

## Proposed Amendments Listed by Element

### Administrative Procedures Element

---

**Policy 1.1.A.5 • Effective Date:** The effective date of this Plan shall be the date of receipt by Santa Rosa County of notice from the Florida Department of State that the Ordinance adopting this Plan has been received and duly filed. The effective date of any amendment to this Plan shall be the date a Final Order is issued by the Department of Community Affairs or the Administration Commission finding the respective plan amendments in compliance in accordance with Section 163.3184, Florida Statutes.

#### Comments/Recommendations

This amendment reflects the actual effective date for adopted amendments to the Comprehensive Plan and serves to make citizens aware of the appeal process.

---

**Policy 1.1.B.1 •** The duties of the Local Planning Board shall be as specified in Section 163.3174, F.S., and shall include:

- a) Monitoring the effectiveness and status of implementation of the Comprehensive Plan and making recommendations to the Board of County Commissioners regarding any changes in the Plan as may, from time to time, be required;
- b) Monitoring, reviewing and preparing periodic reports required by Section 163.3191, F.S., including regular assessments of the Plan and preparation of the Evaluation and Appraisal Report on the Plan;
- c) Reviewing any proposed amendments to this plan, and implementing land development regulations or amendments thereto, and making recommendations to the Board of County Commissioners as to the consistency of proposed regulations or amendments thereto with the Comprehensive Plan;
- d) Performing any other function, duty or responsibility assigned to it by the Board of County Commissioners or by general or special law.

#### Comments/Recommendations

Amendment specifically adds the responsibility of reviewing plan amendments to the duties of the Local Planning Board. This was omitted as the original responsibility was for reviewing the initial Comprehensive Plan prior to its adoption.

---

**Policy 1.2.B.32** • All public hearings shall be held at approximately the time specified in the advertisement and shall be conducted Monday through Thursday.

Comments/Recommendations

Assigns a new number as there was a number inadvertently omitted.

---

## Economic Development Element

---

**Policy 2.1.A.1** • By ~~2003~~2010, the County shall complete the Santa Rosa County Industrial Park Master Plan.

[Comments/Recommendations](#)  
[Assign a new date or delete](#)

---

**Policy 2.1.A.2** • By ~~2005~~2010, the County in cooperation with Team Santa Rosa shall develop and innovative marketing campaign.

[Comments/Recommendations](#)  
[Assign a new date or delete](#)

---

**Policy 2.1.A.3** • By ~~2007~~2010, the County in cooperation with Team Santa Rosa shall prepare a Target Industries Study in order to target specific industries for relocation and/or expansion.

[Comments/Recommendations](#)

---

~~**Policy 2.1.A.5** • By 2003, the County shall cooperate with Team Santa Rosa to develop the Santa Rosa County Small Business Incubator program.~~

[Comments/Recommendations](#)  
[Recommend deletion since the plan for a Small Business Incubator in the County has been deleted due to Escambia County having a Small Business Incubator.](#)

---

**Policy 2.1.A.65** • The Community Planning, Zoning & Development Division shall cooperate with Team Santa Rosa in order to create and maintain an economic development database. This database shall include GIS information such as the number and location of available commercial or industrial sites.

[Comments/Recommendations](#)  
[Renumbered due to deletion of Policy 2.1.A.5](#)

---

~~**Policy 2.1.B.1** • By 2004, the County will complete a Joint Land Use Study in cooperation with the Department of Defense for the purpose of protecting current Santa Rosa County military bases from encroachment.~~

Comments/Recommendations

The County should continue its participation with Okaloosa County and the Department of Defense in a Joint Land Use Study for Eglin AFT, Hurlburt Field and the airfields/airspace associated with Eglin AFB and delete the current policy as the project is complete.

---

~~**Policy 2.1.B.21** • The County shall continue its efforts to pursue the purchase land surrounding current Santa Rosa County the military bases in the County for the purposes of attracting complementary business or to protecting these bases from encroachment of incompatible land uses, and to attract complementary business uses.~~

Comments/Recommendations

Reworded to reflect an ongoing effort and to expand beyond the encroachment buffer. Renumbered due to deletion of Policy 2.1.B.1.

---

~~**Policy 2.1.B.3** • By 2003, the County shall develop a Navarre Tourist District.~~

Comments/Recommendations

Making the assumption that the term develop refers to creating the district then the action has been completed and the Policy should be deleted.

---

**2.1.B.42** • The County shall continue to support the agriculture industry that operates within Santa Rosa County.

Comments/Recommendations

Renumbered due to deletion of the previous policy.

---

## Future Land Use Element

~~**Policy 3.1.A.10** • By December 2005, the County will develop a Rural Development Plan designed to protect the rural character, agricultural viability, and natural resources of Northern Santa Rosa County. The project area is generally described as that area beginning north of the Community of Pace and the City of Milton and extending north to the Alabama state line. The project will be coordinated by the Planning, Zoning and Community Development Division, with input from the County Extension Office and TEAM Santa Rosa Economic Development Council.~~

~~The rural development planning process will be designed to encourage public input in the form of town hall meetings throughout the community. Issues to be addressed in the Rural Development Plan will include land use impacts and alternatives, infrastructure provision, natural resource protection, and the agricultural economy. Upon completion, the Rural Development Plan and Land Development Code as appropriate. The Rural Development Plan will evaluate available planning tools, including transfer of development rights, agriculture and conservation easements, urban growth boundaries and other land use regulations, and recommend implementation of those tools most suited for use in Santa Rosa County. Comprehensive Plan and Land Development Code language will be developed that will allow for Planned Rural Development (PRD) in identified growth areas. PRD requirements will include minimum open space requirements, density incentives to promote clustering of development, provisions for mixed use development, and minimum buffering requirements to provide for land use compatibility. Reserved~~

### Comments/Recommendations

Delete the policy as the RDP has been adopted.

---

~~**Policy 3.1.A.15 Policy 7.1.B.1** • At least 45 % of the developable land within the Navarre Beach Zoning Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.~~

### Comments/Recommendations

Moved from Chapter 7 as it applies only to Navarre Beach.

---

**Policy 3.1.B.1** • The County shall encourage farmland retention through investigation of the County's provision of various incentives for farmland protection, such as voluntary agricultural districts, agricultural and conservation easements, and through the agricultural exemption (greenbelt) for property tax assessments.

[Comments/Recommendations](#)

---

**Policy 3.1.B.5** • ~~By December 2004, t~~The County will continue to implement its develop a program ~~for~~of the purchasing of agriculture and conservation easements for the purposes of preserving farmland and limiting development adjacent to military facilities. ~~Upon completion, the County will amend the Comprehensive Plan and Land Development Code as appropriate to implement the program.~~

[Comments/Recommendations](#)

---

**Policy 3.1.B.6** • By December ~~2004~~2010, the County will work with the State Division of Forestry to evaluate the potential impacts that may result from the development of out parcels within the Blackwater State Forest and identify alternatives for addressing those impacts. Upon completion, the County will amend the Comprehensive Plan and Land Development Code as appropriate to implement the recommended alternatives.

[Comments/Recommendations](#)

---

**Policy 3.1.E.5** • The extraction of natural resources shall be permitted only where compatible with adjacent land uses and when minimal resource degradation will occur. Further, resource extraction shall be strictly prohibited within a 200 foot zone around potable water wells or wellfields. Note: The determination of minimal degradation, if necessary, will be made in cooperation with the appropriate State or Federal Agency regulating resource extraction activities. Further, resource extraction in environmentally sensitive areas which cannot be restored shall be prohibited. For the purposes of this policy, routine silvicultural and agricultural activities are not considered resource extraction activities. Also, see Policy ~~es~~ 6.4.E.3 and 11.B.3.3 8.1.A.8.

[Comments/Recommendations](#)

---

**Policy 3.1.E.8** • The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius for Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Activity within these zones will be limited according to the standards found in Policy 6.4.DE.3 of the Infrastructure Element.

[Comments/Recommendations](#)

---

**Policy 3.1.F.1** • Population densities shall be limited to those limitations reflected on the Future Land Use Map Series and as described in Policy 63.1.AG.6.

[Comments/Recommendations](#)

[Changed to reflect the correct referenced Policy.](#)

---

**Policy 3.1.I.32** • Development of the leased parcels on Navarre Beach may continue provided that:

A) Development is consistent with this Comprehensive Plan and regulations governing development in the Navarre Beach administrative area;

B) The development is consistent with the lease agreement governing the parcel; and

C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan (reference Policy 3.1.A.8 and the FLUM

[Comments/Recommendations](#)

[Correct numbering scheme.](#)

---

**Objective 3.1.J** • Provide for the Transfer of Development Rights from active agriculture areas and military Airport Zones to facilitate the protection of farmland and to avoid encroachment of incompatible land uses around military properties.

