

Ordinance No. 2010-04

An Ordinance of the Town of Greenwood adopting amendments to its Comprehensive Plan. The amendments include text changes related to Transportation Concurrency requirements. Providing for transmittal to the State land planning agency; providing a conflicts and severability clause, providing an effective date.

Whereas, the State legislature of the State of Florida has mandated that all local governments draft and adopt Comprehensive Plans to provide thorough and consistent planning with regard to growth management within their political jurisdiction; and

Whereas, Florida Statutes, Chapter 163, provides a process by which the adopted Comprehensive Plan may be amended; and

Whereas, the Town of Greenwood has held all duly required public hearings as required by F.S., Chapter 163 and F.A.C. 9J-11; and

Whereas, the Greenwood Town Council desires to adopt amendments to the current Comprehensive Plan to continue to guide future development and to preserve, promote and protect the public health, safety and welfare.

Now, therefore, be it ordained by the Greenwood Town Council that:

1. The Town of Greenwood hereby adopts the Comprehensive Plan amendments as presented and attached. A copy of the Comprehensive Plan as amended will be kept on file in the office of the Town Clerk, Greenwood, Florida.
2. Severability: If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is held, for any reason, to be unconstitutional, void, or invalid, the validity of the remaining portion of the ordinance shall not be affected thereby.
3. Repealer: All other ordinances or portions of ordinances in force at the time this ordinance becomes effective which are in conflict with any provisions hereof shall be deemed to have been repealed and are repealed to the extent of any such conflict, otherwise to remain in full force and effect. This ordinance is specifically intended to and shall be construed to amend the provisions of previous Greenwood Comprehensive Plan amendment or adoption Ordinances, and to the extent of any conflict, this Ordinance 2010-04 shall supersede and amend hereby.
4. Effective Date: This ordinance shall take effect as provided by law.

Ordained this 14th day of December, 2010.



Charles Sanders, Mayor

Attest:


Suzanne M. NeSmith, Town Clerk

AGENDA ITEM #

AGENDA DATE: December 14, 2010

TO: Greenwood Town Council

FROM: Rick Pettis, Planning Director
David H. Melvin, Inc.

REQUEST FOR:

- **ADOPTION OF MAJOR AMENDMENTS TO COMPREHENSIVE PLAN
ADDRESSING TRANSPORTATION CONCURRENCY REQUIREMENTS.**

BACKGROUND:

On May 11, 2010, the Town Council approved transmittal of major amendment addressing transportation concurrency requirements. The Florida Department of Community Affairs has reviewed the amendment and issued their Objections, Recommendations and Comments (ORC) report. The ORC referenced no objections to amendment, as transmitted.

On November 9, 2010 the Town Council conducted first reading of Ordinance No. 2010-04 addressing adoption of major amendment relating to transportation concurrency requirements.

This public hearing for adoption of major amendment was noticed in the December 3, 2010 edition of the Jackson County Floridan.

**RECOMMENDED
MOTION:**

I move the Council adopt major amendment by Ordinance No. 2010-04.



STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

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

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

August 20, 2010

The Honorable Charles Sanders, Mayor
Town of Greenwood, Florida
Post Office Drawer 9
Greenwood, Florida 32433

RECEIVED

AUG 23 2010

DAVID H. MELVIN INC
CONSULTING ENGINEERS

Dear Mayor Sanders:

The Department of Community Affairs (Department) has completed its review of the Town of Greenwood's proposed comprehensive plan amendment (DCA 10-1), received on June 21, 2010, based on Chapter 163 Florida Statutes, Rule 9J-5, Florida Administrative Code, and the adopted Town of Greenwood Comprehensive Plan. Based on this review, the Department raises no objections to the proposed amendment, and this letter serves as the Department's Objections, Recommendations and Comments Report. We have included a copy of local, regional and state agency comments for your consideration. For your assistance, we have also included a summary of the procedures for final adoption and transmittal of the amendment.

