. New development will be required to demonstrate a commitment to environmental stewardship that has not occurred in many previous developments in Washington County. Through the formulation of policies and guidelines, Washington County intends to establish a proactive position from which to plan for future development. It is not a matter of whether or not growth should occur in the County, but rather when and where it should occur. It is the intent of the County to insure that growth opportunities will continue to be available and that subsequent development will occur in a manner consistent with modern planning concepts. This is important in the County's effort to make future development financially feasible by avoiding situations similar to the previously approved development that constitutes 27,350 platted, antiquated lots. A higher standard of development will be required with regard to all new developments by requiring central potable water systems, central wastewater treatment, increased buffers between incompatible uses and paving of all roads that serve all new subdivision (except the six that will be allowed on unpaved roads under the clustering provision allowed in Agriculture/Silviculture land use areas).

Overall, the largest concentration of existing residential land use is in and around the City of Chipley. Other areas of residential concentration are in the municipalities of Vernon, and Wausau; in the unincorporated portion of the County adjacent to several lakes; and in the Sunny Hills Planned Development.

2. Commercial Land Use. This category includes land used for retail and wholesale trade, offices, motels, restaurants, service outlets, automobile service stations, and repair facilities. Commercial land use in Washington County and Caryville, Ebro, Vernon, and Wausau is described by the following levels of intensity: 1) the central business districts with heavier concentrations of professional and government offices,

and retail stores; 2) commercial areas such as shopping centers and highway strip commercial where retail and wholesale trade is clustered and served with access roads providing linkages to nearby arterials; and 3) scattered neighborhood

The City of Chipley has 175 acres or 7.39% of the city's land area dedicated to commercial use. As demonstrated by Table 7-1, commercial activity in the unincorporated areas of Washington County is sparse and occurs mostly along major roads. In Caryville, there are convenience stores and service stations on U.S. Highway 90. Ebro has very little commercial land use except for small convenience stores along SR 20 and SR 79 and the Ebro Greyhound Racing Park which is located just northwest of the intersection of the two state roads. Except for Chipley and Ebro, Vernon has the most land used for commercial purposes is concentrated along SR 277 and is in the form of small convenience stores grocery stores, and service stations. Wausau has little land in commercial use except for convenience stores and service stations located along SR 77, which cuts through the center of town.

The commercial areas in Vernon and Ebro will be adversely affected by the widening of SR 79 through their towns as they will lose large portions of their commercially designated lands adjacent to the roadways. Both towns are currently involved in the visioning process that will address some of the issues on the relocation of commercial land use areas. This visioning process and the need for an Economic Element to the Comprehensive Plan will be further discussed in the Identified Issues section of the EAR and the County's opportunities as being designated as a part of the Rural Area of Critical Economic Concern (RACEC) program.

In summary, the future development of the County will be concentrated in the within and to the areas immediately adjacent to Chipley.

3. Industrial Land Use.

There are only 519 acres of industrial land in the County. This is allocated as follows:

Chipley	98 (light)
Caryville	87
Ebro	20
Unincorporated County	314

The significant increase in Industrial land for the unincorporated areas resulted from the acquisition of the 220 acres of the Beef Demonstration Unit and subsequent land use changes which accommodated other industrial operations. Although this land remains vacant as of the writing of this report, an industrial development has been proposed and negotiations continue pending CSX agreeing to the installation of a railhead to accommodate the proposed site. The only other significant change to industrial land was the change made to accommodate the Lewis Bear Distribution Center within the city limits of Ebro. The construction is earmarked to be complete

by the end of 2008. The Chipley Industrial Park located within the city limits consists of light industrial and manufacturing and has a high occupancy rate of growing businesses.

Efforts are underway within the County to identify other suitable Industrial land for future industrial development. While the strategic location of Washington County in the center of the Panhandle offers good transportation connectivity, the concentration of environmentally sensitive land, ownership of large land areas by West Florida Water Management District, and absence of a central water and wastewater treatment infrastructure limits the identification and subsequent location opportunities for future industrial development. The matter of identification of industrial land will be further discussed in the Identified Issues section of this report.

4. Conservation Land Use (Includes Water)

Areas normally designated as conservation land uses include: wetlands, some forests, swamps, surface water bodies, public-managed lands (such as State Parks and Wildlife Management Areas), floodplains, flood prone areas, sinkhole-prone areas and other areas in which valuable natural resources are found. Very little development and silviculture operations usually exist in these areas. This land use classification includes many of the areas designated as pastoral open space within the open space inventory in the Recreation and open Space Element. Conservation lands presently occupy approximately 67,179 acres of the total county land area (394,240) or 17.04% increase during the planning period. The increase had virtually doubled the amount of 33,036.2 acres, 8.65 percent of the entire unincorporated portion of the County prior to the Northwest Florida Water Management District's purchase of additional acreage being placed into conservation use.

The major areas of existing Conservation land use are the Choctawhatchee River Water Management Area, Pine Long State Forest, Econfina Watershed Area, and surface waters. Only currently managed conservation areas are included as existing conservation land uses in the unincorporated portion of the County. Conservation lands are set aside in order to protect valuable natural resources such as riparian vegetative communities along the river floodways, wetland communities, and valuable forestlands. This subject will be discussed further in the Identified Issues section of this report.

5. Historic, Archeological and Architectural Resources Land Use

This land use category includes currently identified historic buildings, archeological and prehistoric sites, including settlements and artifacts which have been designated protective status by the State (in the Master File) or by the National Register.

There are 306 sites listed within the Comprehensive Plan. Identification to these sites is by section, township and range to protect the sites from vandals. Most of these sites are within the city of limits of Chipley, occupying approximately 50 acres of

land. Another 144 acres are within Washington County. Table 25 within the Comprehensive Plan shows the location and significance of these historic resources. Probably the most important of the sites, Moss Hill Church, is listed on the National Register of Historic Sites. Care should be taken to ensure that all protection from adjacent development that might prove harmful to the continued existence of these sites. This will be discussed further in the Identified Issues section of this report.

6. Recreation Land Use

This category includes land used for neighborhood and community parks, golf courses, spectator sport facilities, and certain pastoral open space areas. The large state parks and recreation areas, and the Choctawhatchee River Water Management Area, inventoried in both the Recreation and Open Space Element and the Conservation Element are classified as Conservation land uses in this element.

Unincorporated Washington County has a total of 1,268 acres inventoried within the recreational land use category. Parks for the county need to be inventoried and the Future Land Use Maps need to be updated showing the location of these parks with regard to a changed land use to Recreational Use. This will be further discussed in the Identified Items section of this report.

Typical recreational land uses include outdoor court golf courses, and ball diamonds. Such facilities are not included in this category if they are part of an educational institution, in such cases, they will be included in the public facilities and grounds land use category.

Two significant parks are located in Washington County. The first is Falling Waters State Park (171 acres) with designated land use of recreation. The second is Pine Log State Forest (2,163 acres) that is designated as Conservation lands. In addition to these two important parks owned by the State, there is several Northwest Florida Water Management District recreation areas scattered throughout the County.

Caryville has 6 acres in recreation and open space land, Ebro has 10.86, Vernon 9.87, and Wausau 10.25 acres. There are a total of 378 acres of parks within the unincorporated section of the County for a grand total of the entire County. The list in Table includes only County facilities. There are a number of acres owned by the State of Florida (Pine Log Forest and Falling Waters Park) and West Florida Water Management District that constitute parks.

According to the GASB 34 Properties Inventory for 2005 – 06, parks with acreage in the County and the municipalities are as follows:

Unincorporated County	378 acres
Chipley	33 acres
Caryville	6 acres
Ebro	11 acres

Vernon	10 acres
Wausau	10 acres
County Total	448 acres

7. Public Facilities Land Use

This category includes two subcategories although only the first is included as a separate existing land use category for the purpose of the analysis of total acreage.

- a. The first category contains public buildings and grounds which includes city halls, post offices, fire and police stations, libraries, public utilities and maintenance yards, educational facilities (elementary, middle and high schools, whether public, parochial or private), and other public facilities (churches, public clubs, health centers, hospitals, and facilities for the care of the aged and infirm). Public Facilities and grounds occupy approximately 437 acres of land in Washington County.
- b. The second subcategory, Transportation Facilities includes airports, railroad rights-of-way and yards, and the interstate/highway corridors are included as a portion of the respective underlying land use which it serves.

Public Transportation Land Use.

Transportation Land uses include U.S. Interstate Highway 1-10 and its right-of-ways, the CSX Railroad System and its facilities including stations, switching or marshalling yards and maintenance yards. These facilities are located on about 2,800 acres throughout unincorporated Washington County).

8. Agricultural Land Use

This category includes land used for the production of food and fiber crops and supportive uses; agricultural sales outlets such as farmers markets; some silviculture production and harvesting; land lying fallow; and agricultural land which is part of a parcel that also includes single-family residential units at a density of one unit per ten acres or less (gross acreage). The Future Land Use Map does not make a distinction between what is classified as Agriculture and what is classified as Silviculture (Forestlands). The Washington County Property Appraiser records reflect about 306,000 acres of croplands, pasturelands, forest and timberlands being assessed on tax roles. The retention and protection of Agriculture lands will discussed in the Identified Issues section of this report.

H. Vacant Land for Future Development. 163.3191 (2)(b) F. S.

Florida is growing rapidly with developable and vacant land being rapidly used up. The Panhandle is projected to retain significant areas of open space only if the current growth and development patterns continue.

As of 2006, it is estimated that 300,902 acres in the County are developable or about 82% of the County's total land area. This information was determined from a detailed search of the Washington County's property appraiser's records, the Future Land Use Maps of the County, and the Future Land Use Maps changes inventory list maintained by the Planning Office, and the 9-1-1 Address Coordinator. The acreage numbers for developable lands is based on the county's total acreage and removes only protected lands and bodies of water. In this study, non-developable lands include wetlands, which are not developable without great cost to the developer.

Total Acreage for the County	368,081
Less Non-Developable Lands	<u>67,179</u>
Developable Acres within the County	300,902

Of the vacant land identified, about 29,000 acres of land are platted into 37,078 lots with a vacancy of 27,350 lots and another 2,150 in some phase of planning as platted subdivision lots or planned unit developments (PUDs) that can be considered vacant. Total vacancy of platted and known potential platted subdivision lots is 29,500 at this time

The County has a number of platted lots located in antiquated subdivisions with vested development rights; these lots were platted prior to the 1991 adoption of the Comprehensive Plan. It is recognized that development of these vested lots, both now and into the future, will place a significant burden on the County to provide a variety of services required to accommodate residences in this area. Many of these lots lack the necessary infrastructure (adequate roads, water and wastewater treatment) to support sustainable growth within the County. Washington County wishes to promote and accommodate sound economic development; thus, it is necessary for new development to carry the responsibility for the provision of support services and facilities. New development will be required to demonstrate a commitment to environmental stewardship that has not occurred in many previous developments in Washington County. Through the formulation of policies and guidelines, Washington County intends to establish a proactive position from which to plan for future development. It is not a matter of whether or not growth should occur in the County, but rather when and where it should occur. It is the intent of the County to insure that growth opportunities will continue to be available and that subsequent development will occur in a manner consistent with modern planning concepts. This is crucial in the County's effort to make future development financially feasible by avoiding situations similar to the previously approved development that constitutes 27,350 platted, antiquated lots. A higher standard of development will be required and is further expanded upon in the Identified Issues section of this report.

I. Effect of Growth on Infrastructure and Levels of Service (163.3191(2-c), F. S.

1. Transportation. Growth in the County over the past 20 years had required the County to reexamine policies with regard to development on both state and county roadways throughout the County. The four-lane project for SR 79 has started and SR 77 is currently in the planning and engineering phase. In, 1999,

the Board adopted a policy prohibiting the construction and acceptance of any new unpaved roads within the County. Platting of subdivisions along unpaved roads is limited to a minimum of one-acre lots not to exceed ten lots. This policy, combined with the County's adoption of a matrix system that evaluates and prioritize future paving projects on county roadways, will serve to reduce the number of miles of unpaved road throughout the county. The County's Capital Improvements Element schedule list the roads scheduled for improvement. It is expected that newly adopted impact fees and funds dedicated to road improvement, as well as the future development of a transportation plan for the County will be adequate to address these improvements.

2. Solid Waste. It has been estimated by Waste Management Services, the solid waste franchise company, that capacity is adequate through 2053 in the current land fill located in Jackson County. While this is 47 years out, local counties and solid waste handlers should be conscious of the need to further identify disposal facilities within the geographical region. As development continues, land suitable for future landfills or another viable alternative to solid waste management will need to be explored.
3. Parks. Due to an ongoing park development program in the county, the LOS of parks is adequate. In addition, to local parks, there are a large number of acres of land owned by Northwest Florida Water Management District and the State of Florida that provide additional recreational opportunities.
4. Central Water and Wastewater Treatment. Only a small percentage of the county's population (including Chipley) is served by central water or wastewater treatment. Some community wells provide central water systems for small subdivisions, but individual wells and septic tanks are the rule rather than the exception in the county. Sunny Hills provides a central water and wastewater system but that system is in need of expansion to accommodate further growth. The county should proceed to identify areas that would be most benefited by a central system and proceed to address the reality of a central system to accommodate future growth. This is discussed in more detail elsewhere in this report.

- J. Location of Development (163.3191(2) (d), F.S. The County's growth has not been overwhelming and the Comprehensive Plan has been successful encouraging and directing growth in those areas of the County where services are available. Conversely, the Comprehensive Plan, Land Development Code, and the local Flood Ordinance have served to discouraged growth in areas designated as environmentally sensitive lands and floodplains. Lower density rates should be considered for these sensitive areas and care must be taken not to encroach on the Econfina Water Shed area when considering approval of residential growth. These same tools have served to further discourage development in areas where there is no paved access and where services are not available.

There is a distinctive pattern of increased development in the northeast corner of the county in and around the City of Chipley and in the geographical center of the county in and around Vernon. A concentration of population continues in the southeastern section of the county in and around the Sunny Hills and south toward the Bay County border on SR 77. Population in other parts of the county remains fairly constant with the most notable reduction in density occurring in the extreme northwestern section in and around the Town of Caryville. This reduction is due to FEMA buyouts and should funding become available in the future, more buyouts may be negotiated.

Chipley, Vernon, and Sunny Hills are the only areas that currently have both central water and central wastewater treatment centers. Development should continue to be directed to these areas with emphasis placed on all new development being hooked to such services when they become available. If package plants are allowed, it should be with the agreement that they will be constructed so as to be compatible with the central system and that they connect to such systems when they become available.

Future high growth in areas such as the Sunny Hills subdivision and the areas of the County near the West Bay Sector Plan area are anticipated to impact the provision of adequate infrastructure. In order to address the future infrastructure needs the county has developed numerous policies within the applicable Elements of the Comprehensive Plan. Specifically, school capacity issues that may occur are addressed through policies established in the Public School Facilities Element. A further analysis of these policies has been included in the Successes and Shortcomings section of this EAR for the Public School Facilities Element.

Type	Percentage	Number of Acres
Crops	7%	25,766
Pasture	5%	18,404
Forest	79%	290,784
Other	9%	33,127
Total County	100%	368,081

Developable land is vacant and undeveloped acreage, silviculture lands, lands which are in subdivisions which are platted but not fully developed, land which formerly contained structures but now have no active use; some agricultural lands now lying fallow, and land that has not yet been subdivided.

The largest portion or 201,227.9 acres (52.77%), of land within the unincorporated areas of Washington County are classified in this category. Caryville has 777.64 acres of land (50.4%) in this category while, Ebro, Vernon, and Wausau have 1,370.63 (76.2%), 1,949.20 (65.2%), and 571.09 (73.5%) acres respectively in this land use.

IV. GOALS, OBJECTIVES, AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON, AND WAUSAU

All goals, objectives and policies stated apply to all of the local governments mentioned in the title unless otherwise stated.

The following assessment of the Future Land Use Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Objectives 1 through 6 address working relationship between the LDR and the Comprehensive Plan. Objective 7, below, called for policies address the need to preserve natural resources throughout the County. Objective 11 addresses the need to coordinate between many local governments and the School Board to ensure the adequate provision of public educational facilities throughout the County. The new Public School Facilities Element supports Objective 11. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: Efficiently manage and regulate land-uses, locations, and densities to ensure compatibility with natural and man-made resources in order to provide Washington County residents with an aesthetically pleasing, economically healthy, and socially adequate environment.

Objective 1: Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of Land Development Regulations.

This objective is being met by the County.

Policy 1-1: Land Development Regulations (LDR's) shall be maintained which will contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and shall, at a minimum:

- a. Regulate the subdivision of land;

This policy is being met by the County. While the County has some control of land division when platting is involved, there is little control over individual sale of lands and subsequent subdividing. On occasions, when detected by the Property Appraiser's Office, these inconsistent subdivisions are brought to the Planning Office's attention so that corrective action might be taken by the planning staff in the form of notification either to the seller or buyer that this sale is not consistent with the Washington County Comprehensive Plan and the Land Development Code. More often, these irregularities are not detected until the new owner applies for a building permit and the land use application is reviewed by the Planning Office. Those divisions involving lack of legal ingress/egress are referred back to the applicant who must resolve the issue with the seller. On occasion, if all problems cannot be resolved so as to be consistent with the Comprehensive Plan and the Land Development Code, and the matter is not within the authority of the County planner, a variance is scheduled before the County Planning

Commission. Based on fact, the Planning Commission make as recommendation to either approve or disapprove. The County has adopted a Disclosure Ordinance, which requires that the seller/developer reveal the nature of ingress/egress, but this document is not always executed or filed with the deed with the Clerk of Court. However, the Planning Office has noticed a notable improvement in the number of ingress/egress complaints received.

- b. Regulate the use of land and water consistent with this Element, and ensure the compatibility of adjacent land uses, and provide for open space;

This policy is being met by the County. All development (building permits and plats) require are required to be reviewed by the County Planning Office for consistency with this requirement.

- c. Continue to regulate as well as enhance the regulation of areas subject to seasonal or periodic flooding, and provide for drainage and stormwater management consistent with 17-25 and 17-302 F.A.C., as well as with FEMA standards;

This policy is being met by the County. The County has updated the Flood Ordinance in 2005 incorporating all new standards as imposed by the requirements of the State statues and FEMA standards.

- d. Protect Conservation lands and major managed areas identified on the Future Land Use Maps and in the Conservation Element;

This policy is being met by the County. The Future Land Use Maps serve as an indicator to County and public that the presences of conservation land may be present in an indicated area. The Planning Office requires a delineation of conservation areas if there is a difference of opinion between the Planning Office and the seller/buyer/developer.

- e. Regulate signage;

This policy is being met by the County.

- f. Ensure safe and practical ingress-egress points, convenient onsite traffic flow, and vehicle parking needs during the development approval process; and

This policy is being met by the county. During the platting process and permitting reviews all ingress/egress points are reviewed by the Planning Office and when required, the County Engineer and the Public Works Department. Questions that are not resolvable by these reviews are referred to the Planning Commission for resolution.

- g. Ensure that development orders or building permits will not be issued when such issuance will cause a reduction in the level of service standards for facilities as adopted in this Plan.

This policy is being met by the county.

- h. It will be the policy of the County, that by the year 2010, the County will develop a Visioning Statement based on the resulting issues arising out of the Sustainable Emerald Coast Visioning process and, where deemed appropriate by the Washington County Planning Commission, will be considered for incorporation into the EAR-based amendments.

Policy 1-2: Land Development Regulations implementing this Comprehensive Plan shall contain provisions for determination of a person's vested rights for previously approved developments other than developments of regional impact approval pursuant to Chapter 380, Florida Statutes. These development regulations shall provide for a vested rights determination to be based on the following:

- a. A final local development order has been issued prior to the adoption of this Comprehensive Plan;

This policy is being met by the county

- b. development has commenced prior to the adoption of this Comprehensive Plan; and
- c. development is continuing in good faith.

This policy is being met by the county

Objective 2: Throughout the planning period, the proliferation of urban sprawl will be discouraged and/or reduced by the following implementing policies, the adopted LDR's, the concurrency provisions of this Plan, Objective 5 and its implementing policies, and the adopted land use and associated residential density categories contained in this Element. This objective shall be accomplished using Policies 2-1 through 2-7.

This objective is being met by the County.

Policy 2-1: Coordinate LDR's between the County and municipalities, to simplify compliance for developers, to aid in local government administration and to ensure a coordinated growth pattern in Washington County and the municipalities.

This policy is being met by the county. The municipalities are required to review the requests from developers to ensure infrastructure is in place (water/wastewater treatment) prior to issuance of development orders or permits.

Policy 2-2: The LDR's shall require the provision of open space within a development through the use of buffers, recreational sites, scenic vistas, and/or other similar types of land use.

This policy is being met by the county. No plat is approved without these requirements being included.

Policy 2-3: Land designated as ‘Conservation’ on the Future Land Use Maps shall be protected from urban sprawl and degradation of natural functions by the LDR’s, limiting use to the following activities and restrictions:

- a. Existing uses may continue until such operations or occupancy ceases; provided pollution or other environmental impacts from such sites conform to all local, state, and federal regulations, and the natural integrity of the ecosystem is maintained;

This policy is being met by the county.

- b. Future uses shall be limited to wildlife and fishing practices, wildlife habitat protection, silviculture (using Best Management Practices) conducted in accordance with Policy 3-9 of the Future Land Use Element and the provisions of Policy 2-3 c. of this element, passive recreational areas, groundwater recharge, and other natural functions according to local, state, and federal regulations; and,

This policy is being met by the county

- c. Silviculture activities in conservation areas shall be limited to those types of tree harvesting methods which adhere to Policy 3-9 of this element and which are compatible with the maintenance of the natural functions of the forested wetlands (including community integrity and its attendant wildlife, vegetative and hydrological characteristics). Through coordination with the Division of Forestry and all other responsible regulatory agencies the County shall ensure that access roads to silviculture activity are limited to those which are absolutely necessary, and such roads shall be removed once cutting is complete. Where necessary to maintain wetland forest values, functions, and vital wetland community characteristics (i.e. plant species diversity, composition, canopy cover and age structure). Only aerial harvesting, cable logging, or patch cutting shall be allowed. This precaution should apply to site preparation where earth moving or ditching would not generally be compatible with “conservation” uses.

There is no monitoring method in place to ensure that all access roads to silviculture activities are limited to what is absolutely necessary. It is the public that reports these types of uses to the Department of Environmental Protection or the Planning Office, and by then it is often too late, with the damage being done. With that being said, it is also noted that these complaints are rare with the logging companies being very aware of the repercussions from DEP should they violate the rules and statutes concerning conservation lands.

Policy 2-4: Natural and economic resources associated with the land use designations of “Agriculture” and “Silviculture” on the Future Land Use Maps shall be protected by the LDR’s from urban sprawl by the following:

- a. Limiting urban facilities and services to locations within municipalities, developable areas near municipalities, “crossroad communities,” or within planned mixed use developments as shown on the Future Land Use Maps;

This policy is being met by the County. However, it is becoming more prevalent for developers to seek out remote areas of the county to develop. The approval of changes for the future land use maps in order to “flip” the property by developers should be avoided where possible.

- b. Limiting the issuance of permits for residential structures except for immediate family members of the landowner, pursuant to Policy 3-7;

This policy is being met by the County.

- c. Requiring that the subdivision or resubdivision of land comply with the provisions, densities, and thresholds as established in Washington County’s Comprehensive Plan and Subdivision Regulations, and that any such major subdivision approval (i.e. not meeting the density limits established in the Comprehensive Plan or provisions of Policy 5-3 of this element), be done in compliance with the Comprehensive Plan Amendment Process (i.e., change in land use to appropriate land use category is required);

This policy is being met by the County.

- d. Amendments to this Comprehensive Plan will discourage incompatible land uses from locating in highly productive agricultural lands identified by the Natural Resource Conservation Service, the County Forester, and the County Extension Service; and

This policy is being met by the County.

- e. Maintain procedures for clustering of development in the LDR’s in accordance with Policy 5-3 of this element.

This policy is being met by the County.

Policy 2-5: Structures within 500 feet of a public well field will be given priority for the construction of sewer pipelines when such facilities become available in a given locality. Such structures will be given one year to connect to the sewer from the date of notification of availability.

This policy is being met by the County.

Policy 2-6: Structures and septic tanks (including drain field lines) shall be separated from public and private well fields in accordance with Ch. 10D-6, 10D-4, FAC, HRS guidelines, and as permitted by densities of land use classifications as stated under Objective 3 and its subsequent Policies 3-1 through 3-li, and as shown on the Future Land Use Maps. These provisions shall be maintained in the adopted LDR’s.

This policy is being met by the County.

Policy 2-7: The adopted LDR's shall require that all roadways constructed in the County be paved, and shall allow for the clustering of residential units or building sites in the Agriculture/Silviculture Future Land Use District in accordance with the provisions of Policy 5-3 of this Element.

This policy is being met by the County.

Objective 3: The LDRs shall provide provisions to implement the adopted densities and land use guidelines for the categories shown on the Future Land Use maps, allowing for orderly growth, an enhanced economic future, and desirable environs to reside and work in, and a quality environment.

This objective is being met by the County.

Policy 3-1: Future land use shall be identified as follows:

- a. Residential -Low Density, 0 to less than 1.0 residential units per acre -
Low/Medium Density, 1.0 to less than 3.57 residential units per acre (i.e.,
12 500 sq. ft. minimum lot size)
-High/Medium Density, 3.57 to less than 10.0 residential units per acre
-High Density, 10.0 to 20.0 residential units per acre

This policy is being met by the County.

- b. Commercial -Neighborhood Commercial
Commercial

This policy is being met by the County.

- c. Industrial -Industrial uses (including salvage yards)

This policy is being met by the County.

- d. Mixed Use/Sunny Hills -- Residential Density at 0 to 20.0 dwellings per acre and
commercial and recreational uses

This policy is being met by the County.

- e. Mineral Extraction (Mining)
-Mining Activities (i.e., limestone, sand, clay, borrow pits)

This policy is being met by the County.

- f. Agriculture -Agriculture
Silviculture

This policy is being met by the County.

- g. Recreational -Recreational

This policy is being met by the County.

- h. Conservation -Conservation (environmentally constrained and protected lands)
No residential density allowed.

This policy is being met by the County.

- i. Public/Semi Public -Public and Semi-Public grounds and facilities and
transportation facilities

This policy is being met by the County.

- j. Historical -Historical District
-Historical District (site specific use)
-Historical Site

This policy is being met by the County.

- k. Landfill -Solid Waste Disposal
-Recycling Activities
-Mining and Mineral Extraction (No residential density allowed)

This policy is being met by the County.

Policy 3-2: Residential land uses will be classified as follows:

- a. Low Density Residential

Purpose - to provide for single family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments where adequate natural vegetative buffers are maintained. Density is 0 to less than 1.0 residential unit per acre. Minimum lot size is 1.0 acre in this classification.

Uses - Single family residential units, public utilities, places of worship, recreational uses, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500, the

maximum FAR shall be 0.5 and such uses shall be buffered from all surrounding noncommercial uses.

This policy is being met by the County.

b. Low/Medium Residential

Purpose - to provide for single family residential settings within the municipalities, in the developing fringe areas surrounding the municipalities, at unincorporated crossroad communities, and at waterfront recreational residential developments.

Density - 1.0 to less than 3.57 residential units per acre. Minimum lot size is 12,500 sq. ft. in this classification.

Uses - Single family residential units, public utilities, places of worship, and recreational uses. All new subdivided areas must have either central potable water or sewer service available.

This policy is being met by the County.

c. High/Medium Residential

Purpose - To discourage urban sprawl, to provide sites for affordable housing, and to provide for single family and multi-family residential settings within areas serviced by both central water and sewer.

Density - 3.57 to less than 10.0 residential units per acre.

Uses -Single and multi-family residential units, public utilities, and recreational uses. All new subdivided areas and all areas developed in excess of 4.356 residential units per acre must have access to both central potable water and sewer service.

This policy is being met by the County.

d. High Density Residential

Purpose - To discourage urban sprawl, provide for affordable housing, and provide for multi-family residential settings within areas serviced by central water and sewer.

Density - 10.0 to 20.0 residential units per acre.

Uses - Multi-family residential units, public utilities, and recreational uses. All areas designated for this use must have access to both central potable water and sewer service.

This policy is being met by the County.

Policy 3-3: Commercial land uses will be classified as follows:

a. Neighborhood Commercial

Purpose - To provide for land use classification for areas of low intensity commercial use and to provide necessary services within residential neighborhoods and agricultural settings.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum Floor Area Ratio (FAR) allowed in this category shall be 0.50 for commercial uses and 0.75 for office type uses.

Uses - Neighborhood convenience retail services, professional offices providing services to a limited market area, and public utilities. A listing of the specific uses allowed in this category and subcategories shall be provided in the LDR's.

This policy is being met by the County.

b. Commercial

Purpose - To provide for community and region serving commercial uses to encourage compact development of integrated commercial centers and districts, to service the traveling public with highway commercial areas, and to provide adequate areas for commercial development and redevelopment in order to support economic development within the county and municipalities.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum Floor Area Ratio (FAR) allowed in this category shall be 0.75 for commercial uses and 1.0 for office type uses.

Uses -Commercial land uses including; neighborhood commercial, retail sales and services, business and professional offices, outdoor advertising, commercial lodgings, wholesale trade and services, and public utilities. A listing of the specific uses allowed in this category and subcategories shall be provided in the LDR's.

Policy 3-4: Industrial land uses will be classified as follows:

Purpose - To provide areas for the location of industrial operations and to provide sufficient choice of suitable locations to encourage economic development of the county and municipalities.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum FAR allowed in this category is 0.5.

Uses - Light, Medium, and Heavy Industrial trade and service activities including industrial support services, such as administration and public utilities, and salvage yards.

Special Provisions - Medium and Heavy Industrial Uses shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body to insure compatibility with surrounding land uses (including other industrial uses).

Policy 3-5: Mixed Use/Sunny Hills land uses will be classified as follows:

Purpose - To establish a land use category to assist with discouraging urban sprawl, to establish a mechanism for the provision of affordable housing, and to encourage the development of self-contained residential communities (i.e., residential, recreation, commercial and associated public facilities are provided within the development).

Intensity/Density - Residential use at 0 to 20.0 units per acre. Either central water or sewer service must be available to areas developed at densities exceeding 0.5 units per acre, and both central water and sewer service must be available to areas developed at densities exceeding 4.36 residential units per acre (10,000 sq. ft. min. lot size). Commercial uses are consistent with maximum lot coverage and/or floor ratios adopted in LDRs. The maximum allowable FAR for commercial uses shall be 0.75, and the maximum FAR for office type uses shall be 1.0. The ratios of land use contained within a mixed use unified plan for development (except for PUDs approved subsequent to the adoption of this Plan in accordance with Policy 5-1) must approximate the following on an areawide basis:

Residential (0.0 to 4.36 units per acre) = 78.0% of land area. Residential (4.36 to 20.0 units per acre) = 1.5% of land area.

Commercial = 2.5% of land area.

Recreation (includes parks, community facilities, golf courses, natural preserves, greenbelts, buffers, etc.) = 18.0% of land area.

Public facilities and grounds, houses of worship, and public utilities are permitted as needed in any of the above categories.

Uses - Single and multi-family residential uses, commercial uses where activities are compatible with adjacent land uses and are adequately buffered, public utilities, public facilities and grounds, and recreational uses.

Special Provisions - When any subdivided land area within this land use category reverts to acreage, the Future Land Use Maps shall be amended to reflect a change to either conservation, recreation, agriculture, and/or silviculture use. When any land area within this district is subdivided or resubdivided, the use of such land area shall be changed to the specifically intended new use (i.e. low density residential, commercial, mixed use-PUD, etc.) subject to approval under the comprehensive plan amendment process.

This policy is being met by the County.

Policy 3-6: Mineral Extraction Uses (mining) will be classified as follows (Overlay District):

Purpose - To establish a category to protect valuable mineral resources while at the same time to ensure that future mining activities will not serve to degrade the County's other natural resources and will be compatible and adequately buffered from all surrounding uses. Mining uses are only permitted as an overlay use in the Agriculture/Silviculture Land Use District and the Industrial Land Use District.

Intensity – In conformance with submittal and approval of extraction and reclamation plan.

Uses - All mining activities (i.e., limestone, sand, clay, borrow pits, etc.).

Special Provisions - Mineral Extraction/Mining Uses shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body to insure compatibility with surrounding land uses.

This policy is being met by the County.

Policy 3-7: Agriculture land uses will be classified as follows:

a. Agriculture

Purpose - To provide a land use classification for existing agriculture land uses and other lands suitable for agricultural use. This classification includes agricultural and related rural land uses and undeveloped land. Density in this Land Use District is calculated on an average "areawide" basis, with the term "areawide" meaning the total land area contained in this Land Use District.

Density - 1.0 residential units per/10 acres areawide on unplatted parcels. Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres.

Uses - Agricultural activities, livestock, aquaculture, agricultural/farm dwelling units, single family residential units (not to exceed density permitted under agricultural classification, except for rehabilitation and/or reconstruction of existing units), agricultural support services, structures and facilities related to agricultural activities, vacant land, places of worship, public facilities and grounds, public utilities, and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. feet. The maximum FAR shall be 0.5.

This policy is being met by the County.

b. Silviculture

Purpose - To provide a land use classification for existing and future silviculture operations. Density in this Land Use District is calculated on an average areawide basis, with the term “areawide” meaning the total land area contained in this Land Use District.

Density - 1.0 residential units per/10 acres areawide on unplatted parcels. Minimum residential lot size in this District, unless clustered in accordance with the provisions of Policy 5-3 of the Future Land Use Element shall be 4.5 acres.

Uses - Silviculture activities, silvicultural support services, structures and facilities incidental to silvicultural activities, vacant lands, single family residential units (not to exceed density permitted under silviculture classification, except for rehabilitation and/or reconstruction of existing units), recreational uses, places of worship, public facilities and grounds, and public utilities and neighborhood commercial where activities are compatible with adjacent land uses and are adequately buffered. The maximum square footage allowed in any neighborhood commercial structure shall be 2,500 sq. ft. The maximum FAR shall be shall be 0.5.

Policy 3-8: Recreational land uses will be classified as follows (Overlay District):

Purpose - To provide for the location of public and private recreational land uses, including active and passive recreation areas.

Intensity - Consistent with maximum lot coverage, buffering requirements, and/or floor area ratio adopted in the Land Development Regulations. The maximum FAR of structures constructed in this district shall be 0.5.

Uses - Public recreation areas, private recreational facilities, including specific commercial recreation uses, and their accompanying facilities, and public utilities. Recreational land uses shall be considered to be “overlay” land uses, meaning that recreational areas designated on the Future Land Use Maps shall be allowed in

any other land use designation in which the overlaying recreational use may be located in accordance with the provisions of the Adopted LDR's.

Policy 3-9: Conservation land uses will be classified as follows:

Purpose - To identify land held for conservation of natural features.

Uses - Activities compatible with the purposes of conserving or protecting natural resources, including flood control, wildlife habitat protection, passive recreational uses, and silviculture using best management practices, as defined by Silviculture "Best Management Practices", and "Management Guidelines For Forested Wetlands in Florida", Florida Department of Agriculture and Consumer Services, Division of Forestry) most recent editions, and the requirements of Chapters 373 and 403 Florida Statutes. Silviculture practices conducted in conservation areas shall be limited to tree harvesting methods which are compatible with the maintenance of the natural functions of the area, and which adhere to the following standards:

- a. Leave permanent natural vegetative buffers (above the observed normal waterline) 100 feet from the Choctawhatchee River, 75 feet from Holmes Creek, 75 feet from Econfina Creek, and 75 feet from Pine Log Creek; and

This policy is being met by the County.

Recommendation: It is recommended that "a" be reworded to read, "Leave permanent natural vegetative buffers (above the observed normal waterline) 100 feet from the Choctawhatchee River, Holmes Creek, Econfina Creek, and Pine Log Creek; and

- b. Do not impair or degrade the integrity and productivity of the natural ecosystem; and

This policy is being met by the County.

- c. Maintain with no net loss the natural diversity and populations of fish, and wildlife species dependent upon the wetland community; and

This policy is being met by the County.

- d. Silviculture in publicly managed areas which are totally designated as Conservation areas (i.e. Pine Log State Forest, Choctawhatchee Water Management Area and the NFWFMD Rosewood Resource area) shall be permitted only in non wetland areas. Silviculture activities will ensure that the natural wetland topography and hydrology will be maintained. In addition, no silviculture activities shall be allowed in wetlands that would result in the conversion of the existing wetlands, either directly or indirectly, to an upland system or another wetland type.
Density - No residential density is allowed in this area.

This policy is being met by the County.

Policy 3-10: Public/Semi Public buildings, grounds, and facilities land uses will be classified as follows:

Purpose - To provide for land public and semi-public facilities and services.

Intensity - Consistent with maximum lot coverage and/or floor area ratios adopted in the Land Development Regulations. The maximum FAR for public/semi-public buildings constructed in any district shall be 0.5.

Uses - All public and semi-public facilities and services including public buildings and grounds, other public facilities, military facilities, educational facilities and grounds, places of worship, utility structures, cemeteries, and public utilities.

Special Provisions - Cemeteries shall only be located in Future Land Use Districts which allow for Public/Semi-Public Uses, and shall require site specific approval by the Local Governing Body subsequent to all adjacent property owners being notified and Public Hearings being held before the Local Planning Agency and the Local Governing Body.

This policy is being met by the County.

Policy 3-11: Historical land uses will be classified as follows (Overlay District):

a. Historical District

Purpose - To provide protection for existing historical structures by encouraging rehabilitation of such, to provide housing, commercial establishments, and public and semi-public facilities and grounds which compliment the district.

Intensity - Existing historic buildings and their accessory structures permitted, additional construction and rehabilitation shall be consistent with LDR's and State of Florida standards for historical districts and structures.

Uses - All historic structures collectively forming an historical neighborhood. Single family residential facilities, overnight lodging (limited bed and breakfast type facilities), retail shops, museums or similar public or private facilities, recreational facilities, professional offices, places of worship, public utilities, and other uses in character with the district. Historical land uses shall be considered to be 'overlay land uses, meaning that historic areas designated on the Future Land Use Maps shall supersede any other land use designation in which the overlaying historical land use may be located.

This policy is being met by the County.

b. Historical Site

Purpose - To provide protection for existing historical and archeological structures and sites in locations outside of established districts.

Intensity - Existing historic buildings and their accessory structures permitted, additional construction and rehabilitation shall be consistent with LDR's and State of Florida standards for historical districts and structures. Archeological sites shall have no development covering the site except for interpretive facilities in accordance with LDR's and State of Florida standards for archeological sites.

Uses - Historic structures may be used for the purpose of their intended original construction (i.e., grist mills, single family residential homes, places of worship, mercantile), museums or similar public or private facilities, and passive recreational facilities. Historical land uses shall be considered to be overlay' land uses, meaning that historic areas designated on the Future Land Use Maps shall supersede any other land use designation in which the overlaying historical land use may be located.

This policy is being met by the County.

Policy 3-12: Landfill land uses will be classified as follows:

Purpose - To provide for a special land use district which will allow for the development of solid waste landfills in concert with mining and mineral extraction and recycling activities.

Intensity - The maximum intensity for all development located in this district will be in accordance with the approved Site Development Plan. In no instance shall the Floor Area Ratio (FAR) exceed 0.50.

Uses - The following types of uses will be allowed in the Landfill District:

1. Private and Public Solid Waste Disposal;
2. Private and Public Recycling Activities;
3. Mining and Mineral Extraction.

Special Provisions - All landfill uses must have an approved development and reclamation plan. Once approved by the governing body this plan shall be recorded with the Clerk of the Court and the developer shall comply with all Guarantees and Sureties enumerated in the Washington County Land Development Regulations.

This policy is being met by the County. There are no currently no landfills within the County.

Objective 4: Throughout the planning period the County and municipalities shall eliminate land uses inconsistent with the character of the area or with the Future Land Use Maps. This shall be

accomplished through the requirement that all proposed new development and all replacement of land uses must conform to the Future Land Use Maps and the provisions of the adopted LDR's.

This objective shall be accomplished using Policies 4-1 through 4-7.

This objective is being met by the County.

Policy 4-1: Expansion or replacement of existing land uses incompatible with the Future Land Use Maps and the Goals, Objectives and Policies contained in this Element will be prohibited.

Policy 4-2: Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible uses.

This policy is being met by the County.

Policy 4-3: The County and municipalities shall apply for grants and other such financial assistance, public and private, to assist communities in rehabilitating and/or reconstructing homes, and for other neighborhood or rural redevelopment projects.

This policy is being met by the County.

Policy 4-4: The County and municipalities, with the assistance of the Tri-County Community Council and SHIP Housing Committee, and other related agencies, shall annually identify structures in dilapidated conditions and warranting clearance and correct such inconsistent land uses as funds are available.

This policy is not being met by the County. While the SHIP program does identify and work with the owner to correct such dilapidated conditions, there is not clearance of structures that are beyond reasonable repair. Structures identified by code enforcement as being dilapidated have only been removed on one occasion after a prolonged period. Code enforcement needs to be more proactive.

Policy 4-5: Neighborhood Commercial uses will be permitted in areas designated as low density residential, agricultural, silviculture and mixed use on the Future Land Uses Maps, providing that such activities are compatible with adjacent land uses, are in compliance with maximum square footage ratios and FAR's, and that buffering is included on site as required by the LDR's.

This policy is being met by the County.

Policy 4-6: Highway strip development, urban sprawl, and "leap frog" development will be discouraged through the designation of commercial uses in a compact design on the Future Land Use Maps, providing a mixed use designation on the Future Land Use Maps and LDR's, including provisions for the establishment and approval of Planned Unit Developments (PUDs) in the LDR's, and by requiring the reduction of individual lot access along major roadways by the use of shared driveways, or subdivision design and access management control (see Transportation Element), and the filling in of vacant land as identified on the Existing Land Use Map and the Future Land Use Maps.

This policy is being met by the County.

Policy 4-7: Public property and facilities, commercial use, and industrial uses inconsistent with existing or proposed adjacent land uses as shown on the Future Land Use Maps shall be buffered with walls, screening fences, and/or native vegetation compatible with adjacent land uses. Guidelines for establishing these buffers shall be maintained in the adopted LDR's. Consultation and assistance for the design of such buffers shall be accomplished through the cooperative efforts of the County Forester, County Extension Service, Natural Resource Conservation Service and/or other appropriate public or private agencies. Such buffering shall be required in concert with any proposed development expansion, replacement, or improvement in such incompatible uses.

This policy is being met by the County.

Policy 4-8: In accordance with CDBG Mitigation Policies and Procedures, the County and all Municipalities shall, upon completion of all property acquisition activities involved with flood buy-out programs amend the Comprehensive Plan such that all acquired properties are reclassified as open space/recreation or conservation future land use.

This policy is being met by the County.

It is recommended that the following policy be added.

Policy 4-9: During the year 2009, Washington County will evaluate the value and validity of incorporating BEBR high growth projections into its Comprehensive Plan. Should the County want to pursue a population growth projection methodology alternative to BEBR projections, the County will work with the Department of Community Affairs to determine an appropriate methodology for which supporting data can be provided.

It is recommended that the following policy be added

Policy 4-10: By the end of the year 2009, Washington County will use the parcel based GIS Future Land Use Map to determine the new baseline acreage for the County, all Future Land Use Categories, Municipalities and remove all other area calculations within the data tables in the Comprehensive Plan.

Objective 5: LDR's will maintain provisions to accommodate innovative development proposals. These shall include softline provisions for clustering, overlay zones, zero lot line housing, mixed land uses, and the location of planned unit developments.

This policy is being met by the County.

Policy 5-1: LDR's shall provide for Planned Unit Developments (PUD's) to encourage innovative site design and provide for mixed land uses. Planned Unit Developments shall be allowed only in areas served by both central water and sewer service and/or provided as part of the development. PUD's shall be designated as Mixed Use-PUD on the Future Land Use Maps once approved as part of the Comprehensive Plan Amendment Process. The minimum

required land area to be considered for conversion to a PUD is 20 acres if the PUD is located in agriculture/silviculture designated area, and 10 acres if the PUD is located in a residential or commercial designated area (or combination of residential, commercial, and/or agricultural).

Maximum overall residential density in a PUD are 10 units per acre in an area previously designated as agriculture/silviculture and 20 units per acre in an area previously designated as residential or commercial use. Planned Unit Developments must contain residential land use and must include the following minimum mix and types of land uses:

- a. Recreation and/or Open Space Use - 10% of PUD's gross acreage (which may include buffers);
- b. Commercial Use - 5% of PUD's gross acreage; and
- c. Natural Vegetative Buffers of not less than 50 feet shall be provided between all adjacent and uses to minimize land use conflicts.