[Comments/Recommendations](#)

[Establish the guidelines for a TDR program](#)

---

**Policy 3.1.J.1** • By December 2011, the County will establish a Transfer of Development Rights program which will include the identification of sending and receiving areas as well as program application and administration requirements.

[Comments/Recommendations](#)  
[Establish the TDR Program specifics](#)

---

**Policy 3.2.B.4** • Public schools shall be an allowable use in the following Future Land Use Map categories: Commercial; Agriculture; Single Family Residential; Medium Density Residential; ~~General Residential~~; Garcon Point Rural Residential; Garcon Point Single Family Residential; Mixed Residential/Commercial and Bagdad Historic District.

[Comments/Recommendations](#)  
[Add two categories previously omitted and correct the title of a third category.](#)

## Transportation Element

**Policy 4.1.A.4** • The Land Development Code shall continue to address and regulate the control of connections points to arterials and major collectors and increase the number of interconnections among developments in order to facilitate safe and efficient access. The regulations established by the Land Development Code ~~shall be~~ are based primarily on the standards in Florida Department of Transportation Rules 14-96 and 14-97. These regulations shall also include requirements for joint, internalized and cross access, driveway and parking lot design and other principles and guidelines recommended by the Center for Urban Transportation Research (CUTR). Access management standards ~~were have been~~ adopted into the Land Development Code for ~~three corridors in Santa Rosa County on June 10, 1999 and will be applied to~~ arterials, urban and rural major collectors county wide ~~by the end of 2004~~.

Comments/Recommendations  
Changes to reflect current status

---

**Objective 4.1.C** • Promote a cooperative, continuing and comprehensive area transportation planning process by continually coordinating the County's decision- making process with the plans and programs of the ~~Pensacola Urbanized Area~~ Florida-Alabama Metropolitan Transportation Planning Organization (MTPO), the Okaloosa-Walton Transportation Planning Organization, the Florida Department of Transportation (FDOT) and other local, regional, state, and national agencies as appropriate.

Comments/Recommendations  
Corrects the titles and adds the OWTPO

---

**Policy 4.1.C.1** • The County will continue to participate in the preparation of the MPO's TPO's short and long range plans. The County's participation will continue to be the provision of representation on the ~~MPO~~ TPO and its committees thus assuring that necessary and desirable projects within Santa Rosa County are consistent with this Plan and with the overall transportation objectives of the County.

[Comments/Recommendations](#)  
[Correct the title of the planning organization](#)

---

**Policy 4.1.D.2** • Improvements needed to restore the adopted level of service will be shown in the schedule of capital improvements (see policies 10.1.E.2 and 10.1.E.3)

- (A) In addition to a 5-year schedule, the County will maintain a long term concurrency management system for those transportation facilities that exceed capacity or are projected to exceed capacity within the 5 year time frame. The long term concurrency management system, not to exceed 15 years, will be established for the following

| Seg. # | Road  | Trips exceeding capacity in FY13 |
|--------|---|----------------------------------|
| 41     | CR 184A Berryhill Road from CR 197 Chumuckla Hwy to SR 89 Dogwood Dr                  | 190                              |
| 45     | CR 197 Chumuckla Hwy from US 90 to CR 184 Quintette Road                              | 115                              |
| 65     | West Spencerfield Road from US 90 to CR 184A Berryhill Road                           | 287                              |
| 7      | US 90 from Woodbine Road to East Spencer Field Road                                   | 475                              |
| 8      | US 90 from East Spencer Field Road to Bell Lane                                       | 168                              |
| 36     | SR 281 Avalon Blvd. from I-10 to Cyanamid Road  | 63                               |
| 47     | CR 197A Woodbine Road from US 90 to Guernsey Road                                     | 8                                |
| 49     | CR 197A Bell Lane from CR 191B/CR 281B Sterling Way to US 90                          | 773                              |
| 64     | East Spencer Field Road   | 356                              |
| 43     | <u>CR 191B/CR 281B Sterling Way from CR 197A Bell Lane to SR 281 Avalon Boulevard</u> | <u>115</u>                       |

- (B) Elimination, deferral, or delay of a programmed improvement needed to restore the adopted level of service will be accomplished by amendment.

[Comments/Recommendations](#)

[Add Sterling Way to list of roadways on the 15-year concurrency management system.](#)

---

**Policy 4.1.D.4** • A development that is deemed to have a de minimus impact pursuant to Rule 9J-5.0055(3)(c)6-a-e, FAC, shall not be subject to concurrency requirements, only if all of the conditions specified in subsection 163.3180(c), F.S., are met.

[Comments/Recommendations](#)

[Changed due to change in definition of de minimus impact.](#)

---

**Policy 4.1.D.6** • For facilities on the Florida Intrastate Highway System as defined in Section 338.001, F.S., or Transportation Regional Incentive Program (TRIP) funded facilities, the County adopts the level of service (LOS) standard established by the Florida Department of Transportation by rule.

[Comments/Recommendations](#)

[Changed to incorporate SIS and TRIP funding stipulations](#)

---

**Policy 4.1.D.89** • For transportation facilities, at a minimum, one of the following concurrency criteria shall be met:

- 1) At the time a development order or building permit is issued, the necessary facilities and services shall be in place or under actual construction; or
- 2) A development order ~~of~~ or building permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three (3) years after this issuance of a certificate of occupancy as provided in the adopted five year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program; or
- 3) At the time a development order or building permit is issued, the necessary facilities and services are the subject of a binding executed development agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three (3) years after this issuance of a certificate of occupancy; or

4) At the time a development order or building permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement pursuant to Section 163.3220, F.S., or development order issued pursuant to Chapter 380, F.S. to be in place or under actual construction not more than three (3) years after the issuance of a certificate of occupancy.

5) At the time a development order is issued the applicant has agreed, in an enforceable agreement, to contribute a proportionate fair-share amount towards construction of an improvement or service programmed in the schedule of capital improvements or to be added at its next update.

**Comments/Recommendations**

Concurrency criteria updated to include proportionate fair share and long term concurrency provisions. Also corrects numbering error.

---

**Policy 4.1.D.910** • To ensure continued mobility within the US 90 corridor, the County will:

(1) Actively participate in the update of the TPO's Transit Development Plan with the goal of providing express transit service along the US90 corridor as identified on the Future Transportation Map series (maps 4-1, 4-2, and 4-3)

(2) Continue to implement recommendations of the *2002 US 90 Corridor Management Report*,

(3) Facilitate parallel mobility within the corridor to the maximum extent possible by requiring or providing parallel roads, interconnection of development, sidewalks and bike lanes whenever feasible; and

~~(4) Amend the Land Development Code to include US90 on the list of Access Management Corridors; and~~

~~(5) Continue to work with FDOT to improve traffic flow at key intersections.~~

**Comments/Recommendations**

Update numbering scheme and delete completed action in the LDC

---

~~**Policy 4.1.E.2** • The County shall complete construction of a two-lane road connecting Dalisa Road to SR 281 (Avalon Boulevard) by 2005. Construction of this two-lane road is designed to relieve congestion on SR 281 (Avalon Boulevard).~~

[Comments/Recommendations](#)

[Recommend deletion as the project has been completed.](#)

---

**Policy 4.1.E.32** • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on the segment of US 90 between Canal Street and SR 87S.

[Comments/Recommendations](#)

[Renumbered due to deletion of Policy 4.1.E.2.](#)

---

**Policy 4.1.E.43** • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on the segment of SR 281 (Avalon Boulevard) between I-10 and US 90.

[Comments/Recommendations](#)

[Renumbered due to deletion of previous policy](#)

---

~~**Policy 4.1.E.5** • By 2003, the County will conduct a study evaluating improvement options aimed at providing additional capacity on Woodbine Road. This may include study of the future development of Chumuckla Highway as a parallel north-south corridor.~~

[Comments/Recommendations](#)

[Recommend deletion as the study has been completed. May want to address the Woodbine Road widening and other upgrades in a future policy.](#)

---

**Policy 4.1.E.64** • The County shall continue to request, recommend, and support immediate roadway improvements in order to relieve the congestion on all segments of US 98. ~~The County will complete the South End Special Area Plan by 2002 specifically for the purpose of furthering this Policy.~~

[Comments/Recommendations](#)

[Renumbering and reflect completion of the South End Special Area Plan](#)

---

**Policy 4.1.E.75** • Maps 4-1 through 4-43 show the planned future transportation system for Santa Rosa County and is incorporated herein by reference.