The Department offers comments regarding the proposed Amendment. In general, the Town's Plan includes transportation concurrency provisions that are inclusive of available options under the growth management Statute but in some cases are not applicable for the Town as the options are for more urbanized areas. Policy 3.1 of the Transportation and Circulation Element, included in the amendment essentially reiterates the "model language" provided on page 14 of the Transportation Best Practices Guide, Florida Department of Community Affairs, 2007, and adds a generic listing of Levels of Service for major arterials, minor arterials and collectors, and local streets (within the Town's jurisdiction). This policy could be revised to be more straightforward and specific to the conditions in the Town of Greenwood. As there are only three State highways within the Town and no Strategic Intermodal System (SIS) or Florida Intrastate Highway System (FIHS) facilities, nor any facilities funded in accordance with the Transportation Regional Incentive Program, Policy 3.1 could simply list all applicable state highways, county roads, and municipal streets by name, along with the applicable level of service standard, as derived from Rule 14-94, Florida Administrative Code; or, alternatively, it could include, as part of the policy, a copy of the table of Florida Statewide Minimum Level of Service (LOS) Standards from Rule 14-94, Florida Administrative Code, relating the applicable LOS to the subject facility.

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850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: www.dca.state.fl.us

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♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

Objective 6 and several of its subparts of the Transportation and Circulation Element outline requirements for concurrency determinations and obligations. This objective is difficult to follow, in part because it is four pages long without specific policies. Additionally, the subsections have certain provisions that could be better crafted to meet the Town's needs.

Proposed Objective 6 could be revised so that the provisions listed below the initial paragraph labeled as Objective 6 are reorganized and numbered as associated policies that set out implementation activities for the accomplishment of Objective 6. Additionally, recommended revisions include: revising Part 1.(a) of proposed Objective 6 to indicate that requirements "shall" satisfy roadway concurrency-related requirements; deleting portions of Part 2. (b) 3., relating to concurrency exemptions, as they are unnecessary; revising Part 2. (b) 3., to address maintenance of level of service standards and the implementation of associated transportation concurrency system management requirements, consistent with subsections 9J-5.019(4)(c)1. and 9J-5.0055(3)(c), Florida Administrative Code; and, revising Part 2. (b) 4. (*Capacity Thresholds*) to specify that the Town's adopted level of service standards for its transportation facilities shall be based upon the capacity thresholds set out in the Florida Department of Transportation's generalized service volume tables (see <http://www.dot.state.fl.us/planning/systems/sm/los/> for additional information).

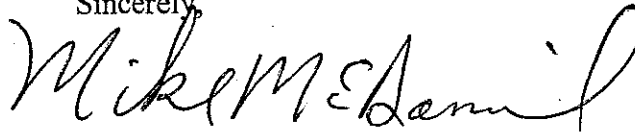
Additionally, Parts 3. and 6. of proposed Objective 6 of the Transportation and Circulation Element (*Termination of Adequate Capacity* and *Action Upon Failure to Show Adequate Capacity*, respectively) should be revised to include implementing policies that specify that development orders/permits associated with a specific development project will be issued only upon demonstration that the anticipated impacts of the proposed development would not degrade transportation facility adopted levels of service, or that if the development would otherwise have such effect, that the development orders/permits shall not be issued unless and until: 1) the Town and developer enter into and execute a binding agreement requiring the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent, consistent with subsections 9J-5.0055(3)(c)3. and 4., Florida Administrative Code; or, 2) the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, wherein facilities will be in place or under construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

As a reminder, in accordance with subsection 9J-5.0055(3)(c)6, Florida Administrative Code, and subsection 163.3180(6), Florida Statutes, a proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements if all of the conditions specified in subsection 163.3180(6), Florida Statutes, are met. Typical examples of development with de minimis impacts are small developments with limited impacts, such as a single-family house on an existing lot of record.

The Honorable Charles Sanders
August 20, 2010
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Staff at the Department remains available to provide further assistance. If you have any questions, please contact Susan Poplin, AICP, Regional Planning Administrator, or Adam Antony Biblo, AICP, Community Planner, at 850-922-1807.

Sincerely,

A handwritten signature in black ink, reading "Mike McDaniel". The signature is fluid and cursive, with the first name "Mike" and last name "McDaniel" clearly legible.

Mike McDaniel, Chief
Office of Community Planning

MM/aab

cc: Mr. Charles Blume, Executive Director, Apalachee Regional Planning Council
Mr. Rick Pettis, Planning Consultant, David H. Melvin, Inc.