Intensity of uses in PUD's shall be consistent with the land use designation policies of the Future Land Use Element to which intensity applications (FAR's, etc.) may apply (i.e. commercial, public/semi-public, etc.)

PUD uses shall include single family dwelling units, commercial, neighborhood commercial, public/semi-public/educational, recreation/open space and public utilities. All residential subdivisions containing 100 or more subdivided building sites shall be required to be designated as Planned Unit Developments.

Policy 5-2: This Comprehensive Plan and the implementing LDR's will provide for the development of mixed use areas to provide for largely self-contained residential communities and provision of services.

Policy 5-3: The LDR's shall include provisions to allow for clustering of residential uses in Agriculture/Silviculture designated areas in accordance with the subdivision review, approval and platting process and the following criteria:

- a. Minimum lot sizes shall be 1.0 acre in areas not served by central water or sewer service, 12,500 sq.ft. in areas served by either central water or sewer service, and no minimum lot size if served by both;

Recommendation: This policy should be reworded to read, "Minimum lot sizes shall be 1.0 acre in areas not served by central water or sewer service and 12,500 sq.ft., in areas served by either central water or sewer service. If served by both, the minimum lot size must accommodate all setbacks, buffers, landscaping, and parking requirements with the structure being sited in a manner that is pleasing to adjacent residential development."

- b. All clustered lots must front directly on either a paved roadway (newly constructed or existing) which has uninterrupted direct paved access from a paved minor collector or higher classification paved roadway, or an existing unpaved county maintained roadway (existing as of the original date of adoption of this plan - April 4, 1991);

This policy is being met by the County.

- c. The access management provisions of this plan are adhered to (see Policy 1 -2 of the Traffic Circulation Element);

This policy is being met by the County.

- d. Areawide density ratios (1 unit per 10 acres) must be adhered to;

This policy is being met by the County.

- e. The minimum open space ratios required in such areas will be 55% as follows based on the number of lots or parcels contained in the cluster development; 1 to 10 lots - 25 percent minimum open space ratio,
11 to 25 lots - 35 percent minimum open space ratio,
26 to 40 lots - 45 percent minimum open space ratio,
40 to 49 lots - 55 percent minimum open space ratio.
- f. The maximum number of residential units or building sites which will be allowed to be clustered on a parcel in accordance with the provisions which has access from an existing unpaved roadway is six (6), and the maximum number of residential units or building sites which will be allowed to be clustered on a parcel which has access from a paved roadway is forty-nine (49); and,

Recommendation: There are two issues with this section of the policy. There is a conflict between the Comprehensive Plan and the Land Development Code. The Land Development Code needs to be corrected to show that the maximum number of lots allowed in a clustered subdivision on unpaved roads is six and not 10.

The policy should be reworded to read, "The maximum number of residential units or building sites which will be allowed to be clustered on a parcel in accordance with the provisions which has access from an existing unpaved roadway is six (6), and the maximum number of residential units or building sites which will be allowed to be clustered on a parcel which has access from a paved roadway is twenty (20); and,

- g. All clustered residential areas will be platted in accordance with the provisions of the Washington County Land Development Code (LDC).

Objective 6: Throughout the planning period, Washington County and the municipalities through the adoption of this Comprehensive Plan and the implementing LDR's shall provide a framework for protecting the County's natural resources from negative consequences of growth and development. The County and municipalities shall require that future land uses are coordinated with the appropriate soil and topographic conditions and the availability of services. This objective shall be accomplished using Policies 6-1 through 6-12.

Policy 6-1: The adopted LDR's shall designate minimum open space requirements for all land uses. These minimum open space requirements for all development shall provide for a definition of open space (in accordance with Policy 4-3 of the Recreation and Open Space Element) and will also establish specific guidelines and standards (also in accordance with Policy 4-3 of the Recreation and Open Space Element).

This policy is being met by the County. Policy 6-2: Implement and maintain a process for land development permitting to ensure that all required state and local permits are applied for and received prior to start of construction.

This policy is being met by the County.

Policy 6-3: Throughout the planning period coordinate with the Natural Resource Conservation Service to consider soil and topographic suitability of land when developing Land Development Regulations and when reviewing requests for variances of adopted Land Development Regulations.

This policy is being met by the County.

Policy 6-4: The LDR's shall require of all land uses which may potentially contaminate existing and planned public water supply wells a set back or wellhead protection zone from existing and planned public potable water well sites to minimize chances of contamination. This shall include a 200 foot prohibited development zone around the wells perimeter, and shall prohibit the siting of potentially adverse land uses (such as dry cleaning facilities, package treatment plants, gasoline stations, etc.) within 500 feet of a public water wellhead.

This policy is being met by the County. However, it recommended that the policy be reworded to read, "The LDR's shall require of all land uses which may potentially contaminate existing and planned public water supply wells a set back or wellhead protection zone from existing and planned public potable water well sites to minimize chances of contamination. This shall include a 500-foot prohibited development zone around the wells perimeter, and shall prohibit the siting of potentially adverse land uses (such as dry cleaning facilities, package treatment plants, gasoline stations, etc., and mining operations) within 1,000 feet of a public water wellhead."

Policy 6-5: The adopted LDR's shall contain requirements for buffering, development setbacks and/or provisions for protection from environmentally sensitive areas, (floodplains and wetlands) areas of known habitat for endangered or threatened species, and from major managed areas. These requirements shall include:

- a. Protection of the natural functions of floodplains through enforcement of FEMA Construction Standards (See Policy 3-1 Conservation Element);

This policy is being met by the County.

- b. Establishing a 25 foot permanent natural vegetative buffers from all wetlands and surface water bodies (See Policy 2-1 Conservation Element); and

This policy is currently being met by the County. However, as stated in the Identified Issues Section of this report, it is recommended that the 25-foot buffer be increased to 100 feet.

Recommendation: This policy should be revised to read, "Establishing a 100-foot permanent natural vegetative buffers from all wetlands and surface water bodies (See Policy 2-1 Conservation Element); and

- c. Establishing standards for identification and protection of other isolated environmentally sensitive areas (location of endangered/protected species, etc.) on a site by site basis and subject all development to site plan review which shall be the primary means for insuring protection; and
- d. Establishing a 100 foot permanent natural vegetative buffer from all major areas (See Policy 9-3 Conservation Element).

Policy 6-6: Proposals for development or redevelopment within the designated 100 year floodplains shall be approved only if such development is conducted consistent with the County's adopted floodplain management ordinance- These provisions of the LDR's shall be consistent with FEMA construction standards (See Policy 3-1 Conservation Element), and will preclude development of any type which would individually or collectively increase flood flows, heights, or damages. No development other than accessory recreational uses (boat ramps, etc.) will be allowed in the regulatory floodway.

This policy is being met by the County.

Policy 6-7: Concurrent with the adoption of this plan, the developer/owner of any site shall be responsible for the onsite management of runoff in a manner so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

This policy is being met by the County.

Policy 6-8: The County shall identify causes of current specific stormwater management deficiencies on an ongoing basis, shall specify solutions, and shall prioritize a schedule of correcting the deficiencies. These items shall be programmed into the Schedule of Capital Improvements where warranted based on cost.

This policy is being met by the County.

Policy 6-9: The extraction or removal of mineral resources shall be permitted by this Comprehensive Plan and the implementing LDR's only after it has been determined that such use is compatible with the existing and proposed land uses for a given site (i.e., site specific approval given), and is compatible with the adjacent land uses according to the Future Land Use Maps. All required permits, including county and municipal permits, shall be secured by the developer. Such sites shall be buffered in a manner to reduce or eliminate noise, airborne particles, runoff and other pollutants, and unsightly conditions to the adjacent areas.

This policy is being met by the County.

Policy 6-10: A reclamation plan shall be submitted as part of any applications for the extraction or removal of natural resources, pursuant to Policy 3-6.

This policy is being met by the County.

Policy 6-11: Moderate to high aquifer recharge zones of the Florida Aquifer shall be protected from contamination and restricted recharge through the adoption of this Plan and implementation of the LDR's by:

- a. Limiting impervious surfaces constructed within such areas to 50% of the total area of a given parcel;

This policy is being met by the County.

- b. Allowing only residential, public/semi-public, commercial and/or light industrial uses;

This policy is being met by the County.

- c. Requiring all industrial, public/semi-public, and/or commercial uses where the use involves the generation, handling, storage, and/or use of hazardous materials in its operation be serviced by central water and sewer service.

This policy is being met by the County.

- d. Managing stormwater flow on roadways and development sites so as to eliminate sedimentation and non-point pollution in the surrounding wetlands and recharge zone;

This policy is being met by the County.

- e. Requiring the use of package waste water treatment facilities for commercial, industrial, and/or semi-public development (i.e. not utilizing hazardous materials) in accordance with FDER guidelines; and
- f. Limiting residential densities in areas not serviced by sanitary sewer and potable water service in accordance with Policies 3-2, 3-5, and 3-7.

These policies are being met by the County.

Recommendation: A sub-paragraph "g" should be added to this policy that reads, "A minimal 100-foot natural vegetative buffer for all mineral extraction operations will be required to protect adjacent uses and roadways from noise, dust, etc. Based on particular development facts, the County may require greater buffers if the circumstances indicate the need."

Policy 6-12: Concurrent with the adoption of this Comprehensive Plan, the County and municipalities shall restrict industrial uses to areas so designated on the Future Land Use Maps, and will restrict the development of new industrial areas to upland areas as designated on the National Wetlands Inventory Maps and upland soils as identified in the most recently published "Soil Survey of Washington County." Such development shall be buffered from incompatible adjacent land uses, as required by the LDR's.

This policy is being met by the County.

Policy 6-13: Development orders and permits will not be issued which will cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan.

This policy is being met by the County.

Objective 7: Throughout the planning period historical and natural resources shall be conserved, managed, and protected so as to improve cultural, economic, and environmental conditions as measured by various local, state, and regional offices and agencies and commissions appointed for this purpose. This objective shall be accomplished using Policies 7-1 through 7-5.

This policy is being met by the County.

Policy 7-1: Priority will be given to the restoration and reuse of historical buildings over the construction of new public facilities. The County shall identify and designate such buildings as historical in accordance with Policies 5-1 through 5-4 of the Housing Element.

This policy is being met by the County.

Policy 7-2: The County and municipalities shall jointly cooperate with the Florida Department of State, Division of Historical Resources (FDS-DHR), community organizations, landowners, and volunteers to identify on an ongoing basis all historical structures and sites throughout the area and have qualifying sites placed on the Florida Master File and the National Register of Historic Places. This shall be in accordance with Policy 5-3 of the Housing Element.

This policy is being met by the County.

Policy 7-3: The County shall maintain a listing of the sites contained in the Washington County Master Site File at the local level to afford the local community the opportunity for review of such information and to assist in coordinating future development proposals with the protection of historic and archeological sites.

This policy is being met by the County.

Policy 7-4: In accordance with provisions included in the adopted LDR's, development approval shall not be granted when such developments destroy historic and/or archeological resources.

This policy is being met by the County.

Policy 7-5: To protect valuable historic and archeological resources, the County shall consult the Master Site File and the Historic Resources Maps in this Element prior to granting development approval.

This policy is being met by the County. Objective 8: Throughout the planning period, the County and municipalities shall make available suitable land for existing service facilities and any land necessary for expansion of those services, and shall assure that new development be provided with the necessary facilities and services. This objective shall be accomplished using Policies 8-1 through 8-4.

Policy 8-1: The County and municipalities shall coordinate in producing a program that continually monitors facilities and services to ensure that services remain within the level of service standards established in this Plan.

This policy is being met by the County.

Policy 8-2: The County and municipalities shall require that infrastructure be available concurrently with development approval, and when in compliance with other provisions of this Plan, by requiring the developer to provide the services.

This policy is being met by the County.

Policy 8-3: Development orders and permits shall not be issued unless infrastructure and services are or will be available to meet the needs of the proposed development. Determination of availability shall be consistent with the standards set forth in 9J-5, F.A.C., and as further described in the Concurrency Management System contained in this Plan.

This policy is being met by the County.

Objective 9: Throughout the planning period, the economic base of the County shall be broadened through planning and development activities which will attract new business and industry, and expand current businesses and industries, while continuing to protect the natural resources. This objective will be accomplished using Policies 9-1 through 9-3.

Policy 9-1: Maintain throughout the planning period the existing cooperative relationship between the local governments, the business, and the educational communities to improve economic conditions, thereby reducing unemployment and increasing the average income of residents.

This policy is being met by the County.

Policy 9-2: The County shall coordinate future land use and planning decisions with the City of Chipley to ensure that the industrial park, located in the Southeastern portion of Chipley is protected from encroachment of incompatible land uses and is continued to be serviced with an adequate level of public services necessary to attract compatible light industry.

This policy is being met by the County.

Policy 9-3: Agriculture and silviculture activities shall be maintained at their current levels through designating lands for these activities, limiting residential density in these areas, and by directing urban development away from the most productive agricultural lands.

This policy is being met by the County.

Objective 10: Analysis has shown that instances of substandard structures (blight) exist throughout the County; however, very limited specific instances of incompatible land uses are identified. Beginning with adoption of the Comprehensive Plan, and continuing throughout the planning period, it is the intent of the County to reduce instances of blight and to encourage redevelopment through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the County will ensure that proposed development conforms to the Future Land Use Map and Land Development Regulations designed to ensure compatibility of future development. Finally, existing development which is inconsistent with the Future Land Use Map will be addressed through provisions for buffering and/or control of expansion, replacement or improvement contained in the LDR's.

Policy 10-1: Throughout the planning period, expansion or replacement of existing land uses inconsistent with the Future Land Use Map will be prohibited.

This policy is being met by the County.

Policy 10-2: The Land Development Regulations will maintain specific buffering requirements for incompatible existing land uses which will be imposed upon any request for expansion, replacement or improvement.

This policy is being met by the County.

Policy 10-3: To assist with eliminating blighted conditions the County shall apply for all available assistance (funding) programs.

This policy is being met by the County.

Objective 11: The County and/or municipalities shall support efforts that facilitate coordination of planning between the County and/or municipalities and the Washington County School Board for the location and development of public educational facilities.

This policy is being met by the County.

Policy 11-1: Public educational facilities are defined as elementary schools, special education facilities, alternative education facilities, middle schools, high schools, and area vocational-technical schools of the Washington County School District.

This policy is being met by the County.

Policy 11-2: Public educational facilities are an allowable use in all Future Land Use categories except for the Conservation and Industrial Land Use Categories.

This policy is being met by the County.

Policy 11-3: The location and construction of new public educational facilities, or the expansion of an existing site within a Future Land Use category in which public educational facilities are an allowable use shall only be allowed upon a determination by the Local Governing Body that the proposed site is consistent with the adopted Comprehensive Plan.

This policy is being met by the County.

Policy 11-4: In addition to consistency with the Washington County Comprehensive Plan, the proposed location of a new or expanded public educational facility within one of the allowable land use categories shall be reviewed and considered and shall be consistent with the following general criteria:

- a. The proposed location is compatible with present and projected uses of adjacent property.

This policy is being met by the County.

- b. The site of the proposed location is adequate for its intended use based on the State Requirements for Educational Facilities and provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.

This policy is being met by the County.

- c. Based on the Five-Year Capital Improvement Program of the School Board and the Washington County Comprehensive Plan, there will be adequate public services and facilities to support the public educational facility.

This policy is being met by the County.

- d. There are no significant environmental constraints that would preclude development of a public educational facility on the site.

This policy is being met by the County.

- e. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.

This policy is being met by the County.

- f. The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.

This policy is being met by the County.

- g. The proposed location is not within a velocity flood zone or floodway.

This policy is being met by the County.

- h. The proposed site can accommodate the required parking and circulation of vehicles on site.

This policy is being met by the County.

- i. The proposed location lies outside the area regulated by Section 333.03(3) F.S. regarding the construction of public educational facilities in the vicinity of an airport.

This policy is being met by the County.

- j. The proposed site is located so as to allow for collocation with parks, libraries and community centers.

This policy is being met by the County.

Policy 11-5: Require the development of public school sites to be consistent with the following standards unless the Local Governing Body approves changes or modifications:

- a. Middle and High schools shall be located on collector or arterial roadways which have sufficient capacity to carry student and parent traffic and are suitable for high volume traffic during evening and special events as determined by acceptable traffic engineering standards.

This policy is being met by the County.

- b. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impact[^] to adjacent residential property.

This policy is being met by the County.

- c. The site must contain at least the minimum usable acreage required by Chapter 235.19 F.S. and 6A-2 FAC and necessary to meet the needs of the anticipated program.

This policy is being met by the County.

- d. Newly constructed schools shall comply with all design and Improvement Standards as established by the adopted Land Development Code as well as emergency management standards and applicable building codes.

This policy is being met by the County.

Objective 12: Each Local Governing Body shall establish the following Intergovernmental coordination policies and collaborative planning procedures to insure that the location and construction of new public educational facilities, or the expansion of existing sites is consistent with the adopted Comprehensive Plan as well as is consistent with the Washington County School District's Five Year Work Program.

Policy 12-1: The Washington County School Board shall provide written notice to the Washington County Board of County Commissioners as well as to any affected municipality at least 60 days prior to acquiring or leasing property that may be used for a new public education facility. The local governing body shall notify the School Board within 45 days as to the consistency of the site with the land use categories and the policies of the Comprehensive Plan.

This policy is being met by the County.

Policy 12-2: Upon receipt of a written request for a compliance determination from the Washington County School Board for any educational capital improvement projects (including receipt of all materials necessary for development review), the Local Governing Body shall determine within 60 days after receiving the necessary information whether the proposed capital improvement project is consistent with the Comprehensive Plan and the Land Development Code.

This policy is being met by the County.

Policy 12-3: In order to coordinate the effective and efficient provision of siting of public educational facilities with associated infrastructure and services within Washington County, the following procedures shall govern the collaborative planning program between Washington County (including the municipalities of Caryville, Ebro, Vernon, and Wausau) and the Washington County School Board.

- a. Upon receipt of the annual report specified in Chapter 235, Florida Statutes, whereby each school board would notify each affected Local governing body of any additions to the School Five Year School Facilities Plan, the Local Governing Body shall respond to the receipt of this information in accordance with Policy 12-1 of this Comprehensive Plan;

This policy is being met by the County.

- b. Each Local Governing Body shall coordinate the decennial United States Census Bureau's preliminary counts with the Washington County School Board to help insure accuracy and consistency of data; and,

This policy is being met by the County.

- c. Each Local Governing Body shall transmit population estimates and projections conducted by the Local Governing Body as part of its planning process to the School Board as requested, and at a minimum once per year as part of the review of the School Facilities Plan.

This policy is being met by the County.

Policy 12-4: By June, 2000 each Local Governing Body shall enter into an interlocal agreement with the Washington County School Board which will formally establish the coordination and collaborative procedures contained in Policies 12-1, 12-2, and 12-3.

This policy is being met by the County.

TABLES AND FIGURES FOR LAND USE ELEMENT

Type Use	Caryville	Ebro	Vernon	Wausau	Unincorp	S. Hills	Total Acres	% Total
Residential	343	317	481	391	15,240		16,772	4.31%
Mixed Use Sunny Hills						16,519	16,519	4.25%
Planned Unit Development					253		253	0.07%
Commercial	44	103	87	9	674		917	0.24%
Neighborhood Commercial					10		10	0.01%
Industrial	87	20			314		421	0.10%
Conservation (Includes Water)Undevelopable	366	2,438*	379	27	63,969*		67,179	17.28%
Historic/Archeological					144		144	0.03%
Recreation Undevelopable	6	11	6	15	1,268		1,306	0.34%
Public and Semipublic	39	7	121	11	259		437	0.11%
Agriculture/Silviculture Vacant Land	669657	1066	1916	322	280,805 280,835		284,778 284,795	73.26%
Total	1542	3,962	2,990	775	365,130	16,519	388,753	100.00%

Source: Washington County Planning Office *2,164 was detected as being annexed by Town of Ebro in 70's, but was never added into Ebro land area. This corrects the acres in Ebro and the resulting loss to the County. Undevelopable land includes all areas designated conservation and recreation.

Type Residential	Density per Acre	Required Service	Area Allowed
Low Density	1 unit	Septic tank/well	Suitable areas of County
Low/Medium Density	3.57 units	Central Waste or Well	Vernon, Caryville, Chipley, and Wausau
High/Medium Density	3.57 to 10 units	Central Waste and Water	Vernon and Chipley
High Density	10 to 20 units	Central Waste and Water	Vernon and Chipley
Agriculture/Silviculture	1 unit per 10	Septic tank/well	Suitable Ag lands

Source: Washington County Comprehensive Plan

Table 7-3. 2006 Future Land use Map Acreage by Residential Categories	
Type of Residential Land Uses	Residential Acres
Residential	16,772
Mixed Use Residential Sunny Hills	16,519
Planned Unit Development	253
Agriculture Allowing Potential for Residential Development	284,778
City of Chipley	1,218
Total Lands Available for Residential Development	319,540
Source: Washington County Planning Office	

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TRANSPORTATION ELEMENT

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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS s.163.3191 (2)(a)**

TRANSPORTATION ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Transportation Element of the Washington County Comprehensive Plan for its successes and shortcomings.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Special Issues Section of the report. Changes since 2000 dictate that the element should be revised for the EAR-based amendment process. Necessary policies will need to be drafted to incorporate changes in state and local policies regarding transportation policies. (See chapter 163 work table for recommended amendments)

III. THE EXISTING SYSTEM ANALYSIS – s. 163.319(2)(h)

Washington County is a sparsely populated rural county p, and its residents depend on the automobile as the main mode of transportation. The County has an excellent transportation system with I-10 running east and west through the northern part of the County. State roads (SR) also serve as key connections throughout the county; SR 79 and SR 77 connect Washington County with Alabama to the north and Bay County to the South. US 90 in the north and SR 20 in the south provide access to Jackson County to the east and Walton County to the West. While new development has placed some increased demand on the county highways and parking spaces for commercial development and motels (especially in Chipley), the overall pace of development in the county remains slow. This does not indicate that future growth will not increase, but the growth rate experienced by some counties in Florida since 2000 has not occurred in Washington County. The lack of economic development initiatives in the County and the slow growth in the housing market has failed to bring the influx of traffic generated by new growth. However, the future offers possibilities for growth and increased traffic circulation for which the County should be prepared.

Transportation projects in recent years within the County have provided an increase in the level of service standards for roadways, thus enabling the county to meet the demands of increased traffic arising from Future Land Use Map (FLUM) changes and the clustered subdivisions approved in the County (exception is portions of SR 77 and will be discussed later). Tracking of development remains vital to ensure that corridors retain level of service standards that will address the requirements of concurrency, hurricane evacuation, and roadway improvements.

The County has begun exploring appropriate methods to address expansion and revitalization of its small rural county road network. This system contains numerous miles of substandard roadways both paved and unpaved. With cooperation between the public and private sectors, emphasis is being placed on proactive paving and resurfacing programs that will result in improved traffic circulation within Washington County and add to the economic development attractors of the county in providing incentives for investors to locate in Washington County.

When using all of the available tools, the County will be able to adequately plan for the future based on the system's capacity to serve future demand. Those tools are:

- Future Land Use Maps
- Other Elements of the Comprehensive Plan
- The Land Development Code
- County's Future Adopted Levels of Service
- Existing and Future Transportation Maps
- FDOT Functional Classifications
- FDOT's Five-Year Work Program Funding Operational Responsibilities

A Transportation Plan for the County is the most significant tool missing from this list. While a start has been made, all departments must work together to ensure that all factors impacting the transportation system of the County are compiled into one publication, which is to be adopted by resolution by the Board of County Commissioners. This information should be available to buyers and sellers of real estate, developers, engineers, and planners. As the development process currently works, there is no central point for distribution of this information or for the collection of operational policies.

Recommendation: Include policies to ensure the creation of a county-wide Transportation Plan.

In July 2007, the Board of County Commissioners of Washington County, Florida, adopted Washington County Ordinance No. 2007-9, known as "Washington County Comprehensive Impact Fee Ordinance" authorizing the imposition of impact fees to fund capital improvements for additions to the County Fire Protection System (the "Fire Protection Impact Fee"), the Emergency Medical System (the "EMS Impact Fee"), and the County Road System (the "Road Impact Fee") necessitated by future growth. The Road Impact Fee rates shall be imposed upon all road impact construction occurring within the County in the unincorporated area. None of the municipalities have agreed to participate in the impact fee program, but retain the option for future inclusion.

Recommendation: Incorporate the impact fee provision into the EAR-based amendments to the Comprehensive Plan.

A. Transportation Map and FDOT Functional Classification of Roadways.

Table 8-1. Functional Classification of FDOT Roadways	
Name of Roadway	Classification
SR 10 (US 90)	Minor Arterial
SR77	Principal Arterial
SR79	Principal Arterial
SR20	Principal Arterial
CR 278 (Portions of)- Cecilia - describe portions	Major Collector
CR 276A (portions of) - describe portions	Major Collector
CR77A	Major Collector
CR273	Major Collector
CR277	Major Collector
Source: 2007 Florida Department of Transportation, "Levels of Service Analysis"	

B. Funding and Operational Responsibility

1. State Road System. This has not changed. Operational responsibility remains with the State of Florida Department of Transportation.
2. County Road System. Funding remains the same from state and local revenue sources. However, the County is fortunate to have received the following grants during the planning period, making a difference in the rate at which unpaved roads have been paved and resurfacing projects completed.
 - Small Counties Road Assistance Program (SCRAP)
 - Small County Outreach Programs (SCOP)
 - Community Development Block Grant (CDBG)
 - Small County Incentive Grants Program (SCIGP)
 - Economic Development Transportation Funds (EDTF)
 - Florida Forever Grants
3. All transportation improvement projects must appear on the Capital Improvements Element schedule as it is updated annually. The County should continue to actively pursue all grants and other avenues of funding for feasible road paving and resurfacing projects.

- C. FDOT Transportation Workplan 2008 - 12. See Table 8-4 at the end of this section for the listing of projects in the FDOT's tentative five-year work plan dated July 28, 2007.
- D. Washington County's Adopted Level of Service Standards (LOS). All references for LOS and revisions pertaining to level of service should be combined into one major subject area for the EAR-based amendment.
- E. Revision of the Plan's Format Required. There is a need to reorganize all of the LOS Standards, into Section V to be titled LEVEL OF SERVICE (LOS) STANDARDS FOR STATE AND COUNTY ROADWAYS. The reorganized Section V will include Section IV D, E, and Section V, (A) with applicable subsections that pertain to Levels of Service as follows:
1. LOS for County Roads. There are currently no levels of service standards for County roads. The County is in the process of compiling LOS standards based on traffic counts (AADT) and stop conditions of the roadway as well as the roadway widths and shoulders. This data collection should be complete by the end of 2007, with the end product being consistent with the State LOS standards. Most roadways within the county have traffic volumes that allow operation at an acceptable level. However, during periods of inclement weather or extreme dryness, the unpaved roads require more frequent maintenance than during more normal periods.
 2. LOS for State Roads. The Florida Department of Transportation maintains the state roads. Standards for these roads are contained in FDOT's 2007 Quality/Level of Service Handbook.
 - a. Level of Services. The LOS for state roads ranges from A to F, with F being the worst. These levels of service measure the satisfaction of drivers on roads within the system. These standards are posted on the County website and appear in the tables section of this report. A complete description of the LOS standards can be found in the *Levels of Service Analysis for State and County Roadways for Washington County, July 2007 as published for FDOT by PBS&J*.
 - b. Level of Service (LOS) Analysis. There is only one road in the County with established LOS standards (FDOT) that is deficient. Two sections of SR 77 are considered deficient - that portion from the southern city limits of Chipley to the northern city limits is considered insufficient. The second section of the road not meeting capacity standards is from the Bay County line to CR 279. It is expected that these problems will continue until such time that SR 77 is widened.
 - c. Frequency of Accidents. The following table designates high-accident areas within the County. The intersection of SR 20 and SR 79 has now been

fitted with a traffic signal that allows a smoother safer flow of traffic through the Town of Ebro.

Accident Locations	Number of Crashes	Bodily Injury	Property Damage
SR 20 and SR 79 (Ebro)	54	87	15
SR 79 and Jackson Street (Vernon)	11	7	6
SR79 and SR 279 (Vernon)	9	3	6
SR 79 and Court Street (Vernon)			
SR 77 and Lost Lake (ChIPLEY)	13	15	5

Source: FDOT - Crash Analysis Reporting System for State Roads

- d. Projected Needs. Pursuant to the requirements of Chapter 9J-5, FAC, projections were prepared for future traffic circulation levels of service and system needs based on future land use shown on the Future Land Use Map. The only road expected not to meet the LOS standards are the sections of SR 77 previously discussed in item 2-b above.

F. Paving/Resurfacing Development Project Management: In 1998, one extensive problem in the County was the need to repave and resurface roads in the County transportation system. The County's decision in 1999 to not accept any new unpaved roads has placed the requirement of paving new roads upon developers. Through attrition and the County's proactive road paving program, this has decreased the number of unpaved roads requiring future unpaved road maintenance. The Public Works Department does maintain a road repair list of projects that the Board approves annually. However, there is no formal publication of this list that can be used to update the capital improvement plan for the County. In the past, paving and resurfacing projects were accomplished in a disorganized manner with no particular criteria established to determine either the need or the financial feasibility for roads selected to be improved. To ensure more efficient selection of roads, a procedure has been adopted that will hopefully result in a professional methodology for selection of paving and resurfacing projects.

In 2007, a matrix system to determine the priority for paving and resurfacing County roadways was developed by the County Engineer. Based on several criteria, the different agencies within the County had the opportunity to rate all of roads and select the roads that most needed to be upgraded. Participating agencies in the survey used to identify these roads were the Postal Service, the School District, the Sheriff's Department and other agencies that heavily utilize the roads for delivery of services. From these rankings came the opportunity to prioritize roads and include these projects in the Capital Improvements Element schedule based on need rather than political pressure.

Recommendation: Incorporate the road management plan into the EAR-based Transportation Element

- G. Inventory of County Roads. Until 2007, there was no inventory of County roads; only maintenance records from the Public Works Department were used to determine what roads fell under the County's responsibility. In conjunction with establishing LOS standards, GASB 34 has corrected this problem and a list of county-maintained roads has been compiled with a disclaimer that the list did not guarantee concurrency. The policy of maintaining an up-to-date inventory of County roads should be included in the EAR-based amendment. The criteria for establishing this list should also be compiled and included in the Plan. The GASB list has enabled the 9-1-1 addressing coordinator to update the maps for the County, but the failure to upgrade the aerial Pictometry program due to the lack of funding is an issue that the county should address in the future.

Recommendation: Incorporate the requirement for including the updated list of County roads into the Comprehensive Plan with the provision that the list is to be approved as need by resolution by the Board as opposed to ordinance. Utilizing the resolution option will provide a timely manner of making changes to the list.

- H. Disclosure Ordinance Abutting Roadways for Development. A residential sale disclosure regarding abutting roadway and maintenance disclosure is required in Washington County. Sellers must reveal to the buyer the status of the road with regard to maintenance and how ingress/egress is furnished to any particular parcel of land. This is a requirement; however, there are no controls in place ensuring that this is being enforced.

Recommendation: Incorporated the Disclosure Ordinance into the Comprehensive Plan to ensure that the buyers, sellers, and developers comply with this rule.

- I. Restrictions on Development on Inadequate Roadways. There are several methods in place to ensure that development does not occur on roads that are in poor condition.
1. The Land Development Code restricts development of subdivisions on unpaved roads when the total resulting lots will be more than ten lots (minor subdivision). Subdivisions larger than ten lots require access by continuously paved roads. However, the impact from a ten-lot residential development is sometimes greater than the unpaved road is capable of handling.

Recommendation: Reduce the number of lots for a minor subdivision to six lots in order to reduce maintenance requirements on existing unpaved roads.

2. Variance requests by property owners for one-time splits without platting are allowed but must be approved by the Planning Commission; these are being examined more closely in relation to ingress/egress to the County roads.

3. The State system does have one road (State Road 77 from north of I-10 to the northern city limits of Chipley and from CR 279 (Moss Hill Road) to the Bay County line) that has reached capacity along several sections. Developers are required to work with FDOT to insure concurrency by the use of proportionate fair share as provided for in the County's Land Development Code.

- J. Drainage, Flooding and Environmental Issues. Drainage problems within the county contribute to problems with both paved and unpaved roads. The County continues to pursue funding as grants become available to address such drainage problems. A drainage plan for the County should be developed in order to address all areas posing a threat to safe traffic circulation. To this end, the development of a drainage plan appears on the County's Capital Improvements Element schedule. Environmentally sensitive lands continue to be avoided by both the private and public sector during road construction so as to minimize the impact to these areas. All permits required from state agencies are applied for, and when necessary, mitigation is required according the requirements of the State.

Recommendation: Establish policies in the EAR-based amendments that promote the identification of and the development of a drainage plan for the County.

- K. Impact Fees. Transportation impact fees depend on the amount of travel generated by new development, the impact of that new travel, and the cost to build new roadway facilities to meet the impact. The primary means to determine the impact is to calculate how much road capacity is used by the new development, and then to determine the cost to provide that capacity. Care must be taken to not "double charge" new development. The fee is reduced by a credit that considers other revenue sources. The fee is also calculated recognizing that Federal, FDOT and developer funded projects will meet some of the impact. The resulting fee, when combined with other contributions, will meet the County's growth related roadway improvement needs. Pursuant to F.S. 163.31801 (3) (a), "... the calculation of the impact fee [is required to] be based on the most recent and localized data." Trip generation data used throughout the impact fee study was from the most recent edition of "Trip Generation" by the Institute of Transportation Engineers; it was used because it contains the largest collection of trip generation data and it covers a wider variety of land use types than origin and destinations that could be prepared by the County. Furthermore, the ITE data is significantly more robust than what could be collected locally. Construction costs use the latest averages from the Florida Department of Transportation (FDOT) and recent construction bids from FDOT's District 3. Similar to trip generation data, construction costs collected statewide and FDOT district wide for many different types of projects represent the most robust and appropriate data.

Recommendation: The EAR-based amendments to Comprehensive Plan should include the provision for transportation impact fees recently enacted by the Board of County Commissioners.

- L. Transportation Planning Organization. Washington County is part of the Regional Transportation Partnership (RTP). This organization is the result of an inter-local agreement between the Bay County Transportation Organization and the rural counties of Gulf, Holmes, and Washington to coordinate transportation planning through the

establishment of a regional transportation network. This regional partnership was developed in support of a trend toward regional transportation planning. West Florida Regional Planning Council assisted in the formation of the Bay, Gulf, Holmes, and Washington Regional Transportation Partnership and through the Transportation Regional Incentive Program (TRIP) has been successful in obtaining funding for PD&E Study and Final Design for the Elkam Connector from SR 77 to US 231. The Bay, Gulf, Holmes, Washington Regional Transportation Partnership (RTP) was created for two purposes: (1) to implement regional coordination, which is a state planning emphasis area, between the Bay County TPO and the three surrounding rural counties, and (2) to establish the regional partnership required under Section 339.2819 F.S. to be eligible to apply for State Transportation Regional Incentive Program (TRIP) funding.

This program has been successful in applying for TRIP funds as in the case of the Elkam Connector. Since this is a multi-county entity it will continue to qualify for application of TRIP funds for unfunded projects that need to meet LOS demands. A further assessment of the success or failure of this program needs to be here. What is the common methodology for implementing the concurrency management system? For Washington County, this methodology analysis will include Holmes and Bay Counties as well as the City of Chipley and Bonifay.

Holmes County assesses LOS impact by following the FDOT figures for Peak Hour Trips occurring on each roadway in Holmes County. This is also the adopted methodology for the City of Bonifay. Washington County uses the FDOT figures for Average Annual Daily Trips (AADT) to measure development impacts to the roadways in Washington County. The City of Chipley uses the FDOT figures for Peak Hour Trips occurring on all roadways in the City of Chipley. Bay County uses the Peak Hour Trips as a measure of concurrency.

Recommendation: The RTP should continue as a tool for Washington County to meet future LOS needs and to help pay for critically needed projects that benefit regional travel and commerce.

Recommendation: In order to have a common methodology, Washington County should add a policy to the Transportation Element to adopt the FDOT Peak Pm Hourly Trips as their adopted measure of LOS for all roadways in the County as they are the only local government in the Regional Transportation Partnership that uses AADT as a measure of concurrency.

IV. OVERVIEW OF THE TRANSPORTATION ELEMENT

The County transportation system consists of the following:

- A. State Roads. State Roads 77, 79, 277, and CR 279 are part of the secondary road system and provide north-south access. U.S. 90 extends through the cities of Caryville and Chipley, and 1-10 runs parallel to U.S. 90 just south of both cities. The City of Wausau lies at the intersection of SR 77 and CR 278. Ebro is at the intersection of SR 20 and SR 79, and Vernon is formed around the intersection of CR's 278, 279, and SR's 277 and 79. SR 79 will be undergoing a four-lane upgrade from the Bay County line north to Interstate 10 within the next 2 - 3 years, and the widening of SR 77 is in the planning stage.

1. Deficient Roadway Segments. Two segments of SR 77 have a level of service standard of D. One segment extends from the northern city limits of Chipley through the city to the southern city limits. The other section designated as deficient is that part of SR 77 from the Bay County Line to CR 279. There are currently no available trips left for major development along that section of the SR 77 roadway as capacity is exceeded. While this road does not appear in FDOT's Five-Year Plan, planning is currently underway for the widening of the roadway with progress expected if funding becomes available. All other state roads in Washington County carry a LOS of A, B, or C, and none are considered as being deficient at the present time.

2. Four-Lane Projects of State Highways in Washington County. Two roadways, SR 77 and SR 79, have been identified as four-lane projects by FDOT and are included in the Florida Intrastate Highway System Master Plan. The two four-lane projects will serve to alleviate some traffic congestion within the county, especially within the city limits of Chipley (north of Interstate 10) along the SR 77 corridor. The increase in the cost of road building materials has caused an unprecedented increase in cost of completing road projects. Many of the FDOT projects were deferred from 2006, 2007, and 2008 planning years to 2009, 2010, and 2011. The 2008-2012 Adopted FDOT Workplan can be found at 15.
 - a. SR 79 from the Bay County line to Interstate 10. A portion of this project currently appears on FDOT District 3's 2007 - 2008 Tentative Work Program and is described as, "SR 79 from Environmental Road to Strickland Road." The four-lane project's completed limits currently extend to approximately eight miles south of the Washington County line. Right-of-way acquisitions are presently underway along some sections of the roadway within Washington County with property values being determined by FDOT appraisers. This roadway serves as an evacuation route and any major pileup on this road could create a situation where the emergency medical and fire services become quickly overwhelmed.

 - b. SR 77 from the Bay County line to the Jackson County line. While no construction is scheduled for the portion of the roadway within Washington County, the four-lane section is complete within Bay County and up to the Washington County line. The status of the four-lane project within Washington County is described as being in the planning stage. This roadway serves as an evacuation route and any major pileup on this road could create a situation where the emergency medical and fire services become quickly overwhelmed.

3. All new connections to roads within the State-maintained roads system in the county must be permitted through the Florida Department of Transportation.

B. County-Maintained Roads. According to the GASB inventory list of County roads, there are approximately 334 additional miles of paved county-maintained roads in the county and 507 miles of unpaved county-maintained roads. Adding 52 miles of driveways that receive regular maintenance by the Public Works Department to the number of miles of roadways maintained equates to approximately 893 miles of maintenance responsibility for the County. Along with regular maintenance, periods of excessive drought or rain create additional maintenance requirements. There are no levels of service assigned to any of the roads except for those designated as major collectors and there are no written policies of the levels of service standards that should be applied to the County road system. The FDOT accepted descriptions of LOS standards are used for planning purposes, dirt roads are considered to carry a designation of with paved roads designated with levels of service standard of D.

Paved Roads	Unpaved	Paved With Acceptance Pending	Total
334	507	20	861

Source: Washington County GASB and GIS Coordinator

1. Paved County Roads. There are 345 miles of paved roads in the County transportation network. The GASB inventory is revised as dirt roads are paved to county standards. No LOS standards are assigned to newly paved roads to when paved, but it is presumed for planning purposes that these roads will carry an LOS of D until such time as the level of service standard is determined for that new road. New roads created as a result of new development or subdivision is considered as having a LOS of D, until such time as the road is accepted and a LOS standard is assigned by the County Engineer. County roads are maintained by patching pot holes, repainting center line, side line striping, installing and replacing road signs in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) standards, mowing shoulders and trimming of bushes and trees along the rights-of-way.

2. Unpaved County Roads. New dirt roads are not accepted by the county and the development of any subdivision in excess of ten lots is not allowed on any type of unpaved road. There are approximately 500 miles of unpaved roads that are currently receiving maintenance from the County. It is the policy of the Public Works Department to upgrade culverts that are being replaced by at least one size in order to create sufficient flow volume to mitigate future damage to the roadway and rights-of-way. Headwall retention is installed on culvert drainage pipes within the County maintenance areas. Milled asphalt, limestone, gravel, or other appropriate aggregate road base establishing material is placed on roads with problem areas such as rain slick clay, hills or other uniquely hard to maintain areas. Roads that have been abandoned using the prescribed system by the Board of County Commissioners are properly blocked.

3. Driveways. The County has adopted a policy that will provide maintenance on the first 50 feet of all driveways that provide access to county roads. Based on 9-1-1 addressing data, there are approximately 5,529 driveways or 52 miles of driveways that the County maintains.
 - a. The location of a driveway is inspected by a supervisor who makes a determination as to what type culvert, if any must be installed. Currently, all driveways must be a minimum of 30 feet wide, with all culverts on paved roads being required to be 30 feet wide plus have mitered ends. Mitered ends are required on all driveway culverts located on paved roads. In order to ensure safety, decrease required maintenance, and prepare for future paving, mitered should be required for all driveway installation.
 - b. County policy allows property owners to purchase and install culverts meeting or exceeding County standards. There is no requirement that a licensed contractor install the driveway if the developer elects to not have the Public Works Department perform the installation. This is a requirement that needs to be established in the operating policies of the County.
 - c. The operating policies of the County need be amended to require that on all new driveways, the first 50 feet from the roadway be paved or have a minimum of three (3) inches of compacted aggregate material installed at the time the driveway is constructed.
 - d. New driveways on private roads not maintained by the county are permitted at no cost with a stipulation that if the County assumes maintenance of the road in the future, the property owner will be responsible in bringing the driveway up to an acceptable level of service standard.
4. Private Roads. The County does provide maintenance on private dirt roads on a fee basis and request for maintenance by the property owner. Maintenance is given only as time and equipment availability allows.
5. Bridges. Inspections of bridges with lengths of 30 feet or more on county-paved roads is done by the Florida Department of Transportation. A report is submitted to the Public Works Department who completes the required work if within the scope of the department's capability. Wooden bridges are currently being removed and replaced with metal culverts, concrete headwalls, and wing walls. There is no formal inspection of any bridges of less than 30 feet. A formal inspection and maintenance program needs to be established by the County to ensure the structures are safe to handle the current traffic as well as increases generated by future growth. Bridge maintenance is another component of the county's road network that should be included in the Transportation Plan for Washington County.

6. Rights-of-Way. Well-defined and maintained rights-of-way are important on all roadways. Any type of fence, post, sign, or any obstruction other than mailboxes and newspaper receptacles should have a two foot setback from the right-of-way. This will prevent obstruction to traffic during storm hazards and also make the opening of roads during recovery less of an issue and provide conditions for efficient maintenance. Buried utilities would be beneficial in reducing needed recovery efforts and make right-of-way maintenance easier, neater, and safer. Rights-of-way are actively pursued in order to maintain, widen dirt roads, and install drainage structures and devices in order to protect both the unpaved road and the private property adjoining the road way. In most instances property owners are willing to assign the County the required easements in order to accomplish this. Every attempt is made to secure, at a minimum, easements to provide for a 60-foot roadway. Where necessary, in exchange for the required rights-of-way, the County will purchase and install fencing that has to be relocated. The maintenance of right-of-ways should also be included in the Washington County Transportation Plan.

C. CSX Rail System. The railroad runs through Chipley (one quarter of a mile north of the intersection of SR 77 and US 90) and Caryville (one fifth mile north of the intersection of US 90 and CR 179) in an East-West direction, connecting Washington County to Jacksonville in the east, Bay County to the south, and Pensacola to the west. Other points of connection include Orlando and South Florida via AMTRAK service from Chipley; however, this service was suspended following Hurricane Katrina in 2005. This service may be restored in 2008. The location of a industrial development in a second industrial park (Washington County Industrial Park) has the potential to create a rail siding that will allow access from the park, providing the County with a strategic point for which to load/unload freight. There is a passing site in Chipley that is 11,820 feet long, known as the "siding at Chipley," and is one of four used by CSX for train meetings along the Pensacola - Sneads route. All rail crossings over County roads are maintained by CSX.