[Comments/Recommendations](#)  
[Update the maps appropriately](#)

---

**Policy 4.1.F.1** • The County will coordinate with the ~~Pensacola Urbanized Area Metropolitan~~ Florida-Alabama Transportation Planning Organization (MPO) in the development of the Traffic Operations Project Priorities for inclusion in the five year Transportation Improvement Program and in the development of the Transit Development Plan.

[Comments/Recommendations](#)  
[Update to the current organizational title.](#)

---

**Policy 4.1.F.3** • The Santa Rosa County Land Development Code ~~shall~~ will continue to include provisions for entering into development agreements in order for developers to implement infrastructure improvements as a condition of a development order. ~~These regulations shall be adopted into the Land Development Code by the end of 2004.~~

[Comments/Recommendations](#)

---

**Policy 4.1.F.4** • Santa Rosa County shall coordinate with the ~~M~~TP~~O~~ on the development of the Bicycle and Pedestrian Plan. The County will seek to include projects identified in this plan in the Capital Improvements Element when financially feasible or seek outside funding, from sources such as TPO set aside, Transportation Enhancement, Community Traffic Safety Team, Safe Routes to School, and other, to advance their completion.

[Comments/Recommendations](#)  
[Update to current organizational title. Add specific examples of possible funding sources.](#)

---

**Policy 4.1.F.7** • The County shall explore grant opportunities and other funding sources to implement transit as an alternate mode of travel in accordance with Transit Development Plans, Transportation Planning Organization Long Range Transportation Plans, and the Santa Rosa County Transit Feasibility Study conducted in 2007.

[Comments/Recommendations](#)

Incorporates the need for transit and recent actions to begin the limited transit system.

---

**Policy 4.1.H.2** • Continue to work with the ~~Pensacola Metropolitan~~ Florida-Alabama Transportation Planning Organization (MTPO) on the development of the Transportation Disadvantaged Service Plan.

Comments/Recommendations  
Update to current organizational title.

---

**Policy 4.1.K.1** • The Santa Rosa County Land Development Code ~~shall~~ contains regulations addressing noise abatement, the height of structures, land use compatibility and ~~establishing~~ Airport Environs Overlay Zones. ~~These changes shall be adopted into the land Development Code by the end of 2004.~~

Comments/Recommendations  
Reflects the adopted status of the material.

---

**Policy 4.1.L.1** • The County will continue to cooperate with the ~~Pensacola Metropolitan~~ Florida-Alabama Transportation Planning Organization (MTPO) and the Florida Department of Transportation in order to provide access and mobility to Peter Prince Airport.

Comments/Recommendations  
Update to current organizational title.

---

**Policy 4.1.L.2** • The County will continue to cooperate with the ~~Seaboard System Railroad~~ Chessie System Xpress Transportation, Inc. (CSX) and the Florida Department of Transportation so that access to Peter Prince Airport by rail is maintained.

Comments/Recommendations  
Updates the name of CSX railroad

---

~~**Policy 4.1.M.1** • By 2003, the County will complete a Joint Land Use Study that will address encroachment issues for Peter Prince Airport as well as NAS Whiting Field North and South, and Navy Outlying Landing Fields: Spencer, Harold, Santa Rosa, Choctaw, Holley and Pace. (Reserved)~~

Comments/Recommendations  
Delete this policy as the study has been completed.

**Objective 4.1.N** • Preserve corridors for improvement of the transportation network to maintain adopted level of service standards.

[Comments/Recommendations](#)

[Adds objective and Policies relating to corridor preservation](#)

---

**Policy 4.1.N.1** • Identify corridors to be preserved for improvement of the transportation network on the Future Transportation Map Series. Corridor preservation applies to (1) addition of lanes to existing roads; (2) new alignments where no road currently exists; (3) multimodal facilities such as paths and transit facilities; and (4) intersection improvements.

[Comments/Recommendations](#)

---

---

**Policy 4.1.N.2** • A transportation corridor preservation ordinance will be developed for the purpose of protecting rights-of-way for improvement of existing facilities and for future new alignments and facilities identified on the Future Transportation Map Series.

[Comments/Recommendations](#)

---

## Housing Element

**Policy 5.1.A.3** • Density bonuses for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area may be allowed within the established categories at the ratios indicated; Agriculture (3:1), Single Family Residential (2.5:1), and Medium Density Residential (1.8:1). By December ~~2008~~ 2010, the County shall establish density bonus incentives in the LDC for the construction of housing for very low, low and moderate income households and special needs households. Such incentives shall only be applied when higher density development is compatible with applicable adjacent zoning districts or residential areas. Additional incentives may include:

- (a) Providing for maximum flexibility in the provision of supportive infrastructure, within the requirements of the County's Concurrency Management System;
- (b) County support of special taxing districts for the funding of infrastructure;
- (c) Encouraging mechanisms such as infill housing, cluster development and site standard deviations; and
- (d) Prioritizing the permitting process for affordable housing developments as described in Policy 5.1.A.2 above.

### [Comments/Recommendations](#)

---

**Policy 5.1.A.5** • By ~~December 2005~~ 2010, the County will re-examine its housing needs with particular emphasis on the needs of the elderly and very low, low and moderate income families. Such examination shall be based on data from the 2000 Census

### [Comments/Recommendations](#)

---

**Policy 5.1.A.9** • Based upon data from County social service and health departments, in conjunction with the Affordable Housing Needs Assessment data, the County shall develop a current local profile of housing needs for migrant farm workers by December ~~2005~~2010. This profile will enable the County to assess the need for changes in policy related to the housing needs of migrant farm workers.

[Comments/Recommendations](#)

[Update the policy to assess the need for migrate farm workers as may be identified in the Affordable House Needs Assessment.](#)

---

**Policy 5.1.A.12** • The LDC shall include site development criteria for mobile homes, group homes and foster care homes and each shall be located only in those areas designated on the Future Land Use Maps as residential. Mobile homes and manufactured housing shall be permitted in certain areas designated residential or agricultural on the Future Land Use Map and consistent with the LDC, provided they meet all County requirements and are consistent with State law (reference Section ~~553.38(2)~~ 553.382, F.S., and Section 320.0815(2), F.S.).

[Comments/Recommendations](#)

[Update to reflect a change in the statute number.](#)

---

**Policy 5.1.A.13** • The County shall promote and support involvement, including partnerships, of local government with the private and non-profit sectors to improve coordination among participants involved in housing production and the housing program delivery process.

If determined necessary, the Community Planning, and Zoning and Development Division as part of the annual Comprehensive Plan Monitoring Report shall conduct an analysis of the coordination among participants involved in housing production and the housing delivery system. Included with the analysis shall be any recommendations regarding opportunities for the County to enter into partnerships with the private and non-profit sectors to improve coordination among participants. Further, the Report shall recommend any changes necessary to improve the housing production process.

[Comments/Recommendations](#)

[Change to reflect the current organizational title.](#)

---

**Objective 5.1.B** • The County will continue to reduce the number of substandard housing units in order to achieve at least a ~~5~~20 percent reduction in the number of substandard housing units, based on the 2000 census data, by ~~2005~~20 and will continue making structural and aesthetic improvements to the existing housing stock through conservation, rehabilitation, or demolition efforts.

[Comments/Recommendations](#)

Update to reflect the appropriate census years and a corresponding percent for a 20 year vice 5 year timeframe. Number of units in 1990 with inadequate kitchen or plumbing was 4297 while in 2000 the number was 3098 or a 27.9% reduction over the ten year period. A 20% reduction over 20 years equates to 620 units corrected.

---

**Policy 5.1.B.6** • ~~By December 2010, the County will conduct an annual review of the housing stock in neighborhoods where code violations are more prevalent and institute special concentrated code enforcement activities where warranted a housing needs assessment to establish the need and identify targeted areas for rehabilitation and/or redevelopment. Code violations and/or substandard housing shall be mapped through the use of County's GIS system as a means towards this end.~~

[Comments/Recommendations](#)

---

**Policy 5.1.G.2** • ~~By 2005, t~~The County shall has developed and implemented a relocation assistance plan in connection with specific affordable housing programs in connection with qualified that shall be implemented and enforced for activities using County funds that result in the displacement or relocation of residents who receive assistance that are displaced or relocated.