TOWN OF GREENWOOD COMPREHENSIVE PLAN

Elected Officials
Greenwood Town Council

Charles Sanders, Mayor
Kathryn Mickel
Mamie Vann
Robert Waltz

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CHAPTER ONE FUTURE LAND USE ELEMENT EXECUTIVE SUMMARY

The Future Land Use Element of the Town of Greenwood Comprehensive Plan analyzes the Town's current land use patterns and establishes policies that will guide the future development in Greenwood. These policies are set forth in the Future Land Use Map Series and in the Goals, Objectives, and Policies of the Comprehensive Plan.

INTRODUCTION

The Town of Greenwood is located at the intersection of SR 71 and SR 69/162 in Jackson County, Florida. It is approximately ten miles northeast of the center of the City of Marianna, the county seat, six miles south of the Town of Malone, and twenty miles northwest of Town of Sneads. It is one of the oldest continuing centers of population in the third oldest county in Florida.

Jackson County has historically relied on agriculture as the largest source of economic input. The State of Florida is the largest non-agriculture employer in the region. Greenwood is centrally located between the Apalachee Correctional Institute in Sneads, Jackson Correctional Institute in Malone and the Northwest Florida State Hospital between Marianna and Greenwood, three of the largest employers in the County. The Marianna/Jackson County industrial park is located less than five miles south of the Town on SR 71, along with the Marianna Federal Correctional Institution. Recently, a regional distribution center for a national retailer was located southwest of Marianna at the intersection of CR 276 and I-10.

Despite its proximity to the major employment centers of the county, there has been very little pressure for development within the Town. The Town has issued development orders for fewer than 50 residential dwelling units during the preceding five years. The Town has not annexed new land during the preceding five years in land use categories that permit residential uses that will affect school attendance rates and the Town has no public schools located within its boundaries.

Changing land use patterns around the City of Marianna suggest, however, that past trends may not hold steady. Residential growth patterns are extending to the northeast from Marianna. Several land owners within the Town have expressed interest in up-zoning properties to allow more intense residential uses. The Town feels that its present advantages make it logical that residential development will increase over the short-term planning horizon. The general framework of this plan anticipates higher than predicted growth rates and considers appropriate policies to avoid unintended and unplanned consequences.

CURRENT LAND USE PATTERNS

The approximate distribution of current land uses is shown in Table FLE-1. These uses are further illustrated on Map FLUM-1.

Table FLE-1		
Distribution of Land Uses		
Land Use Category	Approximate Acreage	Percent of Total (%)
Commercial	20	0.6
Industrial	40	1.2
Agriculture	2000	65.6
Institutional	10	0.3
Public	200	6.56
Residential	750	24.8
Acreage not classified Agriculture	20	0.6

Agriculture is clearing the dominant land use. This reflects the general importance of agriculture to the Town and Jackson County generally. The active agricultural uses are silviculture and pasture, with some field crop production. On the northern edge of the northwest quadrant of town there is a landing strip that was historically used by a crop dusting business. Continued agricultural uses will be allowed by policy.

The second highest land use is residential. The Shimberg data indicate that there are 331 housing units, of which 114 (34.4%) are mobile homes (see Table FLE-2). There are 91 residential parcels classified as vacant by the Department of Revenue data. Residential development consists of established communities in the northwest and southwest quadrants and larger lots fronting SR 69, SR 71 and CR 162.

Table FLE-2		
Housing Unit Types, 2000		
Structural Type	Greenwood Number of Units	Jackson County Number of Units
Single Family	214 (64.7%)	11,909 (61.1%)
Multi-Family	3 (0.9%)	1,260 (6.5%)
Mobile Home	114 (34.4%)	6,265 (32.1%)
Other	0 (0%)	56 (0.3%)
Total	331 (100%)	19,940 (100%)

Source: Shimberg Affordable Housing Center, University of Florida

The third highest land use is public lands. This land use category includes the lands owned by the Town for municipal purposes such as the Town Hall, well sites, the transfer station and recreational facilities. This category also includes a parcel in the southwest quadrant owned by the State of Florida, which also owns unincorporated lands bordering the southwest quadrant on the south and west and a portion of the western boundary of the northwest quadrant. Those properties are operated by IFAS and the Florida Foundation Seed Producers, Inc., a non-profit corporation, as an agricultural research station. The Town's policies are intended to encourage the long-term viability of these operations by insuring compatibility of adjacent land uses and requiring measures to

protect the more intense land uses from the noises, odors, and dust typically associated within agriculture.