D. Tri-County Airport. The airport is seven miles east of Bonifay in neighboring Holmes County and receives funding from Holmes, Jackson, and Washington counties. The Airport has a 4,014 foot runway supporting both general aviation and corporate aircraft activity. The site consists of approximately 80 acres of available land for industrial/commercial use. Although located in Holmes County, the site offers the potential of providing commercial industry in Washington County access to Tallahassee, Panama City, Jacksonville, and Pensacola.

E. Commercial Airports. Commercial aviation service in the County is provided by:

1. Tallahassee Municipal Airport located approximately 85 miles to the east.
2. Panama City International Airport. The present airport facility is approximately 30 miles to the south. Construction began in 2007 on a new regional airport facility located approximately 12 miles to the south with a completion date of 2009. This is expected to have a positive effect on growth for Washington County, especially Ebro. This will be discussed further in the Special Issues section.

3. Dothan Municipal Airport is located approximately 40 miles to the north of Washington County in Houston County, Alabama.
 4. Fort Walton Municipal Airport facility is 85 miles to the southwest, in Walton County.
- F. Ports. Port Panama City and Foreign Trade Zone #65 is located 46 miles south of Chipley, in Bay County. This is a deepwater terminal in St. Andrew Bay.
- G. Transportation for the Disadvantaged Program. The Tri-County Community Council (a nonprofit organization) presently serves as the designated provider for the Transportation Disadvantaged program in Washington County, working in concert with the West Florida Regional Planning Council (WFRPC). The Council provides client transportation services for local social services agencies for purposes such as medical, nutritional, shopping, education, and other purposes. The Council can also arrange transportation services for clients not sponsored by local social service agencies. Under legislation, the Washington County Transportation Disadvantaged Coordinating Board will be responsible for recommending the Transportation Disadvantaged Coordinator to the Transportation Disadvantaged Commission in Tallahassee. A County commissioner serves as the chairperson for the Washington County Council for Transportation for the Disadvantaged and assists in ensuring that the Florida Five-Year Transportation Disadvantaged Plan's established goal for the local community is met. Washington County has growth potential that will demand future transportation service for residents. Currently, the Sunshine Express serves Holmes, Washington, and Walton Counties with limited fixed-route service. With the addition of more fixed route service, Washington County will need to prepare to transition some riders from door-to-door service to fixed route. This will provide the riders more flexibility, independence and convenience. Additional funding approved by the legislature in 2002 has been eroded as transportation related expenses have increased.
- H. Share-A-Ride-Commuter Assistance Program. While provisions are made for this program in the Comprehensive Plan, it is not a functional program in Washington County and it is not clear if it has ever existed.

Recommendation: It is recommended that a determination be made as to whether this program exists at the current time. Eliminate or reword the description to fit current circumstances and provisions.

- I. Bicycle and Pedestrian Facilities. There are significant safety problems for both cyclists and pedestrians within the county. Later in this report, the need for sidewalks will be discussed. Currently, new subdivisions are required to address bicycle paths. Within the municipal areas there are some locations conducive to bicycling and a new bike path is currently planned and funded for the Chipley-Falling Waters State Park, while some rural areas of the County are not at all suitable for biking or pedestrian ways.

V. **COMPREHENSIVE REVIEW OF THE TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES WITH SUGGESTED CHANGES TO ADDRESS SHORTCOMINGS**

These goals, objectives, and policies apply to all Washington County local governments including Caryville, Wausau, Ebro, and Vernon.

Assessment of Element Objectives and Policies.

Assessment The following assessment of the Transportation Element's Goals and Objectives is presented to analyze the element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. The Objectives, below, called for policies to support the needs for access to all types of facilities, to include both educational and recreational facilities in the future and this has been supported by policies in the PSFE. This element details many Objectives to secure more access to all portions of the county to include areas of open space throughout the County. Each Objective of this element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

A. Purpose.

Recommendation: This purpose should be reworded as follows.

The purpose of the Transportation Element is to plan for a countywide multi-modal transportation system that meets all concurrency standards for safe, efficient, and economically feasible motorized and non-motorized transportation circulation as well as serves the needs of the people of Washington County.

B. Goals.

To provide a safe and efficient transportation system for all residents and visitors of Washington County.

Recommendation: This goal should be reworded as follows.

To provide and maintain a multi-modal transportation system that meets required concurrency standards and provides for safe, efficient, and effective travel for automobiles, pedestrians, and bicyclists, throughout Washington County.

Objective 1: Throughout the planning period, roadway facilities and levels of service shall be maintained and improved to at least maintain the minimum level of service (LOS).

Recommendation: This goal should be reworded as follows.

Throughout the planning period, roadway facilities and LOS shall be maintained and improved to maintain no less than minimum levels of service (LOS) until such time as an adequate multi-modal Transportation Plan has been adopted by the County that more accurately determines LOS standards.

Policy 1-1. All municipalities (except Chipley) Caryville, Ebro, Vernon, and Wausau have adopted the peak hour LOS standards for each roadway type.

Recommendation: This policy should be reworded to read as follows:

Washington County and all municipalities, with the exception of Chipley, shall adopt the Department of Transportation Peak PM/Hour trips as the measure of Level Of Service for all county roads. As such, each municipality agrees to accept the levels of services that are established by the County in order to maximize the efficient use and safety of roadway facilities among the County and other members of the Regional Transportation Partnership. This will effectively coordinate capital improvements planning with land use decisions to meet the requirement that adequate roadway facilities be available concurrent with the impacts of development.

Policy 1-2. Access to county roads shall be limited in the following manner by the county, municipalities, and FDOT to ensure traffic carrying capacity and safety: Using the functional classification as basis for determining the number of access point allowed; issuance of driveway permits; minimum number of driveways to make safe and reasonable access using the subdivision process; and assigning driveways located at the intersection of two roadways, the lower classification.

The County is currently meeting this policy. .

Policy 1-3. The County shall coordinate with the City of Chipley to request that FDOT begin preparation of a Corridor Management Study to identify possible solutions to relieve forecast levels of service deficiencies on SR 77 within Chipley's city limits.

This policy has been met by the County. A Washington County resolution dated January 27, 2000, requested that FDOT do a transportation corridor management study. FDOT scheduled a PD&E Study in conjunction with the four-lane project of SR 77 project from the Bay County line to the Jackson County Line that included the subject section of the road within the city limits of Chipley. The County will continue to work with the City of Chipley as the improvements and four-lane project for moves forward in the future. This policy can be eliminated or revised to reflect the following recommendation:

The County will coordinate with FDOT to assist the municipalities of Vernon and Wausau in order to identify and provide solutions to alleviate the hardships and disruption that will occur during the four-lane projects of SR 79 and SR 77.

- C. Recommended Changes to the Comprehensive Plan. It is recommended that the following policies be added to the EAR-based amendments to the Comprehensive Plan.

Policy 1-4. For the purpose of identifying, scheduling and funding the major roadway improvements in the County, the Washington County Five-Year Paving and Road Improvement Plan will include a matrix system to evaluate and prioritize roads added the road improvement list. The matrix system will be utilized on maintenance issues, traffic issues, and connection of existing roadways and driveways, with priority being assigned as follows:

- a. *Roads providing a connection from one major county paved road to another or to a state-maintained highway*
- b. *Roads having a heavy daily traffic count*
- c. *Roads partially paved should have paving completed*

Policy 1-5. All projects identified under the Washington County Road Paving and Improvement Program will be submitted to the Planning Office to be included in the Capital Improvements Element of this plan. At a minimum, submission will include the name of the improvement, the projected dates of commencement and completion, the cost of such improvement, which incorporates any in-kind contributions by the County and funding sources.

Policy 1-6. All roadway improvements shall be coordinated with adjacent counties where those counties might be impacted by a change in traffic patterns, capacity, or stormwater runoff.

Policy 1-7. Impacts from all proposed development(s) shall be assessed in order to ensure that the new trips created by such development(s) do not degrade the LOS below the adopted standard. If analysis of a specific development indicates that the impact will degrade the LOS below this standard, a plan to mitigate these impacts, such as proportionate fair share as outlined in the Land Development Code, shall be required as a condition of approval. If a generalized analysis indicates that degradation of LOS will occur, more specific traffic analysis (as detailed in subsection) and/or a speed study will be considered.

Policy 1-8. The Washington County Five-Year Paving and Road Improvement Plan shall include the policies that promote solicitation of state funds that will provide incentives for local governments and the private sector to help pay for critically needed projects that benefit regional travel and commerce.

Policy 1-9. In cooperation with the Washington County District School Board, plans for new roads approved in Washington County will be constructed to provide adequate turning radius to turn buses around in parking facilities, driveways, and cul-de-sacs.

Policy 1-10. The County will place priority on the development and improvement of east to west corridors for vehicle traffic in the County. To that end, the completion of improvements and paving of Clayton Road from SR 77 to SR 79 will be actively pursued by the County.

Policy 1-11. The County will cooperate with and support FDOT in the improvements and widening of SR 77 and SR 79 to promote the efficient flow of traffic and increase the capacity of these roadways, which is crucial during hurricane evacuations.

Policy 1-12. Recognizing that the Elkcam Connector Road is an important addition to the east-west connection of SR 77 and US 231 for both evacuation and traffic concurrency for the south end of the County, the County will continue to actively pursue the Feasibility Corridor Study for the Elkcam Connector, East to US 231, under the Transportation Regional Incentive Program (TRIP) Joint Program Agreement (JPA) between the FDOT and Northwest Florida Regional Transportation Planning Organization.

Policy 1-13. It will be the policy to include the Town of Ebro roads into the County's paved road matrix for as long as the town receives no fuel tax income unlike the other municipalities, which do receive fuel tax income.

Policy 1-14. The County will establish a road paving and improvement program to be referred to as the Washington County Five-Year Paving and Road Improvement Plan to identify the funding sources, establish schedules, and prioritize all road paving and improvement programs within the County road system.

Objective 2: Throughout the planning period if infrastructure is not in place, the development shall bear the burden of the cost of roadway improvements necessitated by its future impacts to the roadway network generated by the development through the adopted development review and approved process.

The County is currently meeting this objective.

The current policy of the Board of County Commissioners grants approval to final plats only when the developer-financed infrastructure is the proper infrastructure and includes paved road construction, traffic signs, stormwater runoff, fire suppression systems, etc. Development permits and/or certificates of occupancy are not issued until the required infrastructure is in place. Note that this policy is fully supported by the Land Development Code; it remains permissible for developers to post cash bonds for the purpose of ensuring installation of infrastructure.

Policy 2-1: The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:

- a. Developers may be required to pay their fair share as a condition for development approval based on impact fees, special assessments or other local exaction methods.
- b. Existing land users who benefit from easier access shall be required to participate

in the cost of the roadway improvement in the form of user fees or special assessments. New construction, which is located on land improved with easier access, may be required to pay a pro-rata share of the costs.

- c. Provisions shall be made in development orders to include mitigation of adverse impacts on the State highway system

Recommendation: It is recommended that Policy 2-1-c be amended to read:

Provisions shall be made in development orders to include mitigation of adverse impacts on the State highway system only as approved by the Florida Department of Transportation.

The Comprehensive Plan and the Land Development Code make provisions for Proportionate Fair Share establishing a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors as required by and in a manner consistent with Chapter 163.3180(16), F.S.

Objective 3: Throughout the planning period, all rights-of-way for future roadway improvements necessary for adequate traffic flow and arterial spacing shall be acquired through purchase or dedication.

Recommendation: This objective should be reworded to read as follows:

Throughout the planning period, policies for county-owned and future rights-of-ways acquisition and maintenance shall be subject to the policies as outlined in The Washington County Five-Year Paving and Road Improvement Plan, the Land Development Code and the Comprehensive Plan.

Policy 3-1: Dedication of rights-of-way and easements for required improvements to support development traffic and to maintain adequate levels of service on the roadway network shall be required from private sector developers through the adopted development review and approval process in the following manner:

- a. Development-related improvements shall be at the expense of those that benefit to include donation or dedication of rights-of-way to the extent legally permissible.

The County is currently meeting this policy.

Note: With regard to new development, the dedication of all rights-of-way are now required to be included on all new plats whether the development is on newly constructed roads or on existing County-maintained roadways.

- b. The value of the land taken (if the transfer of property is to be compensated by the entity building the roadway), shall be assessed at a rate which does not consider an inflated value due to the improved or new roadway, but be

based on the value of the land in its condition and use prior to the roadway improvements.

The County is currently meeting this policy. Note: Fair Market Value is used to determine compensation for taking of property.

Policy 3-2: Rights-of-way shall be pursued or reserved as far in the future as possible for planned roadway projects so as to minimize excessive costs for land purchases, and so that the locations and can be considered in ongoing transportation system planning.

The County is currently meeting this policy.

Objective 4. Throughout the planning period, existing and future rights-of-way and county easements shall be protected from building encroachment.

Recommendation: The objective should reflect changes and broader policies as established by the Board of Commissioners by ordinance in 2007. This objective should be reworded as follows:

Throughout the planning period, existing and future rights-of-way shall be protected from the encroachment of any structure of any type, including fences, posts, signs, or any obstructions other than mailboxes and newspaper receptacles for a distance of two feet.

Policy 4-1: Building setbacks shall be maintained at an adequate distance from roadways to allow for future widening as determined by federal and state transportation guidelines and the adopted in the Land Development Code. The following minimum criteria/procedures shall be adhered to in the implementation of this policy:

- a. Dedication of rights-of-way necessary for roadway improvements identified in this Comprehensive Plan, as well as in any other state and regional long-range plans shall be initiated when such dedications are necessary to complete such improvements.

Note: To allow for roadway improvements, the dedication of all right-of-ways are now required on all new plats whether the development is on newly constructed roads or on existing County-maintained roadways.

- b. Setback requirements for building structures from roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways and the close proximity of vehicular traffic to habitable structures. The determination of appropriate setback distances should be a coordinated procedure involving input from FOOT;

Recommendation: All development setbacks in the county should be reviewed to ascertain adequacy under this policy. The following changes should be considered.

1. Arterial Roadways – 100 feet development setback from right-of-way
2. Collector Roadway - 60 feet development setback from right-of-way
3. All Other Local Roadways - 40 feet development setback from right-of-way

Objective 5: Throughout the planning period, high accident rate locations shall be identified and action (roadway and/or signalization improvements) shall be taken to alleviate the hazard(s).

The County is currently meeting this objective. . At times, these are identified by the County Traffic Safety Team. (Insert additional information here when received from FDOT).

Policy 5-1: The five (5) highest accident rate areas determined by the County and municipalities shall be analyzed annually for improvements to lessen the accident occurrence.

The County is currently meeting this policy. . The Community Traffic Safety Team (CTST) does, at times, identify the high accident areas and suggest follow-ups with the proper agency for solutions to diminish or alleviate the dangers to pedestrians and automobile traffic. (Insert additional information here when received from FDOT)

Objective 6: Provisions shall be maintained in the LDR's, which ensure safe and adequate movement of pedestrians and bicyclists.

Policy 6-1: Adequate pedestrian circulation and safety shall be ensured as a component of highway system management, with accomplishment through traffic analysis and roadway improvements.

- a. Pedestrian movement and safety studies shall be conducted as needed to determine high travel patterns;
- b. Remedial action shall be taken by the County to mitigate safety problems where conditions have been determined to be unacceptable;
- c. Sidewalks shall be provided where feasible and appropriate along all roadways in or near residential areas which lead to: 1) schools; 2) commercial centers; and 3) employment centers, where the need for such facilities have been identified.

The County is currently meeting this policy. However, it is recommended that in all subdivisions with 10 or more lots, sidewalks and curbs with gutters be required. The County is currently considered an agriculturally-based area and the need for these facilities are not always understood by developers and public. With continued growth and population expansion, these facilities will be vital to the County. When schools are built adjacent to municipalities, sidewalks are imperative to the safety of students. Adequate sidewalk facilities will help alleviate the traffic problems associated with school rush hours in the morning and afternoon.

Note: An alternative to curb and gutter is the construction of natural swales as stormwater system components- these BMPs are often effective in more rural areas.

Policy 6-2: In accordance with the adopted LDR's, all Planned Unit Developments (PUD's) shall include dedicated facilities for the movement of pedestrians and bicycles.

The County is currently meeting this policy.

Policy 6-3: Bicycle facilities, pedestrian walkways, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities.

The County is currently meeting this policy.

Policy 6-4: The County shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs,

1. All Planned Unit Developments (PUD's) shall provide sidewalks adjacent to all roadways. Sidewalks shall also be provided where feasible and appropriate along all roadways in or near residential areas. Location of sidewalks shall be consistent with planned roadway improvements.
2. All major subdivision projects abutting collector or arterial roadways shall provide sidewalks adjacent to the collector or arterial roadway.
3. Sidewalks shall be provided on both sides of all paved residential streets where the average lot width at the street is sixty (60) feet or less.
4. Sidewalks shall be provided on one side of all paved residential streets where the average lot width at the street is greater than sixty (60) feet but less than one hundred fifty (150) feet.
5. Where a proposed development includes improvements or new construction of collector or arterial facilities, facility designs shall include provisions for sidewalks or bikeways within the rights-of-way.
6. Residential projects adjacent to or in the immediate vicinity of an activity center comprised of commercial, office, service, or recreation activities may be required by the Planning Commission to provide pedestrian and bicycle access from the development to the activity center.
7. Pedestrian-ways or crosswalks, not less than ten (10) feet wide with sidewalk meeting the requirements of this Code, may be required by the Development Administrator or Planning Commission to be placed in the center of blocks more than eight hundred (800)

feet long where deemed necessary to provide circulation or access to residential centers and schools, employment and retail commercial areas, transportation, recreation and other public facilities.

8. **Design and Construction Standards.** Design and construction of sidewalks, bikeways, or other footpaths shall conform to the requirements of the most recent edition of the FDOT Bicycle Facilities Planning and Design Manual as well as provisions for access by physically handicapped persons. Sidewalks should be required on both sides of the street. Both the Comprehensive Plan and the Land Development Code need to be revised to require that sidewalks be required on both sides of the street.

Objective 7-1: The County shall maintain design criteria for landscaping and signs along road ways as set forth in the adopted LDR's.

The County is currently meeting this objective.

Recommendation: Two issues of the planning period involve roadside memorials and campaign signs. Roadside memorials are now allowed by county ordinance and will be included in the update of the Land Development Code. Through an ordinance, the County has addressed campaign sign issues including proliferation, location, and perpetuation. This issue will be further addressed through the Land Development Code with a revision of Article 7 - Signs.

Policy 7-1: The County shall maintain design criteria for landscaping and signs along roadways as set forth in the adopted LDR's.

The County is currently meeting this objective.

Objective 8: Throughout the planning period, traffic circulation planning shall be coordinated with the future land uses shown on the Future Land Use Maps of this Plan, the FDOT 6-year Transportation Plan, and with the municipalities of Chipley, Caryville, Ebro, Vernon, and Wausau in order to update the element as necessary.

The County is currently meeting this objective.

Policy 8-1: The County shall review for compatibility with this Element, the traffic circulation programs of unincorporated areas of the County, and the municipalities as they may be amended in the future.

The County is currently meeting this objective.

Policy 8-2: All proposed amendments to this Transportation Element shall include a statement of findings supporting such proposals and the consistency of each proposal with the currently adopted Future Land Use Maps.

The County is currently meeting this objective.

Policy 8-3: Throughout the planning period, the County shall communicate verbally and in writing with FDOT and the municipalities to insure coordination between all entities and keep informed of pertinent issues and changes in land use and the associated impacts.

The County is currently meeting this objective.

Policy 8-4: The County shall remain informed of current regional transportation issues through written notification of changes in land use pertaining to proposed and or through periodic telephone conversations with FDOT.

The County is currently meeting this objective.

Recommendation: The following policies should be added to Objective 8 of the Transportation Element.

Policy 8-5: When necessary, the County will develop interlocal agreements with neighboring counties and Alabama that upgrade traffic circulation policies and transportation capacity to provide for the effectiveness of evacuations by residents of surrounding counties and Washington County.

Policy 8-6: It will be the policy for the County to deny permits for any development that reduces the LOS below the adopted level of service unless one of the exceptions in 9J-50055(3-c) is applicable.

Policy 8-7: The County will not place or construct or otherwise make available any roadway in any environmentally sensitive area that will provide access to or encourage development of such areas.

Policy 8-8: The County will perform the necessary PD&E study to examine the possibility of establishing an east-west connector between SR 77 and SR 79 in the southern section of the County between CR 279 and SR 20.

Policy 8-9: Through the Emergency Management Office, the County will notify the appropriate outside agency to handle a major transportation incident in the County.

Recommendation: These policies should be added to the Transportation Element.

Objective 9: The county shall maintain as part of its LDR's provisions (design standards, etc.) to provide safe and convenient, onsite traffic flow, taking into consideration necessary motorized and non-motorized vehicle parking.

Policy 9-1: The site development plan review applicable to all development will ensure that adequate and safe on-site traffic flow and parking conditions will exist for pedestrians and motorized and non-motorized vehicles.

Policy 9-2: The County and municipalities shall ensure through future recreational improvement projects, that adequate parking facilities are available in all developed and recreational areas in the County.

Objective 10: The following objective should be moved from Objective 1, renumbered to Objective 10 and elaborated on as follows:

Objective 10: Access to county roads shall be limited in the following manner by the county, municipalities, and FDOT to ensure traffic carrying capacity and safety.

Using the functional classification as the basis for determining the number of access points allowed; issuance of driveway permits; minimum number of driveways to make safe and reasonable access using the subdivision process; and assigning driveways located at the intersection of two roadways, the lower classification.

Policy 10-1. Driveway permits will be required for any access point to any state roadway, and no building permit will be issued without the issuance of the necessary permit from the Florida Department of Transportation to the developer or builder.

Policy 10-2. Driveway permits are required for any access point to any county roadway; therefore, it is the policy of the County that no building permit will be issued without the issuance of the necessary permit or waiver from the Washington County Public Works Department to the developer or builder.

Policy 10-3. All future developments will be required to include the installation of at least one driveway to access each lot (parcel) as identified in the plans or plat for the development. These driveways should be installed to meet County standards and at the cost of the developer.

Policy 10-4. Driveways will be considered part of the new infrastructure and are subject to the same construction and installation rules as other required infrastructure (paving, drainage, holding ponds, etc. The developer and property owner will be required to construct and maintain driveways in a manner that ensures that emergency first responders can readily access the residence or other structures located on the property.

Policy 10-5. The County will allow the use of shared driveways as a viable way of providing access to more than one lot where circumstances and practicality allow for this (normally only on a FDOT roadway).

Policy 10-6. The rules of the Washington County Land Development code will be followed with regard to driveway installation and permitting.

Policy 10-7. Using an orderly and uniform street numbering system to provide for the efficient delivery of mail, packages, goods delivery, and utility services, only the 9-1-1 Coordinator will assign street names and street numbers to new or existing structures or driveways.

Policy 10-8. It will be the policy of the County that no building permits are issued without the issuance of a property 9-1-1 address.

Policy 10-9. It will be the responsibility of each property owner to permanently and properly display the 9-1-1 address assigned to property within the immediate vicinity of the driveway that provides ingress/egress to that portion of the property where residential structures exist.

Policy 10-10. All driveways, whether from a public or private roadway will be required to have a driveway permit prior to the issuance of any building permits.

The following Objective should be added to the Transportation Element.

Objective 11: Rights-of-Ways. The County development regulations shall require the provision of safe and convenient on-site traffic flow for existing and new development rights-of-way within the County.

Policy 11-1. Rights-of-way will be actively pursued in order to maintain, widen paved and dirt roads, and install drainage structures and devices in order to protect both the roadway and the private property adjoining the roadway.

Policy 11-2. In order to reduce the needed recovery efforts and make right-of-way maintenance easier, neater, and safer, only buried utilities will be permitted within new developments.

Policy 11-3. The County will cooperate with all major electrical transmission and gas companies to ensure that all transmission lines are placed on the county rights-of-way to minimize any interruption to the roadway or the right-of-way.

Policy 11-4. Abandonment of right-of-way will be by petitions in accordance with Sect10.03.02-05

The following objective and policies should be added to the element.

Objective 12: The County will develop and utilize a process referred to as the Washington County Bridge Improvement and Safety Program that will ensure that all bridges in the County are inspected and maintained at a designated Level of Service (LOS) to ensure safe traffic circulation.

Policy 12-1: The County will assist the FDOT where needed with the department's inspections of all bridges that exceed 30 feet in length.

Policy 12-2: The County will establish an inspection schedule to ensure that all bridges less than 30 feet are inspected for Level of Service (LOS) to ensure safe use by the public.

Policy 12-3: The County's bridge improvement and safety program will establish a rating scale similar to FDOT's scale if 1 to 9 with 9 being "excellent."

Policy 12-4: The County will assign a deficient label if the bridge inspection scores a 4 or less.

Policy 12-5: The County will schedule required maintenance as soon as possible for any bridge that attains a deficient label.

Policy 12-6: It will be the policy of the county to place load limits on bridges that are identified as having a deficient LOS and retain that load limit until the necessary repairs are made and the bridge is declared safe by the County engineer.

Policy 9-7: Through the Emergency Management Office, the County will notify the appropriate outside agency to handle a major transportation incident in the County.

Recommendation: This objective and policies should be added to the Transportation Element.

VI. SUMMARY AND RECOMMENDATIONS FOR THE TRANSPORTATION ELEMENT SUMMARY

Overall, the entire Transportation Element needs to be revised to include requirements for Levels of Services (LOS) Standards, the Five-Year Washington County Transportation Plan, 9-1-1 addressing requirements, financially feasible road improvements, and other revisions that clearly reflect the changes resulting from new growth and growth management laws.

Though LOS standards has not been established for county roads, maintenance routines are continually in progress to ensure that all roads meet maintenance criteria that promotes the evenly distributed and safe flow of traffic. An inventory of county-maintained roads has been completed and approved by the Board of County Commissioners. The list is updated as the Board of County Commissioners accepts new roads by resolution as county-maintained. Only after being approved by the Planning Office using the prescribed methods in the Comprehensive Plan and the Land Development Code will new roads be added to the list. New roads should not be added to this list without being reviewed by the Planning Department. It has been the County's policy since 1999 not to accept any new constructed roads unless they are paved to County standards. The County maintains communication with the Florida Department of Transportation regarding both local and state transportation issues related to new transportation facilities, new development and maintenance to roadways within the County. The County should only select projects to pursue based on the financial feasibility and these projects must also appear on the Capital Improvements Element schedule.

The paving of Clayton Road as an east/west should be accomplished as quickly as possible. Further, another east/west connector should be established in the southern section of the County between CR 279 and SR 20.

Goals, Objectives, and Policies need to be developed regarding the recent adoption of the Impact Fee Ordinance

Table 8-4. FDOT Work Program for Washington County 2007

Description		Type of Work
Bahoma Road from SR 273 to Jackson County line		Road construction - 2 lane
CR166 Alligator Creek Bridge # 610036		Bridge replacement
CR 276 Piney Grove from SR 277 Vernon Hwy to CR276 Clayton Road		Widen / Resurface existing lanes
CR 278 Bonnet Pond from Roche Road connector to Mud Hill Road		Road reconstruction - 2 lane
CR 280 Corbin Road from CR 273 Orange Hill to Jackson County line		Widen / Resurface existing lanes
Duncan Community Road over Flat Creek Bridge #614131		Bridge replacement
River Road over Gum Creek Bridge #614134		Bridge replacement
SR 10 (US 90) Holmes & Alligator Creek Bridges #'s 610001 & 610002		Bridge repair / rehabilitation
SR 273 from SR 77 Main Street to Appx. @ Alligator Creek		Resurfacing
SR 277 Vernon Hwy from SR 79 in Vernon to SR US 90		Resurfacing
SR 77 at Nadia Avenue / Wendy's Intersection		Traffic Signals
SR 77 from Bay County line to Jackson County line	Emerging SIS	PD & E / EMO Study
SR 77 from Bay County line to North of CR 279	Emerging SIS	Prelim eng. For future capacity
SR 77 from S CR 279 Clayton Rd to N of Blue Lake Rd	Emerging SIS	Prelim eng. For future capacity
SR 79 from N Environmental Rd to Strickland Rd	Emerging SIS Connector	Add lanes & reconstruct
SR 79 from N of Mill Branch Br. To N of Reedy Branch Br	Emerging SIS Connector	Right Of Way - Future capacity
SR 79 from Strickland Rd to N of Mill Branch Br.	Emerging SIS Connector	Add lanes & reconstruct
SR 79 Holmes Creek Bridge # 610008	Emerging SIS Connector	Bridge replace & add lanes
SR 79 Open Creek Bridge #610910	Emerging SIS Connector	Bridge replacement
SR 8 (I- 10) Cypress Slough Bridge #'s 610951 & 610942	SIS	Bridge repair / rehabilitation
Washington Blvd from Elkcam Blvd to Hartford Blvd		Resurfacing
Source: Florida Department of Transportation		

9

HOUSING ELEMENT

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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS §163.3191(2)(h)**

HOUSING ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Housing Element of the Washington County Comprehensive Plan for its successes and shortcomings, to evaluate the current housing situation in the County, estimate how much land will be required to house future growth, and to provide a guide for the private and public sector with regards to putting new affordable housing into the inventory. Identified issues in this section will receive further examination in the Identified Issues Section of the report.

II. INTRODUCTION

The Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies have prepared this document. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS

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

Recommendation: This purpose should be reworded as follows.

The purpose of the element is to provide guidance in developing plans and policies for governmental activities that meet identified and projected needs in the supply of housing, particularly workforce housing, while meeting the development needs of Washington County's future population, and to define what constitutes affordable housing.

- B. Element Overview.

1. Data Sources. The Affordable Housing Needs Assessment (AHNA) is the primary data source for this element. The element will be revised to address the housing need projections from the AHNA to the year 2030. All tables and the text will be revised to reflect the new planning period, new programs, and agency name changes. Goals, objectives, and policies will be revised, updated, or deleted as needed. The chapter will be edited to correct all grammatical errors. The issue of Affordable Housing will be further discussed in the Identified Issues section of this report.

Table 9-6 is a summary of the housing characteristics in 2000 and 2005 in the County. All required data under Section 9J5-010 of the Florida Administrative Code will be reflected in the EAR-based amendments to ensure compliance. The table provides data about local housing inventory, conditions, and affordability to assist in developing the Housing Element of the Comprehensive Plan. Other tables will be used in this report to complete the requirements of this report.

2. Areas for Review. For the purposes of the EAR and to assist in determine housing conditions within the County, the total number of housing units, density, condition, residential building permits, ages of householders, and housing projections will be reviewed. The Shimborg Institute at the University of Florida, using U. S. Census data and information gathered from Counties, provides the basis of data for studies of housing conditions of Florida and Florida counties.

The U. S. Census defines housing units as follows:

A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or, if vacant, is intended for occupancy_ as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall and so forth. Both occupied and vacant housing units are included in the housing unit inventory.

3. Inventory of Housing. Except for the Town of Caryville, Washington County has experienced steady but slow increase of housing units during the planning period. Table 9-7 reflects the number of housing units by type for 2000 based on the Shimborg Center for Affordable Housing.

- a. Permanent Dwellings. The current single-family permanent housing inventory for the County is 6,300 with another 297 multifamily housing units available for a grand total of 6,597 permanent site built homes. While permanent site built dwellings are being constructed, the escalating cost of building supplies and real estate has served as a deterrent to the construction of site built homes. In 2006, single-family dwellings accounted for 56% of the available housing units in the County.

- b. Multi-Family Housing. Within the municipality of Chipley, there are several units of multi-family housing available; Vernon has one multi-family complex. There is one additional multi-family complex located in the county. This complex is adjacent to the Chipley city limits with the City providing potable and wastewater treatment services. While there may be a few isolated acreage with more than two or three structures (usually mobile homes serviced by a community well) the overall lack of central water and wastewater treatment facilities within the county serve as a deterrent for the construction of multi-family housing in the unincorporated areas of Washington County. In 2006, only 2.6% of the housing in Washington County qualifies as multi-family.

- c. Mobile Homes. In 2000, mobile homes comprise 41% of the housing units. While some mobiles homes have been replaced with permanent dwellings in recent years, the remaining vacated mobile homes sometimes remain on the property to be used as supplemental residences for rental units and housing for aging parents or family members.
 - d. Other Housing. Table 9-7 lists 88 dwellings to be classified as other. It is likely that these are recreational vehicles being used as residential use. While they are not to be used as permanent dwellings, they are often used as temporary residences while building a permanent residence, or they may be permanently set up in a licensed mobile home park. This accounts for about 0.78% of the total housing units that are not either permanent dwellings or mobile homes and is considered a negligible amount.
4. Vacancy Rate. In 2000, there were 9,503 residential units of all types within the County. The additional 1,809 residential structures generated by building permits for all type dwellings from 2000 through 2006 indicate the existence of 11,312 residential units in Washington County.

Based on an estimated population for 2006 of 23,563 (2.02% of 2005 estimated population of 23,097 = 466), establishes the requirement for 9,578 housing units. With an availability of 11,312 residential units versus the requirement of 9,578 leaves an excess of housing of 1,734 housing units in Washington County, or a difference of 18.1%. This exceeds the 2000 vacancy rate of 16.5%, and is an increase of over or a projected increase of 1.17%.

5. Washington County Housing Characteristics.

	Caryville	ChIPLEY	Ebro	Vernon	Wausau	Unincorporated County	Total County
Housing Units	110	1,694	116	372	177	7,034	9,503
Occupied Housing Units	86	1,442	102	296	163	5842	7931
% Occupied	78.2	85.1	87.9	79.6	92.1	83.1	82.59
Vacant Housing Units	24	25.2	14	76	14	1192	1672
% Vacant	21.8	14.9	12.1	20.4	7.9	16.9	16.5
% Seasonal	20.8	7.9	28.6	19.7	7.1	48.7	39.8
Average Household Size (Occupied Units)	2.53	2.33	2.45	2.38	2.44	2.70	2.46
Source: US Bureau of the Census							

Table 9-2. Current Housing Inventory Using Building Permit Data for Washington County 2000 - 2006

Type of Housing	2000 Housing Units Inventory	Addition to Inventory - By Building Permit						Total Housing Inventory Through December 2006
		2001	2002	2003	2004	2005	2006	
Single-Family	5,638	95	75	113	127	186	125	6,300
Multi-Family	300	0	0	0	0	0	0	297
Mobile Homes	3,576	214	188	162	164	185	175	4,627
Other	89							89
Total Units	9,603	309	263	275	291	371	300	11,313
Cumulative	9,503	9,812	10,075	10262	10553	10924	11,224	11,315
% Increase		3.28%	2.68%	1.86%	2.84%	3.52%	2.75%	17.84

Source: BEBR, Washington County and Washington County Building Department
 Note: While the City of Chipley is the approving authority for building permits issued within the Chipley city limits, Washington County issues the permits and provides for the inspections required. Therefore, we have included the City of Chipley housing units in a county-wide inventory

Table 9-3. Washington County Vacancy and Occupancy – 2000

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal	Total Units	Vacancy Rate Total
7931	530	8461	6.3%	1042	9503	16.5
9503		9503				

6. **Existing Inventory and Characteristics.** The 2008 median income for Washington County is \$40,900. Apply HUD percentages parameters for the various affordability groups to this median income results in the following income groups.

Table 9-4. Median Income by Groups for Washington County, Florida

Income Category	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Very Low - At or Below 50% of Median	397	425	511	590	658
Low - 51 - 80% of Median	635	680	816	943	1,052
Moderate 81 - 120% of Median	954	1,021	1,227	1,416	1,581

Source: Florida Housing Finance 2008 Rent Schedule by Number of Bedroom in Unit

IV. COMPREHENSIVE REVIEW OF THE HOUSING ELEMENT GOALS, OBJECTIVE, AND POLICIES WITH SUGGESTED CHANGES TO ADDRESS SHORTCOMINGS

These goals and all objectives, and policies apply to all Washington County local governments including Caryville, Wausau, Ebro, and Vernon.

A. Goals.

Assure the availability of housing to meet the existing and future needs of all residents of Washington County for all income levels.

Recommendation: We are recommending that the goals of the Housing Element be revised to read as follows:

It is the goal of the Housing Element to provide for safe, affordable and adequate housing for the residents of Washington County by providing appropriate policies to identify the need for housing for moderate, low, very low income households, special needs households and an aging population and to prevent a proliferation of substandard housing within the County.

B. Assessment of Element Objectives:

Objective 1: Assist the private sector by implementation of the following policies to produce a cumulative number of 679 new, safe, and affordable permanent dwelling units of all types by 2000, 1,264 permanent dwelling units by 2005, and 1,816 new, safe, and affordable permanent dwelling units by the year 2010, in order to meet the housing needs for the existing and projected population of Washington County.

Recommendation: While this goal can easily be met using all types of new housing, the goal is for new, safe and affordable permanent dwelling housing units for the planning period is 1,816 units. By the end of 2006, 721 additional permanent housing units had been added to the 5,579 dwellings that existed in 2000. This meets 39.7% of the stated goal for permanent dwelling units.

Additionally, the overall housing inventory of the County increased from 9,503 in 2000 to 11,312 in 2006, an increase of 16% by all types of housing. Using 1,816 as the overall goal for all housing units within the county and the 1,809 as the number of new units added to the inventory through 2006, establishes the an increase in the number of overall housing units translates that the county has met the housing goal for new units by 99.6%.

Policy 1-1: Voluntarily provide information and technical assistance through the County Building Inspection Department to assist the private and non-profit sectors in meeting the existing as well as the future housing needs of the projected population.

The County is currently meeting this policy.

Information and technical assistance are routinely provided through workshops sponsored by the Building Department, Planning Department and the Board of County Commissioners. The Building Department web page provides applications and specifications and is updated as information becomes available. Individual appointments with developers are made to assist in the development of plans and guidelines for building permits. Working with the Planning Department, needs are identified and addressed through the planning and permitting process as outlined in the Comprehensive Plan, the Land Development Code and the Florida Building Codes.

Policy 1-2: The County shall establish involvement with private sector providers of housing (i.e., through attendance at, and providing information to local building and trade associations), and nonprofit organizations, to improve coordination of those providing housing production and those organizations most acutely aware of local housing needs.

The County is currently meeting this policy.

Policy 1-3: The County shall continually monitor the building permit process to maintain an integrated process between the County, the municipalities, and developers to identify ways to improve and streamline the process in order to facilitate the housing delivery system.

The permitting procedure was closely examined in 2002 to identify ways to streamline the permitting system with methods to simplify the permitting process while ensuring that all of the technical and administrative requirements of the Florida Building Codes, the Comprehensive Plan and the Land Development Code.. As a result of this evaluation, the response times for issuing buildings permits have been reduced from approximately ten to fourteen days to three to four days. The delay in the issuance of permits is attributed to delays with septic tanks permitting by the Washington County Health Department as a result of testing requirements by the State.

Policy 1-4: Opportunities for improving the regulating and permitting processes shall be identified, developed and implemented by the County Building Department, which shall continue to serve as a centralized point of inspection and conduct building inspections for all municipalities located in the County (including the City of Chipley) throughout the planning period.

The permitting process was closely examined in 2002 to improve the issuance of permits with the primary goal to establish one stop permitting. All forms were updated to reflect changes in state statutes and the building codes. The Building Department web page was developed to provide technical information to aid developers, builders, and the general public in the permitting process. In coordination with the Planning Office, the Black Bear permit tracking program was purchased and installed with the appropriate number of user stations. This allows tracking, inspection scheduling, and a computer-generated permit to be issued. Both the Building

Department and the Planning Department shall continue to coordinate to ensure that the functions offered by the program are being fully utilized in areas where they are not.

Policy 1-5: The County shall continue to update and enforce building codes that provide for safe housing structures to continually improve the process.

Updating and enforcement of building codes are accomplished on a regular basis and are in harmony with the State Building Codes and local ordinance.

Policy 1-6: Through implementation of the Comprehensive Plan, adherence to its concurrency provisions, and annual updating and funding of the Capital Improvements Element, the County will ensure that needed infrastructure and services necessary for future housing of all types will be provided.

All County departments and budget committee have been requested to report new proposed capital improvements projects to the Planning Office which will be included in the Capital Improvements Element schedule. More coordinative efforts must be established to advise the Planning Office of new projects and funding sources.

Under new state-mandated policies, if the County accepts and approves proposed development that will require new infrastructure, a utilities agreement must be signed by the county and the developer. The improvement shall be shown on the CIE schedule with the funding source reflected. Additionally, each and every building permit application is reviewed by the Planning Office to ensure that all concurrency requirements are met.

Policy 1-7: The County shall continue to use its project approval process flow chart to expedite development activities and set an approximate time frame for completion of the development approval process for all projects including those designed to provide affordable housing for very-low, low, and moderate income persons, the elderly, the handicapped, large families, and rural and farm worker families.

This has been identified as an item of special interest to the County and will further addressed in the Identified Issues section of this report. The Planning Department ensures that information for the development process is provided to the public. There appears to be little interest by the larger developers to construct this type of housing within the county. The increased prices in real estate has virtually eliminated affordable real estate and developers feel that the NIMBY attitude will scare off perspective buyers for lots in their subdivisions.

Property owners, with a variance granted by the Washington County Planning Commission, are allowed a one-time split of their property to a parcel of less than 4.5 acres. Property owners may do numerous one-acre splits to immediate family members (father to son, daughter, etc.). A clustering provision is available that will allow a developer to do a clustered subdivision not to exceed 49 lots if the development is located on continuous paved roads to include newly constructed roads within the development while still meeting concurrency requirements. Lot size must be at least one acre in size. If central water and/or central wastewater treatment are provided, the density may be increased to 3.57 units per acre but still may not exceed 49 lots.

Mobile homes are allowed on all residential property in the County unless deed restrictions specifically restrict the use. One mobile home per unit is allowed per acre not to exceed four units on any one parcel of land regardless of the parcel size.

Policy 1-8: The County shall maintain provisions for cluster development in its LDRs and shall continue to look for ways to improve its permitting process to encourage efficient delivery of safe and affordable housing.

Substandard units are transported into the County, creating a code enforcement issue. Standards need to be adopted to ensure that this type of affordable housing is more strictly enforced to ensure delivery of safe housing into the county. While many of these violations can be addressed through the contractors' licensing censoring procedure with Business and Professional Regulations (BPR), the Planning Department and the Building Department should look at an ordinance that will align the State Building Codes and the need for safe affordable housing. Code Enforcement allows for the identification of substandard housing, but the enforcement process to bring this housing into compliance with the code is lengthy and cumbersome. In eight years of code enforcement, only one unit has been allowed to be demolished. A supplemental method for Code Enforcement should be considered for the county to serve as an incentive to encourage property owners to bring housing up to safe standards.

As stated above, the clustering provision is in place. One of the problems with the provision is that it allows the location of these subdivisions in areas that might not be conducive to affordable housing. The County actively encourages clustered subdivision. Presently, 49 lots are allowed within a subdivision that is served with continuous paved roads. A limit of ten lots is allowed on existing unpaved roads. All of the developments in the below are clustered.

Table 9-5. Clustered Subdivisions in Washington County (No FLUM Amendment Required) 2000 - 2007		
Subdivision Name	Number of Lots	Location
Bahoma Subdivision	10 (Paved Roads)	CR 273
Brickyard Manor	26 (Central Water)	Brickyard Road
Cypress Crossing	49 (Paved Roads)	Parish Still Road
New Vernon Subdivision	49 (Central Water)	CR 277 near Vernon
N. Lake Subdivision	5 (Paved Roads)	Pine Ridge Road
Old Mill Subdivision	7 (Unpaved Roads)	Old Mill Road
Blue Springs Subdivision	49 (Water and Paved Roads)	
Hicks Lake Plantation	9 (Paved Roads)	Hicks Lake Lane
LakePointe Subdivision	31 (Paved Roads)	Old Bonifay Road
Source: Washington County Planning Office		

Objective 2: Throughout the planning period, the County and municipalities shall pursue every avenue (funding sources) to eliminate substandard housing, and shall promote structural and aesthetic improvements to existing housing. The number of substandard units shall decrease by 5% county wide by the year 2010, through demolitions and/or renovations, compared to the number of substandard, structures as defined by the 1990 U.S. Census Bureau "Substandard Indicator" statistics.

Clarification needs to be contributed by the Grants Coordinator as to which of the Florida Affordable Housing programs are being utilized by Washington County.