[Comments/Recommendations](#)

---

**Policy 5.1.G.4** • ~~By December 2005, t~~The County will continue to administer ~~shall the established~~ a housing assistance referral program in cooperation with appropriate local, state and federal agencies. These agencies include, but are no limited to, the Florida Department of Children and Family Services, the Escambia Housing Authority, the Milton Housing Authority, Family Promise of Santa Rosa, Inc., Loaves and Fishes Soup Kitchen, Inc., Pensacola Habitat for Humanity, Inc., and others. The Housing Assistance Referral Program ~~will~~ includes guidance and ~~instructions~~direction to applicants in need~~so that applicants in need may take advantage of all local, state or federal assistance programs available within the area.~~ In addition, ~~the County will communicate with the appropriate agency whenever the County is contacted by a potential client of such agency.~~

[Comments/Recommendations](#)

---

## Infrastructure Element

---

### A. Waste Water Sub-Element

**Goal 6.WW.1** • The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Public Purpose: The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system that serves the citizens of Santa Rosa County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.WW.1.A** • The County shall correct existing wastewater collection facility deficiencies, if any, by implementing Policies 6.WW.1.A.1 through 6.WW.1.A.2, among others.

[Comments/Recommendations](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.A.1** • The County shall continue to provide information to the private sewer providers operating within the County to aid in the establishment of priorities for the replacement of facilities, the correction of existing facility deficiencies and for future facility needs planning.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.A.2** • The County shall continue to cooperate with other governmental agencies, as appropriate, in order to provide for additional property and techniques for the disposal of effluent from the public and private wastewater collection providers in the County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.A.3** • The construction, maintenance and operation of sewer facilities shall be funded by user fees or special assessments.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.WW.1.B** • Coordinate the extensions of sanitary sewer collection lines and the increase in capacity of sewage treatment facilities (if any) in order to meet future needs by implementing Policies 6.WW.1.B.1 through 6.WW.1.B.6, among others.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.B.1** • The County shall include LOS standards within its LDC and shall ensure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6 of this ordinance).

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.B.2** • The level of service standards for sanitary sewer within the County shall be ninety (90) gallons per capita per day.

Comments/Recommendations  
Renumbered due to creation of sub-elements.

---

**Policy 6.WW.1.B.3** • Santa Rosa County shall cooperate with entities having operational and maintenance responsibilities for sewage facilities in the unincorporated areas of the County so that coordination occurs in establishing level of service standards throughout the County

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.B.4** • The County shall monitor development to ensure that the level of service standards are maintained concurrent with development.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.B.5** • Extension of collection system lines made necessary by new development shall be the responsibility of the development.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.B.6** • The County shall continue to coordinate and cooperate with the Okaloosa/Walton/Santa Rosa Regional Utility Authority.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.WW.1.C** • The County shall continue to encourage (through economic incentives) the use of existing facilities so as to discourage urban sprawl.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.WW.1.C.1** • Where central sanitary sewer facilities are not available in unincorporated areas of the County, building permits will not be issued until the applicant has obtained a septic tank permit from the F.D.E.H. "Available" shall be defined in Section 381.0065, F.S., except as follows:

Where a sewer utility system exists or will exist upon completion of a platted subdivision within one half mile of the subdivision, a central collection system to serve the development shall be installed by the developer for connection to the sewer utility system;

South of East River, and on Garcon Point, all subdivisions to be platted are required to connect to central sanitary sewer facilities.

Variances to the above provisions may be allowed if the cost of constructing the sewer system extension to the utility involves extraordinary costs such as water way crossings, wetlands crossing, extensive land clearing, etc.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.C.2** • The County shall limit development and strictly enforce size and density limitations contained in this Plan through for un-serviced areas of Santa Rosa County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.C.3** • The County shall prioritize capital improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn out facilities; that assigns second priority to correcting existing deficiencies in public facilities; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Santa Rosa County from increasing or rearranging the priorities above so that cost savings may be realized or so that the adopted LOS standard may be met.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.C.4** • To the extent possible, the County shall encourage growth management practices that promote contiguous, compact development through the availability of wastewater utility services.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.C.5** • New public and private wastewater infrastructure shall be planned and designed to be compatible with adjacent land uses, both existing and future and shall not promote development in environmentally sensitive lands.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.C.6** • New public wastewater infrastructure and services shall be constructed and expanded in an orderly manner with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.WW.1.D** • To ensure that the design and implementation of waste water collection, treatment and disposal systems has a limited impact on the natural environment.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.D.1** • New public infrastructure within the Coastal Area shall be planned and constructed in a manner that minimizes impact upon coastal marshes, wetlands and surface water.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.D.2** • The County shall discourage the discharge of any new or upgraded public or private sanitary sewer facility into the estuarine waters of the County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

**Policy 6.WW.1.D.3** • Septic tanks, at a minimum, shall comply with established State standards, including suitable soil types and minimum lot sizes. The County shall continue to enforce established F.D.E.H standards through the Santa Rosa County Environmental Health Department review of applications for septic tanks.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.D.4** • The County shall continue to apply the F.D.E.H established minimum setback for septic tank drain fields in areas adjacent to any stream, creek, pond or other open water body.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.D.5** • Septic tanks and their associated drain fields shall be prohibited within wetland areas depending on the specific regulatory agency's definition of wetlands.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.WW.1.D.6** • New developments above the Santa Rosa County Health Department's threshold(s) for septic tank use shall rely upon public or private sewer systems and wastewater treatment plants built to County/State specifications.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**B. Solid Waste Sub-Element**

---

**Goal 6.SW.21** • The provision of an environmentally safe and efficient solid waste collection and disposal system.

Public Purpose: The provision of an environmentally safe and efficient solid waste collection and disposal system that serves the citizens of Santa Rosa County.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.2SW.1.A** • Correct existing facilities deficiencies, if any, by implementing Policies 6.2SW.1.A.1 through 6.2SW.1.A.3, among others

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.A.1** • The construction, maintenance and operation of solid waste facilities shall be funded by user fees.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.A.2** • The County shall continue to cooperate with the municipalities to establish priorities for replacement, correcting existing facility deficiencies and providing for future facility needs.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.A.3** • Solid waste management facilities developed and operated by the County shall:

- (a) Comply with all Federal, State and local environmental regulations;
- (b) Minimize adverse human and natural environmental impacts;
- (c) Minimize development and operation and maintenance costs;
- (d) Minimize environmental and economic risk; and
- (e) Meet all applicable health and safety standards.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.SW.12.B** • To coordinate solid waste facilities capacity with current future needs.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.B.1** • The County will continue to cooperate with the Regional Utility Authority for solid waste disposal alternatives.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.B.2** • The level of service standard for solid waste disposal shall be 6 lbs. per capita per day for all county residents.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SW.12.B.3** • The County shall continuously monitor growth and development to ensure that the level of service standard is maintained concurrent with development.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.SW.12.C** • Maximize the use of existing facilities and discourage urban sprawl.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.C.1** • The County shall continue its “Recycle Santa Rosa” program to reduce the volume of solid waste carried to landfills. Note: It is the goal of Santa Rosa County to reduce the amount of solid waste going to landfills by at least 30% by 2015.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.C.2** • The County shall continue to use drop-centers throughout the County for residential recyclable material.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.C.3** • The County shall endeavor to expand residential recycling programs to include commercial and industrial businesses.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.C.4** • The County shall continue, through informational brochures and advertisements, public education and awareness programs to inform residents and businesses of the need to recycle, reuse and compost.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.SW.12.D** • To ensure that the design and implementation of a solid waste collection and disposal system has a limited impact on the natural environment.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.D.1** • Waste streams shall be monitored at landfill sites to prevent illegal dumping of hazardous waste.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SW.12.D.2** • The County shall continue to operate a service that allows residents to dispose of household hazardous waste at the landfill or at designated drop off locations.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

### **C. Stormwater Management Sub-Element**

**Goal 6.SM.13** • The provision of an environmentally safe and efficient storm water management system.

Public Purpose: The provision of an environmentally safe and efficient storm water management system that serves to protect the property of the citizens of Santa Rosa County while preserving water quality.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.SM.13.A** • Correct existing facilities deficiencies, if any, by implementing Policies 6.SM.13.A.1 through 6.SM.13.A.3, among others.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.A.1** • The County shall continue its practice of not issuing development permits for projects not meeting the design criteria for correcting existing deficiencies or meeting future drainage requirements.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.A.2** • The County shall continue its practice of correcting localized drainage problems so that LOS standards are maintained.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SM.13.A.3** • The County shall continue its periodic inspection program of storm water control structures to ensure the proper functioning of such structures.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Objective 6.SM.13.B** • To coordinate the increase in capacity of storm water facilities with meeting future needs.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SM.13.B.1** • Installation of storm water management facilities made necessary by new development shall be the responsibility of the developer.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SM.13.B.2** • The County shall continue to enforce regulations in the LDC containing LOS standards for drainage, storm water management and water quality.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

**Policy 6.SM.13.B.3** • The LOS standards for drainage and water quality shall be:

(a) Retain the first inch of run-off; and

(b) Post development run-off shall not exceed the pre-development run-off rate for all storm events, up to and including an event with a 24-hour duration, ~~100~~25 year return frequency.