The next highest land use is industrial. The industrial complex is located in the northwest quadrant and has been historically operated as a peanut processing plant. The complex is not in operation most of the year. When in operation, there is a significant amount of traffic from delivery of the harvested peanuts which are then processed and transported to the wholesale market. Dust and noise are a concern.

There is a limited amount of commercial land use in town, primarily located at the central intersection. There has been a trend to locate commercial uses at the intersection of Basswood Road and SR 71 in the north portion of the Town and along SR 71 South. The Town's policies will encourage the development of approximate levels of community commercial uses as agriculture uses are abandoned for more intensive uses such as residential.

Institutional land uses consist primarily of churches and related uses such as parsonages and cemeteries.

The land use category shown is "acreage not classified as agriculture" under the DOR classification system. This land has been used as a single family residence and is expected to develop consistent with the adjacent residential patterns.

Adjacent land uses in unincorporated Jackson County are primarily agriculture and the IFAS and Seed Foundation activities discussed above.

POPULATION PROJECTIONS

Table FLE-3 shows the Observed and Estimated Permanent Population through 2005, and Table FLE-4 shows the Projected Permanent Population through the short-term planning horizon (2010) and the long-term planning horizon (2020). The Town recognizes that population projections can change dramatically from time-to-time and will include projection updates as part of its annual review and analysis of this plan's policies. The average household size has declined slightly to 2.44 persons per household as of 2000 (Table FLE-5). For planning purposes the town considers the average household size to have remained constant.

Table FLE-3
Permanent Population – Observed and Estimated

Year	Number of Permanent Residents	
	Observed*	Estimate*
1960	427	
1970	449	
1980	577	
1990	474	
2000	735	
2004		763
2005		770
2006		776

Source: *U.S. Census Bureau (2000)

**University of Florida Bureau of Economic and Business (2006)

Table FLE-4
Permanent Population – Projected

Year	Observed Permanent Population	Projected Permanent Population	Growth Rate
1980	577		-17.85%
1990	474		55.06%
2000	735		23.40%
2010		907	19.74%
2020		1,086	

Source: U.S. Census Bureau (2000)

Shimberg Affordable Housing Center, University of Florida

Table FLE-5
Number of Housing Units and Average Household Size: 1980, 1990, and 2000

Year	Number of Housing Units	Average Household Size
1980		2.56
1990	232	2.44
2000	335	

Source: U.S. Census Bureau (2000)

The Town is expected to experience substantial population growth throughout the planning period. In order to accommodate the needs of the future population, the Town can expect to experience the conversion of agricultural and undeveloped land to residential and commercial land uses. To ensure that this new development occurs in an orderly, well-planned manner, this Future Land Use Element analyzes the environmental and infrastructure constraints to development and establishes a series of future land use maps and policies to overcome or address these constraints.

ENVIRONMENTAL CONSTRAINTS TO DEVELOPMENT

Environmental constraints to development typically include wetlands, areas with severe soil limitations and areas prone to flooding. Maps FLUM-2, FLUM-3 and FLUM-4 depict the areas identified as wetlands, soils, and FEMA flood zones respectively. Karst formations are common in the region.

Wetlands

There appear to be limited amounts of wetlands within the Town, most of which are isolated depressional wetlands. Historically, the natural characteristics of the land in the area have been altered by agricultural and silvicultural activities and it is often difficult to accurately identify all potential wetland sites without field verification. The Town will provide requirements for delineation of wetlands according to accepted techniques prior to consideration of development proposals that would further alter the topography of the land.

Soils

The major soil types within the Town are Troup, Orangeburg, Chipola, Fuqua, and Wicksburg. The other soil types shown are Foxworth, Esto, Oktibbeha, Red Bay and Luka. Jackson County in general and the Town of Greenwood overlie significant karst systems. These soils tend to be well to moderately well drained. However, the Oktibbeha and Luka soils can indicate periods of saturation or flooding. The Town's requirements for wetland delineation should allow consideration of these conditions at the time of development review.

Flood Zones

There are limited amounts of flood zones located within the Town. The Town will include requirements for flood zone determination and minimization of flood hazards within its land development regulations and has adopted a flood hazard mitigation ordinance.

Karst

Karst geology is prevalent in the Jackson County region. A prior study determined that no areas within the vicinity of the Town are suitable for spray field application of treated effluent. This was largely due to the characteristics of the Karst geology in the area.