Florida Housing's Affordable Housing Programs	
Home Ownership Programs	First Time Homebuyer Programs
	Home Ownership Assistance Programs
	Home Ownership Pool Programs
	Mortgage Credit Certificate
Multifamily Development Programs	Incentive Loan Program Multifamily Mortgage Revenue Bonds Florida Affordable Housing Guarantee HOME Investment Partnerships Elderly Housing Community Loan Low Income Housing Tax Credits State Apartment Incentive Loan Program
Special Programs	Predevelopment Loan Program State Housing Initiatives Partnership Demonstration Loans Affordable Housing Catalyst Program
Hurricane Housing Recovery Programs	Hurricane Housing Recovery Program Rental Recovery Loan Program
Other Programs	Farm worker Housing Recover Program Special Housing Assistance and Development
Workforce Housing	Community Workforce Housing Innovation Pilot Program
Source: Florida Housing Finance Corporation	

Policy 2-1: The County shall continue to enforce minimum housing/building codes that address the quality of housing and stabilization of neighborhoods.

The Planning and Building Departments are consistently meeting this policy.

Policy 2-2: Ensure that procedures enabling the rehabilitation and demolition of any housing structure determined to be substandard are carried out in the timeliest manner.

The current process for the demolition of housing structures is provided by ordinance. However, the process has proved to be cumbersome and time consuming when substandard housing fails to be upgraded. Even with the code enforcement procedure in place, the County is hesitant to eliminate the substandard housing and place a lien on the property. This process needs to be reviewed, possibly by adopting a supplemental option to Code Enforcement referred to as the "citation method," thus forcing the property owner to either rehab the residential unit or removing and replacing with an adequate unit.

Policy 2-3: Seek state and federal funding (as funding cycles occur) for the construction, demolition, or rehabilitation of substandard housing.

The grants coordinator for the County has been successful in seeking funding for construction and rehabilitation for substandard housing.

Objective 3: Provide adequate sites for housing for very-low, low- and moderate-income persons to meet housing production needs.

Policy 3-1: The County shall continue to support the Area Housing Committee and assist the private sector in determining and developing sites and programs for very-low, low- and moderate-income persons.

Policy 3-2: The Area Housing Committee will assess on an annual basis very-low, low- and moderate-income housing needs and recommend programs to facilitate the implementation of the County's Housing Goals, Objectives, and Policies.

The County is currently meeting this policy.

Policy 3-3: Pursue federal sources of funding earmarked for very-low, low- and moderate-income housing, and allocate 100% of all Community Development Block Grant (CDBG) housing funds received (less administrative expenses) for renovation and/or replacement of such housing.

The County is currently meeting this policy.

Policy 3-4: Provide siting of housing for very-low, low- and moderate income persons in all residential areas.

The county needs to evaluate the need to retain and reserve a percentage of county-owned properties for use in providing public facilities and affordable housing building sites. The various lots in Sunny Hills that the County has ownership have the potential to provide lots for affordable housing. A program offering the lots for affordable housing can be established, ensuring that they will retain their affordable housing status for at least 100 years. The lots might be loaned to the potential buyer for a nominal fee with the buyer responsible for financing of the residential structure to be built to Deltona Corporation standards and meet all deed restrictions. There may be other property owned by the County that can be utilized in the same

fashion. The County needs to examine the possibility of offering density bonuses to developers willing to ensure some percentage of any development as affordable housing. The issue of affordable housing will be discussed in the Identified Issues section of this report.

Recommendation: It is recommended that the following policy be added to the Plan.

Add the following policy: It will be the policy of the County that recreational vehicles will not be utilized as permanent housing in Washington County. Temporary use of recreational vehicles will be limited to use during construction of a new residence or displacement of the property owner or tenant due to disaster reasons as allowed under the Comprehensive Emergency Management Plan (CEMP).

Objective 4: Allow sites for mobile home parks and mobile home subdivisions to promote the provision of affordable housing.

Policy 4-1: Mobile home parks and subdivisions will be sited in accordance with the residential densities contained in the Future Land Use Element of this Plan. The LDRs will provide for adequate buffers between mobile home uses and surrounding developments.

The County's Comprehensive Plan Land Development Code allows mobile home parks in all land use categories where residential use is allowed. There are no restrictions in any of the residential sections or in the land use categories of the county that would preclude the siting of a mobile home park if developers can meet all density requirements. In some cases, deed restrictions may prevent the siting of mobile homes. The clustering provision of the Land Development Code allows more than one mobile home per acre to be sited on a parcel, not to exceed four mobile homes for any parcel unless the process changes a density

Policy 4-2: The future land use categories provided in this Plan (see Future Land Use Element) which provide for residential use shall permit the placement of mobile homes in accordance with the allowed residential densities provided they are anchored or attached to permanent foundations, meet safety and all other requirements of the County's adopted LDRs (subject to private restrictions and covenants).

The County is currently meeting this policy. This will be discussed further in the Identified Issues section of this report.

Objective 5: Identify, preserve, and protect all historically significant housing.

The County is currently meeting this objective...

Policy 5-1: The County and municipalities shall continue to support and coordinate with the proper agency to identify, preserve, and protect historically significant housing as well as all other historical structures, sites, artifacts, settlements, cemeteries, and other significant historical findings through provisions contained in the LDRs.

The County is currently meeting this policy.

The County shall continue to address this policy by actively working to acquire existing homes that may qualify has a historic structure.

Policy 5-2: The County shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs for rehabilitative purposes.

The County is currently meeting this policy.

Policy 5-3: The County shall continue to partnership with the Washington County Historical Society to identify and apply for sources of funding to identify and protect historically significant structures.

The County is currently meeting this policy.

Policy 5-4: To protect historically significant housing, the County shall periodically amend the overlay Historical Resource Future Land Use Map to include all identified historically significant housing.

No significant structures have been identified in the County. The Comprehensive Plan's list of historically significant housing will be updated as these are identified.

Objective 6: Conserve and extend the useful life of the existing housing stock and improve neighborhood quality.

The County is generally meeting this policy. Examination of the code enforcement procedures will be required. This will be discussed further in the Identified Issues section of this report.

Policy 6-1: Review and amend where necessary the County's building codes and housing and health codes and standards relating to the care and maintenance of residential environments and facilities. These building codes shall be the standards used to guide the County in conserving the existing housing stock.

The Building Codes are updated as required to be in compliance with the State Building Codes. The Washington County Health Department is charged with the responsibility of ensuring health and environmental standards are maintained so as to be compliant with requirements of the State.

The current method used for Code Enforcement does not always have the results that are desired.

Policy 6-2: Annually designate areas in the County and municipalities CDBG Target Areas, actively pursuing housing rehabilitation and/or infrastructures improvements grant programs, and carry out the program activities designed to improve housing conditions in a timely and efficient manner.

The County is currently meeting this policy.

Policy 6-3: The County shall encourage neighborhood improvement programs through public/private partnerships.

The County is currently meeting this policy...

Objective 7: The County and municipalities will continue to facilitate the meeting of special housing and household needs (including rural and farm worker needs) through improved coordination of public, private, and nonprofit sectors involved in housing production, and through implementation of the following housing policies and programs.

Policy 7-1: Continue to enforce the Washington County Fair Housing Ordinance.

Recommendation: While the current requirements of the Washington County Fair Housing Ordinance are adhered to by the County, the last update was in 1990. This ordinance should be examined closely with State mandates with revisions made as necessary.

Policy 7-2: Coordinate with appropriate local agencies (i.e., the Council on Aging, the Tri-County Community Council) for their review of the County's Building Code and LDRs to ensure adequacy in meeting the needs of the physically disabled and the frail elderly.

The County is currently meeting this policy, with liaisons provided by the Board of County Commissioners.

Policy 7-3: Coordinate annually with agencies involved in providing services to the County's special needs populations to determine the approximate unmet housing needs of those populations. Strengthen public/private sector partnerships with the potential of meeting special housing needs.

The County is currently meeting this policy.

Policy 7-4: Apply for, utilize, and support private sector efforts to secure federal and/or state funds to provide housing for residents with special needs, including the elderly, disabled, farm workers, rural, very-low, low-, and moderate income residents, and homeless citizens.

The County is currently meeting this policy.

Policy 7-5: Continue to promote location criteria, in keeping with the Transportation Disadvantaged Program, for housing for the elderly or disabled, which consider proximity to transportation, recreation, and health care facilities.

Transportation, recreation, and health care facilities may be located in any of the residential designated areas in Washington County. It is not practical to allow existing facilities located in isolated areas to continue to expand when no urban services are available, even though the density allowance might allow for these expansions.

Policy 7-6: Coordinate with the Farmers Home Administration (FmHA), the Florida Housing Finance Agency (FHFA), and other federal and state agencies to monitor loan and subsidy program activities and trends to support the rural housing needs being met by such agencies.

The County is currently meeting this policy.

Policy 7-7: Establish an agreement with the Florida Department of Children and Families to inform the County of any licensing of migrant labor housing.

Recommendation: There is no formal agreement. The County should draft such an agreement and cooperate with the Florida Department of Children and Families in the licensing process of migrant labor housing. This will be discussed further in the Identified Issues section of this report.

Policy 7-8: The adopted LDRs shall maintain provisions for housing options to meet the diverse housing needs of the elderly such as accessory apartments, adult foster homes, and congregate living facilities.

The County is currently meeting this policy.

Policy 7-9: Housing for rural and farm workers shall be located in accordance with the residential densities contained within the Future Land Use Element of this Plan.

The County is currently meeting this policy.

Objective 8: Ensure the provision of sites for group homes and foster care facilities to ensure that the needs of persons requiring such housing are met.

The County is currently meeting this objective.

Policy 8-1: The County and municipalities shall not discriminate in granting development approval to group homes and foster care facilities.

The County is currently meeting this policy.

Note: As stated in response to Policy 7-5 above, there is concern regarding the expansion of existing facilities in remote areas where transportation, emergency medical services, medical care, and law enforcement are not always available. This situation has come to the attention of the County recently with a request that a 50 patient facility located in a remote area be allowed to expand to house an additional 45 - 50 patients.

Policy 8-2: Group homes and foster care facilities shall be permitted in all future residential land use categories consistent with the Future Land Use Element and Maps to insure that the needs of persons requiring such housing are met in accordance with Florida law.

The County is currently meeting this policy.

Policy 8-3: Group homes and foster care facilities will be encouraged to locate in areas providing the highest level of public services (i.e., schools, recreation, social services, et and foster care facilities

The County is currently meeting this policy.

Policy 8-4: Consistency will be maintained between LDRs and Comprehensive Plan goals and policies addressing group homes and foster care facilities.

The County is currently meeting this policy.

Objective 9: Provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Florida law.

Policy 9-1: The County and municipalities shall assure that reasonable relocation standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Note: There have been no circumstances where persons have been displaced through public action. However, at the present time, the Planning Office is working with the Florida Department of Transportation to ensure that persons displaced during the four-lane projects of SR 79, and eventually SR 77 are afforded solutions to housing requirements to include expediting building permits and inspections by the Building Inspectors that are consistent with Florida law.

Policy 9-2: Provide uniform and equitable treatment for persons and businesses displaced by state and local government programs, consistent with Florida law.

The County is currently meeting this policy.

Note: This objective becomes especially important as the four-lane projects of SR 79 and SR 77 progresses.

Policy 9-3: The County shall maintain ongoing cooperative relationships with the local Association of Realtors and other providers of replacement housing (rental agencies, etc.) to insure that suitable replacement housing is identified and is comparably priced to the displaced housing prior to causing displacement through public action.

The County is currently meeting this policy.

Note: Affordable housing is described as housing that is made available to a household that earns only 80 percent of the median income(\$38,400 for a family of four) for Washington County (\$32,720) A home that sells for approximately \$100,000, would meet this definition. However, due the increase over recent years of real estate prices, it is virtually impossible to find this type of housing in Washington County. The impacts that result from these type houses are the same as for any other home of higher values in the County.

Table 9-6. Housing Facts for Washington County Housing 2000 and 2005				
Owner Occupied	81.9%			
Married Couples	3,955			
Male Householder	214			
Female Householder	584			
Non-Family	1,740			
Group Quarters	1,449			
% of Total Population	6.9%			
Institutionalized Population (Prisons, nursing homes, juvenile and others)	1,341			
Non-Institutionalized Population (Other)	108			
Nursing Homes Available Beds	180			
Occupancy Rate	73.2%			
Assisted Living Facilities	7 (135 Beds)			
Public Lodging				17(398(Units))
Apartments, Public Apartments, Rooming Housing, Rental				9 (150 Units)
Mobile Homes and RV Vehicle Tags				Mobile Homes 509 Mobile Homes Parks 372 RVs 193
Single Home Value	\$56,092			
Mobile Home Value				33,913
Homes Sales Price (Average)				\$119,793
Median Sales Price	\$61,000			103,000
Median Rent	\$383			
Elderly Households (Headed by Age 65 or Older)				2,456
Elderly Who Own Their Homes				2,189
Pay More than 30% of Income for Rent or Mortgage				566 (23%)
Households Made Up of 1-2 persons				5,458 (62%)
% paying more than 30% of Income for Rent/Mortgage				1,420 (26%)
Household Made Up of 3 - 4 Persons				2,643(30%)
% Paying More than 30% of Income for Rent/Mortgage				582 (22%)
Households Made Up of 5 or More Persons				715 (8%)
% Paying More than 30% of Income for Rent/Mortgage				172 (24%)
Household by Size and Cost Burden		0-30%	31-50%	51- %
1 - 2 Persons in the Household		4,055	774	629
3 - 4 Persons in the Household		2,056	307	250
5 + Person in the Household		542	79	94
Low-Income Household with at Least One person with Disability (15 years or older)	1,596			
Source: Florida Housing Data Clearinghouse, Shimberg Institute, University of Florida				

Table 9-7. Housing Inventory for all Housing Units in Washington County 2000 - 2006			
Type	Housing Units by Type 2000	New Housing Units by Type 2000-2006	County Total
Single-Family	5,579	721	6,300
Multi-Family	297	0	297
Mobile Homes	3,539	1,088	4,627
Other	88	0	88
Total	9,503	1,809	11,312
Total Updated Housing Inventory for all type units in Washington County		11,312	
Source: Florida Housing Data, Shimberg Center for Affordable Housing and Washington County Building Department			

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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS §163.3191 (2)(h), F.S.**

INFRASTRUCTURE ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Infrastructure Element of the Washington County Comprehensive Plan for its successes and shortcomings. While discussed briefly in this section, identified major issues will receive further examination in the Identified Issues Section of the report.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission, the West Florida Regional Planning Council and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS §.163.3191(2)(c), F.S.

A. Sanitary Sewer Subelement.

1. General Evaluation - Sanitary Sewer Sub-Element. §163.3191(2)(h), F. S. The County does not have a Wastewater Facilities Plan, as the County has not chosen this as an option to be considered by the County. However, as the potential for development increases and the need for economic development become more critical, the Board has reconsidered this option and has placed a feasibility study and service area identification project on the Capital Improvements Element schedule with the funding source yet to be determined. There is no master Wastewater Facilities Plan or a Reuse Master Plan.
 - a. Central Wastewater Treatment Systems (WWTP). Currently, there are only three WWTP's in the County.
 - (1) Chipley. City of Chipley (not under this Plan) has a wastewater treatment system and is presently in the process of upgrading the system and constructing spray fields to eliminate any discharge of treated effluent into Holmes Creek.
 - (2) Vernon. The Town of Vernon successfully completed an upgrade and installation of spray fields to eliminate discharge into the Holmes

Creek. During the period prior to and during the upgrade, no new hookups were allowed within the service area of the Town of Vernon. Building permits are now being issued again, and the moratorium as issued by the Department of Environmental Protection has been suspended.

(3) Sunny Hills. There is a central wastewater treatment facility within the Sunny Hills subdivision operated with Aqua Utilities. Aqua is currently doing an engineering study as to the feasibility of increasing the capacity of this unit to serve the subdivision and other outlying parcels at this time.

b. Package Treatment Plants. Package treatment plants are essentially small treatment systems which have a collection network, treatment plant and disposal system. Currently, there are only three site-specific plants located within Washington County.

- (1) Department of Corrections
- (2) Caryville Vocational Center Package Treatment Plant
- (3) Washington County Kennel Club Package Treatment Plant

c. Septic Tanks. Washington County does not operate a central sewer system; however, septic tank systems are used throughout the county's more isolated areas to serve single housing units. The Washington County Health Department issues permits for septic tanks throughout the County. No building permits are issued by the Washington County Building Department until the septic tank permit is issued. This serves to ensure that occupancy of residential and/or the operation of commercial businesses will not occur until such time that a properly functioning septic tank system is in place.

2. Issues - Sanitary Sewer Sub-Element. §163.3191(2)(e) and (g)

a. Waste Water Treatment Plants. There are no issues with the WWTP's located in Vernon, as treated effluent is now being directed to the new sprayfield located east of the town. Issues with the City of Chipley are being addressed by the city council and will be resolved with the completion of the plant upgrade and installation of the city's spray field. This resolution is expected within the next 18 months. Aqua Utilities, Inc., a contractor furnishes services in Sunny Hills, and while the corporation has stated their intent to upgrade the system, no formal plans have been filed with the County. If Aqua Utilities, Inc., cannot fulfill the obligations to the Sunny Hills subdivision; caution must be used in approving any other developments that state intentions to tapping into the Sunny Hills sewer system.

- b. Package Treatment Plants. There are no identifiable issues.
- c. Septic Tanks. Water quality problems may arise when septic tank systems are not adequate to treat the amount of waste placed in it, if the system is used to dispose of waste that cannot be treated by the system, or if the drainfield allows for rapid movement of the effluent into the aquifer. Growth and new development has increased the density within the County, thus increasing the proliferation of septic tanks throughout the County. This poses the potential of causing a widespread degradation of ground water and potable wells by increasing the nitrates and other substances contained therein. There is a risk of large amounts of partially treated wastewater flowing into shallow wells, and for this reason, it is important to limit the density in areas where septic tank systems are located. The County should discourage development in areas that can only be served by individual septic tanks as opposed to central wastewater treatment facilities. Development near or in those areas that currently supply wastewater treatment services should be encouraged by the County. The City of Chipley and the Town of Vernon are the only two municipalities that provide sewer service. In addition to encouraging development in those areas served by a central sewer service, the County should proceed to initiate an engineering study to identify areas within the County that would benefit from a central WWTP and seek the necessary to ensure these facilities will be available no later than 2030.

3. Proposed Changes - Sanitary Sewer Sub-Element. §.63.3191(2)(i), F.S.

- a. The County should proceed to identify areas within the County that would benefit from a central WWTP and seek the necessary funding after and engineering study to ensure that these facilities will be available no later than the year 2030.
- b. The County should look at reducing the maximum number of subdivision lots that are allowed in a clustered subdivision without central water or wastewater treatment. Currently, it is 49 lots accessed by continuous paved roads or 10 if accessed on unpaved roads. The number of lots in a major clustered subdivision should be limited to 25 and a minor subdivision at 6 lots. This will serve to discourage urban sprawl.
- c. Aqua Utilities reports that that a study system expansion within Sunny Hills at this time. They do not plan to upgrade/expand the current system based on the current needs. Failure of Aqua Utilities to upgrade facilities may delay further development in the Sunny Hills subdivision lots as there is no water available to some lots if central water and central wastewater treatment concurrency cannot be met.

B. General Evaluation - Solid Waste Sub-Element. §.63.3191(2)(h), F. S.

1. Solid Waste Disposal. Washington County does not have an active landfill and there are no plans to allow this land use in the future. Washington County Ordinance 88-4 established the requirement for solid waste disposal by requiring a waste disposal system permitted and approved by the Florida Department of Environmental Protection. The original system established within the County required mandatory garbage service, but this did not work well and the requirement was rescinded following legal proceedings and pressures from the public. Washington County negotiated an exclusive agreement with Waste Management, Inc., in 1994 and that agreement currently remains in effect for the municipalities and the unincorporated areas of the County. While Chipley is not affected by this agreement, they also have an exclusive contract with Waste Management, Inc., through the date of this report.

a. Refuse Pickup Service. The users of the service contract directly with Waste Management, Inc., and the County is not actively involved with the collection of solid waste. Those choosing not to use the service have the option of disposing of their solid waste directly at the landfill. County personnel only become involved when customer service complaints arise that cannot be settled between the collector and the customer. Fee increases are in accordance with fluctuations in the Consumer Price Index for the Pensacola area, with a minimum of 3 percent and up to a maximum adjustment of 7 percent in any single year. Any other fee increase exceeding 3 percent must have the approval of the Board of County Commissioners. There are no transfer stations within the County and the solid waste is taken directly to the Springfield Landfill in Jackson County, as there are no active landfills in Washington County. Waste Management, Inc. operates the landfill and reports that there is enough capacity there to continue the current levels of service for another 47 years. There is currently no alternative plan for solid waste disposal.

Waste Management (WM) reports 6,215 residential households formed their customer base for all of Washington County (to include all municipalities and Chipley) during the 2006 calendar year. During that calendar year, there were approximately 11,225 residential household within the county that amounted to a 55 percent usage. During that period of time, Waste Management reports that 6,766 tons (13,532,000 pounds) was collected during this period. WM reports that 38.5 pounds of waste are disposed from each customer during the week. This averages to be about 5.5 pounds of solid waste generated by each residential household on a daily basis or 2.29 pounds. There is no indication as to how the balance of households (5,040) disposes of their solid waste. This may be a source of concern over the next years as growth continues in the County. Initially, there was mandatory garbage pickup required, but this rule was rescinded by the Board of County

Commissioners due to the widespread objections of residents of the County. If one is to use WM's figures, the current LOSS of five pounds per day per capita, the LOSS is being met. Population wise, 1.57 pounds per capita per day is actually being generated, with the current LOSS being sufficient.

- b. Recycling. The recycling program is fully funded by a solid waste grant and efforts will continue to retain this funding for the future. The recycling plant is physically located on SR 77 south of Chipley and is easily accessible from every part of the County.

During the period of January 1, 2006 through December 31, 2006, 1, 42,939 tons of waste was recycled through the Washington County Recycling Center. Table 10-1 provides a breakdown of the collections. The center operates 6 days a week and sponsors two amnesty days per year. The following constitutes the collection during January 1 – December 31, 2006.

Table 10-1. January 1 – December 31, 2006 Recycling Materials Collected in Washington County	
Materials	Total Tons
Newspapers	347
Glass	807
Aluminum Cans	130
Plastic Bottles	590
Steel Cans	417
Cardboard	1,734
Office Paper	303
Yard Trash	5,084
C&D Debris	289
White Goods	403
Tires	390
Process Fuel	0
Other	32,862
TOTAL TONS	42,939
Source: Department of Environmental Protection, 2008	

- 2. Issues – Solid Waste Sub-Element. §163.3191(2)(e) and (g) . While the current recycling program seems to be working well, it is a limited program with no provision curbside service, individual household recycling containers, or convenient drop-off locations around the County. Recycling customers must travel from remote parts of the County to deposit goods at the single recycling center located south of Chipley on SR 77. This often results in discarded items on the rights-of-way,

streams, and wooded areas. Lack of strategically placed drop-off locations results in the storage of items ready for disposal on private property as it becomes more convenient to store items rather than make the trip across the County to the Recycling Center.

3. Proposed Changes – Solid Waste Sub-Element. §.63.3191 (2)(i), F. S. The current program should be expanded into a more user-friendly operation by providing strategically located bins for recycling deposits in the more remote parts of unincorporated Washington County and the municipalities. A suggested date for accomplishment of this goal is 2012. It is possible that available County-owned lands can be utilized. While the availability of funding for any such expansion is currently not available, grants and other funding should be actively pursued. Due to the rural nature of the County, it may not be practical to provide curbside service to all areas of the County at the present time; however, it is important that in areas where it is feasible that this service be provided to those areas identified as County resources and funding become available. The County should continue to promote recycling through a public education program.

C. Hazardous Waste.

1. General Evaluation – Hazardous Waste Sub-Element. §.63.3191(2)(h), F. S. As noted in the Conservations Element, policies have been established to ensure that hazardous waste is disposed of in an acceptable manner. Throughout the planning period the County and the municipalities continued to prohibit the disposal of hazardous wastes into the public sewer system, canals, ditches and sanitary landfills, or any other unacceptable method of disposal of hazardous waste, and will continue to diligently promote acceptable hazardous waste disposal. As stated above, the County continues to hold hazardous waste amnesty days at least twice a year – once in the spring and once in the fall. This has proved to be a very effective program for the county and should be continued and fully funded. The County should continue to seek funding as need from FDEP's local Hazardous Waste Collection Grants Program to manage hazardous wastes. The WFRPC is under contract with the State of Florida to do SQG in Washington County. A percentage the businesses are monitored every year with the master list of generators being maintained by the Planning Council.
2. Issues - Solid Waste - Sub-Elements. §.63.3191(2)(h), F. S.
 - a. There have been some problems with illegal dumping, and where possible, resolved by the County code enforcement office. If the perpetrator of illegal dumping can be identified, that person is notified of the violation, ordered to clean it up and informed of the possible criminal charges that can be filed as a result of dumping garbage.
 - b. Waste Management, Inc., states that there is available capacity in the current landfill in Jackson County to adequately manage solid waste disposal for at

least 47 years. It may be that the County will want to start early on to identify means of disposal other than a landfill, perhaps utilizing an existing incinerator in Bay County if it should be operational and have the operating capacity when the need arises.

Recommendation: By the year 2025, the County will conduct a study to determine an alternate method of solid waste disposal other than landfills. This system may be a combination of recycling, reuse, or a contractual arrangement with an incinerator corporation

- c. Recycling efforts are funded by solid waste grants as they become available. Efforts to seek and apply for this type funding should continue. The County should also look at financially supplementing the operation of Recycling and extending the services, especially curbside services in the more built up areas of the County.

Recommendation: This policy should be added to the policies:

It will be the policy of the County to pursue an program of recycling that will establish drop off points for the public's use with the ultimate goal being a county-wide recycling pickup program.

3. Solid Waste - Proposed Changes. §.63.3191(2)(i), F. S.

- a. The County should examine and study the possibilities of establishing curbside service for pickup of separated and identifiable recycling products (glass, paper, white goods, etc.).
- b. Collection points for recycling should be set up around the county, especially in the more remote sections of town.
- c. Efforts should continue to seek the necessary grant funding to finance the program in the County.
- d. A supplemental method for code enforcement should be considered by the County to more effectively address illegal dumping within the County.
- e. Innovative methods to make the recycling programs self-supporting and self-sufficient.
- f. Long-range plans for disposal of household waste and garbage should be addressed by the County to address method of final disposition of collections of waste.

D. Stormwater Management Sub-Element.

1. General Evaluation – Stormwater Management. §.63.3191(2)(h), F. S. Water flowing overland during and immediately following a storm event is called

stormwater drainage or stormwater runoff. Under the effect of gravity, the drainage flows toward sea level through depressions and channels, which comprise the drainage system of an area. The drainage system may consist of natural features, man-made features, or a combination of both. The County is prone to different types of flooding caused by flooding of the Choctawhatchee River and Holmes Creek and periodic heavy rainfall.

- a. **Flooding.** The County has a substantial portion of land located within the floodplain. In total, approximately 88,170 acres of the County are subject to flooding (22.5%). Caryville has 1,498 acres of floodplain land, Ebro (405 acres), Vernon (854 acres), Wausau (274 acres) and Chipley (233 acres). Accordingly, there is a high chance of reoccurrence. Some degree of flooding occurs at least once a year within the County. Hurricane-induced rains present flooding problems due to low-lying areas filling up too fast, especially along the Choctawhatchee River and adjacent areas. Many of the lakes and water retention pools are also impacted and allow over-flowing water to flood surrounding areas. Although the majority of population and business centers are not in floodplains, impact to roadways, some businesses, and homes stress already overburdened transportation facilities within the County.

Vulnerability is tempered somewhat as the overwhelming majority of land located in flood prone areas are undeveloped. More than any other natural or human-caused catastrophe, flooding has plagued Washington County's citizens, emergency operations, and mitigation efforts throughout the history of the community.

Past flooding has caused great devastation to homes, public buildings, and residences near the Choctawhatchee and other rivers in Washington County, especially in the Caryville and River Road areas. Interstate 10 was closed for a period of time because of damage to the bridges over the Choctawhatchee River. Hundreds of residents were displaced from homes, only to return to total devastation. Even homes built to the "100-year base flood elevation standards" received water. Roadways to include Millers Ferry Road, Shell Landing Road, River Road, and CR 284, along with roads, along with residences, in parts of Vernon, Yankee Town, and the Town of Caryville were heavily impacted along with the by the July 1994 flooding.

- b. **Urban Runoff.** Another cause of flooding in the County is urban runoff. The City of Chipley experiences the majority of this problem. Development in filled wetlands in combination with storm water runoff from homes, streets, and commercial districts, has caused damage to homes and a few businesses in Chipley. Alligator Creek and Helms Branch receive urban runoff from Chipley. Mitigation purchases of properties as

well as ditch cleaning efforts have solved some of these problems, but some homes continue to be victims of flooding.

- c. Existing Stormwater Management Facilities. These facilities consist of swales and open ditches built over the development life of the County. This system is maintained by the Washington County Public Works Department. The County, in coordination with FEMA has made significant stormwater management facilities improvements County-wide. New subdivisions are required to address stormwater runoff in their initial application, with plans consisting of swales, ditches, and holding ponds. While the rural nature of the County might reduce the need for a County-wide plan, the expected upsurge for development and the demand for building sites, serves to accentuate the continued need for this plan. The County, through the Local Mitigation Strategy program, has prioritized the County's need for a stormwater and drainage plan. This project also appears on the County Capital Improvement Element schedule as a project to be addressed by the County.
2. Issues – Stormwater Management. §.63.3191(2)(e) and (g). These issues will also be discussed in the Identified Issues of this report.
 - a. Impact. The impacts of flooding can be severe, as in the case of the Town of Caryville, devastating homes and requiring large expenditures of money to buy out, elevate or relocate homes and businesses. Flooding in Washington County impacts the local economy by causing dollars to be spent on relief and reconstruction needs, rather than contributing to savings or long-term financial planning by families and businesses. The public tax base of the county is also harmed during each flood event.
 - b. Repetitive Flooding. Repetitive flooding of properties can be a consequence of flooding. A repetitive loss structure is one for which two or more National Flood Insurance Program losses of at least \$1,000 each have been paid over a ten-year period. According to the State of Florida Mitigation Plan (2004), Washington County had 5 repetitive loss structures that resulted in losses of approximately \$221, 516. There are other structures within the County that qualifies for buyouts, but funding is lacking to complete the buyouts. Currently, no funds are available for FEMA buyouts. A master list of potential buyouts of repetitive losses is maintained in the current Local Mitigation Strategy Plan that identifies these properties should the money become available. The Washington County Public Works Department maintains repetitive losses for transportation facilities.
 - c. Complacency. Drought and drought-like conditions serve to lull buyers/sellers/developers into believing that the flood maps are erroneous and the property where development is being planned is in fact not prone to flooding. Education along with presence of flood areas as evidenced by the

flood maps must be made available to public. For new development, the susceptibility to flooding is initially identified by the Planning Department when the land use application (first step in the permitting process) is presented to them for approval. If identified as possibly being in a flood zone, the land use application is marked that a flood elevation certificate is required. The building department then requires the applicant to present this certificate indicated the amount of elevation required before the building permit is issued. In all other areas of the County, site visits, as approved by the Board of County Commissioners, are required by the building official/inspector prior to the issuance of a building permit to ensure that the topography of the land is such that the structure to be built will not be subject to flood. Additionally, the Washington County Health Department makes an onsite visit to ensure that the septic system and potable water well are placed, along with the structure, so as to minimize any future problems caused by flooding. Combined documents, the Comprehensive Plan, the Land Development Code, and the new Flood Ordinance all work together to discourage development within the floodplains of the County.

- d. Development within the Floodplains. For new development, the susceptibility to flooding is initially identified by the Planning Department when the land use application (first step in the permitting process) is presented for approval. If identified as being in a flood zone, the land use application is marked that a flood elevation certificate is required. The building department then requires the applicant to present this certificate indicated the amount of elevation required before the building permit is issued. In all other areas of the County, site visits, as approved by the Board of County Commissioners, are required by the building official/inspector prior to the issuance of a building permit to ensure that the topography of the land is such that the structure to be built will not be subject to flood. Additionally, the Washington County Health Department makes an onsite visit to ensure that the septic system and potable water well are placed along with the structure, to minimize any problems caused by flooding. Combined documents, the Comprehensive Plan, the Land Development Code, and the new Flood Ordinance all work together to discourage development within the floodplains of the County.

Development in flood areas is discouraged by the Comprehensive Plan, Land Development Code, and the County flood ordinance revised in 2006. All contain restrictions on development in flood areas and serve to protect public resources, life, and property. The County adopted a Local Mitigation Plan in 2005 that expands on many of the mitigation issues facing the County.

- e. Local Mitigation Plan. Many of these issues are covered in the Washington County Mitigation Strategy Plan adopted in April 2005. That plan is the written product of planning efforts undertaken by the Washington

County Local Mitigation Strategy (LMS) Committee to mitigate the effects of natural hazards within Washington County, the City of Chipley, the Town of Ebro, the Town of Wausau, the Town of Vernon, and the Town of Caryville. This document includes a detailed description of the Local Mitigation Strategy Committee, its history, participant composition, responsibility for development of the strategy, need for public input, procedures, bylaws, and planning process utilized in the formation of the strategy. The strategy describes the natural hazards each community within Washington County has the potential to face, historical occurrences of each hazard and the vulnerabilities to them that increase its risk. Based on the hazards analysis for these communities, the strategy includes the LMS Committee's mitigation goals, its procedures for proposing and prioritizing actions to accomplish those goals, and the list of initiatives that the multi-jurisdictional LMS Committee supports for the pursuit of outside funding. In addition, it outlines the Committee's procedures for updating the strategy within the five-year update cycle (2005-2010), as well as methods for inclusion of mitigation elements into or from other community plans. The Strategy wraps up with the corresponding dates of initial adoption by each participating jurisdiction.

- f. Flood Insurance Rate Maps (FIRM). The Federal Emergency Management Agency (FEMA) provides all participating Regular Program participating communities with copies of their flood maps. The maps are generally kept in the Washington County Planning Department with copies furnished to all municipalities and County libraries. The department assists the public in reviewing the maps and will, upon request, issue a flood letter of opinion based on the flood map information. These requests are usually in response to the mortgage company's requirement for flood insurance, but might also be in conjunction with the issuance of a building permit.

If a property owner/applicant/developer disagrees with the opinion of the Planning Department, or the requirement to purchase flood insurance and there is evidence that the building or proposed building is not in a Special Flood Hazard Area (SFHA) on the effective FIRM, hire a professional engineer/surveyor to further delineate his property to validate the zone which would apply to a particular parcel of land. If the applicant still does not agree with a professional engineer/surveyor's opinion, then the property owner/applicant/developer may choose to make application for a Letter of Map Amendment (LOMA) for determination by FEMA as to whether the property and/or building is located within the SFHA.

The current map system is not digitized and is bulky and awkward to use. The maps consist of 15 individual panels to include one index. Locating properties on the maps is confusing and difficult as roads, streams, and monuments are not identified and make the identification of site-specific

property difficult. The FIRM for Washington County was last updated in 1991. Based on the experiences of floods and tropical storms during the previous planning period and the current planning period there have been no revisions to the FIRM. However, this process is scheduled to begin in 2008. The Building, Planning, Emergency Management, and Public Works departments will provide available data to assist FEMA and Northwest Florida Water Management District in updating the FIRM. These departments along with the County Engineer will prioritize additional areas of the County to be added to the flood maps. Requests for general exceptions to the policy that all building permits are issued strictly in accordance with requirements of the National Flood Insurance Program (NFIP) and the policies set forth in the Land Development Code and the Flood Ordinance should never be honored.

- g. Need for Drainage Plan for County. Roadways built below flood levels create a risk of trapping people in vehicles. Flooding and stormwater runoff impacts residential structures and agricultural communities by running crops, hay supplies, production operations. Mosquito infestations are a concern following flooding. Ditches and swales are often overburdened during flooding and heavy rains causing overflow of water onto adjacent property and the County roadways.
- h. Land Purchases. NFWMD purchased land within the Chotawhatchee River/Holmes Creek drainage basin to mitigate future drainage issues are caused by development and timber harvesting. The agency has also purchased land in the Econfina Watershed to further protect the area and the potable water supply of Bay County. The County has not exercised any options to purchase land that demonstrates vulnerability to any stormwater runoff whether from natural causes for urban runoff. This is due to the limited nature of funding that the County has with many of the improvement projects within the County relying on grants. The County had the opportunity to purchase Cypress Springs, but lacked funding. Another opportunity arose to purchase Becton Springs (adjacent to Cypress), and again the lack of funding prevented this from happening.

3. Proposed Changes – Stormwater Management. §.63.3191 (2)(i), F. S.

- a. The County is in need of a Stormwater/Drainage Plan for the County. The Grants Department should continue to search for grants that offer funding for plan engineering and study. This area of study will include:
 - (1) Identification of potential flood hazard areas and major drainage outfalls.

- (2) The evaluation of major outfalls to pass a 25-year storm runoff and recommendations for improvements to prevent flooding.
- (3) Right-of-way requirements for major outfall systems.
- (4) Outfall improvements cost estimates.
- (5) Funding for improvements.
- (6) Further evaluation of restrictions and criteria for future development to minimize the storm runoff pollution reaching the receiving bodies of water.
- (7) Techniques to prevent storm and urban runoff pollution.
- (8) Evaluate areas that the County should consider as Conservation areas.
- (9) Evaluation of all best management techniques to protect all eco-sensitive areas within the County.
- (10) Cooperation with agencies to update the current FEMA Flood Maps..

E. Potable Water Sub Element

1. General Evaluation – Potable Water Sub-Element. §.63.3191(2)(h) F. S. Washington County, along with Northern Okaloosa, Holmes and parts of Bay County obtain their water supply from the Floridan Aquifer. Due to concerns regarding protection of groundwater, greater care must be exercised to protect the quality of potable water for the County and surrounding areas. Development remains the main contributor toward the deterioration of groundwater quality. Northwest Florida Water Management District monitors the water usage in Florida with the Panhandle divided into seven water supply planning regions across the sixteen counties in the area. Washington County is part of Region IV along with Holmes, Jackson, Calhoun, and Liberties counties. The District's water supply assessment, completed in 1998 and updated in 2003, concluded that demands now and in the future is within the capacity of the Floridan Aquifer. These counties do not currently require development of alternative water supplies or a regional water supply plan. However, the District administers well construction and consumptive use permitting to help ensure that the water resources and existing legal users are protected.
 - a. Individual Wells. By far the most utilized source of delivery in the County, the number of wells is widespread throughout the unincorporated areas of the County. Due to the rural nature and size of the area, and the desire for large lots, most residential lots exceed the one acre minimum building lot size and utilize wells as their water source with this method has worked fairly efficiently. There is no central water system in the County, but, as the density

of the County increases, use of septic tanks will adversely affect the quality of well water. Due to the existing drought conditions, some individual wells have suffered reduced or loss of water to individual homes in the County. Northwest Florida Water Management District reports in their report of 2006 that no water supply plan is required for Washington County. .

- b. Central Water System. The Land Development Code rules require a central water system for densities over the one unit per acre rule. These rules have been sufficient in the past to protect the water supply and to ensure efficient delivery of water to homes. However, the increase of development requires the County to encourage development to locate where municipal or central water is accessible. No new areas should undergo a land use changes to a density higher than one unit per acre without access to a central water supply.
2. Issues – Potable Water Sub-Element. §163.3191(2)(e) and (g). There is a plentiful supply water sources within the County. However, there is no central water system that will ensure delivery of potable water to areas with increasing development and the non-urban areas of the County. It is vital that the County pursue the need to provide a suitable potable water supply system for the County.
 3. Proposed Changes. §.63.3191(2)(i), F. S. Every attempt to identify viable funding sources should be identified to ensure that this project receives high priority. Most importantly, grants should be actively pursued that will provide the funding for this essential need for the County. In addition, coordination with the private sector is a tool that should be pursued. The necessary study to identify the areas of the County with the greatest demonstrated need for a central potable water system should begin no later than 2009.

Table 10-2. Central Water Levels of Service for Washington County Municipalities					
Area	Year	Population	LOS		
Chipley	2005	4,570	95	5,490	0.60
Caryville	2005				
Vernon	2005				
Wausau	2005				
Sunny Hills					
Source:					

F. Natural Groundwater Aquifer Recharge Subelement.

1. General Evaluation - Natural Groundwater Aquifer Recharge Subelement. §163.3191(2)(h), F. S. The groundwater system underlying Washington County generally consists of three aquifers: 1) the surficial or water table aquifer; 2) the upper

Floridan aquifer; and 3) the lower Floridan aquifer. The water table aquifer lies just below the land surface and extends throughout the County. It is open to infiltration from rainfall in varying degrees, depending on the percolation characteristics of surface soils and the extent of impervious surfaces, which have been created in the urban areas of the County. The water table aquifer and surface water systems are interconnected throughout Washington County, with the aquifer contributing to base flow levels of the surface waters. The majority of rainfall infiltrating the water table aquifer travels in a southwesterly direction from higher elevations to natural discharge areas such as lakes, streams or marshes.

The Floridan Aquifer lies below the water table aquifer. NFWMD research indicates that areas of any potential recharge, high or low, should be administered so that no contaminants reach the aquifer. Alterations of recharge areas have taken place around developed areas, especially Chipley, where urban development has occurred. The greatest concentration of impermeable surfaces is within the downtown area of Chipley (surrounding the junction of US 90, SR 77, and the railroad tracks) and near SR 77 and Brickyard Road (shopping center and hospital). This type of developed area also occurs in and around Ebro where the Ebro dog track is, and in Vernon in the area where schools exist, although not to the extent found in Chipley. The only development of this type within the unincorporated area section of the County is located adjacent to Chipley at the Florida Department of Transportation complex located on east SR 90. The future home of Lewis Bear Distribution Center adjacent to the dog track in Ebro will also be paved creating additional impermeable surface in that area.

Corn, soybeans, and the raising of livestock (dairy cows) are the primary agricultural industries in the County. There is some contamination potential in groundwater from these activities. The County should continue, through the Agriculture Extension Agent, to promote *Water Quality/Quantity Best Management Practices for Florida Vegetable and Agronomic Crops*. The County also makes this publication available on the planning page of the County's website.

The overall intent of federal and state regulation of groundwater aquifers is the protection of public drinking water supplies from contamination. The protection of water table levels and the regulation of aquifer withdrawals are primarily under the domain of the Northwest Florida Water Management District, while water quality is regulated by the Florida Department of Environmental Protection (DEP). The County designates the Well Field Protection Zone on all existing potable well fields which supply water for public consumption. The wellhead protection zone lists activities that are prohibited within the radius. In addition, restrictions for areas of moderate to high groundwater recharge have also been established, limiting impervious surfaces to 75% of the total acreage, prohibiting certain land uses, and prohibiting application of domestic and industrial wastes.

2. Issues - Natural Groundwater Aquifer Recharge Sub element. §.63.3191(2)(e) and g. The maps appearing in the Comprehensive Plan depicting the *Areas of Aquifer Recharge in Washington County* are illegible and need to be replaced. This map needs to be revised using the Northwest Florida Water Management District map.

The increase of development in the County can be expected to impact the Floridan Aquifer. As development occurs, impervious surfaces increase and can reduce available natural recharge. In addition, the increased use of septic tanks can be detrimental to the groundwater resources of the County. Without a central wastewater disposal system, this situation will not improve and will continue with the proliferation of septic tanks. It can be expected that the groundwater and surface water will be adversely impacted with the continued use of septic tanks.

3. Changes - Natural Groundwater Aquifer Recharge Sub-Element. The map as indicated in above *Issues* will need to be updated in the Plan. Rule changes since 2000 need to be incorporated into the element.

The County should seek funding for and actively pursue the establishment of a central wastewater treatment facility. Two items appear on the Capital Improvements Element schedule which will have great impact on the protection of the County's groundwater and the Floridan Aquifer. In addition, coordination with the private sector is a tool that should be pursued to assist in this endeavor. The necessary study to identify the areas of the County with the greatest demonstrated need for a wastewater treatment system should begin no later than 2009.