(c) Post development run-off in constrained basins shall not exceed the pre-development run-off rate for a 10-year storm event during all storm events, up to and including an event with a 24-hour duration, ~~100~~25 year return frequency.

(d) Post development run-off in closed basins shall be retained on-site for all storm events, up to and including the 24 hour duration, ~~100~~25 year return frequency storm event.

Note: The LDC regulations include design and performance standards pursuant to Section 62-25, F.A.C. and Section 62-301, F.A.C.

[Comments/Recommendation](#)

[Changed from 100 year event to 25 year event due to BOCC action.](#)

[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.B.4** • There shall be no reduction in the flood storage capacity or the other natural functions and values of the floodplain in Santa Rosa County in areas designated as regulatory floodway by FEMA Flood Insurance studies in Santa Rosa County. Encroachments shall be prohibited within designated regulatory floodway including, but not limited to, fill and new construction and development improvements that would result in any increase in flood levels.

[Comments/Recommendation](#)

[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.B.5** • The County shall regulate development within the flood prone areas to minimize flood storage capacity reduction so that post development equals pre-development standards, which will afford protection to life and property within the floodplain.

[Comments/Recommendation](#)

[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.B.6** • The County shall require that storm water management facilities meet or exceed the adopted LOS, and that capacity is available concurrent with the impacts of the development.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.B.7** • Where soil conditions and land use permit, the County may require the use of swale drainage on all new roadways or drainage easements.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.SM.13.C** • Existing drainage features (facilities) shall be utilized whenever sufficient capacity is available within such features and to discourage urban sprawl. Utilization of natural drainage features shall be required when such use does not impact sensitive natural resources.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.C.1** • Site specific development plans will be required to protect natural drainage features and incorporate such features into the site planning and development process.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.SM.13.C.2** • The use, storage, transmission or generation of hazardous substances, or substances which may artificially accelerate the eutrophication of wetlands and/or water bodies, shall be prohibited within wetland systems and shall be reported.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**D. Potable Water Sub-Element**

**Goal 6.PW.14** • Provide an environmentally safe and efficient system for the provision of potable water.

Public Purpose: The provision of an environmentally safe and efficient system for the provision of potable water to the citizens of Santa Rosa County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.PW.14.A** • Continually correct facility deficiencies, replace obsolete or worn out facilities and maximize the use of existing facilities so as to discourage urban sprawl by implementing Policies 6.PW.14.A.1 and 6.PW.14.A.2, among others.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.A.1** • The County shall cooperate with the various water systems within the County, in any appropriate manner, in order to provide for the timely and efficient provision of potable water facilities or to correct facility deficiencies.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.A.2** • The County shall continue to support economic incentives that will be used to encourage new development to utilize existing potable water facilities and systems to serve the needs of the development. The economic incentives will include higher costs for extending distribution lines as opposed to tapping existing lines.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Objective 6.PW.14.B** • To provide potable water facilities concurrent with future demand.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.B.1** • All costs for potable water facilities shall be funded by user fees or special assessments.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.B.2** • The cost of water line extensions made necessary by new development shall be the responsibility of the development.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

---

**Policy 6.PW.14.B.3** • The LOS standard for potable water within Santa Rosa County shall be one hundred (100) gallons per capita per day (average).

[Comments/Recommendations](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.B.4** • The LDC shall contain procedures for assurance of compliance with LOS standards with the entities providing water service in the unincorporated areas of Santa Rosa County.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.B.5** • The County shall continue to participate in and cooperate with the Regional Utility Authority for water supply planning and financing alternatives in accordance with the Resource Management Plan and the NFWMD's Regional Water Supply Plan.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.PW.14.B.6** • The County shall encourage growth management practices within the County that promote contiguous compact development through the availability of utility services.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

**Policy 6.PW.14.B.7** • ~~New public infrastructure and public services~~ Public and private water systems shall be constructed and expanded in an orderly manner with costs shared as appropriate, on a proportionate basis, by those benefiting from the service.

Comments/Recommendations

Changed to reflect only water systems and to apply to all systems rather than just new systems. Also reflects renumbering due to creation of sub-elements.

---

**Policy 6.PW.14.B.8** • ~~New public and private infrastructure~~ Public and private water systems shall be planned and designed to be compatible with adjacent land uses, both existing and future, and shall not promote development located in Environmentally Sensitive Lands.

Comments/Recommendation

Changed to reflect only water systems and to apply to all systems rather than just new systems. Renumbered due to creation of sub-elements

---

**Objective 6.PW.14.C** • To ensure that the design and implementation of the County's potable water supply system has a limited impact on the natural environment.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

**Policy 6.PW.14.C.1** • ~~New public infrastructure~~ public and private water systems ~~within the Coastal Area~~ shall be planned and constructed in a manner that minimizes the impact upon coastal marshes, wetlands and surface water.

Comments/Recommendation

Renumbered due to creation of sub-elements. Deletion of "within the Coastal Area" is so that the Policy would apply County-wide.

---

**Policy 6.PW.14.C.2** • The County shall not approve developments where the impacts will result in the violation of standards established by DEP, NFWFMD and/or Santa Rosa County relating to water quality and quantity.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

~~**Objective 6.4.D** • To ensure that the design and implementation of the County's potable water supply system has a limited impact on the natural environment.~~

~~Comments/Recommendations~~

~~Delete due to being a duplicate of Objective 6.4.C~~

---

**Policy 6.PW.14.DC.13** • The County shall ensure that, prior to the issuance of a development order or permit, the applicant has demonstrated that the project complies with Federal, State and local permit requirements for potable water systems.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

**Objective 6.PW.14.ED** • To continually conserve and protect potable water resources by implementing Policies 6.PW.14.ED.1 through 6.PW.14.ED.11.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

**Policy 6.PW.14.ED.1** • The LDC shall include requirements for the installation of water-saving devices on all new construction.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

**Policy 6.PW.14.ED.2** • The County shall continue to cooperate with the Northwest Florida Water Management District to obtain state funding for an abandoned well plugging program. Among other things, the County shall continue to request the legislature to fund the well plugging program of the NFWWMD. Further, Santa Rosa County and its officials shall notify the NFWWMD anytime information becomes available to the County regarding the location, or possible location, of an abandoned well. County officials shall immediately communicate the location of any abandoned well to the NFWWMD so that the district may initiate appropriate actions.

Comments/Recommendation

Renumbered due to creation of sub-elements

---

**Policy 6.PW.14.ED.3** • The County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius or Sand and Gravel Aquifer public supply water wells, measured from the center of the wellhead. Within the cones of influence of potable water wells, or the wellhead protection zones, or within potable water well fields, whichever is the greater identified area, the following activities are prohibited: landfills, resource extraction activities and the like; underground fuel storage facilities; projects with impervious cover of 50% or more; the bulk storage, handling or processing of materials on the Florida Substance List promulgated pursuant to Section 442.103, F.S.; activities that require the storage, use, handling, production or transportation of restricted substances such as toxic chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes and the like; wastewater treatment plants, percolation ponds and similar facilities; mines or mining activities; excavation of waterways or drainage facilities which intersect the water table; and all uses regulated pursuant to Chapter 62-521, F.A.C.

[Comments/Recommendations](#)  
[Renumbered due to deletion of Objective 6.4.D](#)

---

**Policy 6.PW.14.ED.4** • Water Resource Caution Areas have been established by the Northwest Florida Water Management District to protect the area's water resources from depletion, salt water intrusion or man induced contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. Within such area, the NFWFMD has established lower permit thresholds, management (maximum) and minimum levels, and stipulates any limiting conditions as necessary to monitor, manage, and control the use of water. Santa Rosa County shall cooperate with the NFWFMD in its enforcement of regulations regarding the Water Resource Caution Areas within the County.

[Comments/Recommendations](#)  
[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.PW.14.ED.5** • Any time an area of water resources concern is declared by the Northwest Florida Water Management District, development must comply with the relevant portions of Section 40A-2.801, et.seq. of the Florida Administrative Code.

[Comments/Recommendations](#)  
[Renumbered due to deletion of Objective 6.4.D](#)

---

**Policy 6.PW.14.ED.6** • The County Community Planning, & Zoning & Development and Building Inspection & Compliance ~~Departments~~ Divisions shall

continue to require compliance with the Water Conservation Act of 1982 as required by Section 553.14, F.S.