Land use decisions should recognize the impact of this geology on surface uses. Subsidence events caused by the collapse of materials overlying caverns and caves can result in structural damage at land surface. More importantly karst-related features can create direct pathways for introducing surface contaminants into the ground-water system where remediation is difficult. Map FLUM-7 shows the location of the Town's two water supply wells which will be protected from adverse effects of development through policies providing primary and secondary protection zones.

The eastern half of the Town is within the area that the Jackson County Board of County Commissioners considered designating as the Jackson County Blue Springs Special Planning Area. A county ordinance was proposed, but not adopted, that would include restrictions on land use practices designed to protect the water quality of Jackson Blue Spring, a regionally significant natural resource. The Town will evaluate all regulatory alternatives in providing protection to the ground and surface water assets of the area.

INFRASTRUCTURE CONSTRAINTS TO DEVELOPMENT

Suitability of land for development is constrained by the lack of central wastewater treatment facilities. Thus, in most areas of the Town, the density and intensity of development is limited to that which can be accommodated by septic systems.

As discussed more fully in the Capital Improvements Element (CIE) the Town is approaching allocation of its available permitted average daily withdrawals of potable water. The five-year Capital Improvement Plan (CIP) includes short-term investigation of opportunities to expand withdrawal capacity and policies in the CIE require amendment of the CIP as necessary to include implementation of financially feasible options.

The western portions of the Town that have been developed as residential have adequate road and potable water distribution infrastructure. The CIP includes funded projects for enhancement of potable water distribution infrastructure along SR 71 and SR 69 and for the consideration of an elevated storage tank. It is the Town's policy to require developer contribution of transportation and potable water distribution enhancements as areas currently used for agriculture are developed to more intense uses.

FUTURE DEVELOPMENT

The future land use map series sets out the land use pattern for the Town through the year 2020 and beyond. Based on the projections in Tables FLE-3 through FLE-5, the Town should experience a transition from predominately agriculture related land uses to residential land uses over the planning horizon. However, until land owners make application for development, it is uncertain where those transitions will occur.

The Future Land Use Map, Map FLUM-5, shows the general distribution of future land uses within the Town. In general, the Future Land Use Map allows for the maintenance of existing development patterns. The general range of density or intensity of each future land use category is shown in Table FLE-6.

Table FLE-6 Range of Density or Intensity of Use by Land Use Category	
Land Use Category	Maximum Density/Intensity
Residential	2 d.u./acre
Commercial	.9 ISR; .5 FAR
Industrial	.9 ISR; .75 FAR
Agriculture	1 d.u./acre or .8 ISR; .4 FAR
Institutional	.8 ISR; .6 FAR
Public	.8 ISR; .5 FAR
Conservation	1 d.u./4 acres
ISR = the amount of lot coverage by impervious surface, FAR = the amount of lot coverage by floor area.	

Future Land Use Categories

This section discusses the potential distribution of future land uses through the planning horizon. Table FLE-8 contains a graphic depiction of the future land uses.

Agriculture: This land use classification is intended for those areas of the Town associated with agriculture and agriculture-related activities. Examples of appropriate uses are schools, crop land, pasture land, orchards and groves, small-scale timber production and limited residential. Extreme care must, and will be exercised to conserve this valuable resource and ensure harmony and compatibility between continued agriculture uses and the various other land uses in the Town.

Density is calculated on a gross basis, with clustering encourage, subject to the requirements set forth in the Land Development Regulations. Maximum gross residential density would be 1 dwelling unit per 1 acre. This density, combined with clustering and appropriate surface water management techniques, will most efficiently use those lands associated with residential related activities, leaving the largest possible land area in agricultural production. Areas left in agricultural production after development of residential clusters will be encumbered by conservation easements allowing the continued agricultural use while prohibiting more intense uses in the future.

This maximum density does not limit the conveyance of smaller acreage from one family member to another in accordance with Land Use Policy 3.4.

Commercial activities that support agriculture may be authorized in the Agriculture land use category. Examples of these activities are crop processing facilities, implement sales or repair and crop storage. These users will have direct access to an arterial or collector road and will be buffered from adjacent uses to further compatibility.

In order to ensure land use compatibility, maximize the efficiency of public facilities and services, and encourage the separation of urban and rural land uses, all land use and development in the Agriculture category shall be periodically evaluated and analyzed, and

the Comprehensive Plan amended to address issues identified during the annual monitoring.