- G. Electrical Power. The electrical power network of the county is not currently part of the Comprehensive Plan's Infrastructure Element; however, it is felt that comment should be made regarding the status of power companies. Recent growth and expansion of transportation facilities warrant comment regarding the status of this infrastructure. Gulf Power's electrical facilities providing service in Washington County consist of 4 distribution substations, 2 transmission substations, and over 65 miles of high voltage transmission line. The total peak electrical demand in the county is approximately 20 megawatts. Gulf Power shares in providing service to the customers in the northern part of the county with West Florida Electric Cooperative while service in the southern part of the county is shared between Gulf Power and Gulf Coast Electric Cooperative. Currently, the general growth potential in Washington County is sparse and predominately rural in nature. The majority of the growth in Washington County will likely affect West Florida Electric and Gulf Coast Electric, in the southern part of the County. In review of the five-year substation plan, Gulf Power does not foresee a need to construct a new substation.

IV. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

The following assessment of the Infrastructure Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Objective 1-4, below, called for policies to ensure the continuation of the recycling program in the County. This Objective ensures the continued improvement to all land within the County to include the open space as well as the continued protection valuable natural resources. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL 1: The County and municipalities shall provide needed public facilities in a manner that ensures protection of investments in existing facilities, and which promotes orderly growth.

Objective 1-1: The County shall, in coordination with the municipalities, implement adopted procedures to insure that, at the time a development order or development permit is issued, adequate facility capacity is available or will be available at the adopted Level of Service Standard concurrent with the impacts of development.

Policy 1-1a: The following Levels of Service Standards are hereby adopted by the County and municipalities, and shall be used for determining the availability of service capacity:

INFRASTRUCTURE LEVEL OF SERVICE STANDARDS		
Sanitary Sewer	Location	Level of Service Standards
	City of Chipley	As established in the City of Chipley's Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County.
	City of Vernon	80 gpcpd
	Sunny Hills	100 gpcpd
	Onsite Sewage Septic Tanks and not served by central sanitary sewer	1.0 per 0.5 acres in parcels of record as of the adopted date of this Plan. Otherwise 1 septic tank per acre
Potable Water	City of Caryville	125 gpcpd
	Sunny Hills Subdivision	200 gpcpd
	City of Chipley	115 gpcpd As established in the City of Chipley's Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County.

	Town of Vernon	75 gpcpd
	Town of Wausau	146 gpcpd
Solid Waste	County-wide	5.0 lbs per capita per day

Policy 1-lb: Any extensions of existing sanitary sewer services into the unincorporated areas of Washington County shall be in accordance with the adopted Level of Service Standard of the specific facility.

There has been no extension of any sanitary sewer services from any municipality into the unincorporated sections of Washington County. Therefore, the Level of Service Standard has not been affected by extension of services into new areas. The development of the NRPI property purchased from the Sunny Hills developer, Deltona Corporation, has been deemed to have vested rights; therefore, septic tanks are allowable. The developers and Aqua Utilities should be encouraged to extend wastewater treatment facilities to this area.

Policy 1-lc: Package sanitary sewer treatment systems shall only be permitted in accordance with FDEP standards and the LOS standards for such facilities shall be established on an individual basis in accordance with FDEP guidelines and the demands placed on each such facility.

While proposed, there have been no new package plants installed within any of the municipalities or the unincorporated sections of Washington County. Any anticipated plants will be constructed in accordance with the prevailing guidelines of the State and County.

Policy 1-ld: The following tiered Level of Service Standards for stormwater management are hereby adopted for the County and municipalities, and they shall be used for determining the availability of service capacity as well as for evaluating development applications relative to the onsite provision of stormwater management facilities and associated water quality control.

Facility	Location	Design Capacity
Stormwater Management	Development fronting or contributing to stormwater on principal or minor arterial roadways	LOS A for 50 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	Development fronting or Contributing to stormwater on collector roadways	LOS A for 25 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	Development fronting on local streets and residential neighborhoods (including new subdivisions)	LOS A for 15 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	In agricultural and silviculture areas and along dirt roads in unsubdivided areas	LOS A for 10- year, 24-hour storm event and in accordance with Division of Forestry Best Management Practices (as specified below)

Best Management Practices (in accordance with the Division of Forestry's Silviculture Best Management Practices Manual) shall be complied with to control agricultural runoff, erosion and sedimentation from agriculture and silviculture lands and unpaved roads. These implementing mechanisms include, but are not necessarily limited to, such provisions as the following:

- a. Water turnouts and broad based dips being used to direct runoff and sediment from dirt road surfaces into the surrounding woods and away from surface waters;

This policy is being met by the County, but will be further discussed in the Identified Issues section of the Evaluation and Appraisal Report.

- b. Water bars being utilized to perform the same function for skid trails and fire breaks;

The County is meeting this Policy.

- c. Structural solutions such as properly controlled vegetated swales, detention and retention ponds, etc., are being utilized when necessary;

The County is meeting this policy

- d. Dirt roads being closed and stabilized with vegetation when they are no longer in use; and

The County is meeting this policy.

- e. Dirt roads, skid trails, and fire trails being avoided in environmentally sensitive areas such as wetlands.

The County is meeting this policy.

Policy 1-le: To ensure that Best Management Practices are followed, the County Road and Bridge Department shall be responsible for inspecting once every two (2) years all existing dirt roads constructed in the County. The Department should coordinate such inspections with the Division of Forestry, and should review and approve all new dirt roads constructed in the County.

The Washington County Public Works Department rotationally inspects all bridges and roads within the County as well as roads that might be maintained within any municipality. No new dirt roads are allowed within the County for the purposes of development. This policy is serving the County well in that the inventory of dirt roads is being reduced both by not accepting dirt roads and an ongoing paving program of existing dirt roads. GASB has ensured that the roads have been inventoried and a list of those roads available both to governmental agencies and the public.

Policy 1-lf: In agricultural areas, Best Management Practices shall also be complied with, and the County shall coordinate with the Soil Conservation Service to ensure that each farm has, and is compliant with, an approved U.S. Soil Conservation Service Plan.

The County is meeting this policy.

Policy 1-lg: All adopted Land Development Regulations (LDR's) including regulations governing the provisions and/or construction of stormwater management facilities shall be consistent with State regulations (Chapter 17-25, F.A.C.). *This policy is being met by the County with further discussion in the Identified Issues of this report.*

Policy 1-lh: All stormwater management facilities shall be constructed so as not to cause or contribute to a violation of water quality standards in the waters of the State.

All developers of subdivision are required to submit construction plans detailing stormwater management facilities prior to the approval or construction of any new facilities or installation of any new subdivision. Both the Public Works Department and the County Engineer review these plans and provide professional opinions as to the suitability of the proposed construction. The permitting process for individual residential or commercial construction also involves review of stormwater management facilities.

Policy 1-li: Future pollutant load reduction goals for the area's surface waters developed as part of the SWIM program shall be incorporated into the adopted LOS standards for stormwater management.

The County is meeting this policy.

Policy 1-lj: The County Building Inspector shall, working in concert with the Planning Commission, track facility demand and capacity information as development applications (for development orders and permits) are submitted, to ensure compliance with the Concurrency Management System.

The County is meeting this policy.

Policy 1-lk: All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted Level of Service Standards for the facilities.

These improvements are permitted through the Northwest Florida Water Management and the Department of Environmental Protection. While the County occasionally receives and reviews the applications when furnished a copy of permit application, there is no procedure in place that will ensure that the County is made aware any improvements once installed. More effective tracking using the Black Bear permitting program can be utilized to track permits and approval of new residential and commercial Development. The Planning Department should continue to compare capacity with new development requirements as a part of the review process to ensure that Level of Service Standards is consistently met.

Policy 1-ll: The County shall coordinate through the development approval process with its municipalities owning and operating infrastructure facilities, to ensure that proper Levels of Service

Standards are maintained in keeping with the Future Land Use Element and Capital Improvement Element of this Plan.

Vernon and Chipley have both water and sewage facilities. Both have received funding to increase the capacity and efficiency of their facilities, and those appear to be working well for both. Chipley, through their development approval process, routinely reviews each request for development approval to ensure that proper Levels of Service Standards are maintained with the County not involved in that process except for the issuance of the building permit. The Town of Vernon approves all development orders based on availability capacity prior the issuance of any building permits. Vernon is attempted to get funding to aid in the relocation/replacement of their utilities infrastructure as it becomes displaced by the four-lane project of SR 79. This will be discussed further in the identified issues of this Evaluation and Appraisal Report

Caryville and Wausau both have central water systems with no indication that capacity is a problem; however, there may be a future problem with the age of the infrastructure and both towns will want to examine problems surrounding the aging facilities. While there is negligible growth in and around Caryville, future demands on the system dictate that the system be upgraded and improved. Wausau is another story; growth is expected to continue there at a steady pace and infrastructure should be closely monitored and improvements made that will ensure that capacity and proper Levels of Service Standards can be met.

Policy 1-lm: Prior to the execution of future contracts and/or agreements with private contractors for solid waste collection services, the County shall execute an agreement between the County and Springhill Regional Landfill and/or the Bay County Incinerator to ensure the allocation of specific facility capacity to serve the solid waste disposal needs of Washington County.

Waste Management, Inc., has verified capacity to serve Washington County for 47 additional years. There is an active on-going agreement with Regional Springhill Landfill. While these assurances have been made, the County needs to continue to monitor the capacity at this facility. While there is a 47-year capacity at the current landfill, the County will need to look to the future to plan for disposal of future solid waste generated in the County.

Policy 1-ln: The County shall continue to prohibit disposal of all hazardous waste in landfills and shall continue to annually inspect 20% of all small quantity hazardous waste generators to ensure that such hazardous waste is being collected by a licensed collector/hauler.

There are no active landfills in Washington County. Amnesty Day two times a year, gives the residents an opportunity to dispose of hazardous wastes. West Florida Regional Planning Council is under contract with the State of Florida to do SQG in Washington County and maintains the master list of generators.

Objective 1-2: The County and municipalities will maintain a five-year schedule of capital improvements for public facilities to be updated annually.

All improvements will be added to the Capital Improvements Element schedule that is now being updated on an annual basis.

Policy 1-2a: Proposed capital improvement projects for this element will be evaluated and ranked in the following manner:

- Level 1: To protect public health and safety, to fulfill the County's and municipalities commitment to provide facilities, or to preserve full use of existing facilities.
- Level 2: To increase efficiency and reduce operation costs and maintenance.
- Level 3: To extend facilities within service areas.

Objective 1-3: The County currently requires and shall continue to require the conservation of water resources by implementing Policies 1-3a through 1-3b.

Policy 1-3a: During periods of water shortage or drought, the County shall initiate procedures to restrict potable water usage and agricultural irrigation in keeping with the Water Shortage Restrictions contained in the Northwest Florida Water Management District's Water Shortage Plan, dated March, 1992. Such procedures shall be advertised through public notice.

The County follows the directives of NFWFMD with regard to drought. Drought, or below average amounts of annual rainfall, is particularly devastating to farmers, dairies, poultry operations, hay production, water wells, and the local economy. Closely associated with drought are increased wildfire risks and impact to the silviculture economy of private land owners. Irrigation of lawns can occasionally cause lower water pressure on public water systems, thus increasing the risk to firefighter's combating urban or wild land fires. Drought can also cause abnormal animal movement as wildlife begins to seek water sources near areas of human population and development. Overall, all residents, businesses, and governmental operations are vulnerable to drought. The greatest risks are considered to be in the agricultural community, and to those relying on private wells or public water systems as drinking water sources. For the public, the risk of fire is probably the greatest threat. The impacts to county emergency management can be minor where coordination with the Florida Department of Agriculture would provide financial relief, or major where wild land fires develop with limited local water resources available to contain the incident. The county anticipates the need for outside financial or resource assistance in some severe droughts, and potential substantial help in all major severity events of drought.

Recommendation: The County should develop policies to guide the County through periods of severe drought.

Policy 1-3b: In order to conserve potable water, the County shall continue to require compliance with the Water Conservation Act of 1982, which requires that all new construction activities and additions to existing structures utilize fixtures conforming to the following schedule of maximum water use:

Water Closets, tank type	3.5 gallons/flush
Water Closets, flushometer or flush valve	3.5 gallons/flush
Urinals, tank type	3.5 gallons/flush
Urinals, flushometer or flush valve	3.5 gallons/flush
Showerheads	3.5 gallons/minute
Lavatory and sink faucets	2.5 gallons/minute

As recommended in the Conservation element, the above standards should be replaced as follows:

Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY"
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public, (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head"	2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 gallon per (flushing cycle
Water closet	1 .6 gallons per flushing cycle
For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 <i>Urn</i> 1 pound per square inch = 6.895 kPa.	
a. A hand-held shower spray is a shower head.	
b. Consumption tolerances shall he determined from referenced standards.	
Source: Florida Building Code – Plumbing (as provided by the Washington County Building Department.	

Objective 1-4: The County shall maximize the use of solid waste facilities by continuing to implement a county-wide recycling program in order to effectively reduce the volume of solid waste, as required by the Solid Waste Management Act of 1988 (as amended).

This policy is being met by the County.

Policy 1-4a: The County and municipalities shall continue to actively encourage and educate the public regarding solid waste recycling.

The County is meeting this policy.

GOAL 2: The County and municipalities shall provide sanitary sewer, solid waste, stormwater management, and potable water facilities to meet existing and projected demands identified in this plan.

Objective 2-1: Existing and future deficiencies shall be corrected/prevented by:

- a. Continually identifying sources of ground water inflow and infiltration, and develop a program through adoption of the LDR's and the Capital Improvement Element of this Plan and the City of Chipley's Comprehensive Plan for rehabilitation and future prevention;
- b. Cleaning and maintaining existing drainage canals; and
- c. Permitting new development only in accordance with State and Federal regulations and this Plan.

The County is meeting this policy.

Policy 2-1a: Projects shall be undertaken in accordance with the schedule in the Capital Improvements Element of this Plan.

The County is meeting this policy.

Policy 2-1b: No development orders or permits shall be issued for new development which would result in an increase in demand such that the facilities would become deficient (i.e. fall below adopted LOS).

The County is meeting this policy.

Objective 2-2: The County shall continue to work in concert, through existing intergovernmental mechanisms, with the County Health Department and the State Department of Environmental Protection to ensure that mandatory requirements for siting, installation, inspection, operation, and maintenance of onsite wastewater treatment systems are implemented and maintained.

Policy 2-2a: Use of onsite wastewater treatment systems (including septic tanks and package treatment plants) shall be limited to the following conditions:

- a. Existing septic tank and package treatment plants may remain in service providing they are functioning properly in the manner designed and are located in a suitable soil environment;
- b. Use of septic tank systems for new development shall be limited to the County areas presently not served by central sewer service and shall only be permitted subsequent

to the receipt of all applicable permits, and in accordance with the densities established in Policies 3-1 through 3-11 of the Future Land Use Element;

- c. New construction and/or major renovation (more than 50% of structural value of property) located in areas served by central sewer service systems shall be required to connect to central service; and
- d. Use of package treatment plants shall be limited to development in areas presently not served by central sewer service and to provide pretreatment of sewage prior to discharge into central sewer systems. The installation of such facilities should only be permitted subject to the receipt of all applicable permits, and the treatment facility shall be established on an individual basis in accordance with FDEP permitting requirements.
- e. Issuance of septic tank permits shall be prohibited in areas designated on the Future Land Use Map as commercial and/or industrial areas where the use involves the generation, handling, storage, and/or use of hazardous materials in its operation.
- f. In accordance with the existing Subdivision Ordinance, the installation of sewage disposal systems requiring soil absorption systems shall be prohibited by the Planning Commission where such systems will not function due to high ground water, flooding, or unacceptable soil characteristics.

The County is meeting the policy. However, the following (f) needs to be clarified.

Recommendation: Item (f) should read:

In accordance with rules of Land Development Code and the Washington County Flood Ordinance, the installation of sewage disposal systems requiring soil absorption systems shall be prohibited by the Planning Commission where such systems will not function due to high ground water, flooding, or unacceptable soil characteristics.

Objective 2-3: The County shall improve the management of stormwater and the protection of water resources by implementing the following policies.

Policy 2-3a: The County and municipalities shall implement adopted LDR's which shall include provisions for stormwater management.

The County is meeting this policy.

Policy 2-3b: The County and municipalities shall require implementation of the Division of Forestry Best Management Practices as provided by Stormwater Management Level of Service Standards defined in "Infrastructure" Policy 1-ld.

The County is meeting this policy.

Objective 2-4: The County and municipalities (including Chipley) shall maintain established coordinating procedures the development review and approval process to ensure that public facilities (including sanitary sewer, drainage, and potable water facilities) are available to meet future needs.

Policy 2-4a: Throughout the planning period the County Building Inspection Department shall continue to serve as the centralized point for final review of all development orders and permits.

The County is meeting this policy.

Policy 2-4b: The County Building Inspection Department shall continually monitor development activity and shall annually furnish each operating entity for public sewer and potable water service with a quantitative report of the number of development permits issued in the County as well as in each municipality.

The County is meeting this policy.

Policy 2-4c: Each operating entity for public sewer and potable water service shall correspondingly provide the County Building Inspection Department with annual reports of facility capacity and use.

Recommendation: This function is currently being accomplished by the Planning Department. The policy should read as such.

Policy 2-4d: To accurately track development activity by location, the County Building Inspection Department shall record location information (i.e., section, township, range, subdivision, name of municipality) on each development permit issued (including the new siting of mobile homes).

The County is generally meeting this policy. However, the use of the Black Bear tracking program should be reviewed to ensure that it is being utilized to its maximum and that all employees are trained appropriately to fully realize the benefits offered.

Policy 2-4e: The County shall install and maintain a computerized Development Permit Tracking System.

This policy is being met by the County with the implementation of the Black Bear program to track and issue permits. However, the use of the Black Bear tracking program should be reviewed to ensure that it is being utilized to its maximum and that all employees are trained appropriately to fully realize the benefits offered

Policy 2-4f: The extension of municipal services to areas outside municipal boundaries will be permitted only if such extensions will not promote urban sprawl.

This policy is being met by the County, but is expected to become more of an issue as developable land disappears and growth occurs. This will be further discussed in the Identified Issues section of this report.

Objective 2-5: The County and municipalities (including Chipley) shall coordinate to ensure that urban sprawl is discouraged through the utilization of all public facilities, including sewer, potable water, and stormwater management facilities to the greatest extent possible and by implementing Policy 2-5a.

Policy 2-5a: This objective shall be achieved through the implementation of the following:

- a. Policy 2-4f above;
- b. Policies contained in this Plan related to provisions for the siting of onsite and package wastewater treatment systems;
- c. The density classifications and geographic land use distributions established in the Future Land Use Element of this Plan; and
- d. The unified Land Development Code

This policy is being met by the County, but is expected to become more of an issue as developable land disappears and growth occurs. This will be discussed further in the identified issues of this Evaluation and Appraisal Report

GOAL 3: The County and municipalities shall regulate land use to protect the functions of natural drainage features and natural groundwater aquifer recharge areas.

Objective 3-1: Consistent with level of service standards for drainage, nonstructural approaches to stormwater management shall be permitted in new development to allow for aquifer recharge.

Policy 3-1a: The county and municipalities shall allow for nonstructural stormwater management systems in new development. Nonstructural approaches shall include, but not be limited to, grassed swales and waterways, earthen retention facilities, berms, etc. Such systems shall meet federal, state, and local regulations, as applicable.

The County is meeting this Policy. This will be discussed further in the identified issues of this Evaluation and Appraisal Report in relation to a county-wide drainage plan.

Policy 3-1b: Prohibit the alteration of natural watercourses and floodways, unless in the case of a finding of overriding public interest. An overriding public interest shall be based upon reducing the hazards of flooding in areas of development existing prior to the adoption date of this comprehensive plan.

This will be discussed further in the identified issues of this Evaluation and Appraisal Report in relation to a county-wide drainage plan.

Policy 3-1c: The county and municipalities shall protect the functions of all natural drainage features (such as streams, lakes, wetlands, and estuaries, etc.). The purpose of such protection is to allow for the natural treatment and recharge of water from overland flow, to reduce sedimentation, siltation, and soil erosion, and to allow for the retention, infiltration, evapotranspiration, and evaporation of water, as well as wildlife habitat and floodplain protection.

This will be discussed further in the identified issues of this Evaluation and Appraisal Report. A county-wide drainage engineering study is included on the Capital Improvements Element schedule.

Policy 3-1d: Recognize that periodic flooding is natural and acceptable, and therefore, in order to prevent damage to property and life, require that all development within the 100 year floodplain be in compliance with Washington County's adopted LDR's (including their FEMA Flood Damage Prevention Ordinance) and state and federal regulations, and that no development shall serve to increase the height and/or velocity of regulatory floods.

This policy is closely monitored by the County flood coordinator (Building Official) and the Planning Office (in the approval of Certificates of Land use). This will be discussed further in the identified issues of this Evaluation and Appraisal Report

Policy 3-1e: Require that all proposed building and development within the 100 year floodplain shall be constructed consistent with established state and federal standards regulating development within designated floodplains.

A comparison is made of proposed development with the FEMA Flood Information Map (FIRM) by the Planning Department to determine what flood zone is present. If there is a flood zone, then the requirement that a Flood Elevation Certificate be required before the building permit is issued is placed on the approved land use certificate. The building inspector then makes a site visit as does the Department of Health inspector to determine the suitability of the site for placement of any structure.

Objective 3-2: The County shall establish procedures/mechanisms to protect and enhance the natural functions of the natural groundwater aquifer recharge areas and potable water wellfields by implementing the following policies:

Policy 3-2a: The County and municipalities shall maintain wellhead protection zones in the Land Development Regulations.

The County is meeting this Policy. The Future Land Use Maps clearly indicate these areas.

Policy 3-2b: Land Development Regulations, shall require that structures and septic tanks be setback from public and private wellheads in accordance with the requirements of Chapter 10D-6 and 10D-4 F.A.C.

The County is meeting this Policy with a 500-foot setback required.

Policy 3-2c: Moderate to high recharge zones of the Floridan Aquifer shall be conserved and protected from contamination and restricted recharge through the implementation of Policy 6-11 contained in the Future Land Use Element.

The County is meeting this Policy. Further comments appear in the Future Land Use Element of the Evaluation and Appraisal Report. All developers are required to comment on the location of their development in relation to the moderate to high recharge zones of the aquifer.

Policy 3-2d: Upon completion of the Groundwater Basin Recharge Resource Availability Inventory (GWBRAI) and any SWIM program projects related to Washington County, the County and municipalities shall coordinate with the NFWFMD to ensure that recommended amendments to this Plan and the LDR's are incorporated in future revisions.

The County is meeting this Policy. Washington County has developed policies and guidelines based on Northwest Florida Water Management District's programs to manage and regulate groundwater aquifer recharge and the Florida Department of Environmental Protection's (DEP) objectives.

Policy 3-2e: The natural functions of wetlands (i.e., groundwater recharge, wildlife habitat, floodplain protection, etc.) shall be conserved by limiting future development in such areas in concert with the conservation land use classification found in the Future Land Use Element of this Plan.

The County is meeting this policy. However, the county should reexamine their setbacks and consider increasing them, especially when septic tanks will be utilized on properties adjacent to or in close proximity to these areas. This will be discussed further in the identified issues of this Evaluation and Appraisal Report

Policy 3-2f: Structures within 500 feet of a public potable water wellhead will be given priority for the construction of sewer pipelines when such facilities become available in a given locality. Such structures will be given one year to connect to the sewer from the date of notification of availability.

The County is meeting this policy. This will be discussed further in the identified issues of this Evaluation and Appraisal Report.

Policy 3-2g: The LDR's, shall be amended to include provisions for plugging of abandoned wells prior to issuance of development orders or permits.

The County is meeting this policy. There is an approved policy in the Washington County Operational Manual adopted by the BCC in March 2001, allowing the Public Works Department to perform this type of work as identified.

Policy 3-2h: Land Development Regulations, to be adopted by October 1, 1991, shall prohibit the siting of potentially adverse land uses, such as dry cleaning facilities, package treatment plants, gasoline stations, etc. within 500 feet of a public potable water wellhead.

The County has met this policy.

Recommendation: This policy should have mining operations added to the list of adverse land uses.

Currently, the CIP list contains the funding for an engineering study to examine the feasibility and identification of the areas of the county that would benefit from the construction of central utilities. This is important to the County as the growth expands to the portions of the county that are not served by central water and wastewater treatment facilities. Areas of the County where the need for the extension of existing services or construction of new facilities is demonstrated are identified as:

•Town of Ebro. The town council has conducted several visioning forums and utilities' workshops to find viable solutions to the situation they find themselves in with the advent of the new Bay County International Airport less than 20 miles away and no central utilities' infrastructure or funding in place to support the expected growth. This will be discussed further in the identified issues of this Evaluation and Appraisal Report

•Town of Vernon. The disruption of the town due to the SR 79 four-lane project through the center of town will prove to be a challenge for the town as they seek funding to relocate and replace the infrastructure that is now in place. While the economic well being of the community is a factor, there is also a humanitarian aspect here that cannot be overlooked as a community changes its entire small town makeup. This will be discussed further in the identified issues of this Evaluation and Appraisal Report.

• SR 77 Corridor South of I-10. The lack of central water and sewage negates the construction of any major commercial development to include motels, restaurants, and other facilities designed to serve travelers on I-10. The County needs to coordinate future efforts with the city to extend the utilities into this area. This will be discussed further in the identified issues of this Evaluation and Appraisal Report.

• Southeastern Washington County. Aqua Utilities serves Sunnyhills, but currently does not serve any development outside of the boundaries of the subdivision. The infrastructure and capacity both need improvement, and as such should appear on the CIE schedule. Extension of their services through increase of capacity and upgrading of infrastructure should be encouraged by the County. This will be discussed further in the identified issues of this Evaluation and Appraisal Report.

The following policies should be added to this element:

It will be the policy of the County to specifically strive for county-supported libraries to be located no more than 30 minutes driving time from any one residence in Washington County.

It will be the policy of the County to increase the minimum square feet of library space currently available in the County from 10,000 square feet to 18,400 to meet current population standards.

It will be the policy of the County to ensure that future sites for library facilities are selected based on growth, population and placement of new elementary schools.

It will be the policy of the County to ensure that 3 volumes per capita or 69,000 volumes as a minimum is available for public use.

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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS s.163.3191(2)(h), F. S.**

CONSERVATION ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Conservation Element of the Washington County Comprehensive Plan for its successes and shortcomings. While discussed briefly in this section, identified major issues will receive further examination in the Identified Issues Section of the report.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS

An increase in development and growth in Washington County has served to emphasize the importance of protecting and conserving the natural resources while enhancing the public health, safety, welfare and the quality of the environment.

A. Waters Resources.

Approximately 16,488 acres of the County's area are surface waters, all of which are geologically and hydrologic ally significant to Washington and Bay counties. These areas include the Choctawhatchee River forming the western border of the County, along with other smaller streams that include Holmes Creek, Pine Log and Econfina Creek. In addition to these streams there are many lakes within the County that add to the overall attractiveness of the County. All of these water sources serve as the habitat of numerous plants and animals that are threatened as the result of development. . Surface water makes its way into the ground to reach the aquifer systems which becomes the water supply for all uses in Washington County. As surface water is a direct link to the Florida Aquifer, not only is prevention of contamination vital to ensure pure drinking water needs for current needs are met, but to ensure adequate supply for the future. This matter will be discussed in detail in the Identified Issues section of this report. The preservation and protection of all of these areas will be discussed in detail in the Identified Issues section of this report.

1. Creeks and Rivers. Table 11-1 should be considered a partial listing of the number of fresh water streams in the County. The list is included in this report to demonstrate the vast amount of streams that must be considered environmentally and hydrologically significant to the groundwater resources of the County.

Table 11-1. Washington County Rivers and Freshwater Streams

Alligator Creek	Holmes Creek
Bear Bay Creek	Hudson Branch
Boggy Branch	Jones Rice
Bonnet Pond	Mill Branch
Botheration Creek	Kersey Branch
Broad Branch	Little Dram Branch
Brock Mill Branch	Little Hard Labor Creek Little
Carlisle Lake	Reedy Branch
Carter Branch	Long Branch Mill Branch
Chalk Hill Branch	Mill Creek
Chapel Branch	Mitchell Branch
Choctawhatchee River	Mitchell Mill Creek
Cypress Creek	Open Creek
Cypress Slough	Palmer Branch
Daniels Branch	Piney Branch
Davis Branch	Pippin Mill Creek
Dead River	Poley Creek
Dip Vat Branch	Pond Creek
Ditch Branch	Potter Branch
Double Branch	Red Head Branch
Double Pond Branch	Reedy Branch
Dram Branch	Reedy Creek
Econfina Creek	Roach Branch
Fanning Branch	Sand Mountain Branch
Flat Creek	Shaky Joe Branch
Gap Branch	Smutty Sweet
Gin Branch	Gum Creek
Godwin Branch	Spence Branch
Graveyard Creek	Street Branch
Greenhead Branch	Ten mile Creek
Gully Branch	Thorny Head Branch
Gully Creek	Wells Mill Creek
Gum Creek	White Oak Creek
Hard Labor Creek	Williams Branch
Harrell Branch	Yates Mill Creek
Helm Branch	

- a. Econfina Creek. The Econfina is located in the southeastern corner of Washington County and is north of SR 20. Most of the Econfina's 300 million gallons of water per day is from the Florida Aquifer and flows into Deer Point Lake. Deer Points supplies 45 million gallons of water to the drinking supply of Bay County. That, combined with the fact that rare plants and species are present makes the area environmentally significant. To protect this highly significant area, West Florida Water Management District (WFWMD0 purchased 29,603 acres in Washington and Bay counties to protect the only Class I potable water supply body. This is a critical area of concern, not only for Washington County, but for Bay County as well. The protection and preservation of this unique area will discussed further in the Identified Issues section of this report.

- b. Holmes Creek. Holmes Creek begins in Alabama and flows through areas with high sandy banks and beautiful swamps and confluences with the Choctawhatchee River. The stream has high limestone walls, sand bluffs and lush vegetation and serves a habitat for a wide range of animal species. Pollution is received by the creek in the form of wastewater treatment plants from Bonifay, Graceville, and Chipley. Conversely, the Town of Vernon has successfully corrected a long standing pollution problem with an upgrade of the wastewater treatment plant and the installation spray fields with no waste water being directed to Holmes Creek. Chipley's upgrade to its wastewater treatment has been engineered and funded as has the spray field. It is expected that this upgrade and spray field will be complete by 2009 with no water being directed to Holmes Creek. There are not other wastewater systems in the County that pose a threat to these surface waters. This will be discussed further in the Identified Issues section of this report.
- c. Choctawhatchee River. With its headwaters in Alabama, the river flows 96 miles from the Alabama state line into the Choctawhatchee Bay, and forms the border between Walton and Washington counties. Holmes Creek in Washington County and Wrights Creek in Holmes County are major tributaries of the river as is a portion of the Sand Hill Lakes in Washington County including a recharge area from the Floridan Aquifer springs discharging into Holmes Creek. As described in the 1996 Choctawhatchee River and Bay SWIM plan, the Choctawhatchee River and Bay watershed supports a wide array of aquatic and wetland resources and provides numerous benefits for the human community. Among the environmental resources are a variety of aquatic and wetland habitats, extensive forests, Floridan Aquifer springs, steephead streams, and many species of flora and fauna. Human benefits provided include commercial and recreational fisheries, marine transportation, military uses, outdoor recreation, tourism, aesthetic qualities, and economic benefits associated with all of these. While the Choctawhatchee River and Bay watershed continues to support outstanding resources, it has also experienced many of the impacts that are common to Florida estuaries. These include urban stormwater runoff and other nonpoint sources of pollution, widespread sedimentation, domestic and industrial wastewater discharges, and habitat loss and degradation. Cumulatively, these impacts have degraded the productivity of the river and bay system and diminished the benefits it provides. Preservation and protection of this area will be discussed further in the Identified Issues section of this report.
- d. Lakes and Ponds. The County has many large and beautiful lakes with pristine qualities that are being endangered as population grows and development continues along their shores. This threat is from septic tanks and the clearing of vegetation from the banks that allow erosion into the lakes. The development along the lake shorelines is a major concern and

will be discussed in detail in the Identified Issues section of this report. This subject will be discussed in greater detail in the Identified Issues section of this report.

Lake	Area in Sq Acres
Porter Lake	788
Big Blue Lake	504
Gap Lake	482
Lucas Lake	402
Hicks	365
Deadening	332
Pate	225
Dunford	220

2. **Floodplains.** Flooding is the primary emergency concern along the Choctawhatchee River, Holmes Creek, and associated tributaries, sloughs, river oxbow lakes, sinkhole lakes, and isolated swamps (locally called “bays.”). Serious flooding occurred in 1928, 1929, 1960, 1975, 1990, 1994, with two floods in 1998. Urban runoff also causes flooding in the County. The city of Chipley experiences this problem the most. Urban development on former wetlands, combined with the storm water runoff from homes, streets and commercial districts, has caused devastation to homes and businesses in Chipley.

Along with a new flood ordinance adopted in 2005, the rules of the Land Development Code discourage development within the floodplains within both the municipalities and the unincorporated areas of Washington County. When the possibility of the existence of flood plains are identified using the Flood Insurance Rate Maps (FIRM) as published by FEMA, the developer is required to submit an elevation certificate prior to the issuance of a permit. Septic, electrical, and well systems must then be elevated along with the structure to prevent damage from flooding. Many times, this serves to discourage development due to the additional costs being prohibitive. Most of the flood zones are in swampy areas and are not suitable for urban type development. During periods of extreme drought, the land is often appealing to potential buyers and it has served the County well to stress that the property is indeed in a flood zone and caution should be taken when purchasing land they might not be able to use for their desired purposes. While negligible development occurs in the floodplains, timber cutting and clearing of vegetation allows further erosion. This issue will be discussed in further detail in the Identified Issues section of this report.

The following summarizes flooding issues in the municipalities and the unincorporated areas of the County.

- a. **Caryville.** Flooding in Caryville is caused by excessive rainfall events occurring within the Choctawhatchee River basin. Nearly 80 percent of

the municipality is prone to flooding according to FEMA Flood Insurance Rate Maps. Caryville has experienced frequent flooding from the river, with a high chance of reoccurrence. An example of this can be seen in the historical flood data. In 1990 the river rose to approximately 21.21 feet, which is well above the river flood stage of 12 feet. In the 1994 flood, it rose to 27 feet. In the March 1998 flood the river rose to 19.65 feet and 17.50 feet in the October 1998 flood. This demonstrates Caryville's high vulnerability to flooding. Recognizing the impact of the Caryville flooding and the high vulnerability of the community to rising water, officials set about initiating one of the largest buyouts in Washington County's history.

An \$11 million mitigation program provided by the U.S. Department of Housing and Urban Development in 1995 permanently solved many of the structural flooding problems in Caryville. The flood was one of many events throughout the Town's history. The funds were provided as a result of the Tropical Storm Alberto flood disaster of 1994 (a 131 year event). Essentially, the majority of the Town's residents accepted a voluntary buyout offer and moved from the primary core of the community (along U.S. 90 and CR 279) to other locations outside of the Choctawhatchee floodplain. Some residents did not accept buyout funds. Several businesses, including a convenience store, the post office, a state prison work camp, and Town Hall itself remain in the core of the floodplain. Properties acquired under the buyout program are to remain as open space in perpetuity.

- b. Ebro. Flooding in Ebro is caused by excessive rainfall events occurring within the town or in environs closely surrounding the town. The floodplain of the Choctawhatchee River covers one quarter of a square mile of the northwest corner of Ebro. The floodplain of Pine Log Creek flows through Pine Log State Forest and the northern boundary line of the forest form the southern boundary of the town. All of Pine Log Creek's floodplain is located within Pine Log State Forest. Development is limited to recreational uses by the State of Florida in this area. Ebro is vulnerable to flooding in areas where swamps or sinkholes are present or were historically present before development. Additionally, urban runoff can increase the likelihood of flooding in locations not otherwise prone to flooding. For the most part, FIRM'S accurately show flood-prone locations, although revisions may be needed during the FIRM update scheduled for 2008. .

Because of the low intensity of urban development, stormwater runoff (parking lots, rooftops, cleared land/fill, etc.) is generally a minor problem with regards to flooding. However, attempts at development of the old Arnold property and Blueberry Farms may affect the flooding potential of this area. Localized flooding can occur during thunderstorms on streets as well. Ten (10) structures in Ebro are documented within the 100-year floodplain (according to comparisons of FEMA Q3 flood data with County

911 addressing overlays). Zero (0) structures are within the 500-year floodplain. Of the ten structures, two (2) are businesses.

- c. Vernon. Flooding in Vernon is caused by excessive rainfall events occurring within the town or in environs closely surrounding the town. Vernon is vulnerable to flooding primarily as a result of the presence of Holmes Creek. The floodplain and floodway of Holmes Creek covers the entire northern boundary of the town. Smaller tributaries to Holmes Creek are found with the town. Homes west of the downtown area and along Spool Mill Road, Lazy Bone Drive, and other side streets are vulnerable. Additionally, urban runoff can increase the likelihood of flooding in locations not otherwise prone to flooding. For the most part, FIRM'S accurately show flood-prone locations, although revisions may be needed in some areas.

Several homes have been purchased in buyout programs sponsored through Hazard Mitigation Grant Program funds. This includes structures purchased in neighborhoods named in the above paragraph. This has removed many of the most vulnerable structures in Vernon. Many that remain have already been mitigated for flooding due to structural elevation at the time of construction.

Because of the low intensity of urban development, stormwater runoff (parking lots, rooftops, cleared land/fill, etc.) is generally a minor problem with regards to flooding. Some street flooding can occur during thunderstorms or extended rainy events (flooding unrelated to rising water in Holmes Creek).

One hundred five (105) structures in Vernon are documented within the 100 year floodplain (according to comparisons of FEMA Q3 flood data with County 911 addressing overlays). Twelve (12) structures are within the 500 year floodplain. Of the 105 total structures, ten (10) are businesses. These figures may be higher or lower when official National Flood Insurance Program (NFDP) Flood Insurance Rate Maps (FIRM) are used in overlays.

- d. Wausau. Flooding in Wausau is caused by excessive rainfall events occurring within the town or in environs closely surrounding the town. No major river flows through the community. Reedy Creek is the largest water body (flowing from south to north just east of SR 77). Wausau is vulnerable to flooding primarily as a result of the presence of Reedy Creek and another tributary of Hard Labor Creek to the west of SR 77. Structures vulnerable to flooding are generally located too close to these two creek systems. For the most part, FIRM's accurately show flood-prone locations, although revisions may be needed in some areas during the scheduled update of the FIRM in 2008.

Because of the low intensity of urban development, stormwater runoff (parking lots, rooftops, cleared land/fill, etc.) is generally a minor problem

with regards to flooding. Some street flooding can occur during thunderstorms or extended rainy events (flooding unrelated to rising water in Holmes Creek).

Fourteen (14) structures in Wausau are documented within the 100 year floodplain, including one (1) business (according to comparisons of FEMA Q3 flood data with County 911 addressing overlays). Zero (0) structures are within the 500 year floodplain. These figures may be higher or lower when official National Flood Insurance Program (NFEP) Flood Insurance Rate Maps (FIRM) are used in overlays

- e. Chipley. Flooding in Chipley is caused by excessive rainfall events occurring within the city or in environs closely surrounding the city. No major river flows through the community. Approximately 233 acres (10% of the total land) in the city are subject to flooding. These areas occur mostly around the small, intermittent streams in the city. Most of these are not developed, as soils are not suitable for construction in this location. Some watercourses in the floodplains have been channelized to facilitate drainage to nearby creeks after rainfall.

One hundred seventeen (117) existing structures in Chipley are documented within the 100-year floodplain according to comparisons of FEMA Q3 flood data with County 911 addressing overlays. Of the one hundred seventeen structures, eleven (11) are businesses. Zero (0) structures are within the 500-year floodplain. These figures may be higher or lower when official National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) is updated in 2008.

Some form of flooding occurs at least once per year in Chipley. Chipley is vulnerable to flooding in areas where swamps are present or were historically present prior to development. Additional flood-prone areas include portions of the City of Chipley near various drainage system ditches. Additionally, urban runoff can increase the likelihood of flooding in locations not otherwise prone to flooding. Development in filled wetlands in combination with storm water runoff from homes, streets, and commercial districts, has caused devastation to homes and a few businesses in Chipley. Mitigation purchases of properties as well as ditch cleaning efforts have solved some of these problems, but some homes continue to be victims of flooding.

For the most part, FIRMS accurately show flood-prone locations, although revisions are needed in some locations, especially near 7th Avenue between South Boulevard and US 90. The following locations are notable for flooding in Chipley; 7th Avenue (between US 90 and South Boulevard; 4th Street near South Boulevard; and South Boulevard (about 1/3 mile west of the County office complexes).

In the mid-1990's, funding was secured by the city to correct some of the flooding problems. The city purchased some homes as a mitigation project. Flooding continues to be an occasional, but persistent issue in other areas.

Urban runoff is more pronounced in Chipley, than in any of the other municipalities in Washington County. Urban runoff (parking lots, rooftops, cleared land/fill, etc.) contributes to the cubic foot volume received by low-lying areas. This is particularly a concern in the 7th Street basin between South Boulevard and US 90.

The city's wastewater system is vulnerable to flood damage. It is located on the edge of a known floodplain, Alligator Creek. Flooding at the city's wastewater treatment plant or lift stations can result in wastewater backing up into homes or businesses. The scheduled update of the system over the next two to three years should alleviate some of these problems.

- f. Unincorporated County. Washington County's greatest vulnerability is from flooding. Major river courses and floodplains (including the Choctawhatchee River, Holmes Creek, thousands of swamps, and tributaries to these rivers and creeks) creates a myriad of possibilities for structural and infrastructure flooding and associated damages. Flooding near and around numerous lakes and sloughs is also a possibility.

One thousand three hundred twenty three (1,323) structures in the County are documented within the 100 year floodplain, including ninety two (92) businesses (according to comparisons of FEMA Q3 flood data with County 911 addressing overlays). Forty three (43) structures are within the 500 year floodplain. Of the 1,323 total structures, ninety-two (92) are businesses.

The County is vulnerable to flooding primarily as a result of:

- Construction that has occurred within or too close to rivers, swamps, or lakes.
- Construction that has occurred on fill that was once wetland
- Urbanization of rural areas, resulting in increased and unmanaged stormwater in localized situations.
- Rural flooding along unpaved (and sometimes paved) County roads and bridges.

The unknown factor throughout the County relating to potential damages is the number of structures that have already been constructed with mitigation in mind. For example, structures built before the adoption of the NFIP were permitted to build near ground level. With the adoption of the NFIP, structures must now build to at least the base flood elevation. The Black Bear permit tracking program utilized by the County building department should be tracking the flood elevation certificates that are requested. It is not clear that this is being done.

Mitigation of stormwater situations and urban flooding has been occurring through the requirement of stormwater retention pond construction. This has reduced the overall amount of unmanaged stormwater in urbanizing areas. Construction occurring before stormwater regulations were implemented, however, contributes to stormwater management problems whose cost is often borne by the County. Opportunities for mitigation exist for stormwater management issues. It is incumbent on the County to ensure that stormwater management problems and the costs associated must be borne by the developers.

The County also faces a flooding vulnerability along County maintained roadways. Unpaved roads are especially vulnerable to gulying and damages. Paved roads and bridges can also be damaged by high or excessive waters. Following wet seasons or tropical weather events, damage can cause the County to fall weeks or months behind in maintenance. Often, residents are stranded at or away from homes until road crews are able to rework roadways.

Vulnerability to flooding of residential *properties* (as opposed to structures, which are required to be elevated to base flood elevation) is increasing. This is due to development around lakes and near rivers and other water bodies. This development is being caused by a desire of local and especially out-of-town residents to purchase and live on waterfronts. Washington County's sand hill lakes region south of Wausau is a prime example of a location where development on waterfront is occurring.

Potential flood damages are being reduced not only through participation in the NFIP, but also through purchases of floodplain property. The Washington County Parks and Recreation Department has purchased a variety of lands to provide public access to waters. These parks are on both lakes and rivers. Additionally, the Northwest Florida Water Management District has purchased thousands of acres of floodplains, lakefront, and riverfront properties in the County. Large sections of the Choctawhatchee River floodplain, Holmes Creek floodplain below Vernon, and lakes and riverfront lands in the southeastern portions of the County (associated with the Econfina Creek and an upland aquifer recharge areas that supplies Bay County with potable surface waters) has been purchased by Water Management District. These lands cannot be developed except for recreational purposes, thus mitigating flood vulnerability in these areas.