[Comments/Recommendations](#)

[Updated to reflect current organizational titles and renumbered due to deletion of Objective 6.4.D and establishment of sub-elements.](#)

---

**Policy 6.PW.14.ED.7** • The County shall maximize the use of alternative water supplies and conservation measures before considering the interbasin transfer of water.

[Comments/Recommendations](#)

[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.PW.14.ED.8** • The County shall enforce the Building Construction Standards of the Florida Statutes, Chapter 553, along with all other relevant building criteria (i.e., plumbing fixtures, retrofitting and ultra-low water use fixtures) to require the use of water saving devices in new construction and specified reconstruction.

[Comments/Recommendations](#)

[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.PW.14.ED.9** • The County shall take steps to promote and educate, both the public and private sectors, concerning the use of native and drought resistant vegetation for landscaping in an effort to reduce outside irrigation.

[Comments/Recommendations](#)

[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.PW.14.ED.10** • The County shall coordinate with the NFWMD in an effort to protect and conserve future potable water supplies. The County and the NFWMD shall mutually agree upon policies which ensure that water quality and supplies meet existing and projected future demands.

[Comments/Recommendations](#)

[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.PW.14.ED.11** • The County, in cooperation with the Santa Rosa County Cooperative Extension Service, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resource Conservation Service and the NFWMD, shall provide technical assistance to agriculture operations and other irrigation water users in the design of low-volume irrigation systems.

[Comments/Recommendations](#)

[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

## **E. Natural Groundwater Aquifer Recharge Sub-Element**

**Goal 6.AR.15** • Provide for the protection and recharge of the sand and gravel aquifer from rainfall as well as the functions of natural groundwater recharge areas and natural drainage features. Note: The Floridan Aquifer is not recharged by rainfall within Santa Rosa County.

Public Purpose: The provision of protection and recharge of the sand and gravel aquifer from rainfall as well as the function of natural groundwater recharge areas and natural drainage features.

[Comments/Recommendation](#)

[Renumbered due to creation of sub-elements](#)

---

**Objective 6.AR.15.A** • The County shall protect the function and recharge potential of the sand and gravel aquifer through the implementation of Policies 6.AR.15.A.1 through 6.AR.15.A.7.

[Comments/Recommendation](#)

[Renumbered due to creation of sub-elements](#)

---

**Policy 6.A.15.A.1** • The County shall require a minimum of 10% pervious surface area for all new development so that rainfall may reach the aquifer through percolation.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.A.15.A.2** • The County shall ensure that storm water management structures are designed to function as aquifer recharge areas in appropriate locations.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.A.15.A.3** • The County shall continue to discourage the use of injection wells for the disposal of wastewater.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.A.15.A.4** • The County shall continue to prohibit the location of septic systems within 200 feet of a public water supply well unless otherwise permitted by DEP or the F.D.E.H.

[Comments/Recommendations](#)  
[Renumbered due to deletion of Objective 6.4.D and establishment of sub-elements](#)

---

**Policy 6.A.15.A.5** • The County shall encourage low water use landscape for both domestic and commercial development.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.A.15.A.6** • The County shall encourage the use of reclaimed water in new developments.

[Comments/Recommendation](#)  
[Renumbered due to creation of sub-elements](#)

---

**Policy 6.AR.15.A.7** • The County in cooperation with the Santa Rosa County Cooperative Extension Service, the Florida Department of Agriculture and Consumer Affairs, Division of Forestry, the Natural Resources Conservation Service, the University of Florida (Milton Campus) and the NFWMD shall provide technical assistance to agriculture operations and other irrigation water users in the design of low-volume irrigation systems.

Comments/Recommendation  
Renumbered due to creation of sub-elements

---

## Coastal Management Element

---

**Policy 7.1.A.6** • The County shall consider the relocation, mitigation or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed, as identified in the Local Mitigation Strategy (LMS) Priority List. An analysis of this need will be included annually in the evaluation of this Plan.

### Comments/Recommendations

Added to incorporate the LMS efforts into the Comp Plan. This is to tie the documents together and enhances grant opportunities.

---

**Policy 7.1.A.8** • Reduce the exposure of human life and public and private property to natural hazards through implementation of the Santa Rosa County 2005-2010 Local Hazard Mitigation Strategy. ~~This Strategy will be updated to address the requirements of the Disaster Mitigation Act of 2000.~~

### Comments/Recommendations

This identifies the current LMS strategies to be implemented and deletes the DMA2000 which has been replaced by the LMS.

---

**Objective 7.1.B** • The County shall direct population concentrations away from ~~Navarre Beach~~ and the entire Coastal High Hazard Area.

### Comments/Recommendations

Revised to correctly address statutory requirement.

---

~~**Policy 7.1.B.4**~~ **Policy 3.1.A.15** • At least 45 % of the developable land within the Navarre Beach Zoning Overlay District shall remain within the Low Density Residential and Conservation/Recreation Future Land Use Map Designations.

### Comments/Recommendations

Moved to Policy 3.1.A.15 as it applies only to Navarre Beach

---

**Policy 7.1.B.21** • The County shall limit the densities and intensities of land use as defined within this Plan. Such limitations will assure generalized low density use of land within the majority of the Coastal High Hazard Areas of Santa Rosa County.

### Comments/Recommendations

[Renumbered due to moving 7.1.B.1](#)

---

**Policy 7.1.B.32** • The Community Planning Zoning & Development Division shall make recommendations to the Board of County Commissioners, as needed, regarding Land Development Code and Ordinance Amendments to ensure consistency with the hazard mitigation annex of the Santa Rosa County Comprehensive Emergency Management Plan as well as any applicable existing inter-agency hazard mitigation reports.

[Comments/Recommendations](#)  
[Renumbered due to moving 7.1.B.1](#)

---

**Policy 7.1.F.1** • The County shall continue to manage and implement its “Comprehensive Emergency Management Plan” and utilize the recommendations and guidance provided in the NWFRPG Hurricane Evacuation Study (1999).

[Comments/Recommendations](#)  
[Corrects the title of the document.](#)

---

**Policy 7.1.F.2** • The County shall continue to support critical roadway segment improvements through participation with the Pensacola MPO Florida-Alabama TPO and interaction with the Florida DOT to further reduce and improve hurricane evacuation times.

[Comments/Recommendations](#)  
[Changed to reflect the current organizational title](#)

---

**Policy 7.1.F.7** • Santa Rosa County will coordinate with the School Board to make sure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter ~~235~~1013.37, F.S. and Rule 6A-2, F.A.C., regarding floodplain and school building requirements.

[Comments/Recommendations](#)  
[Revised to reflect the correct Chapter in the F.S.](#)

---

**Policy 7.1.F.8** • Amendments to the Comprehensive Plan on Navarre Beach shall not be approved which will result in an increase in hurricane evacuation times beyond those established in Policy 7.1.F.3 without mitigation of the adverse impact to evacuation times. Appropriate forms of mitigation could include but are not limited to private off-site shelters and private mass-transit system.

**Comments/Recommendations**

Need to add a policy to establish appropriate mitigation guidance for proposed developments near coastal areas with potential to impact evacuation clearance times and/or shelter capacities. Off-site shelter, private mass transit, .....

---

**Policy 7.1.F.9** • A proposed development in a hurricane evacuation zone which is anticipated to utilize ten percent (10%) or more of an identified hurricane evacuation route's level of service E hourly directional maximum service volume will be identified as having an adverse regional impact. The volume is based on the FDOT's Generalized Peak Hour/Peak Direction Level of Service Maximum Volumes as presented in the Florida Highway Systems Manual. These adverse impacts shall be mitigated.

**Comments/Recommendations**

Changed to specify the Peak Hour tables

---

**Objective 7.1.G** • ~~Prepare~~ Maintain the post-disaster redevelopment plans in accordance with the Santa Rosa County Comprehensive Emergency Management Plan (CEMP) to ~~and~~ reduce or eliminate the exposure of human life and public and private property to natural hazards by implementing Policies 7.1.G.1 through 7.1.G.97, among others.

**Comments/Recommendations**

Incorporates the County LMS policies into the Comp Plan and deleted unused numbered policies.

---

**Policy 7.1.I.2** • The County shall utilize the Santa Rosa County Cultural Resource Management Geographical Information System to identify possible resources during the development review process. If resources identified as a Florida Master Site File archeological or structural resource is located within the area to be developed, the County shall require a site specific survey and avoidance during construction or mitigation. Consistent with Policy 3.1.E.89 of the Future Land Use Element, the County will require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on

the site. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

[Comments/Recommendations](#)  
[Corrects incorrect Policy number reference.](#)

---

**Objective 7.1.KJ** • The County shall allow no new development in the Coastal Area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the County's Concurrency Management System.