Residential: This land use category shall provide lands for all types of residential development. Density shall be limited to two units per gross acre. Clustering shall be encouraged to promote retention of open space and natural features of the land. Uses allowed in this category include single-family and multi-family residential units and schools. This category includes the sub-category Residential Suburban for areas of the town that are suited for medium density residential development but which are not served by central sewer.

Tables FLE-7 and FLE-8 show that through the 2020 planning horizon there is a projected demand for 453 residential units, with a need for 139 units. The Town's policies require that 10% of all residential projects must be committed to public or private recreation facilities at the time of subdivision. Therefore, there will be an additional need for approximately 80 additional acres of residential land use during the planning horizon.

approximately 66 units

Table 7 Permanent (Non-Seasonal) Housing – Projected Demand by Type, 2005-2025												
Projected Demand By Type												
	Est. Housing Units By Type 2002											
Local Govt.	Single Family	Multi-Family	2005		2010		2015		2020		2025	
			SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Town of Greenwood	309	3	341	3	374	4	409	4	448	5	482	5
Source: Shimberg Affordable Housing Canter, University of Florida												

Table 8 Permanent (Non-Seasonal) Housing – Projected Need by Type, 2005-2025										
Local Govt.	Projected Need By Type									
	2002-2005		2002-2010		2002-2015		2002-2020		2002-2025	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Town of Greenwood	32	0	65	1	100	1	139	2	173	2
Source: Shimberg Affordable Housing Canter, University of Florida										

Industrial: This category provides lands for activities connected to manufacturing, assembly, processing or storage of goods and products. Expansion of industrial uses in the Town will require implementation of procedures and policies that ensure compatibility with adjacent residential uses. No additional industrial acreage is predicted through the planning horizon.

Public: This land use includes public buildings and facilities such as the Town Hall, Post Office, public parks, fire and police stations, correctional facilities, public works and maintenance yards, schools and related facilities.

Institutional: This land use includes churches, parsonages and cemeteries, hospitals and non-public membership organizations. As the permanent population increases, there should be additional need for this land use as well.

Commercial: This land use includes all lands intended to provide adequate areas for commercial development in the Town to serve the needs of the population and the traveling public. As agriculture lands are converted to more intense land uses, the Town will evaluate the need for additional commercial and policies will direct commercial uses to areas best suited for that use.

Sub categories of the Commercial land use category are Mixed Use Rural Development and Mixed Use Urban Development. These sub-categories provide alternatives for flexible mixes of limited commercial development mixed with residential development based on proximity to essential services.

Conservation: This land use includes areas with extremely limited development potential due to environmental sensitivity including (i) severe soils, (ii) native vegetation, (iii) wetlands, and (iv) karst features.

Table FLE-8
Distribution of Future Land Uses

Land Use Category	Approximate Acreage	Percent of Total (%)
Commercial	30	0.98
Industrial	40	1.31
Agriculture	1900	62.5
Institutional	10	0.3
Public	210	6.91
Residential	850	27.9
Conservation	0	0.0

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL – Through the provision of appropriate land uses, promote, protect, and improve the public health, safety, and welfare of the citizens of the Town of Greenwood, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1 – Review and amend land development regulations as necessary to ensure that decisions regarding land use consider natural and man-made features and resources and serve to promote the health, safety, welfare, and quality of life of the town's citizens, as well as conserve natural and historical resources. The Town Land Development Code may use traditional zoning techniques such as land development guidance systems or point systems, provided such systems are consistent with and implement the objectives, policies, and Future Land Use Map contained in this plan.

Policy 1.1 – Enforce land development regulations to implement the objectives and policies of the Comprehensive Plan, through standards which promote quality development and ensure compatible land uses. The most restrictive provisions contained in the objectives, policies, and Future Land Use Map shall apply to land use and development, and the land development regulations are consistent with the most restrictive provisions of this plan. In order to accomplish this, the regulations:

- a) Guide the development and subdivision of land, considering adjacent land uses, natural and historic resources and environmental constraints, such as floodplains, soil suitability, drainage, surface and groundwater quality and stormwater management.
- b) Conserve open space, public potable water wells and private water wells serving private water treatment systems, and protect air and water quality through appropriate density and intensity guidelines including standards for clustering, landscaping, buffering, open space requirements, wetlands development restrictions, floodplains, silviculture, stormwater management, and mining restrictions.
- c) Provide that development orders will not be issued that result in a reduction below acceptable levels of service adopted in this plan.
- d) Require that new developments provide adequate parking based on professionally accepted standards and appropriate parking lot and driveway design in order to promote safe on-site traffic flow. The number of access points to arterial and collector roads will follow Department of Transportation guidelines and the use of shared driveways will be encouraged.
- e) Limit development of lands in the Agriculture category to a maximum of one dwelling unit per acre. To preserve the greatest agricultural acreage where

development does occur, clustering will be encouraged and provided for in the land development regulations with remaining lands placed in conservation easements.