4. Groundwater Resources. All of Washington County's water resources come from groundwater found in the Floridan aquifer system, which is one of the most productive aquifers in the world. This is a sediment/rock formation that is capable of holding and releasing water. It covers an area of about 100,000 square

miles and generally provides water for cities as far north as Savannah, Georgia and as far south as Miami, Florida. The Florida Aquifer is near the surface in Washington County. The water quality in the recharge area is of prime concern because of its direct connection to the Florida Aquifer. If the surface water is contaminated with pollutants, there is a quick and rapid downward water movement, which can be as much as hundreds of feet a day, quickly polluting ground water provided by the aquifer. This groundwater found in the aquifer is Washington County's sole source of water for consumption. In recent years this source has come under stress due to increasing population, depletion of water resources, and bad management practices. This subject will receive further discussion in the Identified Issues section of this report

5. Springs. Many beautiful springs exist in Washington County, but have the potential to be adversely impacted by human activities. They are probably the most unique and defining quality of the county and must be protected at all costs. Unfortunately, the County has not been in the position financially to purchase them nor have grants been applied for to acquire springs when available. Some springs have been carelessly used over the years, becoming the resting place for litter and debris. However, as the importance of these springs is accentuated, responsible land owners have taken the initiative to clean them up and protect them from further man-made intrusions. Springs are vulnerable to the activities that occur on the land around them as well as the increased use of their waters.

One of Washington County's most beautiful springs, Cypress Springs located north of Vernon on SR 79, was sold in 2003 to a water bottling plant. Due to concerns regarding the alteration of the springs in their natural state, withdrawal was limited to a well adjacent to the springs rather than the basin itself. The water is then transported to a county to the east of Washington County where it is bottled. There has been considerable land acquisitions by Northwest Florida Water Management with more planned for the future. The State has made it a priority to protect Florida's springs by funding research, monitoring of water quality, education and springs restoration. The County is committed to protecting the unique aspect of its natural springs. This subject will be discussed further in the Identified Issues section of this report.

A policy change is needed to mitigate contaminate runoff from disturbed land. If the vegetative buffer is increased and the vegetation itself is left intact, then runoff is less likely to infiltrate the surface water, and in the case of lands adjacent to natural springs, the groundwater as well.

Springs, Groundwater and Surface Water protection. The County needs to establish policies to ensure that springs, groundwater and surface water continue to be protected as well as they have been while massive development of the county has been a prospect, as it becomes a reality. This can be achieved through accurate identification and careful control of adjacent land use to sensitive aquatic resources.

Recommendations:

Recommendation: Conservation of wetlands: The county should continue to work with the Water Management District to find land to convert to a "Conservation" land use designation. In order to identify these lands the Wetlands Map from the Future Land Use Map series should be overlapped with the Future Land Use Map and any land not yet converted to a "Conservation" land use designation should be identified as a candidate for future conversion.

Recommendation: Approximately one quarter of the total land in the county has a "Conservation" land use designation. This is especially significant as almost all of it follows the wetland boundaries in the county. This method of singling out a significant resource throughout the county and placing it under protection should continue. Any further conversion of land into conservation should follow this pattern.

B. Floral and Fauna.

Floral. In Washington County, there are three different ecological communities as defined in 26 Ecological Communities of Florida (July 1989), by the Soil Conservation Society of America.

1. **Longleaf Pine-Turkey Oak Hills.** In the county, these areas are used for improved pastures, pine plantations, and some more intensive farming operations. Soil conditions are favorable for urban development. This community has not special protection status that is given to wetlands by federal and state laws.
2. **Mixed Hardwood and Pine.** These areas are important for flood control and watersheds, timber production, with little limitation to urban development. This community has no special protection status that is given to wetlands by federal and state laws.
3. **Bottomland Hardwoods.** These areas are usually wetlands and its perpetuation is due to the seasonal flooding. The area has high potential for timber production and is not conducive to urban-type development. The Bottomland Hardwoods community is important because it receives floodwaters, sediments, pollutants and nutrients and assimilates them into the system through redistribution. The associated riverine system is part of the dynamics of this community and acts as a transport mechanism of organic detritus to receiving estuaries. These communities are valuable recreation and scenic systems with high aesthetic quality and have special protection status that is given to wetlands by federal and state laws.

The Longleaf Pine-Turkey Oak Hills, and Mixed Hardwood and Pine, are more likely to become vulnerable to development than wetlands communities. These communities do not

have the special protection status that is given to wetlands by federal and state laws. Drought and the threat of wildfires is an ever present danger. Rainfall was below normal for 2006 and the year ended with about an 18 inch shortfall. This stresses the vegetative growth and heightens the danger of wildfire as dry conditions continue.

Fauna. There is a wide variety of wildlife within the County -- a wide variety of birds, ducks, deer, beaver, rabbit, coyote, turkey, boar, fox, to name a few. Some types are hunted during the appropriate hunting seasons, while others are the subject of photography and admiration by humans. Falling Waters State Park is listed as a site included in the Panhandle Section of the Great Florida Birding Trail, a collection of 445 sites throughout Florida selected for their excellent birdwatching and education opportunity. The Choctawhatchee River swamps located within Washington County has been named as perhaps the last bastion of the ivory-billed woodpecker Avian (*Campephilus principalis*), long believed to be extinct. Some authorities state that the evidence to support this presence of the Ivory-billed Woodpecker has probably been confused with another type woodpecker. However, according to other experts, there appears to be credible evidence that this once believed extinct species may be present in the Choctawhatchee swamps.

At the end of this section of the Evaluation and Appraisal Report is a chart entitled, "State and Federal Threatened, Endangered, and Other Species of Concern Likely to Occur in Washington County Florida," as published by U. S. Fish and Wildlife Service in April 2007. This lists includes both floral and fauna species.

Recommended: It is recommended that this list be included in the EAR-based amendment to the Conservation Element of the Plan.

C. Air Quality.

Overall, the air quality of the County is excellent. During periods of drought, there are some problems around the large sand pit located in the southeastern section of the County, but usually a water truck is dispatched and the problem subsides. Forest fires from as far away as Valdosta, Georgia was particularly noticeable in the past year, but that was temporary and did not present any problems of a long-term nature. There is no major air polluters located in Washington County.

D. Commercially Valuable Materials.

There are three major minerals in Washington County, with some commercial value:

1. Clay. At present, there are no commercial clay mines in Washington County, but there are some clay pits. The clays found there are useful for making brick, sewer pipe,
2. Limestone. Limestone occurs at or near the surface in Washington County in the Marianna Lowlands area. The presence of limestone in the County has been known for many years, at the present time, there are no commercial limestone operations

in Washington County.

3. Sand. There are approximately 15 active sand pits in the county with approximately 10 having been approved during the planning period using the special exception process. The inventory list of pits within the Comprehensive Plan will need to be updated. The largest pit is the Sikes Pit at SR 77 and SR 20: a plan to enlarge the pit has been denied by the County due its close proximity to residential development. Pits approved during the planning period should be added to the list of pits for the County.

E. Soil Erosion.

Two types of land erosion can be encountered in the County. This includes water erosion on vulnerable sloping soils and a slight possibility of sinkholes. Rainfall events combined with surface disturbances (lot clearing, vegetation and soil cover removal, trenching, etc.) are the primary causes of soil erosion. This can lead to sedimentation in drainage ditches, small streams, or swamps, which could increase the coverage of floods. Sedimentation barriers (hay bales, plastic silt fencing) used at development sites are an effective means of control used in the County.

The best available data with regards to soil erosion potential is the 1965 Soil Survey of Washington County. The information is not municipality-specific, however 34% of the soils within Washington County possess characteristics of "Highly Erodable (HE)" or "Potentially Highly Erodable (PEH)" soil types. Agricultural operations are the most vulnerable to erosion. Erosion can expose foundations, undermine roadways and sidewalks and result in cracks. In addition, vulnerable structures include those situated on slopes, subject to high water runoff, and those on cleared lots with little surface vegetation.

According to the Natural Resources Conservation Service (NRCS) Average Annual Soil Erosion by Water and Wind revised in 2000 on croplands and Conservation Program lands, erosion due to water in Washington County, including municipalities, was estimated at 3-5 tons/acre per year primarily located in the western river valley and the northern half of the county. Less than 1 ton/acre per year is attributable to erosion by wind.

Estimates of potential loss to existing and future structures are difficult to gauge. A straight application of the countywide estimate of 34% chance of encountering "Potential Highly Erodable" or "Highly Erodable" soils applied to Washington County's 2003 value of real property of \$243,402,687 yields \$82,756,914 of property potentially vulnerable to soil erosion to some degree. Application of a 4.23% increase in assessed values annually yields a potential future exposure of \$110,599,573 by the year 2010. Total loss to the structure is possible, but not likely. A more realistic planning assumption would be that 10% of the exposed properties experience damage that actually impacts the structure to some degree. Such an assumption reveals an estimated future loss of \$11,059,957 by 2010.

F. Sinkholes.

Two types of sinkhole districts exist in the County. The most obvious district includes the Sand

Hill Lakes Region. This region is found across a geological formation called "Grand Ridge." Grand Ridge is located across the southern half of the County. The ridge consists of a large amount of sandy soils on top of limestone. This is the perfect combination for deep sinkhole structures. When underground limestone becomes so eroded by the movement of water it collapses, the sandy overburden collapses into a fallen cavern, creating a sinkhole. The Sand Hill Lakes region contains hundreds of isolated drainage basins formed by the karst activity. This is considered to be a young karst landscape. Some sinkholes are filled with water, forming small and large lakes. Others are simply depressions in the landscape. Others form swamps. Mature systems have developed drainage patterns where streams lead from lake to lake, and eventually to rivers.

A second, more mature or even old age sinkhole district lies in the northern half of the County. This area is characterized by a more defined (but broad) drainage pattern. Old age sinkholes have been filled with sediments and now contain palustrine swamps. Locally, these swamps are called "bayheads". Springs can occur in either of these districts. Often, limestone formations are visible at the surface near the springs.

The most likely area of sinkhole development would be the Sand Hill Lakes district. A large development has been constructed over the last thirty years (Sunny Hills). Additional development is occurring in the area. Some 38,000 acres have been purchased in the Sand Hill Lakes region (for water management purposes, not for sinkhole mitigation).

Although it is not without possibility, the likelihood of active sinkholes developing in the County is considered to be moderate or low. There are no known incidents of a home or business being consumed by a sinkhole in Washington County.

The best available data from the Florida Geological Survey Sinkhole Database indicates that only a few small sinkholes have occurred (usually ten to twenty foot width). It also indicates that there are no recent active sinkholes in the County. This data shows that no homes have been impacted, although roadways have been impacted. Despite this, in January 2005, an active collapse sinkhole approximately 25 feet in diameter and 20 to 22 feet deep opened up within fifty feet of a residence near Hwy 79 close to the Town of Ebro. One has also become active in the Crystal Lake area. There is speculation however, that the installation of a water well nearby and the subsequent draining of water, may have contributed to the sinkhole collapse.

Washington County relies primarily on individual water wells as opposed to community water. The drilling activities associated with installing these individual water wells may serve to increase the occurrence of sinkholes in Washington County, and the vulnerability of the nearby structures. According to MEMPHIS, out of a potential "Low", "Medium", "High", "Very High" or "Extremely High" sinkhole risk potential, the unincorporated Washington County has locations lying within each hazard potential zone, except "Extremely High". MEMPHIS indicates 1894 structures are at low risk for sinkholes, 4725 are at "Medium" risk, 7 are at "high" risk and 6 are at "Very High" risk of sinkholes. All critical facilities are within the hazard zone. According to MEMPHIS an estimated \$288.85 million dollars of exposure, based on the 2000 Census data, are within the "Low" sinkhole risk area. An estimated 2.45 million dollars of potential future exposure are within the "Very High" category, \$1.02 billion dollars within the "Medium" sinkhole risk area, \$1.85 million dollars of exposure are within the "High" sinkhole risk area and an estimated \$288.85 million dollars of

exposure, based on the 2000 Census data, are within the "Low" sinkhole risk area.

G. Drought.

Drought, or below average amounts of annual rainfall, is particularly devastating to farmers, dairies, poultry operations, hay production, water wells, and the local economy. Closely associated with drought are increased wildfire risks and the impact to the silviculture economy of the county's private land owners. Irrigation of lawns can occasionally cause lower water pressure on public water systems, thus increasing the risk to firefighter's combating urban or wild land fires. Drought can also cause abnormal animal movement as wildlife begins to seek water sources near areas of human population and development. Overall, all residents, businesses, and governmental operations are vulnerable to drought. The greatest risks are considered to be in the agricultural community, and to those relying on private wells or public water systems as drinking water sources. The county anticipates the need for outside financial or resource assistance in during severe droughts especially when groundwater levels are affected and individual residential wells cannot provide sufficient water to accommodate the needs of households.

Recommendation: The County does not have a water conservation plan. The following policy should be added in the EAR-based amendments:

Policy: _____: By the year 2020, the County will develop water conservation policies that will serve to relieve drought conditions by the inclusion of water reuse plans for reuse of gray water generated by residential, commercial, government, and school buildings.

Policy: _____: It will be the policy of the County to incorporate into the Land Development Code to the extent possible, the use of native drought tolerant vegetation as recommended in the Florida Yards and Landscaping program to reduce the need for water irrigation.

H. Wildfires.

Wildfires are of great concern in Washington County. An average of 75+ grass or woods fires occurs in any given year in Washington County. Lightning causes many of the natural wildfires while other wildfires in the County are human-induced fires. This includes purposely-caused fire (arson) or accidental causes (escaping trash fires, cigarettes, sparks from passing railcars, motor vehicle fires on roadsides that spread to woodlands, or house fires that expand to wild lands).

Soils and plant communities contribute greatly to the potential for a fire in the sandhills region of the county, but fires may occur at practically any location. Although not the only identifying characteristic to identify wildfire-vulnerable areas, those locations with "Lakeland Fine Sand" (as shown in agricultural soil guides for the county) generally have fire dependent plant species growing in them. The Sunny Hills subdivision and surrounding environs, constructed in sand hills where natural vegetation is conditioned to burn and regenerate, is of particular concern. In addition, severe drought can create conditions favorable to swamp land fires.

All forestland, open areas, and rural interfaces of the county and municipalities are vulnerable to wildfires. According to the Florida Department of Forestry, approximately 85% to 90% of the land in the county is open forestland and most locations outside of the floodplains and swamplands

consist of natural vegetation historically related to the Longleaf Pine or upland Southeastern forests (a fire dependent ecology). These lands are particularly vulnerable during periods of drought. According to the Washington County Comprehensive Emergency Management Plan (May 5, 2003) Washington County averages over 75 grass and woods fires per year in unincorporated areas. However, according to the Florida Department of Forestry's "Significant Fires in Florida List", although numerous small grass fires have occurred, no significant wildfires have taken place in Washington County or the surrounding municipalities between the years 1981 to 2005. As more development occurs in rural, unincorporated areas, the potential for costly damage due to wildfire increases.

I. General Geology.

Washington County lies within the East Gulf Coastal Plain, a subdivision of the Coastal Plain. As noted already, Washington County is divided into the two physiographic regions of the Marianna Lowlands and the Gulf Coast Lowlands. Washington County has a mostly well-defined branching or dendrite drainage system. The Choctawhatchee River flows to the south through the center of the County, and the larger creeks empty into it. The drainage system becomes karsts in the Sand Hills Lakes region.

- a. The Gulf Coastal lowlands are a series of coast-parallel plains on terraces rising from the coast to successively levels in a landward direction. These terraces were formed during the Pleistocene Epoch or "Great Ice Age," when world-wide fluctuations of sea level were tied in with the growth and melting of ice caps. Rich red clay supports the growth of pine forest and hardwood hammocks. Vernon and Ebro are located in the Gulf Coast Lowlands, in the southern and western areas of the County.
- b. The Marianna lowlands occupy most of central and eastern Washington County and are as a result of steam erosion and solution activity. Limestone is near the surface of the ground and consequently, the area is one of karst development with many sinkholes. Many broad, shallow basins are present, some of which are filled with water, forming lakes. The Marianna Lowlands cover most of the county where Chipley and Wausau are located. Peanuts and soybeans are the main cultivated crop.
- c. Drainage. Washington County has a mostly well-defined branching or dendritic drainage system. The Choctawhatchee River flows to the south through the center of the County, and the larger creeks empty into it. The drainage system becomes karst in the Sand Hills Lakes region.

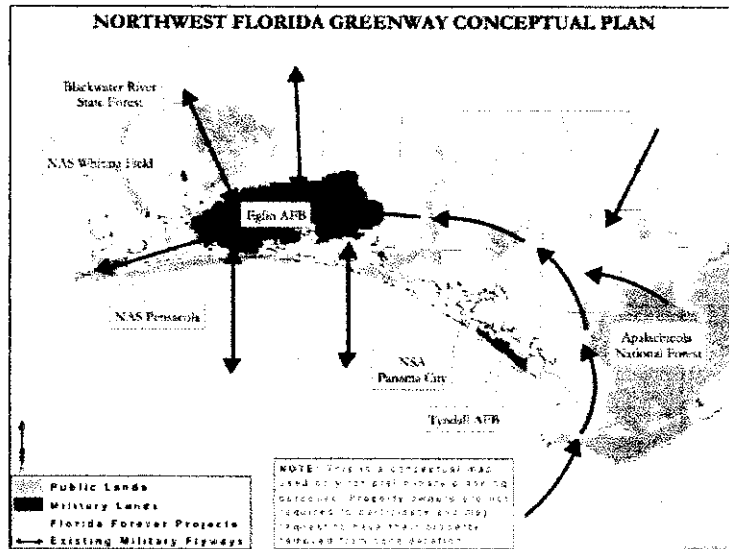
J. Vulnerability.

Vulnerability to the environment comes from many threats – wildfire, flood, wastewater treatment facilities, removal of vegetation, careless disposal of litter, junk automobiles, and development. These will be discussed further in the Identified Issues section of this report.

K. Northwest Florida Greenway.

A large portion of Washington County lies within the Northwest Florida Greenway. Created in 2003, this is a proposed 100-mile strip miles protected corridor that connects Eglin Air Force Base and the Apalachicola National Forest. The Florida lands will be conserved through purchase from willing property owners and the acquisition of development rights using conservation easements. Conservation easements allow property owners and communities to continue to derive economic benefit from the land while protecting it from development. Land swaps and environmental mitigation may also be an effective means to preserve property. Not only will the diverse community of wildlife and plants be preserved, but this strip will preserve and protected land and airspace will also allow continued enjoyment of the land for recreation such as hunting, fishing, hiking, paddling, and nature study.

According to the Florida Nature Conservancy, The County is home to a plentiful variety of native animals such as deer, wild hog, The Northwest Florida Greenway is an unprecedented partnership of military, government and nonprofit organizations that will conserve critical ecosystems in one of the most biologically diverse regions in the United States, enhance the Panhandle's economy and help protect the military mission in northwest Florida.



IV. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

All goals, objectives and policies stated apply to all of the local governments mentioned in the title unless otherwise stated.

The following assessment of the Conservation Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 and 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Objective 3, below, called for policies to protect the areas within the 100-Year Floodplain. This Element details many Objectives to secure more protection of open space throughout the County. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: Preserve, enhance, and maintain the natural resources and environmental amenities of Washington County to a state of quality which is the highest possible attainable.

Objective 1: Throughout the planning period, the County and municipalities shall maintain air quality within their jurisdiction in conformance with State and federal air quality guidelines.

Complaints on air quality during the planning period have been the result of extremely dry conditions within the County and the overall lack of rain during prolonged periods of time. The majority of the complaints come from residents that live along the numerous mile of County graded roads. While the County has no control over these conditions, during extremely dry periods attempts are made to temporarily alleviate the conditions with the use of water trucks. Placement of white rock on some of the roads to control flooding during periodic rains has exacerbated the problem and this practice has been discontinued. The main source of complaints has been from the large borrow pit located in the southeastern section of the County near the Bay Washington county line. While the developer has taken some steps, it has not been sufficient to eliminate the complaints during the times that conditions worsen. A request to expand the pit in the last year has been denied, in part due to the air quality affecting the surrounding residential development around Crystal Lake.

Policy 1-1: Land Development Regulations (LDRs) will continue buffer requirements between adjacent incompatible uses. Specifically, vegetated buffers will be required between adjacent incompatible uses. Specifically, vegetated buffers will be required between future industrial and/or commercial land uses and residential land uses.

This objective is being met by the County. Further discussion follows in the Identified Issues Section.

Policy 1-2: The County and municipalities shall continue to reduce the potential for automobile emissions pollution by providing for developments such as PUDs in the adopted LDRs.

This objective is being met by the County.

Policy 1-3: The County and municipalities shall promote the use of bike and pedestrian paths in all new development (especially PUDs) to help reduce automobile pollution.

This objective is being met by the County.

Policy 1-4: In order to maintain air quality, all new developments with the potential to emit pollutants into the air will be required to obtain any and all necessary federal and state permits prior to authorization of a development permit by Washington County and municipalities.

This objective is being met by the County.

Objective 2: Throughout the planning period, the County and municipalities will conserve, appropriately use, and protect the quality, quantity, and natural functions of current and projected water sources and waters that flow into estuarine water.

This objective is being met by the County. The only body of water that flows into the Gulf is the Choctawhatchee River.

Policy 2-1: The County and municipalities shall continue implementing the comprehensive stormwater management ordinance consistent with 17-25 and 17-302, F.A.C. establishing:

- a. 25-foot waterline buffer zones adjacent to wetlands and surface water bodies to preserve natural vegetation which provides filtration of stormwater runoff;

This policy is being met by the County; however, the County should look at increasing this buffer to 50 feet. This will be discussed further in the Identified Issues section of this report.

- b. A 50-foot development setback from the ordinary high water line of water bodies;

This policy is being met by the County; however, the County needs to consider increasing this buffer to 100 feet. This will be discussed further in the Identified Issues section of this report.

- c. general design and construction standards for onsite stormwater management systems for new development (consistent with State and federal rules and regulations) to ensure that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Recommendation: The County should continue to work with the Water Management District to find land to convert to a "Conservation" land use designation. In order to identify these lands the Wetlands Map from the Future Land Use Map series should be overlapped with the Future Land Use Map and any land not yet converted to a "Conservation" land use designation should be identified as a candidate for future conversion. The following policy should be added before the end of the 2009 year.

Policy 2-2: The County shall continue working with the Northwest Florida Water Management District to place wetlands into a "Conservation" Land Use Designation.

This policy is being met by the County. Development plans submitted for permits now require that a stormwater plan be submitted for all commercial development. Currently, there is no requirement for a plan for individual residential building parcels, but a site visit is required by the building inspector prior to issuance of a building permit. A commercial site visit is waived if elevated drawings are submitted by a certified engineer. While a topography is not required on minor subdivisions, the need for one as determined by either the County planner or Engineer should be adopted as part of the Land Development Code.

- f. best management practices for agricultural and silvicultural land uses, consistent with State and federal recommended standards, to reduce pesticide and fertilizer runoff and soil erosion.

This policy is being met by the County; however, due to the increase in development pressures, this policy needs to be examined for sufficiency. This will be further discussed in the Issues section of this report.

Policy 2-2: The municipalities with central sewer systems shall continue to comply with all effluent standards in the operation of their wastewater treatment plants.

Chipley, Vernon, and Aqua Utilities in Sunny Hills operate central sewer systems. Vernon's upgrade is complete with no further affluent emissions into Holmes Creek. Chipley's upgrade has been engineered and funded. The results from Aqua Utilities are not so stellar and it is still not clear what the expansion status is at the current time.

This policy will be discussed in the Identified Issues section of this report.

Policy 2-3: The County and municipalities shall coordinate with the NFWFMD and shall adopt and/or amend LDR's which serve to implement SWIM program recommendations.

This policy is being met by the County.

Objective 3: The County and municipalities shall protect the natural functions of areas within the 100-year floodplain.

This objective is being met by the County. A revised Flood Ordinance for Washington County has been adopted by the County that incorporates all federal and state requirements.

Policy 3-1: The County and municipalities shall continue to enforce minimum FEMA construction standards for the 100 year floodplain (as contained in presently adopted Floodplain Management Ordinances). In floodplain areas where base flood elevations have not be established, the County and municipalities require development setbacks from stream banks of 50-feet) or 5 times the width of the stream at to the top of the bank width, whichever is greater in accordance with the LDCs of Washington County. *When flood zones are evident, a flood*

elevation certificate is required to be submitted before a permit is issued.

This objective is being met by the County. This will be further discussed in the Identified Issues of this report, specifically with regard to increase of buffer.

Policy 3-2: The County and municipalities shall continue to enforce Land Development Regulations which include provisions which establish and implement construction standards in accordance with the Federal Emergency Management Agency (FEMA) guidelines at a minimum.

This objective is being met by the County.

Policy 3-3: The County shall identify and recommend to the State and the NFWFMD floodplains and/or water bodies that would warrant acquisition under conservation, preservation, and recreation use acquisition grant programs.

This objective is being met by the County. However, the County needs to take a more proactive role in grant acquisition programs to be seek funds for purchase of areas similar to Becton Springs located on SR 79 in the central part of the County.

Policy 3-4: The County and municipalities hereby designate areas that fall within the 100 year floodplain as environmentally sensitive lands.

This has not been actively pursued by the County. The Planning Commission needs to look at these areas and make the necessary changes as allowed by the Comprehensive Plan and the Land Development Code.

Policy 3-5: In accordance with regional policy, the County will prohibit all construction, except piers, docks, and landscaping within 100 feet of mean high water mark of Econfina Creek. The County will amend the LDRs to include this provision within one year.

This policy is being met by the County. This amendment to the Land Development Code has been accomplished. However, the issue of setbacks for this waterway will be further discussed in the Identified Issues section of this report.

Objective 4: The natural functions of the County's wetlands shall be conserved and protected from physical and hydrologic alterations.

This objective is being met by the County.

Policy 4-1: The County shall continue to implement Land Development Regulations to ensure that:

- a. all wetlands are designated within the conservation land use district;

The County needs to review this policy and ensure that these areas are properly designated. This will be further discussed in the Identified Issues section of this report.

- b. silviculture on publicly managed lands will be restricted to non-wetland areas;

There is currently no method in place to ensure that the County is award of silviculture harvest within these areas. This will be further discussed in the Identified Issues section of this report.

- c. septic tank systems must be setback at least 75 feet from the wetland's edge;

This policy is being met by the County; however, the need to increase this setback will be discussed in the Identified Issues section of this report.

- e. site plans for new development will identify the location and extent of wetlands located on the property;

This policy is being met by the County. Each development permit is reviewed by the County Planning Office to ensure that this policy is met. All plats are required to have wetlands, conservation, and flood areas clearly defined.

- f. site plans will provide measures to assure that normal flows and quality of water in wetlands will be maintained after completion of development impacting wetlands.

This policy is being met by the County. Each development permit is reviewed by the County Planning Office and County Engineer to ensure that this policy is met.

- g. Such measures as culverting will be required where alteration of wetlands is necessary in order to allow reasonable use of property,

This policy is being met by the County. Plans are reviewed by the County Engineer and the Public Works Department to ensure that no unnecessary alteration occurs.

- h. either the restoration of the disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction.

The need for mitigation within the County has been minimal. The County Engineer reviews these requests and makes a recommendation as to the appropriateness of the request. Mitigation has usually involved County road paving projects.

Policy 4-2: The County shall cooperate with the FDEP, NFWFMD, and the Army Corps of Engineers to improve compliance with the dredge and fill State and federal permitting system process.

This policy is being met by the County.

Policy 4-3: The County and municipalities hereby designate wetlands, as depicted on the Wetlands Map in the Future Land Use Map series, as environmentally sensitive lands.

The County needs to reexamine this policy to ensure that this is consistently being accomplished. Recommendation: Change this policy to include the following text.

Policy 4-3: The County and municipalities hereby designate wetlands, as depicted on the Wetlands Map in the Future Land Use Map series, as environmentally sensitive lands and will seek opportunities with the North West Florida Water Management District (NFWFMD) to have these wetlands converted to a "Conservation" land use designation where they have not yet done so.

Objective 5: Throughout the planning period, the County and municipalities shall conserve the water supply and protect the quantity and quality of the current water source and any new water source.

There is no water conservation plan in the County and the West Florida Water Management Water District's Water Plan for 2006 does not require a water supply plan. The report concludes that demands now and in the future are within the capacity of the Floridan Aquifer. Additionally, Holmes, Jackson, Calhoun, and Liberty County, also included in District IV, are not required to have a water supply plan.

Generally, in agreement with NFWFMD, the Board has taken the position in the past that a water conservation program is not necessary. However, the extremely long-lasting drought conditions serve as a cause for the County and municipalities to revisit the vulnerability of very dry conditions. The greatest risks are considered to be in the agricultural community and to those relying on private wells as a drinking water source or for public water systems. The county anticipates the need for outside financial or resource assistance in some severe droughts, and potential substantial help in all major drought events. This will be further discussed in the Identified Issues of this report.

Policy 5-1: The County and municipalities shall continue to implement the water conservation ordinance which prohibits agricultural irrigation (other than drip irrigation) from 10:00 AM to 6:00 PM during times of drought, and shall keep the public informed of these restrictions.

The reference to the ordinance is confusing. The planning office has not been able to locate this ordinance, but conservation is covered in the Land Development Code. The Code states, "Silviculture and agricultural uses shall be required to use best management practices pursuant to Silviculture: Best Management Practices Manual (State of Florida, Division of Forestry, June 1989) as may be revised, and to prevent drainage and pollution problems. This objective is being met by the County. There are no large farms that irrigate in Washington County.

Policy 5-2: The County and municipalities shall continue to adhere to any emergency water conservation measures imposed by the Northwest Florida Water Management District.

This objective is being met by the County.

Policy 5-3: The County and municipalities shall require that all new construction and all

remodeling activities utilize fixtures conforming to the following schedule of maximum water usage, thereby conserving the potable water resources.

Water closets, tank type	3.5 gallons/flush
Water closets, flushometer or flush valve	3.5 gallons/flush
Urinals, tank type	3.5 gallons/flush
Urinals, flushometer or flush valve	3.5 gallons/flush
Showerhead	3.5 gallons/ minute
Lavatory and sink faucets	2.5 gallons/ minute

Pursuant to current Florida plumbing codes, the above requirements need to be updated as follows:

Maximum Flow Rates and Consumption for Plumbing Fixtures and Fixture Fittings	
PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY"
Lavatory, private	2.2 gpm at 60 psi
Lavatory, public, (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Shower head"	2.5 gpm at 80 psi
Sink faucet	2.2 gpm at 60 psi
Urinal	1.0 gallon per (flushing cycle
Water closet	1 .6 gallons per flushing cycle
For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 <i>Urn</i> 1 pound per square inch = 6.895 kPa. a. A hand-held shower spray is a shower head. b. Consumption tolerances shall be determined from referenced standards.	
Source: Florida Building Code – Plumbing (as provided by the Washington County Building Department.	

Policy 5-5: The County and municipalities shall comply with any Northwest Florida Water Management District mandates concerning reuse of water.

This objective is being met by the County. Vernon has a spray field that is operational and Chipley has engineered and funded their new spray fields. Both of these conform to all state and federal regulations.

Policy 5-6: The County and municipalities shall allow septic tanks only in areas where public sewer is unavailable and only upon issuance of a Washington County Health Department permit.

This objective is being met by the County. This will be further discussed in the Identified Issues section of this report.

Policy 5-7: The County and municipalities shall continue to implement the LDR's which include provisions for the protection of existing and future public water wells.

This objective is being met by the County.

Objective 6: Mining activities shall be regulated so that they do not adversely affect the quality of air, groundwater, surface water, land, or wildlife.

This objective is being met by the County. Mines and borrow pits are allowed in Agriculture/Silviculture areas and are subject to the special exception approval process.

Policy 6-1: The County and municipalities shall prohibit any mining activities within ecologically sensitive areas (e.g., wetlands or floodplains), except those associated with providing stormwater retention.

This objective is being met by the County.

Policy 6-2: All mining operations shall require site specific approval by the County.

This objective is being met by the County.

Policy 6-3: Phasing of extraction activities shall be used as a device to assure that only small areas are affected by such activities at one time.

This objective is being met by the County.

Policy 6-4: Buffers shall be required to be established and maintained between mining activities and adjacent existing and future uses to achieve an aesthetically pleasing landscape compatible with those land uses.

This objective is being met by the County. This issue will be discussed further in the Identified Issues section of this report.

Policy 6-5: A reclamation plan shall be submitted and approved by the County as part of the development review process before mining activities are permitted.

There is no follow up on closed mines to see if reclamation plan has been put into operation. Due to the quick growth of pines in the County, some of the old pits have been reclaimed by a natural process.

Policy 6-6: Before mining operations may be approved, the County shall require that a fee and/or bond be posted in amounts sufficient to compensate for any degradation of County maintained roadways.

This has not been consistently done; the deficiency needs to be addressed within the planning process with the County requiring fees or bonds to protect the transportation infrastructure.

However, there is an informal process of notifying the mine owner that damage is being done to the roads by either ceasing use of the road or reimbursement to repair the roadway.

Objective 7: The County shall, working with the Natural Resource Conservation Service, reduce the rate of soil erosion caused by agriculture, land development and other human activities to less than 5 tons per acre in all hydrologic units by 2005.

Policy 7-1: The County shall consider topographic, hydrologic and vegetative cover factors on the development review process of proposed developments.

This policy is being met by the County.

Policy 7-2: The County shall prohibit the use of off-road vehicles in areas that are susceptible to erosion.

Due to political pressure from the public, there is no ordinance currently in place that specifically addresses this issue. However, in cooperation with the appropriate law enforcement agencies, the County does make every effort to ensure that this policy is enforced. This will be further discussed in the Identified Issues section of this report. During drought, damage is being done to exposed lake bottoms, and while State statues make it is unlawful to destroy the bottoms of these lakes, it is hard for law enforcement to enforce.

Policy 7-3: The County shall assist the Natural Resource Conservation Commission in those activities (i.e. Best Management Practices) directed at minimizing soil erosion and protecting the natural functions of existing soils.

This objective is being met by the County.

Objective 8: The County and municipalities shall conserve and protect soils, native vegetative communities, forest lands, wildlife, and wildlife habitats from adverse effects, with emphasis on threatened and endangered species, and species of special concern.

This objective is being met by the County. Environmental Assessments are required on developments larger than 10 acres and where any central water or wastewater treatment facility is placed. Areas where roads are constructed are also required to have the assessments performed. This matter will be further discussed in the Identified Issues of this report.

Policy 8-1: The County shall continue to enforce Land Development Regulations which include provisions to protect ecologically sensitive communities in Washington County, specifically, the Longleaf Pine Community, by

- a. discouraging the fragmentation of large community associations during site development review

This objective is being met by the County.

natural vegetative buffer around major damaged areas,

- c. allowing clustering of development on portions of a site which are not environmentally sensitive, in order to protect sensitive areas from the effects of development, and

This objective is being met by the County.

- d. restricting silviculture on publicly managed areas to non-wetland areas only on accordance with the Policies of the Future Land Use Element to 25 foot waterline buffer.

This policy is being met by the County. However, it will be discussed further in the Identified Issues of this report.

Policy 8-3: The County shall assist, through provisions in its LDR's in application of and compliance with all State and federal regulations which pertain to endangered and rare species.

This policy is being met by the County. This will be further discussed in the Identified Issues section of this report. When required, environmental and endangered species studies are consistently required from developers.

Policy 8-4: The County shall consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a land use approval that would result on an adverse impact to any endangered are species, in order to identify possible mitigation measures.

This policy is being met by the County.

Policy 8-5: The County shall maintain a listing of the believed specific locations of endangered/threatened species developed by the Florida Natural Areas Inventory (source: Nature Conservancy), and shall consult this listing before issuing any development permit.

While the County is aware of these areas, there is no formal process in place to catalogue these areas as they are identified by developers' endangered species and environmental assessments. The Planning Office, working in concert with the Administrative Offices, should collect this information and request the sites be overlaid on the county planning maps.

Policy 8-6: When one or more of a threatened or endangered species is found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared and which once implemented, would result in no net loss of individuals of endangered or threatened species.

This policy is being met by the County.

Policy 8-7: Maximum allowable density ratios established in the Future Land use Element of the Plan for Silviculture areas shall preclude intense development of forest lands, and the

associated disturbance of large community associations.

This objective is being met by the County. However, concerns regarding the protection of these areas will be addressed in the Identified Issues of this report.

Policy 8-8: Management of mature upland forests consisting of pinelands, sandhills, and hardwoods exceeding sixty (60) years of age shall include the following:

- a. avoidance of large block cutting;
- b. habitat needs of wildlife that requires mature forests;
- c. establishment of mature open stands via the selection of effective stand rotation and stocking rates;
- d. site preparation techniques that minimize soil disturbances (i.e. roller chopping and burning);
- e. the minimization of impacts to important habitat features such as stumps, snags, dens, and burrows;
- f. the use of prescribed fire on pineland sites in order to reduce hardwood encroachment and to rejuvenate understory vegetation.

There is no method in place that will address whether these policies are being carried out. The general consensus of the County has been one of "do not go there." While the Planning Office and Code Enforcement Office may be identified of such cutting, it is too late at that point to prevent the damage. The issue will be further discussed in the Identified Issues of this report.

Objective 9: The County shall continue to promote the protection of natural reservations and will implement policies which will lessen any adverse effects which adjacent future developments might have on the reserved conservation areas.

This objective is being met by the County. However, renewed efforts need to revise the methods used to protect these areas. This matter will be discussed further in the Identified Issues section of this report.

Policy 9-1: The County shall cooperate with the Fish and Wildlife Conservation Commission, the NFWFMD, and the State Division of Parks and Recreation to continue to implement their management programs in Falling Waters State Recreation Area, Pine Log State Forest, and Choctawhatchee Water Management Area, and the NFWFMD/Rosewood Resources Wildlife Management Area.

This objective is being met by the County.

Policy 9-2: The County shall coordinate with the State Division of Parks and Recreation, the NFWFMD, and the Fish and Wildlife Conservation Commission to review developments that are adjacent to any of the major managed areas to assess possible adverse effects.

This objective is being met by the County.

Policy 9-3: The County shall continue to enforce in its LDR's the requirement for a 100 foot wide buffer area surrounding major managed area. Such buffer shall be retained in a natural condition. These regulations will include the designation of allowable adjacent development to lessen adverse effects from incompatible land uses.

This objective is being met by the County. This policy will be further discussed in the Identified Issues section of this report.

Objective 10: Throughout the planning period, the County and municipalities shall continue to prohibit the disposal of hazardous wastes into the public sewer system, canals, ditches and sanitary landfills, or any other unacceptable method of disposal of hazardous waste, and will promote acceptable hazardous waste disposal.

This objective is being met by the County. However, lack of enforcement tools can cause this to continue unabated. While DEP will often respond to these types of complaints, it is often left up to Washington County Code Enforcement to enforce without the proper leverage and support that is required to be effective.

Policy 10-1: Through intergovernmental coordination, the County and municipalities shall continue to hold hazardous waste amnesty days of at least once per year.

This objective is being met by the County. Amnesty days are conducted twice a year – once in the spring and once in the fall. This has proved to be a very effective program for the county and should be continued and fully funded.

Policy 10-2: The general public shall be informed of the dangers of hazardous waste materials and methods of safe disposal through annual newspaper notices.

This objective is being met by the County.

Policy 10-3: The County has, by accepting the 1985 Hazardous Waste Management Assessment, designated one or more hazardous waste transfer/temporary storage facilities.

This objective is being met by the County.

Policy 10-4: The County shall seek funding as needed from FDEP's local Hazardous Waste Collection Grants Program to manage hazardous wastes.

This objective is being met by the county.

Policy 10-5: The County Emergency Management Department shall continue to survey and assess the waste generation and management techniques of 20 percent of the hazardous waste generators on the County Master List annually. In this regard, all small quantity generators will be assessed once every 5 years.

This objective is being met by the County. The West Florida Regional Planning Council is under contract with the State of Florida to do SQG in Washington County. A percentage the businesses are monitored every year with the master list of generators being maintained by the Planning Council.

Objective 11: The County shall protect the natural functions of existing fisheries, rivers, lakes, and freshwater shores.

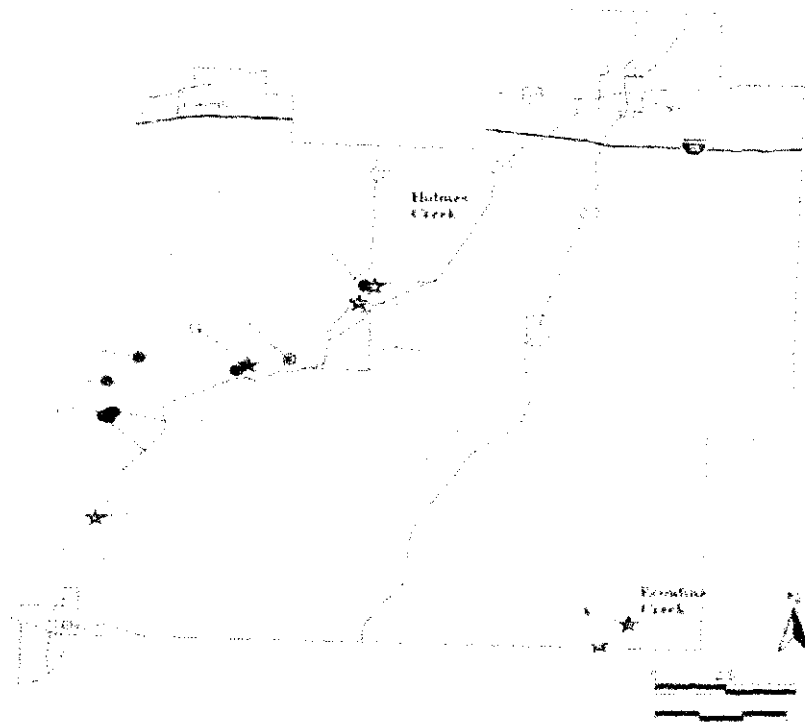
This objective is being met by the County. A footnote at this point; the County was the recipient of a grant from the National Oceanic and Atmospheric Administration (NOAA), that resulted in an active restocking program. Efforts along this line of protecting and preserving the natural resources will continue into the future.

Policy 11-1: The County will continue to enforce the stormwater management ordinance which incorporates a 25 foot waterline buffer zone.

This objective is being met by the County. However, this policy will be further discussed in the Identified Issues section of this report.

Policy 11-2: The County will continue to enforce Land Development Regulations which address the control of erosion, sedimentation, and runoff caused by new development.

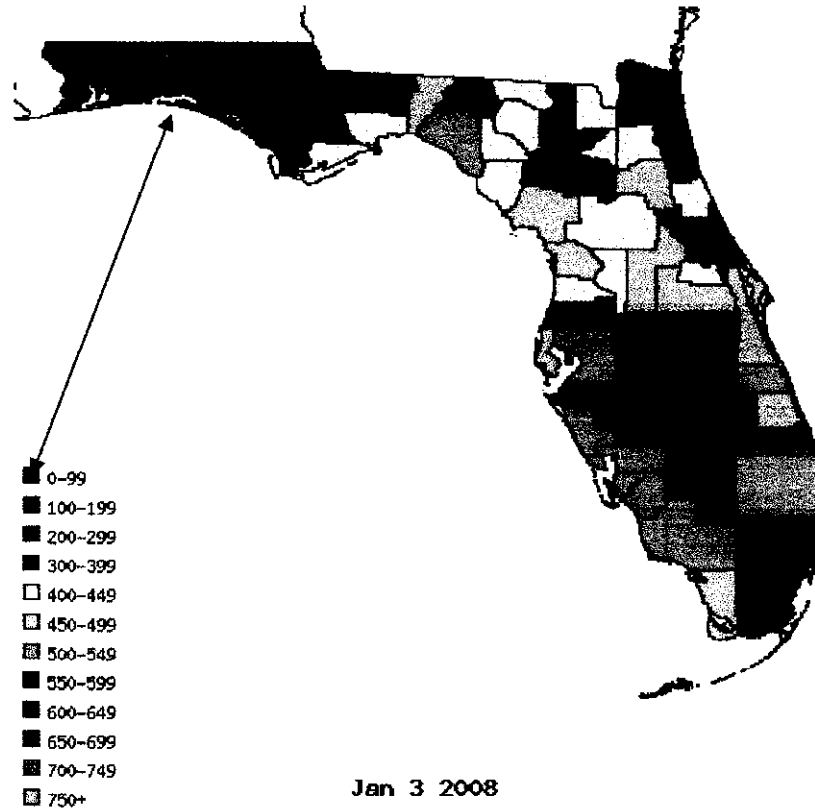
This objective is being met by the County. No development permits are issued through the County that has not been reviewed as to compliance with the Land Development Code.