[Comments/Recommendations](#)  
[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Policy 7.1.KJ.1** • The County shall continue to implement the Concurrency Management System regulations as adopted in this Plan.

[Comments/Recommendations](#)  
[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Policy 7.1.KJ.2** • The LOS standards shall be those delineated in the other chapters of this Plan.

[Comments/Recommendations](#)  
[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Policy 7.1.KJ.3** • Development in the shoreline (coastal) areas shall be consistent with the goals, objectives and policies of the Future Land Use Element and the Infrastructure Element.

[Comments/Recommendations](#)  
[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Objective 7.1.LK** • Maintain consistency between development regulations imposed on Navarre Beach and the general covenants and restrictions attached to the existing lease agreements for private improvements to property.

[Comments/Recommendations](#)  
[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Policy 7.1.LK.1** • Development on Navarre Beach shall be consistent with the general covenants and restrictions imposed on all properties within the Navarre Beach Zoning Overlay District found in Deed Book 295, Page 303 of the Records of Escambia County, Florida.

[Comments/Recommendations](#)

[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

**Policy 7.1.LK.2** • Development of the leased parcels on Navarre Beach may continue provided that:

- A) Development is consistent with this Comprehensive Plan and the rules and regulations governing development in the Navarre Beach administrative area;
- B) The development is consistent with the lease agreement governing the parcel; and
- C) The County has reviewed the lease agreement and has determined that the provisions within the agreement provide for the density and/or intensity of use requested by the applicant for development approval. Note: For those parcels which have been leased and said lease does not specify the density or intensity of use, then such density or intensity shall be limited to the density/intensity restrictions within this Comprehensive Plan.

[Comments/Recommendations](#)

[Corrects lettering sequence to account for previously skipped 7.1.J.](#)

---

This Page Intentionally Left Blank

## Conservation Element

**Policy 8.1.A.1** • Wetlands protection in Santa Rosa County will continue to be a cooperative effort between the County, the public, the Florida Department of Environmental Protection (FDEP), the U.S. Army Corps of Engineers (USACOE), and other state and federal agencies. For purposes of this Comprehensive Plan, wetlands are defined as those wetlands under the jurisdiction of the FDEP or the USACOE (jurisdictional wetlands).

The County maintains a comprehensive approach to wetlands protection, including the following components:

**Preservation:** In ~~2003~~2008, approximately ~~35~~45% of all wetlands within Santa Rosa County were under public ownership and 35% were designated for Conservation/Recreation use on the Future Land Use Map. The County will continue to support the purchase and preservation of wetlands. In addition, wetlands have been preserved as part of private land purchases required for mitigation. The County will work with the FDEP and the USACOE to identify the location of these mitigation wetlands and designate those areas as Conservation/Recreation on the Future Land Use Map.

**Future Land Use Map:** The land use categories shown on the Future Land Use Map take into consideration the compatibility of development with wetland resources. Undeveloped areas of the County with the largest concentrations of wetlands have been designated for low density development. Wetlands under public ownership have been designated for Conservation/Recreation use. Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation.

~~**Permitting and Mitigation:** Santa Rosa County does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with applicable FDEP and USACOE regulations is required by the County prior to issuing County development approvals.~~

**Avoidance and Minimization of Impacts of Development:** Land uses that are consistent with the Future Land Use Map will be allowed so long as they are designed to avoid or minimize impact on jurisdictional wetlands. Where avoidance or minimization is not possible, wetland impacts may be mitigated as required by the agency or agencies having jurisdiction. Where avoidance or minimization is possible, the County will not issue a permit for development within jurisdictional wetlands, except for incidental impacts such as those required for access to the site, internal circulation, infrastructure, boardwalks, etc.

New lots shall not be created and/or platted that do not contain sufficient buildable upland areas in order to provide a reasonable use for the lot under the requirements of the Comprehensive Plan.

**Permitting and Mitigation:** Santa Rosa County does not duplicate the permitting functions of other agencies. Impacts to wetlands under the jurisdiction of the FDEP and USACOE will be permitted, and mitigation will be required, as determined by the agency or agencies having jurisdiction. Demonstration of compliance with applicable FDEP and USACOE regulations is required by the County prior to issuing County development approvals.

**Buffers:** Vegetated buffers will also be required between development and free-flowing streams, rivers, lakes, bays, basins, and bayous. Such buffers will have a minimum width of 15 feet. Minor encroachments are permitted for such things as docks, piers, or similar structures, and recreational access. Variances to this requirement shall only be granted when strict application of the requirement limits all reasonable use of the property as allowed by the Future Land Use Map. When development is designed to allow untreated stormwater to discharge into wetlands, a vegetated natural buffer shall be required in accordance with DEP standards and shall be designated on the site plan or recorded plat.

[Comments/Recommendations](#)

---

**Policy 8.1.A.8** • The County shall protect water quality by restricting or prohibiting activities known to adversely affect the quality or quantity of identified water sources including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply. In addition, the County adopts wellhead protection zones of 200 foot radius for Floridan Aquifer and 500 foot radius, measured from the center of the wellhead, for Sand and Gravel Aquifer public supply water wells. Activity within these zones will be limited according to the standards found in Policy 6.4.DE.3 of the Infrastructure Element.

[Comments/Recommendations](#)

[Amended to reflect the appropriate reference.](#)

---

**Policy 8.1.A.13** • The County hereby incorporates by reference the Santa Rosa County 10-Year Water Supply Facilities Work Plan with those alternative source projects identified for Santa Rosa County in the Northwest Florida Water Management District's 20-Year Regional Water Supply Work Plan.

[Comments/Recommendations](#)

[Added to incorporate the Water Facilities Work Plan currently in work.](#)

[The individual provider projects which are required to maintain the LOS must be shown in the CIE with the funding source being the provider.](#)

---

**Objective 8.1.C** • Continually conserve, protect and manage earth resources (soils, minerals and native vegetative communities including forests) by implementing Policies 8.1.C.1 through 8.1.C.409, among others.

[Comments/Recommendations](#)

[Amended to reflect the appropriate reference.](#)

This Page Intentionally Left Blank

## Recreation and Open Space Element

**Policy 9.1.C.3** • The County shall develop existing parks based on the area's needs and the functional capacity of the parks, according to the adopted level of service standard.

The adopted level of service standards for parks, open space and recreational facilities in Santa Rosa County ~~are as follows: is~~

- ~~A) Neighborhood Park: 2 acres per 1,000 population~~
- ~~B) Community Park: 3 acres per 1,000 population~~
- ~~C) Regional Park/Open Space: 20 acres per 1,000 population~~

### Comments/Recommendations

Standardize the LOS standard and eliminate the ambiguity of how many parks are required to serve each neighborhood and community. The LDC says 20 acres per 1,000 population but does not distinguish between recreation and open space. Using this would require our tracking open space as well as recreation to determine the LOS needs.

---

**Policy 9.1.C.5** • The County shall continue to preserve and protect the shoreline through regulations contained within the LDC (Reference Policy 7.A1.4A.6 and LDC Section 12.01.00).

### Comments/Recommendations

Amended to incorporate appropriate references.

---

This Page Intentionally Left Blank

## Capital Improvements Element

**Policy 10.B1.4B.2** • The County shall incorporate into its review processes for infrastructure planning an assessment of the appropriateness of public capital improvements in coastal high hazard areas as identified in the Coastal Management Element of this Plan.

[Comments/Recommendations](#)  
[Corrects mistyped numbering sequence](#)

---

**Policy 10.B1.4B.3** • The County shall request and support state expenditures necessary to address or improve capacity deficiencies on roads or bridges necessary to effectively support the Hurricane Evacuation Plan for the County, particularly in those areas, or with respect to those facilities, which are experiencing level of service deficiencies.

[Comments/Recommendations](#)  
[Corrects mistyped numbering sequence](#)

---

**Policy 10.1.C.2** • The County shall establish level of service standards for transportation, potable water, sanitary sewer, solid waste, drainage, and recreational, and public school facilities that are within the jurisdiction of Santa Rosa County. These standards are shall be those found in other comprehensive plan elements of this Plan, and are also listed below:-

Transportation –

**Policy 4.1.D.5** • For facilities on the Florida Intrastate Highway System as defined in Section 338.001, F.S., the County adopts the level of service (LOS) standard established by the Florida Department of Transportation by rule.

**Policy 4.1.D.7** • Santa Rosa County hereby adopts the peak hour (100<sup>th</sup> highest average hour) Level of Service Standards for roadways found in Table 4.1.

Potable Water

**Policy 6.PW.14.B.3** • The LOS standard for potable water within Santa Rosa County shall be one hundred (100) gallons per capita per day (average).