- f) Promote and encourage efficient use of existing infrastructure.
- g) Regulate the location and size of signs.

Policy 1.2 – Analysis shows there are a number of historically and archaeologically significant sites within the Town. Prior to the issuance of any development approval in the Town of Greenwood, the Florida Master Site File shall be consulted to determine whether historic or archaeologically significant resources exist on the site. Recommendations will be developed regarding preservation strategies and procedures to be followed within the Town of Greenwood. Until such time when additional preservation strategies and procedures can be developed, historical resources shall be protected through the benefits available to property owners whose properties are listed in the Florida Master Site File or the National Register of Historic Places.

Policy 1.3 – The land development regulations limit development in the areas of the 100-year flood plain; all development will be elevated above the base flood elevation. Land use and development within 100-year floodplains shall be consistent with Policies 1.1 through 1.16 of the Conservation Element and the Town's flood hazard mitigation ordinance.

Policy 1.4 – To ensure conservation of wetlands within the Town, the land development regulations incorporate the requirements of federal and state regulations as these regulations exist at the time of adoption of this Plan. In addition, land use and development in wetlands shall be consistent with policies 8.1 through 8.13 of the Conservation Element.

Policy 1.5 – DEP guidelines shall be implemented for land uses discharging hazardous or toxic materials, such as sanitary landfills, sewage treatment plants, and petroleum storage tanks in areas of high aquifer recharge. In addition, land use and development within aquifer recharge areas shall be consistent with Policies 2.5, 2.8, and 6.8 of the Conservation Element, and Policies 2.1.1 through 2.1.7 and 2.2.5 of the Infrastructure Element.

Policy 1.6 – Development orders and permits shall not be issued unless infrastructure is or will be available concurrent with the impacts of development. Determination of availability shall be consistent with the standards set forth in Rule 9J-5, F.A.C., and as further described in Policies 1.2.1 and 1.5.1 through 1.5.7 of the Capital Improvements Element.

Policy 1.7 – The subdivision of property into more than 2 lots of less than 10 acres each, shall require the construction of paved roads and utilities currently offered by the Town, and the construction of these roads and utilities currently offered by the Town, and the construction of these roads and utilities shall require a performance guarantee be provided, as specified in the Town's Subdivision Regulations in effect on the date that this Comprehensive Plan was adopted (July 2, 1991). This performance guarantee shall ensure that all improvements which are required to serve the subdivision are completed

within two (2) years of final plat approval, unless these improvements are completed prior to the approval of the final plat. "Improvements" shall include any improvements which are to be maintained by the developer, owners, or associations, as well as those which are to be maintained by the public.

Objective 2 – Enforce adopted land development regulations consistent with the following land use designations establishing the density, intensity, and character of future development.

Policy 2.1 – Future land uses shall be classified as follows:

THE FOLLOWING LAND USE CATEGORIES APPLY TO THE Town of Greenwood.

<u>Land Use Category</u>	<u>Maximum Density/Intensity</u>
CON Conservation	1 d.u./4 acre
AG Agricultural	1 d.u./1 acre
R Residential	2 d.u./acre
COM Commercial	90% ISR, .5 FAR
I Industrial	90% ISE, .75 FAR
P Public	80% ISE, .5 FAR
Ins Institutional	80% ISR, .6 FAR

Note: Intensity is expressed as impervious surface ratio (ISR) (ratio of permeable surfaces to non-absorbing surfaces). FAR is Floor:Area Ratio

Policy 2.2 – Agricultural land uses shall be classified as follows:

AGRICULTURE

This land use classification is intended for those areas of the Town associated with agriculture –related activities. Examples of appropriate uses are crop land, pasture land, orchards and groves, small-scale timber production (1000 acres or less), residential, commercial and industrial development. Because Jackson County is composed predominantly of agriculture lands, the policy concerning the development of these areas must be flexible. Industrial, commercial, residential, public and combinations thereof are all possible, valid uses of what is defined as Agriculture land. However, extreme care must, and will be exercised to conserve this valuable resource and ensure harmony and compatibility between the various uses.