Springs Located in Washington County

Keetch Byram Drought Index (KBDI)

The Keetch-Byram drought index (KBDI) is a continuous reference scale for estimating the dryness of the soil and duff layers. The index increases for each day without rain (the amount of increase depends on the daily high temperature) and decreases when it rains. The scale ranges from 0 (no moisture deficit) to 800. The range of the index is determined by assuming that there is 8 inches of moisture in a saturated soil that is readily available to the vegetation. Note that Washington County is shown at 0 – 99 on the index.



12

RECREATION AND OPEN SPACE ELEMENT

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**SECTION 5--REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS s.163.3191 (2)(a)**

RECREATION AND OPEN SPACE ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Plan for its successes and shortcomings. While discussed briefly in this section, identified major issues will receive further examination in the Identified Issues Section of the report.

II. INTRODUCTION

This document was prepared by the Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS

County Parks and Recreation Facilities. Despite Washington County's lack of overwhelming population growth, the proactive open space and parks policy has created the provision of substantial areas of land and facilities dedicated to recreational use. The County is a rural county that should be considered sparsely populated with heavier concentrations in widespread areas. With this being the case, there should be a wide geographic distribution of recreational facilities; with some located centrally in cities and towns, with other being located throughout the county so as to enhance quality of life all over the County. Parks and recreational facilities should be accessible to everyone and not just concentrated in one or two areas.

- A. Levels of Service. Though the county has not experienced a high growth rate, and the population is generally stable, the level of service for recreational facilities has also been stable if not high. Because of the County's small growth and dispersed development pattern, planning recreational facilities based solely on a per capita basis would not provide the most effective results for serving the county residents. Thus, the County has an established a LOS in relation to per capita, but the Parks and Recreation Department has also consistently developed parks that serve residents and visitors by placing a variety of recreational facilities in close proximity of people countywide in order to serve the greatest number of people. Quotas set forth in the LOS standards are included in the Goals, Objectives, and Policies. To have a proactive system of placing facilities requires that the per capita rule be combined with the distribution of facilities over the entire area of the County. During the planning period, all of the projects listed in Table F-6 of the Comprehensive Element of the existing plan were completed with the exception of the Five Points Recreation Center Expansion – Phase II and the Wausau Recreation Center. Both of these projects are currently listed on the Capital Improvement Element schedule

along with other projects planned for the future. The lower water levels of the recent drought provided a prime opportunity for repair of boat ramps, but funding and DEP permitting is an issue for being able to regularly commence such maintenance.

1. Inventory of Facilities. The Washington County parks system includes 65.1 acres of parks, 111.3 acres of boat ramp parks, omitting the Rosewood Resources site, and 61,166.89 acres for other types of recreation use, which include the Rosewood Resources site. An inventory of Washington County parks and recreational facilities are located in Tables F1 through F5 in the Comprehensive Plan. The inventory list of recreational facilities will need to be updated in the EAR-based amendment to reflect the new facilities added during the planning period. The new facilities to be added include:

- Jenkins Landing
- Daniels Lake Development to include parks, ball fields, pavilions, and equestrian center
- Hunter Park, Vernon EMS location
- Orange Hills recreation complex, kiddies' park, ball fields, and community center
- Wilder Park, Sunny Hills Subdivision to include kiddies' park, pavilion, picnic area, and skate park
- Campbell Park includes kiddies' park, pavilion, and picnic area

2. Type of Facilities

Generally, the parks offer a variety of facilities such as basketball courts, a skate boarding park, fishing docks, boat ramps, primitive camping sites, kiddy parks (swings and slides), community centers, meeting and conference rooms, barbecue grills and pavilions. Some private facilities are available as well, especially for hunting. There is also the golf course located on Deltona's Sunny Hills, which is open to the public. In addition to the County's dedicated parks facilities and private facilities, numerous acres are available through the holdings of the Northwest Florida Water Management District (NFWFMD), namely within the Choctawhatchee River Basin and the Econfina Watershed Area and the State of Florida (Pine Log Forest). Combined with the 61,343.29 acres available in County parks, there are approximately 125,322.29 acres available for recreational use if all Conservation and Recreation parks are considered.

3. Handicapped Accessibility. The Parks and Recreation Department has made improvements to handicapped accessibility to all recreational facilities where possible. All restroom sites are ADA compliant, but all boat ramps are not. One factor affecting this effort is the high cost of providing these services and features, especially in the older parks. Newly constructed parks are built to include handicapped accessibility in the original construction. Some of the older parks do not have handicapped facilities but will be modified, as time and funding permits, to have the necessary ADA requirements constructed when feasible.

4. Users' Fees. Overall, the use of the parks and related activities are mostly free to the public. There are some facilities where it is necessary to charge users' fee due to the cost involved in providing utilities and maintenance for the certain facilities. Fees are charged for primitive camping sites, and for the use of community centers serving the private needs of the public (i.e., wedding receptions, reunions, etc.). This money is deposited into accounts earmarked for the maintenance and utility bills for these facilities. User fees are extended to:
- Blue Lake Community Center
 - Hinson Crossroads Community Center
 - Five Point Recreation Community Center
 - Orange Hill Community Center
 - Washington County Equestrian Center
 - Wilder Parks Pavilion (for private functions such as reunions, etc.)
5. The Parks and Recreation Committee. The requirement for establishing this committee is included in the Comprehensive Plan; the makeup of the committee is provided for in County Ordinance 2007-3. Five members serve with one member coming from each County Commissioner District; the committee meets as required. The committee serves in an advisory capacity making recommendations to the County Commissioners in regards to the use and operation of all County parks and recreational areas. A County ordinance provides for enforcement of all rules and regulations for parks and open space.
- B. Open Space Requirements for New Development. All new subdivisions are required to dedicate a percentage of the new development to be reserved for open space and recreation. Dedication of open space is consistently part of the recorded plats. While individual lots may have deed restrictions protecting the trees and vegetation, there is no policy in place that will protect the vegetation in any of the recreation and open spaces dedicated to the County in the residential subdivisions. This will be discussed further in the Identified Issues section of this report.
- C. Countywide Master Plan. There is currently no comprehensive countywide master plan for the provision of parks, open space and recreation. As the County continues to evolve and change, the need for such a plan becomes more evident in order to support the strategic planning efforts for existing parks and recreation assets. This plan would be an ideal avenue for documenting existing parks, recreational facilities, and the programs offered by the County and its municipalities. Not only would the plan define a mission statement, but the master plan would identify future needs and general recommendations for locating new facilities as well as outline an action plan. Criteria for signage, landscaping, and alternative funding sources to assure adequate support for the operation, maintenance, acquisition, and construction of park and recreation facilities would be established through the master plan. The plan would also address the creation of facilities that would meet the future needs of the County through 2030 in an effective and feasible manner. This plan would be compiled and supported by a combined effort

of the Parks and Recreation Committee, the Parks and Recreation Department, county residents, and interested citizens including a survey and public workshops as needed.

D. Issues. s.163.3191 (2)(e) and (g), F.S.

1. The master plan has not been accomplished.
2. Dedicated open space needs to be inventoried and as plats are approved new space should be added to the County's inventory of open space and recreational open space. This inventory should also include NFWFMD and the State of Florida lands.
3. The current recreational areas and open space is not always designated on the Future Land Use Map (FLUM).

E. Proposed Changes. s.163.3191(2)(i), F.S. Overall, the County's recreational program has been a resounding success. However, both growth of the County and the program itself dictates that while no major changes to the goals, objectives, or policies are required (except to be updated as needed), future growth should be planned for in a more cohesive manner.

- a. Master Plan. The Parks and Recreation and Planning departments should work together to ensure that a master plan is formulated.
- b. Dedicated Open Space. Land dedicated to open space in subdivision should become a part of the Recreation and Open Space inventories. Lands obtained by the NFWFMD and the State of Florida need to be categorized as such and included in the recreational properties inventory of the County.
- c. Designated Recreation Areas and Open Space. These areas should be included on the FLUM as recreational lands.
- d. New Policies to be Added. The New policies to be added to this element are included at the end of the Goals, Objective, and Policies section of this report

IV. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

All goals, objectives and policies stated apply to all of the local governments mentioned in the title unless otherwise stated.

The following assessment of the Recreation and Open Space Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School

Facilities Element. Objective 2, below, called for policies to support the needs for recreational facilities in the future and this has been supported by policies in the PSFE. This Element details many Objectives to secure more open space throughout the County. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: Provide adequate recreation facilities, active and passive, and open space to sufficiently meet the needs of the present and future population of the County and the municipalities of Caryville, Ebro, Vernon, and Wausau.

Objective 1: Throughout the planning period, provide public access to all existing and future recreation facilities within the County and the municipalities (including fresh water beaches and shores).

The County is currently meeting this objective.

Policy 1-1: The County and the municipalities will continue to provide parking areas and bicycle racks for all user-based recreation sites.

The County is currently meeting this policy where feasible (Blue Lake and Wilder parks). The County is rural and bicycle travel is not a common mode of travel. There are bike racks at Blue Lake Park and Wilder Park. Future planning will continue to evaluate the location of the facility when considering and planning for new bicycle racks at the County's recreational facilities.

Policy 1-2: Within the municipalities, bike paths and pedestrian walkways shall be built when necessary to provide access to recreation areas.

The County is currently meeting this policy, which will be discussed further in the Issues section of the Evaluation and Appraisal Report with regard to developer requirements concerning bike paths and sidewalks. The first of these paths has been funded and the contract awarded for a path that begins at SR 77 to Falling Waters Road to State Park Road and back to SR 77.

Policy 1-3: All Planned Unit Developments (PUD's) shall be required to provide sufficient on-site recreational areas and facilities as well as bicycle and pedestrian access.

The County is currently meeting this policy, but this will be further addressed in the Issues section of this Evaluation and Appraisal Report with regard to developer requirements concerning bike paths and sidewalks.

Policy 1-4: Through the subdivision approval process, the County and municipalities shall be afforded the opportunity to secure public access to all natural water bodies of 20 acres or more in size.

The County is currently meeting this policy.

Policy 1-5: Public parks and facilities shall be designed and constructed with access-ways which are compatible with the character and quality of natural resources found on-site.

The County is currently meeting this policy.

Objective 2: Throughout the planning period, the County and the municipalities shall coordinate with each other, other local governments, and the private sector to ensure that future recreation needs of the County are met.

The County is currently meeting this objective. The County and municipalities work cooperatively in the establishment and maintenance of new facilities. The County has an active Parks and Recreation Committee that meets as required. Advertised public meetings are held on a regular basis. The public is invited to attend meetings to express their needs and desires on new parks and recreational facilities within the county. The most recent example is the new Washington County Horse Arena that was the culmination of efforts of private citizens and County Staff. The requirements set forth in the ordinance creating the Parks and Recreation Committee should be incorporated into the EAR-based amendment.

Policy 2-1: Seek formal or informal agreements with the Washington County School Board for use of school playgrounds and facilities. These agreements should specifically address the provision of areas/facilities suitable for walking and jogging.

The County is currently meeting this policy. The County and local school district have a good record of cooperation even though there is no formal agreement for joint use of most of the recreational facilities. However, there are agreements existing for the joint use of Hunter Park in Vernon. As identified, it is expected that future agreements will be established as needs develop and the affected facilities will be appropriately identified for joint use. The need for cooperation is addressed in the policies of the Public School Facilities Element. This new Element requires for collocation of recreation and educational facilities.

Policy 2-2: Continue to require of developers/subdividers the dedication of land for recreation, or a fee in lieu of land dedication for future residential developments in accordance with the following standards.

- a. All residential subdivisions of 20 parcels or more shall dedicate land for parks and/or open space equal to 5% of the total land area of the subdivision with a minimum area of 1.0 acre required.

The County is currently meeting this policy consistently. All platted subdivisions must include open space. There is no record of any variances being granted for this requirement.

- b. The fee paid in lieu of land dedication shall be equal to the fair market value of the required land area dedication prior to subdividing.

The County is currently meeting this policy. While this is an option left open to developers, none that have chosen this method.

- c. The option to require dedication of land or payment of the fee in lieu of dedication shall rest with the county.

The County is currently meeting this policy. Final approval by the Board of County Commissioners is required based on the recommendation from the Planning Commission, if and when such conditions are offered to the County.

Policy 2-3: The County shall continue to provide funds for recreational purposes to each of the municipalities located in the County.

The County is currently meeting this policy. However, due to budget constraints for the coming years, the amount of funding contributed to recreational purposes may be reduced. The county is hopeful that alternative funding or additional funding will support the county in its ability to fund recreation as liberally as it has in the past.

Objective 3: Ensure the recreation needs for the projected population as determined in this Element's analysis continues to be affordable and efficiently met throughout the planning period.

Policy 3-1: The County and the municipalities hereby adopt the recreation levels of service as shown below

Washington County Recreations Areas Levels of Service Standards (LOSS)	
Category	LOSS
USER BASED	
<u>Neighborhood Parks, Playlots, Pocket Parks</u>	
Persons per Facility	2,000
Persons per Acre	352.0
RESOURCE BASED	
<u>Hunting & Fishing</u>	
Persons per Facility	6,500
Persons per Acre	0.59
<u>Canoe Trails</u>	
Persons per Facility	6,500
Persons per Mile	590
DUAL PURPOSE	
Persons per Facility	5,000
Persons per Acre	8.2

Washington County Recreations Facilities Levels of Service Standards (LOSS) (in people served per facility)	
Category	LOSS
Baseball, Softball and Youth Diamonds	3,000
Tennis Courts	2,200
Basketball Courts	4,000
Swimming Pools	10,000
Neighborhood and Community Centers	6,000
Golf Courses	25,000
Athletic Fields (Track, Football, Soccer)	30,000
Picnic Tables	150
Beach Areas Freshwater	5,000
Equipped Playgrounds	3,000
Hiking Trails (Persons per trail mile)	2,000

The County is currently meeting this policy.

Policy 3-2: The County and the municipalities shall ensure that the adequate number of acres of land for new park and recreational facilities is maintained throughout the planning period. If the established LOSS for recreational land area cannot be maintained through voluntary dedication by developers/subdividers and by acquisition of land by other governmental entities, then the County shall acquire the required additional acreage necessary to meet or surpass such standards.

The County is currently meeting this policy. This policy will be further addressed in the Issues section of this Evaluation and Appraisal Report. The requirement for dedication of open space from developers is not an optional process, but a requirement. The Planning Department, upon plat approval, should identify those areas to be dedicated to open space and provide this information to Parks and Recreation to maintain in open space records.

Policy 3-7: The County and the municipalities shall preserve and maintain existing parks and recreation facilities through the use of adequate operating budgets and proper management techniques.

The County is currently meeting this policy. The Parks and Recreation Department maintains a staff of approximately 12 individuals who are dedicated to the care and maintenance of parks within the County. There have been some budgetary concerns over the past few months, but the Parks and Recreation Department has maintained an acceptable level of service.

Policy 3-8: Priority for neighborhood parks/playgrounds and equipped play areas will be in the pockets of under-served areas, especially in the southwestern portion of the County.

The County is currently meeting this policy. A new park has been constructed in the unincorporated area adjacent to Ebro and a new town park is under construction in Ebro with the County contributing assistance in land clearing and grounds preparation. Five Points Recreational Center will receive further renovation and expansion during the next fiscal year. Orange Hill Park and Recreation is a new facility on the east side of the County. Wilder Park has been renovated and expanded in the southeastern portion of Washington County. Campbell Park is new to the rural area north of Ebro as is Hunter Park on the east side of Vernon.

Policy 3-9: The County will pursue extending the Holmes Creek Canoe Trail designation, through DEP's Office of Greenways and Trails, to end at the Holmes Creek Campsites Preservation 2000 acquisition project site.

The County needs to pursue the conclusion of this issue.

Policy 3-10: As part of the district-based recreational survey, the County will add a level of service standard for horseback riding trails, by 2005. Recreational districts coincide with Commissioner Districts.

This policy should be reworded to establish planning districts to coincide with the Impact Fee districts.

Policy 3-10: As part of the district-based recreational survey, the County will add a level of service standard for horseback riding trails, by 2005. Recreational districts will coincide with Fire, EMS, and Transportation districts as established in the Impact Fee Ordinance.

Objective 4: Throughout the planning period, the County and the municipalities, state and federal agencies, and the private sector shall coordinate in a continuing and professional effort to provide adequate open space within the County.

Good planning practice requires the developer to establish required open space in new development projects. Northwest Florida Water Management District owns and maintains several thousand of acres of open space, as does the State of Florida with parks and forestlands. The County has many acres of parks scattered throughout the County and all municipalities have either parks or are currently in some phase of park construction.

The County is currently meeting this policy.

Policy 4-1: The County and the municipalities shall include a definition of open space in its LDR's and shall include recommendations concerning natural vegetation, including requiring green areas and appropriate buffer zones and regulating signage. Open space in this plan is defined as "undeveloped land suitable for passive recreation and/or conservation uses." The definition included in the LDR's shall include land uses which may be defined as Open Space (i.e. Silviculture Land, land in its natural vegetative state, etc.) and shall continue minimum open space standards for specific land uses.

The County is currently meeting this policy, and will be further addressed in the Issues section of this Evaluation and Appraisal Report.

Policy 4-2: The County and the municipalities shall include in the adopted LDR's buffering provisions to ensure adequate protection of the major managed areas located throughout the County.

The County is currently meeting this policy, and will be further addressed in the Issues section of this Evaluation and Appraisal Report.

Objective 5: The County shall better serve the recreational needs of its citizens by basing level of service standards on individual districts instead of a County-wide basis. Recreational districts coincide with Commissioner Districts.

The County is currently meeting this objective. It is recommended that the Planning Districts for recreational needs be concurrent with the Transportation, Fire, and EMS planning districts. Allowing the boundaries of all the different types of planning districts to be coincident with the districts as established in the Transportation, Fire, and EMS Impact Fee plan will aid in streamlining and simplifying the planning process and the provision of services.

This policy should be reworded to read:

The County shall better serve the recreational needs of its citizens by basing level of service standards on the impact fees planning districts rather than the commissioners' district system.

Policy 5-1: The County shall apply the adopted level of service standards to each district.

The County is currently meeting this policy.

Policy 5-2: The County shall draft a district-based recreational survey and plan by 2005 to ensure that the adopted level of service standards are being met in each district.

The County has not met this policy. There has been no Countywide Master Plan developed by the County. This policy needs to be reworded as follows.

Policy 5-2: The County shall draft a district-based recreational survey and master plan by 2015 to ensure that the adopted level of service standards are being met in each planning district.

This will be pursued by the County Parks and Recreation and Planning departments.

Recommendation: An objective and corresponding policies should be included in the EAR-based amendments.

Objective 6: By the year 2020, the County parks and recreational facilities will be as safe, or safer than they currently are. The number of accidents occurring in the County parks and other recreational facilities will be targeted to be reduced, or minimally, remain constant.

Policy 6-1: The County will promote safety at public parks and recreational facilities through regular risk assessment and safety inspections. The frequency of the inspections for facilities will occur no less than twice in a calendar year and will be established by the County risk manager.

Policy 6-2: The County will promote safety at public parks and recreation facilities through the use of information signage, lighting, rails, fences, and other appropriate measures.

Policy 6-3: The County will promote playground safety through the use of impact-absorbing ground materials, by separating playgrounds from vehicular traffic, and by selecting safe play equipment.

Objective 6-4: The County will continue to provide adequate levels of funding to properly and efficiently maintain park and recreation facilities within Washington County.

Objective 6-5: The County will continue to utilize the Florida Boating Improvement Plan (FBIMP) for funding available for boat ramp improvements.

Policy 6-6: The County will establish a maintenance program for each park and recreational facility and will prepare a schedule of expenditures required to maintain each park and recreation facility.

Policy 6-7: To the extent possible as allowed by funding, the County will provide and improve recreation facilities' safety deficiencies within one year of the date for which the deficiency was first identified.

Policy 6-8: The County will aggressively pursue an increase in private and public funds for the acquisition, development, maintenance, and operation of parks and recreational facilities.

Policy 6-9: The County will make attempts to offer park concessions to private vendors as well as community-based not-for-profit organizations. Such arrangements will be pursued through the use of formal agreements as to the sharing of income between the vendor and the County's Park and Recreation Department.

Park #	Park Name	Address	Convenience	Water Activity Facilities	Ball Field & Sports	Other Activities
1	Billy Lee Park* (Douglas Ferry Landing)	6049 Douglas Ferry Rd Caryville, FI 32427	Picnic Areas, Pavilion	Boat Ramp (2)		
2	Black Double	1326 Washington Blvd Chipley, FI 32428				
3	<u>Blue Lake Park* (Earl Gilbert Landing)</u>	1865 Highway 77 Chipley, FI 32428	Covered Picnic Tables, Restrooms, Grills	Fishing Pier, Beach		Boardwalk, Playground Area, Horseshoes, Lighting
4	Blue Lake Welcome Center**		Community Building			Located beside Blue Lake Park
5	Boat Lake	Galiano Court Sunny Hills, Florida {Leased from Sunny Hills Civic Association}	Picnic facilities, Restrooms	Swimming		Large Picnic pavilion is available for rental. Call (850) 239-0032 for reservations
6	<u>Brunson Landing (Holmes Creek)</u>	3112 Brunson Landing Vernon, FI 32462	Picnic Areas	Boat Ramp		
7	Wages Lake (Buster Rogers Landing)	4476 Ada Dr Chipley, FI 32428				
8	Campbell Park	4112 Jackson Community Rd. Vernon, Florida	Playground, Pavilion Picnic area			
9	Caryville Boat Ramp (Choctawhatchee River)	4664 Boatramp Rd Caryville, FI 32427	Picnic Areas	Boat Ramp		
10	Cedar Tree Landing* (Choctawhatchee River)	4985 Cedar Tree Landing Rd Ebro, FI 32437	Picnic Areas	Boat Ramp		
11	Crystal Lake	3287 Crystal Lake Dr. Chipley, FI 32428		Boat Ramp		

12	<u>Daniels Lake* (John Elmer Carter Landing)</u>	2610 Daniels Lake Rd Chipley, Fl 32428	Covered Pavilions Playground	Boat Ramp	
13	<u>Dave Taylor Landing (Gin Lake)</u>	1366 Gin Lake Dr. Chipley, Fl 32428		Boat Ramp	
14	Douglas Ferry Boat Ramp	6049 Douglas Ferry Rd Caryville, Fl 32427	Covered Picnic Area	Boat Ramp	
15	<u>Equestrian Center</u>	2576 Daniels Lake Dr. Chipley, Fl			
16	<u>Fanning Branch Park * (Two Creek)</u>	3700 Keenkutter Rd. Vernon, Fl 32462	Picnic Areas, Pavilion, Gazebo		Swing
17	<u>Five Points Recreation Center** (V.J. Collins Recreation Center)</u>		Comm. Bldg., Kitchen Facilities, Restrooms		
18	<u>Five Points Recreation Park</u>		Picnic Areas		Basketball, Softball, Tennis Courts Playground Area
19	<u>Gap Lake*</u>	3953 Harbor Pl Chipley, Fl 32428	Picnic Areas	Boat Ramp	
20	<u>Gin and Bream Lake</u>	1365 Gin Lake Dr. Chipley, Fl 32428	Picnic Areas	Boat Ramp	
21	<u>Griffin Landing (Gap Lake)</u>	3884 Cavalier Dr. Chipley, Fl 32428	Picnic Areas	Boat Ramp	
22	<u>Hicks Landing (Brock Landing)</u>	3772 Brock Landing Dr. Vernon, Fl 32462	Picnic Areas	Boat Ramp	
23	<u>Hinson Crossroads Community Center**</u>		Comm. Bldg., Kitchen Facilities, Restrooms		
24	<u>Holmes Creek Boat Ramp* (Culpepper Landing)</u>	3081 Culpepper Ln Vernon, Fl 32462	Picnic Facilities	Boat Ramp	
25	Hunter Park	3193 Moss Hill Road Vernon, Florida	Playground, Pavilion		Basketball court, Soccer

field

26	Jenkins Landing*	5396 Choctaw Rd Vernon, FI 32462	Covered Picnic Areas	Boat Ramp	
27	<u>Litard Log Boat Ramp*</u> <u>(William Dallas Finch Landing)</u>	1844 Litard Log Rd. Chipley, FI 32428	Picnic Areas, Restrooms	Boat Ramp	
28	Little River Lake	3915 Little River Rd. Chipley, FI 32428	Picnic Areas	Boat Ramp	
29	<u>Live Oak Landing (Holmes Creek)</u>	4830 Live Oak Landing Rd. Vernon, FI 32462	Covered Picnic Areas	Boat Ramp	
30	Lucas Lake (Sand Landing)	3474 Lucas Lake Rd. Chipley, FI 32428	Covered Picnic Areas	Boat Ramp	
31	<u>Orange Hill Community Center</u>		Comm. Bldg., Kitchen Facilities, Restrooms		
32	Orange Hill Community Park	Ryan Road Chipley, Florida	Playground, Pavilion,		Tennis Court
33	<u>Pate Lake</u> <u>(Tobe Russ Dock)</u>	3093B Pate Pond Rd. Caryville, FI 32427		Boat Ramp	
34	Porter Lake Retreat II	3516 Lakeside Dr. Chipley, FI 32428	Picnic Areas	Boat Ramp	
35	<u>Potter Springs (Holmes Creek)</u>		Picnic Areas	Boat Ramp	
36	<u>St. Joseph Park</u>	1350 Monroe Sheffield Rd. Chipley, FI 32428	Picnic Areas, Pavilions, Restrooms		Basketball, Baseball, Football, Tennis, Soccer Playground Areas, Walking Trail, Lighting
37	<u>Shell Landing (Holmes Creek)</u>	4519 Shell Landing Rd Vernon, FI 32462		Boat Ramp	
38	Stewart Lake	3210 Sweet Water Tr. Chipley, FI 32428		Boat Ramp	

39	Strickland Boat Landing		Picnic Areas	Boat Ramp	
40	<u>Sunny Hills - Gap Lake</u>	3953 Harbor Pl Chipley, Fl 32428	Picnic Areas	Boat Ramp	
41	Tom Johns Landing (Porter Lake)	4909 Porter Pond Rd. Chipley, Fl 32428		Boat Ramp	
42	<u>Vernon Park*</u> <u>(C.E. Miller Landing)</u>	2899 Highway 79 Vernon, Fl 32462	Picnic Areas	Boat Ramp	
43	<u>White Double Lake (Cora Cater Long Landing)</u>	1377 Washington Blvd. Chipley, Fl 32428	Picnic Areas	Boat Ramp	
44	Wilder Park	4005 Columbia Boulevard Sunny Hills, Florida	Picnic Facilities, Restroom	Basketball Court, Tennis court, Volleyball, Skate Park , Playground, Pavilion	Parental consent waiver required to use Skate Park

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SUCCESSSES AND SHORTCOMINGS s.163.3191 (2)(h), F. S.**

INTERGOVERNMENTAL COORDINATION

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Intergovernmental Coordination Element of the Washington County Comprehensive Plan for its successes and shortcomings.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues section the report.

III. THE EXISTING SYSTEM ANALYSIS.

The changes will be few with regard to the element itself. Much of the information remains unchanged.

A. Intergovernmental Coordination Inventory.

Adjacent Local Governments will remain the same with no changes except for the following recommendation:

Recommendation: Vernon Place (a school for girls) can be deleted as the facility is no longer operational.

B. Other Governmental Agencies/Districts

1. Federal Agencies

Recommendation: The inventory needs to be updated by adding:

Federal Emergency Management Agency (FEMA) under Inventory of Federal Agencies

2. State Departments. No changes.

C. Existing Intergovernmental Mechanisms

1. Recreation. No changes.
2. Solid Waste.

Recommendation: There are no changes to this section of the element except to state that no identifiable Construction (C&D) disposal pits are located in the County. Rather, the landfill at Springhill is utilized by builders and contractors. The contract with Waste Management continues with no basic changes. Springhill landfill is used exclusively for disposal of waste collected in Washington County by Waste Management.

3. Public Library. A new Washington County Library was constructed in Chipley offering services to all residents of the County. Due to current budget constraints, the library and satellite libraries have undergone a reduction in operating hours.

Recommendation: Update by adding this new facility to the element.

4. Fire Protection and Emergency Services. The City of Chipley and Washington County have an interlocal agreement whereby the City of Chipley Fire Department handles fire protection and emergency services within a five to ten mile radius of the City limits. However, the City will respond to fires outside that radius when necessary. The County subsidized the City Fire Department in return for the service. The County also gives all the municipalities funds for fire protection and emergency services outside city limits. Each municipality have volunteer fire departments as do various communities in the surrounding areas – Greenhead, Five Points, Five Points Annex at Popular Head, Country Oaks, Sunny Hills, and Hinson Crossroads.

Recommendation: The following should be added to this paragraph:

An impact fee ordinance has been approved by the County to assist the County with fire department funding. The County is also considering a municipal service benefit (MSBU) area within the county that will assess each lot a set fee that will be used for fire department funding and emergency medical services.

5. Industrial Parks.

Recommendation: Update by with information on the Washington County Industrial Park. The park is owned by Washington County and is located adjacent to the CSX Railroad and the City of Chipley. Currently, there is one major economic developer scheduled to purchase and begin construction of a facility expected to employ approximately 80 employees. A commitment of 98 acres has been made for the Chipley WWTP spray field leaving a remaining 5 acres. Additional industrial land is need and can be added adjacent to existing industrial areas and the municipal Enterprise Zones.

6. **Redevelopment.** The Chipley Redevelopment Agency (CRA) is a City/County entity charged with redevelopment activities within a specified area. The Redevelopment Plan for Chipley, dated 1985 was adopted and is the guide for all revitalization activities. The CRA is an agency financed with City and County tax increment funds, specifically for projects in accordance with the 1985 Redevelopment Plan. Reference to the redevelopment projects should be deleted as these were for the Industrial Park that has essentially been completed. No other changes are necessary.

IV. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

All goals, objectives and policies stated apply to all the local governments mentioned in the title unless otherwise stated.

The following assessment of the Intergovernmental Coordination Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Many of the Objectives, below, call for policies to properly coordinate public school concurrency efforts among the County, municipalities and the School Board. The Element does not, however, contain any mention of open space or protection of the natural resources within the County. This does not mean that the Element is not a critical piece for many other Elements of this comprehensive Plan. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: Coordinate the goals, objectives, and policies addressed in the Comprehensive Plan between the County, municipalities, and other governmental and private sector entities to provide for consistent land use functions and effective and efficient governmental services.

Recommendation: This goal should be reworded to read:

Coordinate the goals, objectives, and policies addressed in the Comprehensive Plan between the County, municipalities, and other governmental and private sector entities to provide for consistent development activities, resource conservation, and growth management and consistency among all government agencies, municipalities, and the County.

Objective 1: The County and municipalities will meet as needed (not less than bi-annually) (through the Planning Commission) with the Washington County School District to establish agreements on the availability of services and population growth trends with land use, and to improve the multiple use of municipal and County-owned facilities.

This policy is being met by the County. These meetings have occurred on occasion, but under the new guidelines established in the draft Public Schools Element, these meetings will be scheduled with enough lead time to make attendance by all more feasible.

Policy 1-1: Future educational facility locations will be made consistent with the Comprehensive Plan of the local governing body and will not create inconsistencies among adjacent land uses within the County or municipalities or towards school district properties.

This policy is being met by all agencies. A Public Schools Facilities Element draft has been completed by West Florida Regional Planning Council. The review and approval process is ongoing at the time of this writing and is expected to be approved.

Policy 1-2: Beginning immediately, agreements will be pursued that allow for the use of school board-owned recreational facilities by residents of the County and municipalities.

This policy has met by the County. While no formal agreement exists for all facilities, there is one for Hunter Park in Vernon that is located across the street from the school. There is a traditional spirit of cooperation between the County, the School Board and the public

Objective 2: Throughout the planning period, the County and municipalities shall continue to implement intergovernmental mechanisms, and will enter into interlocal agreements as needed to coordinate governmental functions and impacts within their jurisdictions and initiate joint efforts with all local governments providing services within the County, with adjacent local governments or regional government agencies, as well as state and federal agencies.

This objective is being met by the County. For example, current agreements include school interlocal agreements, code enforcement agreements (Wausau), and animal control services.

Policy 2-1: The County and municipalities will exchange intergovernmental information and services with appropriate local governments and agencies through scheduled meetings and as otherwise requested.

This policy is being met by the County. The County Planner, Parks and Recreation Director and Grants Coordinator meet on a regular basis with the municipalities to assist, explain, and coordinate related issues with each agency. All three of these and other department heads meet with local civic organizations and groups to inform them of the status of projects and planning issues for the County.

Policy 2-2: In order to promote economic growth and attract business, the County, municipalities, and Chipley shall pursue agreements to ensure that necessary public facilities and services are available to serve the needs of specifically identified potential businesses.

This policy is being met by the County.

Policies 2-3: *Previously deleted.*

Policy 2-4: *Previously deleted.*

Policy 2-5: *Previously deleted.*

Policy 2-6: Land use designations in areas annexed by municipalities shall be consistent with adjacent land uses within the County or adjacent counties. Disputes over consistency will be negotiated through efforts of the local governments, the affected local planning agencies, mediation procedures through the regional planning council, or other methods agreed upon by the governments in dispute over the land use designations.

This objective is being met by the County. Adjacent counties are notified of all changes that have the potential of affecting that county. Invitations are extended for scoping meetings, public hearings, and workshops where the issues have a potential of affecting adjacent and neighboring counties.

Policy 2-7: Development order and permits approvals (whether in compliance or not in compliance with this Comprehensive Plan) requested in areas within 500 feet of adjacent counties shall be submitted to the affected adjacent county for review and comment. Such comments shall be taken into account when rendering decisions on such development approval applications.

This policy is being met by the County.

Policy 2-8: Development permits shall be issued in accordance with the Future Land Use Element of this Plan, and shall be issued by the Washington County Building Inspection Department.

This policy is being met by the County. However, this should be reworded to read:

Development permits shall be issued in accordance with the Future Land Use Element of this Plan and shall be issued by the Washington County Building Inspection Departments after review and approval of a Land Use Application by the Planning Department.

Policy 2-9: Concurrent with the adoption of this Plan, the County Planning Commission shall be designated as the Local Planning Agency (LPA) for the County as well as for the municipalities of Caryville, Ebro, Vernon, and Wausau.

This policy is being met by the County. All counties are active participants in the Comprehensive Plan procedures.

Policy 2-10: *Previously deleted.*

Policy 2-11: The County Planning Commission shall preliminarily review (acting as the LPA) and the appropriate governing bodies shall finally review development applications within their jurisdictions. Comments on the impacts of such development on adjacent local government jurisdictions in and outside of municipal or county boundaries should be offered when requested.

This policy is being met by the County.

Policy 2-12: The County shall coordinate with the NFWFMD to insure that all amendments to the Future Land Use Element of this Plan are consistent with final recommendations of the SWIM program.

This policy is being met by the County.

Policy 2-13: By October 2000, the County and municipalities shall establish a Capital Projects Review Team in accordance with the provisions of the Capital Improvements Element, or will establish other mechanisms to insure that the Capital Improvements Schedule and Element are updated on an annual basis.

Overall, this policy is being met by the County. In cooperation with the Budget Committee, the Planning Office has taken the role as the lead agency in ensuring that these projects appear on the Capital Improvements Element schedule. The various departments have been issued a mechanism to ensure that all projects are shown on the CIE schedule. The schedule is now being updated on a yearly basis. It is recommended that the County Administrator, the Planning Director and the Grants Coordinator be appointed to form this team.

Policy 2-14: In the event that the impact of a planned development from an adjacent local government may potentially lower an adopted level of service standard within Washington County, the issue must be identified and addressed formally through written communication between the County, adjacent local government, and private developer if applicable. Conversely if a comparable development in Washington County affects an adjacent local government in the same manner the same procedures should be followed.

This policy is being met by the County and municipalities.

Objective 3: Through adoption and amendment of this plan, the County and municipalities shall establish and maintain Level of Service Standards throughout the planning period for all public facilities that are consistent with any state, regional, or local entity having operational and maintenance responsibility for the facility.

This objective is being met by the County. Thorough review by the Planning Department, County Engineer and the municipalities ensure that all levels of service standards are met and maintained.

Policy 3-1: The Comprehensive Plan shall reflect coordinated Level of Service Standards for all public facilities now owned by the local governments.

This policy is being met by the County. There has not been a dramatic increase in the population base of the County; therefore, little or no changes are expected in any of the levels of service within the County.

Policy 3-2: The County and municipalities shall coordinate with the West Florida Regional Planning Council and the State Department of Transportation in setting Levels of Service Standards for transportation facilities.

This policy is being met by County. All levels of service pertaining to this report and the subsequent EAR-based revision of the Comprehensive Plan will be review by both agencies.

Policy 3-3: Transportation improvement requirements shall be coordinated with other affected government entities (through the regional and Comprehensive Planning Process) to ensure the most efficient and cost effective course of action is followed.

This policy is being met by the County.

Policy 3-4: The County shall support the City of Chipley's request to FDOT to begin a Corridor Management Study in order to identify future transportation improvements which may be required for SR 77 within the City limits.

This policy has been met by the County and can be deleted.

Policy 3-5: Until such time that the County provides sewer or water service, the municipalities of Chipley, Caryville, Vernon, and Wausau may wish to annex to have such service available. The Mayors of these areas and the Chairman of the BOCC shall maintain ongoing communication on development issues and potential annexations to ensure a coordinated service extension program and the discouragement of sprawl-type development inconsistent with adopted plans of the municipalities and County.

This policy is being met by the County.

Objective 4: Throughout the planning period, the County and municipalities shall provide for coordination with other agencies at the lowest level of conflict possible.

This objective is being met by the County.

Policy 4-1: Through existing channels such as the Planning Commission, etc., the County and municipalities shall provide for regular and extensive exchange of information between jurisdiction and agencies.

This policy is being met by the County.

Objective 5: When conflicts occur, conflict resolution with other local governments or agencies shall be achieved throughout the planning period using formal or informal processes.

This objective is being met by the County.

Policy 5-1: Achieve conflict resolution through informal negotiation resulting in a "Memorandum of Agreement" or other statement of intent.

This policy is being met by the County.

Policy 5-2: In the event of a conflict with the Comprehensive Plan of another local government, which cannot be resolved, the County will appeal to the WFRPC's informal mediation process. If possible, the appeal shall be submitted as a joint request by the local governments in dispute.

This policy is being met by the County.

Policy 5-3: Provide for joint meetings of the County Commission and the town/city councils of adjacent local governments when needed to resolve intergovernmental coordination issues.

This policy is being met by the County.

Policy 5-4: Formal mediation shall be entered into only after other alternatives have failed to arrive at a resolution of the issue. Formal mediation should be conducted by a professional mediator specifically trained in mediation techniques.

This policy is being met by the County.

Objective 6: Coordinate with the Washington County District School Board on population projections and the siting of school facilities.

This objective is being met by the County. The School Board and the County have entered into an Interlocal Agreement (2006) that addresses these issues and the School Board is represented by a voting member on the Planning Commission. The Public Schools Facilities Element

Policy 6-1: By December 2000, execute an interlocal agreement with the Washington County District School Board to specifying the use of University of Florida Bureau of Business Research mid-range population projections for planning purposes and specifying those land use categories in which public schools are allowed to be located consistent with the Future Land Use element.

This policy has been met by the County.

Recommendation: This policy should be reworded to read as follows:

The interlocal agreement with the Washington County District School Board will continue to specify the use of University of Florida Bureau of Business Research mid-range population projections for planning purposes and to specify those land use categories in which public schools are allowed to be located consistent with the Future Land Use element.

Recommendation: This policy should be added to the element.

Policy 7-5: In meeting the population projections and school location minimum requirements coordination between the Washington County School Board and the County, the inter-local agreement will address at a minimum:

- a. Collaboration on Department of Education enrollment projections and the population projections used in the Comprehensive Plan; and*
- b. Coordination between school siting compatibility requirements pursuant to section 235.19 and 235.193, F.S., including integration of the educational plan survey (required to be submitted every five years pursuant to s. 235.15, F.S.), the general educational facilities report (required to be submitted annually by the school board pursuant to s. 235.194, F.S.) and applicable policies and procedures of the school board, with the Comprehensive Plan Future Land Use Element and land development regulations of the County.*

Policy 6-2: As required by Ch. 163, F.S., Washington County and the municipalities of Caryville, Ebro, Vernon and Wausau agree to recognize campus master plans of the State University System and to work with the Board of Regents in the development of a "campus development agreement" as provided for in s. 240.155(10) if the need arises.

This policy has been met by the County.

Objective 7: Consider the need for "joint planning areas" for areas adjacent to the City of Chipley.

Policy 7-1: By December 2000, the County will coordinate with the City of Chipley to determine the best use of the "joint planning areas" concept as it relates to the County.

This policy has not been met as to formally forming a "joint planning area. However, the County and City of Chipley have worked well together during the planning period to ensure that planning and development issues between the two entities are settled in a satisfactory manner. Chipley actively participates in the County's Local Mitigation Strategy Committee to resolve planning and flood mitigation issues within Chipley and the surrounding unincorporated area of the County.

Recommendation: These policies should be added to the policies of this element:

Policy 7-2: *Continue to coordinate and operate the 911 emergency systems for fire districts, law enforcement, ambulance service and other emergency services.*

Policy 7-3: *By 2015, execute inter-local agreements between the County and the municipalities setting forth provisions for. Any annexation issues which arise during the development of the inter-local agreements that cannot be resolved by the County and the municipality shall be addressed pursuant to Policy 3-5*

Policy 7-4: The County will maintain a list of interlocal agreements that the County has with Federal, State, Regional, and County agencies to readily identify these agreements and analyze, the effectiveness in providing services and mitigating conflicts.

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**SECTION 5 – REVIEW OF THE PLAN AMENDMENT
SUCCESSSES AND SHORTCOMINGS s 163.3191(2(a))**

CAPITAL IMPROVEMENTS

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Capital Improvements Element of the Washington County Comprehensive Plan for its successes and shortcomings. The Capital Improvements Element (CIE) serves to: (1) assemble all infrastructure improvements identified in the Comprehensive Plan as necessary to ensure that county-wide Levels of Service (LOS) standards are met; (2) analyze the costs and the County's ability to finance needed improvements; and (3) schedule the funding and construction of identified improvements. A successful CIE program ensures that both public and private infrastructure are available at County adopted levels of service concurrent with need. The element also ensures that existing deficiencies or deteriorating facilities are corrected before they fall below LOS standards.

II. INTRODUCTION

The Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies have prepared this document. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section the report.

III. THE EXISTING SYSTEM ANALYSIS

The County has generally achieved the objectives of the element and has successfully implemented the policies. There has been only a gradual increase in population during the planning period with minimal stress on the infrastructure of the County. The County was successful in keeping the five-year schedule of capital improvements updated annually. The primary needs will be to update the data included within the element.

A. Capital Improvements Schedule.

The County annually updates Figure H-1 – Washington County's Capital Improvements Element Schedule. In 2006, the element itself was updated to show changes in Vernon and Wausau's capital improvements and associated data. For the 2007 update, the separate CIE schedules for the municipalities and the Sunny Hills Municipal Services Benefit Unit (MSBU) have been combined into one list. The combination serves to eliminate multiple documents and gives a broader view of Capital Improvement within the planning areas of the Comprehensive Plan..

B. Issues. s. 163.3191(2)(e) and (g), F.S.

There are no issues with the element.

C. Proposed Changes. s.163.3191(2)(i), F. S.

1. The element needs to be updated to reflect the current status of the County's financial condition which generally improved during 2000 through 2006. This has been in the form of increased revenues, land sales of Sunny Hills subdivision lots, municipal services benefit unit, and various grants.
2. Impacts fees were imposed by the Board of Commissioners during 2007 and should be included in the element.

IV. COMPREHENSIVE REVIEW OF THE CAPITAL IMPROVEMENTS ELEMENT WITH SUGGESTED CHANGES TO ADDRESS SHORTCOMINGS

All goals, objectives, and policies stated apply to all of the local governments including Caryville, Wausau, Ebro, and Vernon.

The following assessment of the Capital Improvements Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Objective 2, below, includes policies that support the LDR for the County. This Element details many Objectives to secure financially feasible schedules of capital improvement projects throughout the County that have the potentiality to result in improvements to the quality of natural resource protection and the provision of open space. This connection is made once park projects enter the five-year schedule or when the County pursues opportunities to secure sensitive lands for preservation. The financially feasible schedule required by the following Objectives and Policies ensures projects are done in a financially responsible manner. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

A. Purpose.

The purpose of the Capital Improvements Element is to demonstrate the economic feasibility of the Comprehensive Plan.

B. Goals.

Washington County and the municipalities will ensure the provision of adequate public facilities to all residents within its jurisdiction in a timely and efficient manner through the use of sound fiscal policies.