Sanitary Sewer

**Policy 6.WW.1.B.2** • The level of service standards for sanitary sewer within the County shall be ninety (90) gallons per capita per day.

Solid Waste

**Policy 6.SW.12.B.2** • The level of service standard for solid waste disposal shall be 6 lbs. per capita per day for all county residents.

Drainage

**Policy 6.SM.13.B.3** • The LOS standards for drainage and water quality shall be:

- a) Retain the first inch of run-off; and
- b) Post development run-off shall not exceed the pre-development run-off rate for all storm events, up to and including an event with a 24-hour duration, ~~100~~25 year return frequency.
- c) Post development run-off in constrained basins shall not exceed the pre-development run-off for a 10-year storm event during all storm events, up to and including an event with a 24-hour duration, ~~100~~25 year return frequency.
- d) Post development run-off in closed basins shall be retained on-site for all storm events, up to and including the 24 hour duration, ~~100~~25 year return frequency storm event.

Recreation

The Adopted level of service standards for parks, open space and recreational facilities in Santa Rosa County is 20 acres per 1,000 population

**Policy 9.1.C.3** • The County shall develop existing parks based on the area's needs and the functionally capacity of the parks, according to the adopted level of service standard.

Schools

**Policy 10.2.A.1** • Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards for public school facilities are initially set as follows:

| Type of School      | Level of Service Standard       |
|---------------------|---------------------------------|
| Elementary          | 105% of permanent FISH capacity |
| Middle              | 105% of permanent FISH capacity |
| Combined Jr/Sr High | 90% of permanent FISH capacity  |
| High                | 105% of permanent FISH capacity |

[Comments/Recommendations](#)

Incorporates the LOS information contained in various elements into a central location. Format may need to be changed/standardized.

**Policy 10.1.C.6** • There is hereby created an annual review team to review the development activities within Santa Rosa County and to review the level of service conditions for the County. The team shall be comprised of the County Administrator, Planning Director, Budget Director, Navarre Beach Director, County Attorney, Public Services Director, Public Works Director, County Engineer and the County Commission Chairman. The team shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan including an annual review and/or update of the County's population estimates and projections. In addition, once the annual budget is adopted, the team will evaluate and update the 5-year schedule of capital improvements ~~on an annual basis~~

**Comments/Recommendations**

Establishes a process to ensure the Five Year Schedule of Capital Improvements is updated annually, with necessary revisions adopted subsequent to the annual budget approval and pursuant to newly enacted state legislation.

---

**Policy 10.1.C.8** • The Board of County Commissioners shall ~~continue its efforts to acquire a will maintain and update as needed a~~ Geographic Information Service computer system for the various County departments as an aid in the administration of the Concurrency Management System.

**Comments/Recommendations**

Revise to reflect the current status of the GIS system.

---

**Policy 10.1.C.9** • ~~The County shall continue to work cooperatively with the USDA, Natural Resources Conservation Service through the Blackwater Soil and Water Conservation District on items of mutual concern. Specifically, the County shall continue to utilize, when available, the District's GIS and computer aided drafting system for the management of geographic based information and maintenance of said information. Further, in cooperation with the District Conservationist, the County Planning Division shall review opportunities for designing an interface for the systems in the District's offices and the Planning Division offices.~~

**Comments/Recommendations**

Delete, no longer applicable

---

This Page Intentionally Left Blank

## Intergovernmental Coordination Element

**Policy 11.1.A.3** • By December ~~2003~~2010, execute an inter-local agreement between the County and the municipalities in the county setting forth provisions for annexation, land use amendments, and the siting of Locally Undesirable Land Uses (LULU's). Accordingly, LULU's located within one (1) mile of an adjacent local government's boundary shall notify the surrounding local governments of this proposal.

### Comments/Recommendations

Re-evaluate necessity – Milton is the only growing community. Add to EAR-02 if updating or EAR-05 if deleting Milton Policy 1.1.5 contains similar provisions.

---

**Policy 11.1.A.4** • The County shall utilize the review and comment procedures established by the ~~Northwest~~West Florida Regional Planning Council (NWFRPC) and the Florida Department of Community Affairs (DCA) for Comprehensive Plans and Plan amendment proposals of other local governments in order to ensure consistency

### Comments/Recommendations

Corrects to the current organizational title.

---

**Policy 11.1.A.5** • The County shall ~~maintain an interlocal agreement with the Santa Rosa County School Board and all municipalities within the County for the purposes of coordinating~~ the population projections and growth data and to accomplish the implementation of public school location criteria with the Santa Rosa County School Board and all the municipalities within the County in accordance with the interlocal agreement. The interlocal agreement will at a minimum address the following:

- (A.) Collaboration of Department of Education enrollment projections with the population projections used in this Plan; and
- (B.) Coordination between school siting compatibility requirements pursuant to Sections ~~235.19~~ 1013.36 and ~~235.193~~ 1013.33, F.S., including integration if the educational plant survey (required to be submitted every five years pursuant to Section ~~235.15~~ 1013.31, F.S.), the general educational facilities report (required to be submitted annually pursuant to Section ~~235.15~~ 1013.31, F.S.), and applicable policies and procedures of the school board with the Future Land Use Map found in this Plan and the Santa Rosa County Land Development Code.

**Comments/Recommendations**

Updates to reflect the current Interlocal Agreement and current statute references.

---

**Policy 11.1.B.1** • The County shall maintain its membership on the ~~Northwest~~West Florida Regional Planning Council, the ~~Metropolitan~~Transportation Planning Organization, and other active multi-regional and multi-jurisdictional bodies such as the Strategic Partnership Committee, the Okaloosa County Comprehensive Plan Committee, and the Bay Area Resource Council.

[Comments/Recommendations](#)  
[Change to the current organizational title.](#)

---

**Policy 11.1.C.5** • By December ~~2003~~2010, the County will execute letters of agreement which establish standards and methods for setting or changing LOS standards with other entities providing such service and may include:  
(A) FDOT for State Roads; and  
(B) Purveyors of water and sewer services.

---

~~**Policy 11.1.D.1** • By December 2003, the County shall establish standards for designation of dredge spoil disposal sites in the County Land Development Code and may consider the following site selection criteria:  
(A.) Sites should be located near waterways to be dredged;  
(B.) Preferred sites should be areas that that have been previously altered or disturbed containing non-native vegetation  
(C.) Sites should not abut residential land uses unless sites are sufficiently large to adequately buffer the residential areas;  
(D.) Sites should not support regionally significant habitat or support threatened or endangered species or species of special concern or contain historically significant resources; and  
(E.) Sites should not contain wetlands, unless the wetlands are degraded/non-functional and the wetland impacts are mitigated.~~

[Comments/Recommendations](#)  
[Not required as County has no deep water ports.](#)

---

**Policy 11.1.D.21** • The County shall coordinate with the appropriate federal and state agencies and the public in identifying dredge spoil disposal sites.

[Comments/Recommendation](#)  
[Renumbered due to deletion of 11.1.D.1](#)

---

**Policy 11.1.D.32** • Any conflicts between the County and another public agency regarding a dredged spoil disposal site that cannot be resolved locally will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

[Comments/Recommendations](#)

---

**Objective 11.1.E** • By December ~~2003~~2010, the County shall identify planning topics of concern between local governments who would benefit from joint planning efforts and initiate coordination accordingly.

Comments/Recommendations

(joint planning topics) should be kept or deleted? (Need samples)  
This brings the school board into the coordinated planning mix.

---

**Policy 11.1.E.1** • By December ~~2003~~2010, the County shall initiate a formal coordination mechanism with the municipalities in the County, the School Board and adjacent counties to identify and consider the following areas of mutual concern:

- (A.) Improved communication between the County and other local, regional, and state agencies;
- (B.) Joint processes for collaborative planning and decision making on population projections and public school siting, the location and extension of public facilities subject to concurrency and the siting of facilities with countywide significance including locally unwanted land uses (LULU's) whose nature and identity shall be established within the formal coordination mechanism;
- (C ) Consistency between the County Comprehensive Plan, the Comprehensive Plans of municipalities within the county, the plans of adjacent counties, the plans of the School Board and the plans of other units of local government providing services but not having regulatory authority over the use of land;
- (D.) Activities having extra-jurisdictional impacts;
- (E.) Concurrency management systems and level of service standards;
- (F.) Expected impacts of development;
- (G.) Notification of affected jurisdictions;

(H.) Measures to mitigate impacts of development;

(I.) A process to resolve disputes, and;

(J.) The possibility of joint planning agreements with municipalities prior to municipal annexations and incorporations.

[Comments/Recommendations](#)

---

This Page Intentionally Left Blank

**Public School Facilities Element**

---

None

---