Recommendation: This goal should be reworded as follows:

Coordinate the timing and location of capital improvement projects with improvement projects planned by other agencies and jurisdictions to ensure that the Capital Improvements Element (CIE) is consistent with other elements of the Comprehensive Plan..

C. Assessment of Element Objectives.

Objective 1: The Capital Improvements Element will establish adopted levels of service for public facilities and capital improvement projects which the County and municipalities will undertake. The Capital Improvements Element and The Schedule of Improvements shall identify projects and be used as a means to: (A) meet existing deficiencies; (B) provide repair or replacement of existing obsolete or worn-out facilities; (C) accommodate desired future growth.

The County is currently meeting this objective.

Recommendation: This objective should be reworded as follows:

The Capital Improvements Element will establish adopted levels of service for public facilities and capital improvement projects which the County, municipalities, and the private sector plan to undertake. The Capital Improvements Element and the Schedule of Improvements shall identify projects that will be used to: (1) Upgrade existing deficiencies; (2) provide repair or replacement of existing obsolete or worn-out facilities; (3) accommodate desired future growth.

Policy 1-1: The following levels of service (LOS) standards are hereby adopted and will be maintained as growth occurs in the County and cities.

LOS STANDARDS FOR THE PUBLIC FACILITIES		
Sanitary Sewer	Location	Level of Service Standards (Design Capacity)
	City of Chipley	As established in the City of Chipley’s Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County
	City of Vernon	80 gpcpd
	Sunny Hills	100 gpcpd
	Onsite Sewage Septic Tanks	1.0 per 0.5 acres in parcels of record as of the adopted date of this Plan. Otherwise 1 septic tank per acre
Potable Water		
	City of Caryville	125 gpcpd
	Sunny Hills System	200 gpcpd
	Chipley System	As established in the City of Chipley’s Comprehensive Plan. Washington County hereby adopts the same LOS as the City of Chipley for facilities extended into unincorporated Washington County

	City of Vernon	75 gpcpd
	Town of Wausau	146 gpcpd
	County-wide - Areas not served by potable water systems and other private potable water systems	146 gpcpd
Solid Waste	County-wide	5.0 lbs per capita per day

The County is currently meeting this policy.

Recommendation: This policy needs to be reworded as follows:

The following level of service (LOS) standards are hereby adopted and will be maintained as growth occurs in the County and cities and will be funded by public or private investment.

Note that Level of Service Standards for Sunny Hills specifically needs to be reexamined due to expanded growth in that area. There has been no significant growth in any of the other municipalities that would have an adverse impact on the Level of Services Standards for any other entities in the County.

The following tiered Level of Service Standards for stormwater management are adopted for the County and municipalities, and they shall be used for determining the availability of service capacity as well as for evaluating development applications relative to the onsite provision of stormwater management facilities

STORMWATER MANAGEMENT LEVELS OF SERVICE STANDARDS		
Stormwater Management	Location	Design Capacity
Stormwater Management	Development fronting or contributing to stormwater on principal or minor arterial roadways	LOS A for 50 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	Development fronting or contributing to stormwater on collector roadways	LOS A for 25 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	Development fronting on local streets and residential neighborhoods (including new subdivisions)	LOS A for 15 year, 24-hour storm event and treatment retention/detention systems as required by LDRs and State regulation (i.e., 17-25-FAC – without exemptions)
Stormwater Management	In agricultural and silviculture areas and along dirt roads in unsubdivided areas	LOS A for 10- year, 24-hour storm event and in accordance with Division of Forestry Best Management Practices (as specified below)

The County is currently meeting this policy.

Recommendation: This policy needs to be reworded as follows:

The following tiered Level of Service Standards for stormwater management are adopted for the County and municipalities and shall be used for determining the availability of service capacity as well as for evaluating development applications relative to the onsite provision of stormwater management facilities to be funded by either the public or private sector.

Recommendation: The following should be added to introduce the Transportation Level of Service Standards.

Transportation improvements and level of service standards to accommodate development are required to be available when the impacts of development occur. Transportation facilities construction and improvements required to accommodate new development should be in place at the time of the development with funding provided by the private sector and the public on a proportionate fair share basis as provided for in the Concurrency Element of the Comprehensive Plan.

TRANSPORTATION LEVEL OF SERVICE STANDARDS	
Road Type	Level of Service
Collector Roads	LOS Standard D
Minor Arterial Roads	LOS Standard D
Principal Arterial Roads	LOS Standard C
Freeways	LOS Standard B

The County is currently meeting this policy.

Recommendation: The following should be added to introduce the Parks and Recreation Level of Service Standards.

The following Level of Service Standards for recreation areas have been adopted for the County and municipalities and shall be used for determining the availability of recreational and open space for the County

Remarks: While developers are dedicating land to open space, little of the space is being developed into useable parks for the future users of these spaces. The County parks continue to be developed with availability of funding to maintain the parks and the levels of service adopted in the Comprehensive Plan. The money collected from user's fees is now being deposited into accounts earmarked for continued maintenance of the facility that generated the user fee in order to continue to operate at the levels of service established in the following table. There does not appear to be a shortage of parks and recreational facilities within the County.

Washington County Receptions Areas Levels of Service Standards (LOSS)	
Category	LOSS
USER BASED	
<u>Neighborhood Parks, Play lots, Pocket Parks</u>	
Persons per Facility	2,000
Persons per Acre	352.0
RESOURCE BASED	
<u>Hunting & Fishing</u>	
Persons per Facility	6,500
Persons per Acre	0.59
<u>Canoe Trails</u>	
Persons per Facility	6,500
Persons per Mile	590
DUAL PURPOSE	
Persons per Facility	5,000
Persons per Acre	8.2

Washington County Receptions Facilities Levels of Service Standards (LOSS) (in people served per facility)	
Category	LOSS
Baseball, Softball and Youth Diamonds	3,000
Tennis Courts	2,200
Basketball Courts	4,000
Swimming Pools	10,000
Neighborhood and Community Centers	6,000
Golf Courses	25,000
Athletic Fields (Track, Football, Soccer)	30,000
Picnic Tables	150
Beach Areas Freshwater	5,000
Equipped Playgrounds	3,000
Hiking Trails (Persons per trail mile)	2,000

The County is currently meeting this policy

Policy 1-2: To manage local fiscal policies, and to direct expenditures for capital improvements which recognize the policies of other plan elements the County and municipalities will create a joint Capital Projects Review Team by January of 2001. The team will consist of the County Administrator or his appointed representative, a representative from each municipality, representatives from the Road and Bridge Department, the County Clerk's Office, the Building Inspection Department, and other representatives deemed necessary by the County Administrator. The team will evaluate and rank capital improvement projects proposed for inclusion in the Schedule as approved by the governing bodies.

The County is not meeting this objective.. Presently, this team has not been integrated into the System. The Planning Office, in conjunction with the municipalities, the Planning Commission, and the Board of Commissioners, identifies projects and ensures revision of the Capital Improvements Element schedule to reflect changes.

Recommendation: This policy should be reworded as follows:

Based on decisions made by the Planning Commission, the Board of County Commissioners, the municipalities, the Planning Office will identify new facilities and improvements of facilities for inclusion in the Capital Improvements Element schedule along with the funding source. The County Administrator will report all other road and facility improvements to the Planning Office for inclusion into the schedule of capital improvements. The schedule, along with recommended prioritization, will be presented along with background information to the Budget Committee who will serve as the Capital Projects Review Team. Upon review by the Budget Committee, the approval process will continue as required by policies and state statutes.

Policy 1-3: Capital improvement projects will be prioritized by the Capital Projects Review Team according to the following set of criteria and a fiscal impact review, as part of the annual budgeting process. The assigned priority will be designated on the Schedule of Capital Improvements.

Recommendation: This policy should be reworded as follows:

Based on the recommendations submitted by the Planning Office and using the approval process established in Policy 1-2, the Planning Office and the County Administrator will use the following set of criteria and a fiscal impact review as a basis for annual recommendations to the Capital Projects Review Team. Upon review by the team, the approval process will continue as required by policies and state statutes.

CRITERIA FOR NUMERICAL RANKING OF CAPITAL IMPROVEMENTS PROJECTS					
PRIORITY LEVEL	WEIGHT	SCORE			WEIGHT X SCORE
		Yes(1)	No(0)	N/A(1)	
Priority I					
1. The project is needed to protect public health and safety	3				
2. The project fulfills the protect public health governing body's legal commitment to provide facilities and services.	3				
3. The project corrects a protect public health exiting facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.	3				
4. The project is required in order to comply with state law, water Management district regulations, or federal law	3				
5. The project is financially feasible	3				
Priority II					
1. The project increases efficient use of existing facilities.	2				
2. The project prevents or reduces future improvement costs.	2				
3. The project provides service to developed areas currently lacking full services	2				
4. The project promotes in-fill development and discourages urban sprawl	2				
5. The project supports the GOP's of the FLUE and other Plan Elements.	2				
6. The project supports and enhances the plans and capital expenditures of state agencies and the NFWFMD.	2				
Priority III					

1. The project represents a logical extension of facilities and services within a designated services area.	1				
2. The project promotes economic development within the City and/or redevelopment of blighted areas.	1				
Total Possible Score = <u>32</u>	TOTAL SCORE: _____				

Policy 1-4: The County and municipalities shall, as a matter of priority, schedule and fund all capital improvement projects in the Schedule of Improvements which are designed to correct existing deficiencies listed in the Capital Improvements Element and which recognize the policies of other plan elements.

Recommendation: The County is currently meeting this policy. However, "Capital Improvements Element," should be changed to read "Capital Improvements Element Schedule."

Policy 1-5: The County Planning Commission shall annually conduct a Capital Improvement Needs Survey of the Municipalities of Caryville, Ebro, Vernon and Wausau in order to assist the Capital Projects Review Team with identifying Capital Improvement needs.

The County is generally meeting this policy on an annual basis; the County Planning Office prepares a list of projects to be reviewed by the Planning Commission.

Recommendation: This should be reworded as follows:

The County Planning Office will annually prepare a Capital Improvement Needs Survey of the municipalities of Caryville, Ebro, Vernon and Wausau, for review by the Planning Commission. This survey will be prepared with information submitted by these municipalities and will assist the Capital Projects Review Team with identifying Capital Improvement needs.

Recommendation: The following policies need to be added to this objective:

Policy 1-6: The Five-Year Capital Improvements Plan of the School District shall be added to the Capital Improvements Element's schedule of improvements. The funding source should be shown as the local school district.

Policy 1-7: The Five-Year Capital Improvements Plan shall include all Florida Department of Transportation improvements as shown on the department's Five-Year Road Improvement Plan within Washington County and reflect the funding source and proportionate fair share contributors.

Policy 1-8: The County shall not authorize unplanned expansion, improvements, and construction of projects that do not appear on the most current Capital Improvements schedule

or have not been reviewed by the Projects Review Team and approved by the Board of County Commissioners.

Objective 2: Review mechanisms will be maintained to insure that all land use decisions and fiscal resources are coordinated with the Schedule of Capital Improvements (which maintains adopted Level of Service Standards and meets existing and future facility needs) and/or the Future Land Use Element (FLUE) and the overall intent of the comprehensive Plan.

The County is currently meeting this objective.

Policy 2-1: The Building Inspection Department and County Administrator will recommend to the Planning Commission and the governing body only those land use decisions which are consistent with the Future Land Use Element (FLUE), the Capital Improvements Element, and the overall intent of the Comprehensive Plan.

Recommendation: The County is currently meeting this policy. However, this policy should be reworded as follows since the Building Inspector is not normally involved in the land use decisions and reference to that office appears to be a typographical error:

The County Planning Office and County Administrator will recommend to the Planning Commission and the governing body only those land use decisions that are consistent with the Future Land Use Element (FLUE), the Capital Improvements Element, and the overall intent of the Comprehensive Plan.

Policy 2-2: Service areas for public facilities, as defined in Plan Elements and the Future Land Use Element in particular, will be utilized to guide the availability of public facilities for future development.

Recommendation: The County is currently meeting this policy

Policy 2-3: A "development order" is any order granting, denying, or granting with conditions an application for a development permit.

The County is currently meeting this policy

Policy 2-4: A "development permit" shall include a zoning change, zoning permit, subdivision approval, land use certification, special exception, variance, building permit, or any other official action of the local government having the effect of permitting the development of land.

The County is currently meeting this policy.

Policy 2-5: In accordance with 9J-5.0055(2)e development orders and/or development permits (whichever first contains/presents a specific plan for development, including densities or intensities of development) shall only be issued when the Building Inspection Department working in conjunction with County Administrator and Planning Commission (through the Concurrency Management System) has determined that adopted LOS standards for public facilities will be maintained, or:

- a. The development is timed to ensure that as phases of the development are completed; necessary improvements to the service system are also completed;

The County is currently meeting this policy.

Land Use Applications are not approved unless all necessary improvements have been made.

- b. The developer makes improvements to the service system that would allow development without lowering the LOS standard;

The County is currently meeting this policy.

- c. The developer lowers the density of the proposed development to a level that would not cause a lowering of the LOS standard;

The County is currently meeting this policy

- d. The developer and the County enter into an enforceable development agreement which guarantees that necessary facilities and services (in accordance with LOS standards incorporated herein) will be in place when the impacts of the development occur.

The County is currently meeting this policy

The Land Development Code specifically spells out the criteria for issuing development or building permits. Each development/building permit issued by the Building Department is first reviewed by the Planning Office to ensure consistency with all of the elements of the Comprehensive Plan.

Policy 2-6: The Certificate of Level of Service Compliance for a project or project phase shall comprise the major component of Washington County's Concurrency Management System.

The County is currently meeting this policy

Compliance with all elements of the Concurrency Management System and all other elements of the plan assures that the Planning Office accomplishes this at the time the Land Use Development Application is approved.

Policy 2-7: For final development orders issued prior to adoption of this Comprehensive Plan (i.e., previously platted subdivisions), and for development not requiring subdivision approval (i.e., development on unplatted parcels in accordance with the Future Land Use Element of this Plan), the Building Permit Application process shall be the point at which concurrency will be determined.

The County is currently meeting this policy.

Concurrency is determined at the time the Land Development Application is approved. A required site inspection by the Building Inspector will occur prior to commencement of construction. Only after review by the Planning Office and a site inspection by the Building Inspector is a building permit issued.

Policy 2-8: In the adopted LDR's, the County and municipalities shall maintain the Concurrency Management and Growth Management System which will serve to ensure that at the time a development permit is issued, adequate facility capacity is available to serve the development or will be provided in accordance with Policy 2-5 of this Element. Development orders and permits will not be issued unless public facilities that meet the adopted LOS Standards are available or are assured to be available concurrently with the impacts of development (see Policy 2-5 for mechanisms for establishing this assurance).

The County is currently meeting this policy.

No permits are issued unless all questions of acceptable LOS Standards and concurrency are satisfactorily answered. Prior to approval for any development order or permit, all of the municipalities must submit verification of the existing facilities prior to the issuance of a development order or permit.

Objective 3: Annual review of the Capital Improvements Element will be included in each governing body's budget process. As part of this review, the County Administrator working with the Capital Projects Review Team shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

The County is currently meeting this policy

Policy 3-1: The fiscal assessment review and update will include, at minimum, the following:

- a. forecasted summary of revenues and expenditures for a five year period;
- b. projected debt service capacity including,
 - projected bond debt service as a percentage of total debt;
 - ratio of total debt to total revenue;
 - projection of operating cost considerations;
- c. provisions for the management of debt in accordance with debt service ratios established in Policy 3-2 of this Element;
- d. estimated cost and required scheduling of additional capital improvements;

- e. examination and consideration of capital expenditures planned by state and regional agencies and the County School Board.

The County is currently meeting this policy

Recommendation: The responsible agency should be clarified.

Policy 3-2: The County and municipalities shall limit the ratio of total debt service to total revenues in accordance with the following schedules:

(1)	Washington County	20%
(2)	City of Caryville	21%
(3)	Town of Ebro	10%
(4)	City of Vernon	15%
(5)	Town of Wausau	10%

The County is currently meeting this policy.

Policy 3-3: The County and municipalities hereby adopt Schedule H-1 as the Schedule of Capital Improvements, and will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvement Budget will be coordinated with the annual review of the Capital Improvements Element, and will be integrated into the annual revision of the Schedule of Capital Improvements contained in this Element. This annual revision will recognize the policies of the other Comprehensive Plan elements.

The County is currently meeting this policy.

Policy 3-4: The County and municipalities shall seek grant funds whenever the receipt of such funds and the corresponding provision of capital improvements serve to support the goals, objectives, and policies contained in this Comprehensive Plan, and are specifically consistent with the Future Land Use Element.

The County is currently meeting this policy.

Policy 3-5: The County and municipalities will utilize "user pays" financing strategies including, but not limited to user charges, special assessments, and contributions in lieu of payment.

The County is currently meeting this policy.

Policy 3-6: All general government revenues intended to be utilized for capital improvements shall be accounted for in a separate Capital Projects Fund (excluding funds which must be maintained in separate Enterprise Funds).

The County is currently meeting this policy.

Policy 3-7: The County and municipalities will manage their fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment which is consistent with this Comprehensive Plan.

The County is currently meeting this policy.

Policy 3-8: The County and municipalities shall reserve Enterprise Fund surpluses for major capital expenditures.

The County is currently meeting this policy.

Policy 3-9: The County and municipalities (where applicable) shall collect/maintain a level of operating revenues for Enterprise Funds sufficient to cover both operating and non-operating expenditures.

The County is currently meeting this policy.

Objective 4: Future development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS standards. This objective will be accomplished through implementation of the following policies.

Policy 4-1: The County and municipalities shall continue to require mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

The County is currently meeting this policy.

No developer has expressed a preference to contribute fees in lieu of dedicating open space on the plat.

Policy 4-2: The municipalities shall fund expansions of their potable water and sanitary sewer service facilities through the implementation of impact fees and/or user charges which are proportioned to the costs of expanding and operating such systems or grants.

The County and municipalities are currently meeting this policy.

Municipalities are using utility user charges and grants to finance expansion and operation of their water and sanitary sewer service.

Objective 5: The County and municipalities will not issue development orders, (for development authorized by previously issued development orders for future development) where the project requires public facility improvements that exceed the governing body's ability to provide these in accordance with the adopted LOS standards (Policy 1-1).

The County is currently meeting this policy.

Policy 5-1: Before a development is approved, the Building Inspection Department working in concert with the County Planning Commission will determine that needed public facility improvements do not exceed the governing body's funding capacity.

The County is currently meeting this policy.

Policy 5-2: The Schedule of Improvements and associated funding sources identified in this element shall include provisions for public services necessary to serve building permits issued prior to the adoption of this Comprehensive Plan.

The County is currently meeting this policy.

Objective 6: The County and municipalities (working through the Capital Projects Review Team) shall participate in all intergovernmental meetings which address the provision of public facilities within the local jurisdiction (County boundaries).

The County is currently meeting this policy.

Policy 6-1: The County and each city shall appoint representatives (should be consistent with membership in the Capital Projects Review Team) to participate in local, regional, and/or state government public facility issues in Washington County.

The County is currently meeting this policy.

Policy 6-2: The County Building Inspection Department, the County Administrator, the County Clerk's Office, the County Planning Commission, and each municipality shall coordinate (through the actions of the Capital Projects Review Team) to address multi-jurisdictional issues concerning the funding of public services.

The County is currently meeting this policy.

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SECTION 5 – REVIEW OF THE PLAN ELEMENT SUCCESSSES AND SHORTCOMINGS

PUBLIC SCHOOL FACILITIES ELEMENT

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to evaluate the successes and shortcomings of the Public Schools Facilities Element (PSFE) as a component of the Washington County Comprehensive Plan.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission, the West Florida Regional Planning Council and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented and discussed in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues Section of the EAR. This element addresses how other elements relate to major Issue # 9, which is the Public School Facilities Element. This Element details many Objectives and Policies, and as a newly adopted Element in the Comprehensive Plan, the goals, objectives, and policies established within it are beginning to be met and have effectively revised the Comprehensive Plan. EAR based Land Development Code revisions may be necessary based on the content of the PSFE as discussed herein.

III. GENERAL DISCUSSION OF THE ELEMENT

- A. **Element Overview.** Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and land use/comprehensive planning through amendments to Chapters 163 and 1013 of the Florida Statutes. As of 2005, Florida Statutes now require that local governments adopt a Public School Facilities Element (PSFE) as a part of their comprehensive plans in order to establish a framework for the planning of public schools and associated educational facilities, in accordance with (163.3177(12), F.S.). Washington County adopted a PSFE in May 2008 and is currently waiting on final approval from DCA. The Washington County PSFE establishes goals, objectives, and policies as the mechanisms by which to bring schools and associated facilities into the land use decision-making process as a key factor affecting those decisions.
- B. **Past Successes of Coordinating Land Use Decisions and School Concurrency.** In the past, coordination in planning public education facilities was handled by the adoption of agreements between the County, the municipalities, and the local School Board as the need arose. In 1999, some provisions for school concurrency were incorporated in the

Future Land Use element of the Washington County Comprehensive Plan. Beginning in 2000, requirements of the State growth management legislation resulted in Comprehensive Plan amendments to the Future Land Use element, the local Land Development Code, and interlocal agreements between the County, the municipalities, and the local School Board. The initial interlocal agreement was created in 2003; an updated agreement was accomplished in 2006. A joint use agreement was also entered into in 2006, providing for the County and the School Board to share the use of Hunter Park located in close proximity to Vernon Middle School and Vernon High School. These are examples of the successful intergovernmental coordination of public school facilities in Washington County. Given that population growth in Washington County has been consistently slow during the past decade, there has not been a capacity issue with the local schools in Washington County. Additionally, Washington County is a special facilities county, which makes it difficult to plan for long-term facilities without knowing when funding may be available. Despite these circumstances, Washington County has made a strong effort in the past to coordinate with its municipalities and the Washington County School Board.

Because of its historic slow growth, Washington County qualified for an exemption from the requirement to create a PSFE. However, in recognition of the potential for increased growth and on the recommendation of the Department of Community Affairs and the West Florida Regional Planning Council, the County has created and adopted a PSFE in May 2008. Based on proposed new developments as well as development in association with the West Bay Sector Plan, Washington County's population growth rate may shift in the near future to a more rapid growth pattern. As this occurs, the siting of public schools and associated facilities will be a crucial component of making land use decisions. The PSFE provides the mechanisms by which the County will work with the school board and developers to aid the County in siting and planning new educational facilities.

IV. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

All goals, objectives, and policies stated apply to all of the local governments mentioned in the title unless otherwise stated.

GOAL 1: Coordinate and maintain a high quality education system. Collaborate and coordinate with the School Board of Washington County (School Board) to ensure high quality public school facilities, which meet the needs of Washington County's existing and future population.

Objective 1: 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.

The County is currently working toward meeting this newly adopted objective.

Policy 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 and capacity shall be considered as part of the Plan amendment and rezoning process.

The County is currently meeting this policy.

Policy 1-2: In cooperation with the School Board and the municipalities (Caryville, Chipley, Ebro, Vernon and Wausau), Washington County will implement the Interlocal Agreement for Public School Facility Planning between Washington County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, including 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.

The County has been working to meet this newly established policy. The Interlocal Agreement will become effective upon notice from DCA that the PSFE has been approved and formally incorporated into the Comprehensive Plan.

Policy 1-3: The County shall include a representative of the school district, appointed by the School Board, as a voting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

The County is currently meeting this policy; there is currently a representative of the school board serving as a voting member of the county's planning commission.

Policy 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 Policy 4-2.

The County is currently meeting this policy.

Objective 2: 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.

The County is focused on meeting this policy as new school facilities are planned.

Policy 2-1: Washington 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.

The County is currently meeting this policy.

Policy 2-2: Consistent with Section VIII, Policy 11-2 of the Washington County Future Land Use Element, "future schools shall be an allowable use in all land use categories but the Industrial and Conservation land use categories." Policy 11-3 of the same Section states that "The location and construction of new public educational facilities, or the expansion of an existing site within a Future Land Use category in which public educational facilities are an allowable use shall only be allowed upon a determination by the Local Governing Body that the proposed site is consistent with the adopted Comprehensive Plan". The Land Development Code may include standards for schools, consistent with the local government comprehensive plan.

The County is currently meeting this policy and may base the addition of school standards to the Land Development Code on this policy.

Policy 2-3: Public schools are to be located in agricultural land use categories only 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 residential areas, and the land use on the site should be changed subsequently to a

“Public/Semi-Public” FLUM category. The local comprehensive plan intends for future schools to be sited as closely to 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.

The County is currently meeting this policy.

Policy 2-4: Consistent with section 163.31777(g), Florida Statutes, when considering the acquisition and establishment of public facilities such as parks, libraries, and community centers, the County shall, to the greatest extent possible, establish “a process for determining where and how joint use of either school board or local government facilities can be shared for mutual benefit and efficiency.”

The County is currently meeting this policy.

Policy 2-5: Consistent with section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

The County is working to meet this newly established policy.

Policy 2-6: 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. The County may require under some circumstances all new Planned Unit Development (PUD), major subdivision developments abutting collector or arterial roadways (when the proposed development includes improvements or new construction to these facilities) and new development adjacent to or within 2 miles of school properties to be required to provide 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 and planned school sites, and shall connect to the neighborhood’s existing pedestrian network;
2. Coordination with the TPO Long Range Transportation Plans to ensure that funding resources are addressed for safe access to schools including the development of sidewalk inventories and lists of priority projects coordinated with the School Board recommendations;
3. The County may require under some circumstances Planned Unit Development (PUD), major subdivision developments abutting collector or arterial roadways (when the proposed development includes improvements or new construction to these facilities) and new development adjacent to or within 2 miles of school properties to be required to provide a proportionate fair share of School Board funds needed to take in students from said development into the existing bussing routes as dictated by the Department of Education to be the responsibility of the local School Board.

The County is working to meet this newly established policy.

Policy 2-7: 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.

The County is focused on meeting this newly established policy as new school facilities and sites are proposed.

Objective 3: The County shall encourage sustainable design and development for educational facilities.

Policy 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 Section 163.31777(g), Florida Statutes.

The County is currently meeting this policy.

Policy 3-2: Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

The County is focused on meeting this newly established policy as new school facilities and sites are proposed...

Policy 3-3: Washington 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. Washington 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.

The County is currently meeting this policy and will continue to do so. Schools are constructed to appropriate standards as to include shuttering.

Objective 4: It is the objective of Washington 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 Washington County school system.

The County is working to meet this newly established policy.

Policy 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 and adequate provision of land in coordination with the FLUM.

The County is working to meet this newly established policy.

Policy 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 during the public hearing process.

The County is working to meet this newly established policy.

Policy 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 Washington county School Board.

The County is working to meet this newly established policy.

Policy 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 plan over the 5-year, 10-year and 20-year periods shall be amended to reflect the needs created by the land use plan amendment.

The County is working to meet this newly established policy. There are some issues involved in meeting these policies that will need to be coordinated between the County and the School Board.

Policy 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 section 163.31777(g), Florida Statutes);
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 accepted policies of the School Board and as set forth in the State requirements for educational facilities regarding standards for siting, design and planning for school facilities.

The County is working to meet this newly established policy.

Objective 5: The County shall implement school concurrency by managing the timing of residential and mixed use developments that are likely to generate school age students so as to insure adequate school capacity is available consistent with adopted level of service standards for public school facilities.

Policy 5-1: Consistent with the Interlocal Agreement, the County and School Board agree to the following standards for school concurrency in Washington 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

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.

2. **Concurrency Service Areas:** The concurrency service areas shall be as shown in Map PSFE 1. 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 is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and that the LOS standards will be achieved and maintained for the 5-year period.
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 walk ability), 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 approval 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 proposed 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 Washington County.
8. On an annual basis, Washington 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. Washington County shall coordinate with the School Board to ensure that the 5-year district work plan maintains the continued financial feasibility of the Capital Improvement Plan over the 5-year period. The School Board will add any projects that address LOS to the new fifth year of the Capital Improvements Element every year.

The County agrees to the standards in this policy and is working to meet this newly established policy.

Policy 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; and/or
2. Construction or expansion of permanent school facilities; and/or
3. Explore the creation of mitigation banking within designated areas based on the construction of a public school facility; and/or
4. Explore the creation of Educational Facility Benefit Districts in conjunction with established concurrency service areas.

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 for required mitigation until all impacts for public school facilities created by the actual development of the property are mitigated.

The County is focused on meeting this newly established policy as new school facilities and sites are proposed.

Policy 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 Washington County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

The County is focused on meeting this newly established policy as new school facilities and sites are proposed...

Objective 6: The School Board will manage funding, with cooperation from the County, and will study 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 ability of the School Board to provide adequate facilities, as needed.

Policy 6-1: Make decision regarding the use and amount (if applicable) of school impact fees.

This is an issue that has not yet been explored by the School Board.

Objective 7: Washington 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.

Upon completion of the approval process, the County will accomplish this objective.

Policy 7-1: Washington County and the School Board will coordinate during updates or amendments to the Washington County's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Upon completion of the approval process, the County will accomplish this objective.

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SECTION 6 § CONCURRENCY MANAGEMENT SYSTEM

I. PURPOSE

The purpose of the Concurrency Management System (CMS) is to establish a mechanism which provides necessary capital facilities and services to support development concurrent with the impact of development, consistent with Chapter 9J-5.0055, F.A.C. Maintaining adopted Level of Service Standards for transportation, sanitary sewer, solid waste, drainage, potable water, and recreation is the function of the Concurrency Management System as adopted hereunder to guide the review of development applications. The Level of Service Standards to be used for determining concurrency is identified in Policy 1-1 of the Capital Improvements Element and is presented in Section VI of this CMS.

There are no changes required to this section.

II. THE CONCURRENCY MANAGEMENT SYSTEM

The Washington County Building Inspection Department working in concert with the County Planning Commission shall prepare written findings on a proposed development's compliance with the concurrency requirement. A certificate of concurrency shall be required prior to the issuance of any development order with the exception of those developments listed as exempt. If a development will require more than one development order, the issuance of a certificate of concurrency shall occur prior to the issuance of the initial development order.

This policy is being met by the County.

III. CONCURRENCY EVALUATION AND MITIGATION

Sufficient information shall be provided by the developer/applicant for the purpose of determining concurrency. The Washington County Building Inspection Department and/or the Washington County Planning Commission will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed development's impact on facilities or services. Compliance reviews will be coordinated by the Washington County Building Inspection Department and will occur simultaneously with the development order and/or development permit application process.

- A. A development order or permit may be issued if a determination of available capacity is made. Development orders and/or permits may be approved in stages or phases so that facilities and services required by each phase are available consistent with adopted Level of Service Standards.

This policy is being met by the County.

- B. Should a development not pass the above concurrency evaluation, the following strategies may be used to rectify the lack of concurrency:
 - 1. A reduction of scale or impact of the proposed development

2. A Comprehensive Plan amendment that lowers the adopted level of service standard for the affected facilities
3. The creation of an onsite wastewater treatment plant and/or a central water system
4. Proportionate fan- share mitigation for affected roads

This policy is being met by the County.

- C. The proportionate fair share program provides a method by which the impacts of development on transportation can be mitigated by the cooperative efforts of the public and private sectors. Proportionate fair share mitigation for concurrency impacts may include, without limitation, separately or collectively, private funds, contribution of land, and construction and contribution of facilities.

This policy is being met by the County.

- D. The County may satisfy the concurrency requirement by basing this concurrency management system upon an adequate five-year capital improvements program. To do this, the capital improvements program and schedule shall include the following:
1. A five-year capital improvements schedule. The funding system must be financially feasible and based on currently available revenue sources.

This policy is being met by the County.

2. The five-year schedule must include the necessary improvements needed to maintain the adopted level of service to serve proposed developments.

This policy is being met by the County.

3. The five-year schedule must include a date of commencement of construction as well as an estimated date of project completion. Construction must commence no later than the end of the third year of the five-year program.

This policy is being met by the County.

4. A provision that a plan amendment must be required to eliminate or delay the construction of any facility needed to maintain the adopted level of service standard.

This policy is being met by the County.

Objectives and policies consistent with this Concurrency Management System are contained throughout the Washington County Comprehensive Plan.

Recommendation: This paragraph should be reworded as follows:

Objectives and policies consistent with this Concurrency Management System are contained throughout the Washington County Comprehensive Plan. The requirements established are incorporated throughout the Land Development Code.

IV. ADOPTED LEVELS OF SERVICE

All applications for development orders shall demonstrate that the proposed development does not result in degradation of operation conditions below adopted level of service standards in the Municipality or County. Operating conditions may be degraded to below adopted level of service standards during the actual construction of new facilities, if upon completion of the new facilities the adopted level of service standards will be met and maintained.

USER BASED

Neighborhood Parks, Play lots, Pocket Parks

Persons per Facility	2,000
Persons per Acre	352.0

RESOURCE BASED

Hunting and Fishing

Persons per Facility	6,500
Persons per Acre	

Canoe Trails

Persons per Facility	5,000
Persons per Mile	590

DUAL PURPOSE

Persons per Facility	5,000
Persons per Acre	8.2

Washington County Recreation Facilities
Levels of Service Standards
(People served per facility)

<u>Category</u>	<u>LOSS</u>
Baseball, Softball and Youth Diamonds	3,000
Tennis Courts	2,200
Basketball Courts	4,000
Swimming Pools	10,000
Neighborhoods and Community Centers	6,000
Golf Courses	25,000
Athletic Fields (Track, Football, Soccer)	30,000
Picnic Tables	150
Beach Areas Fresh Water	5,000
Equipped Playground	3,000
Hiking Trails (person per trail mile)	2,000

- A. The project owner or developer may provide the necessary improvements to maintain adopted levels of service standards. These improvements shall be concurrent with the impacts of development. In such cases, the application shall include appropriate plans for improvements and designed to provide the capacity necessary to achieve and maintain the adopted level of service standards, and recordable instruments guaranteeing the construction, consistent with calculations of capacity above.

This policy is being met by the County.

- B. The proposed project may be altered such that projected level of service is no less than the adopted level of service.

This policy is being met by the County.

V. ANNUAL REPORT

The contents of the Washington County Annual Report shall include:

- A. A summary of actual development activity, including a summary of certificates of occupancy, indicating quantity of development represented by type and square footage.
- B. A summary of building permit activity, indicating:
 - 1. those that expired without commencing construction;
 - 2. those that are active at the time of the report;
 - 3. the quantity of development represented by the outstanding building permits;
 - 4. those that result from final development orders issued prior to the adoption of this Plan; and
 - 5. those that result from development orders issued pursuant to the requirements of this Plan.
- C. A summary of development orders issued, indicating:
 - 1. those that expired without subsequent building permits;
 - 2. those that were completed during the reporting period;
 - 3. those that are valid at the time of the report but do not have associated building permits or construction activity; and
 - 4. the phases and quantity of development represented by the outstanding development orders.
- D. An evaluation of each facility and service, indicating:
 - 1. the capacity available for each at the beginning of the reporting period and the end of the reporting period;
 - 2. the portion of the available capacity held for valid preliminary and final development orders;
 - 3. a comparison of the actual capacity to calculated capacity resulting from approved development orders;
 - 4. a comparison of actual capacity and levels of service to adopted levels of service in the Washington County comprehensive Plan;
 - 5. forecast of the capacity for each facility or service based upon the most recently updated schedule of Capital Improvements in the Capital Improvements Element of the Washington County Comprehensive Plan.

Recommendation: A report for 2006 cannot be accomplished at this time as the result of a malfunction of the main computer server in 2007 wherein all data for past years was lost. A report is being prepared for 2007 and will be submitted to the Planning Office upon completion.

Use of the Annual Report

For the purpose of issuing development orders, the Annual Report shall constitute prima facie evidence of the public facility capacity available at the beginning of the 12-month period following completion of the annual report. Demand for facilities shall be subtracted from available capacity incrementally as individual developments are permitted throughout the year.

Recommendation: The Planning Department records approved land uses changes and plats. This record serves as a tracking device for pending development. Combined with building permits, the resulting record will be a fairly accurate record on public facility capacity.

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SECTION 6 – MONITORING AND EVALUATION PROCEDURES

I. INTRODUCTION AND PURPOSE

The Local Government Comprehensive and Land Development Regulation Act require that the Comprehensive Plan be evaluated and updated periodically through the preparation and adoption of an Evaluation and Appraisal Report (EAR) (Ch. 163, F.S.). It is the intent of the Act that the evaluation and appraisal process be continuous throughout the period of plan implementation.

This report presents procedures to be followed in the monitoring, updating, and evaluation of this comprehensive plan in compliance with Ch. 9J-5.0053, F.A.C. These procedures, which will be adopted as part of the Washington County's Comprehensive Plan, address the following:

1. Citizen participation in the planning process;
2. Updating appropriate baseline and measurable objectives to be accomplished in the first increment period of the planning period, and for the long-term period;
3. Accomplishments in the first increment of the planning period describing the degree to which the goals, objectives and policies have been successfully reached;
4. Obstacles or problems which resulted in under achievement of goals, objective and policies;
5. New or modified goals, objectives or policies needed to correct discovered problems, and;
6. A means of ensuring continuous monitoring and evaluation of the plan.

These requirements have been met by the County.

II. MONITORING IMPLEMENTATION OF THE COMPREHENSIVE PLAN

The following procedures are recommended for monitoring and evaluating Washington County's Comprehensive Plan.

A. Updating Baseline Data.

It is recommended that a process be established to monitor changed conditions necessary for maintaining the comprehensive plan database. The database may be used to monitor progress in achieving comprehensive plan objectives and should be used in the preparation of the evaluation and appraisal report.

While this information is available, the collection of the data has proved to be time consuming and inefficient in that resolutions, revisions to policies, data and statistics are not being compiled in a central location in a manner making it easily accessible to researchers. All departments should work together to coordinate changes and updates so that a data base is easily accessible to all.

A list of specific areas to be monitored should be established based on comprehensive plan objectives. The following types of information should be included:

- demographic data
- land development approvals
- issuance of state permits
- program activities (housing, rehabilitation, transportation, improvements)
- changes in level of service for public facilities
- archaeological/historical resources
- changes in status of treated/endangered species
- changes in municipal boundaries

B. Preparation of the Annual Report. The Annual Report is recommended as a management tool suitable for monitoring the implementation of the Comprehensive Plan. The plan recommends specific programs and activities. The responsibility for implementation of programs and activities is assigned to the various departments in the County, as well as to each respective municipality.

The Annual Report provides a format to monitor progress towards achieving plan objectives through specific programs and activities. The Annual Report has the following functions:

- report of the activities of each department and each respective municipality during the past year
- establish a work program for upcoming year
- relate past year's activities to the implementation of the comprehensive plan
- relate the proposed work program to implementation of reasonable objectives in the comprehensive plan
- identify constraints, problems, or opportunities in implementation of the comprehensive plan

A standardized format should be developed for the Annual Report.

The Annual Report is prepared by the County Planning Office, the governing body of each respective municipality, and is submitted to the County Commission. It may be considered advisory, or submitted to the County Commission for approval. The Washington County Planning Commission reviews the Annual Report to determine if problems or changed conditions warrant a comprehensive plan amendment. The Annual Report is also a useful tool for reviewing a department's and/or a municipality's operating budget based on the proposed work program.

III. PREPARATION OF THE EVALUATION AND APPRAISAL REPORT

The Washington County Planning Commission shall be responsible for the preparation of the Evaluation and Appraisal Report (EAR). The EAR shall be based upon the database and any additional data or analysis needed to identify changed conditions, or measure the extent to which goals or objectives have been achieved and policies implemented. The Annual Reports of the departments, the municipalities, and any comprehensive plan amendments shall also be considered.

Public workshops shall be held by the Washington County Planning Commission to consider the Evaluation and Appraisal Report. Public participation in this process shall be encouraged. The Washington County Planning Commission may establish a comprehensive plan review advisory committee committed to make recommendations concerning the evaluation of the comprehensive plan.

IV. PROCEDURES FOR ADOPTION OF THE EVALUATION AND APPRAISAL REPORT

A minimum of two public hearings shall be held for the consideration of the Evaluation and Appraisal Report. One shall be held by the Washington County Planning Commission to recommend the EAR and any comprehensive plan amendments to the Washington County Commission and the governing body of each respective municipality. The second shall be held by the Washington County Board of County Commissioners and the governing body of each respective municipality to adopt, or adopt with changes, the EAR within 90 days after receiving it from the Planning Commission. The hearings shall be advertised according to state law.

Comprehensive plan amendments based upon the EAR shall be adopted pursuant to the procedures in State Statutes. If the plan is amended at the time the EAR is adopted, the County shall transmit the EAR, any amendments, and a complete copy of the plan as it will be amended to the Florida Department of Community Affairs for review.

When amendments to the comprehensive plan do not occur simultaneously with the adoption of the EAR, the EAR shall contain a schedule for adoption of proposed amendments within eighteen months after the EAR is found to be sufficient by the Florida Department of Community Affairs (DCA). The Evaluation and Appraisal Report shall be transmitted to the Florida Department of Community Affairs (DCA) when the amendments are sent for review.

V. PUBLIC PARTICIPATION

Public participation in the evaluation and amendment of the plan should be consistent with the public participation procedures contained in Ch. 9J-5.004 F.A.C. and Ch. 163 Florida Statutes. The following procedures shall guide public participation in preparation of the Evaluation and Appraisal Report of the Comprehensive Plan.

- Public Access to Documents: Any Comprehensive Plan executive summaries and supporting documents shall be accessible to the public for inspection during regular business hours at the Washington County Administrative Offices, Town or City Hall of each respective municipality, and other designated locations.

- **Public Notification:** The Planning Commission shall ensure that adequate public notice is given concerning evaluation and appraisal process and proposed amendment of the comprehensive plan and all meetings where such matters are to be considered.
- **Public Comments:** The public shall be encouraged to provide written and oral comments concerning the evaluation and appraisal process and proposed amendment of the comprehensive plan. Opportunity for public comment shall be provided at all public meetings considering such issues. All comments received shall be retained as part of the public record.

VI. PLAN AMENDMENTS

Comprehensive Plan amendments are a form of ongoing evaluation of the Comprehensive Plan. Types of plan amendments include:

- Twice yearly amendments to the plan
- Small scale development activity amendments (Ch. 163.3187) (l) (c), F.S.)
- Amendments related to Developments of Regional Impact
- Emergency amendments

A summary of comprehensive plan amendments should be reported annually by the Planning Commission. The Florida Department of Community Affairs also requires that the local government provide a semiannual report summarizing the type of frequency of use of the small scale amendments process. The cumulative impact of the comprehensive plan amendments should be considered in the preparation of the Evaluation and Appraisal Report (EAR).

VII. PLAN IMPLEMENTATION ISSUES

The following issues should be considered in the design of procedures for monitoring the implementation of the comprehensive plan:

- A. **Plan Implementation Requirements.** The section of the plan containing goals, objectives and policies must describe specific plans, programs, activities, and land development regulations that implement the plan. Comprehensive plan objectives must be specific and measurable. The need for monitoring these measurable objectives should be considered in the preparation of the comprehensive plan.
- B. **Legal Status of the Comprehensive Plan.** The legal status of the comprehensive plan as defined by Florida Statue (Ch. 163 F.S.), requires that all development orders, land development regulations and all expenditures by the local government be consistent with the comprehensive plan. It is essential that the plan be continuously monitored to ensure that government actions are consistent with the plan.
- C. **Concurrency Requirements.** The concurrency requirements mandate that the local government cannot issue a development order or permit the results in a reduction in the level of service for public facilities below the level of service for public facilities below the level of service provided in the Comprehensive Plan (Ch. 9J-5.0055, F. A.C.).

The implications of the concurrency requirement indicate that the local government will be responsible for (1) monitoring existing levels of service and (2) monitoring the cumulative impact of development approvals on public facilities. These functions should become an integral part of comprehensive plan implementation. Establishing and maintaining a comprehensive plan database will ensure the adequate information is available to implement the concurrency requirement.

D. The Capital Improvements Program and Budget

1. Capital Improvement Element. All public facilities must be consistent with the Capital Improvements Element (Ch. 163.3177, (3)(b), F.S.). The Capital Improvements Element must be updated annually. The five-year Capital Improvements Schedule becomes the capital improvements program for the County and each respective municipality, the first year of which is the capital budget for the fiscal year. The annual update of this element provides a means of monitoring the implementation of the Comprehensive Plan.
2. Operating Budget. The County's operating budget and the operating budget of each respective municipality are tools for allocating resources to the appropriate department for implementation of the comprehensive plan. When the departments submit their budget request for the fiscal year the work program shall identify that portion of the department's budget which is related to the implementation of specific comprehensive plan objectives.

By the year 2010, the format for this program should be coordinated with various department heads and developed as outlined in this section.