Density is calculated on a gross basis, with clustering encouraged, subject to the requirements set forth in the Comprehensive Plan. Maximum gross residential density would be 1 dwelling unit per 1 acre. This density, combined with clustering and an appropriate impervious surface ration, will most efficiently use those lands associated with agricultural related activities, leaving the largest possible land area in agricultural

production. This maximum density does not limit the conveyance of smaller acreage from one family member to another in accordance with Land Use Policy 3.4. In order to ensure land use compatibility, maximize the efficiency of public facilities and services, and encourage the separation of urban and rural land uses, all land use and development in the Agriculture category shall be consistent with Policies 3.5 of this Element. Land use and development patterns in the Agriculture category shall be periodically evaluated and analyzed, and the Comprehensive Plan amended accordingly, consistent with the requirements of the Monitoring and Evaluation Program contained in this plan.

Policy 2.3 – Residential land uses shall be classified as follows:

A. RESIDENTIAL

To provide for economical and effective use of existing infrastructure, high density residential expansion will be encouraged in areas of the Town where central services are provided. Until central sewer is available and this plan is amended, residential densities shall be limited to no more than 2 units per acre.

B. RESIDENTIAL SUBURBAN

This land use classification applies only to those areas of the Town suited for medium-density residential development. These areas are not required to be served by central utilities according to HRS requirements. However, when practical, service connections will be required. Maximum detached single family residential density is 2 dwelling units per acre, when not served by central water and sewerage. On site disposal systems serving multifamily housing and mobile home parks will be allowed pursuant to applicable state regulations.

Policy 2.4 – Commercial land uses shall be classified as follows:

A. COMMERCIAL

This land use classification is intended to provide adequate areas for commercial development in the Town to serve the needs of the population and the traveling public. Maximum impervious surface ratio will be 90%.

B. MIXED USE URBAN DEVELOPMENT

This land use classification is characterized by a mix of compatible medium-intensity residential and commercial uses. Development in this classification has an approximately equal proportion of residential and commercial uses. Maximum detached residential density is 4 units per acre, with maximum impervious surface ratio for commercial use of 80%. No more than 40% of the total area should be devoted to commercial uses.

Residential use in this category may be at 2 detached single family dwelling units per acre on septic system, with 80% impervious surface ration for commercial on septic system. Multifamily housing and mobile home parks would be allowed according to HRS guidelines.

C. MIXED USE RURAL DEVELOPMENT

This land use sub-classification further defines the flexible mix of limited commercial/industrial and residential development. Development in this sub-classification is predominantly residential. No more than 25% of the total area should be devoted to commercial/industrial use. Maximum gross residential density is 1 dwelling unit per acre, with maximum impervious surface ratio for commercial uses at 70%. Multifamily housing and mobile home parks would be allowed accordingly to HRS guidelines.

Policy 2.5 – Industrial land uses shall be classified as follows:

INDUSTRIAL

This land use classification is intended to accommodate industrial and ancillary commercial development limited to no more than 50% of the lot or parcel area. Ancillary commercial development (use or building) shall be subordinate to, customarily incident to, and located on the same lot or parcel as the principal use or building. Maximum ISR shall be 85%.

Policy 2.6 – Conservation land uses shall be classified as follows:

CONSERVATION

Areas with extremely limited development potential due to environmental sensitivity including the following:

- a) Severe soils – Subject to provisions of state regulations, sites with severely rated soils for septic tank use shall utilize such techniques as performance based septic systems where central sewer service is unavailable.
- b) Native vegetation – Native vegetation shall be conserved through the landscaping, buffering and clustering requirements in the land development regulations.
- c) Mining shall be prohibited.

Policy 2.7 – Public land uses shall be classified as follows:

PUBLIC

This land classification is intended to provide adequate land for public facilities and services. Public facilities include churches, educational facilities, institutions, government centers, recreational facilities schools and prisons. Maximum impervious surface ration will be 80%.

Policy 2.8 – Urban Service Areas shall be defined as areas designated on the Future

Land Use Map Series Urban Service Area Overlay Map which:

- 1) Are served by paved arterial and/or collector roads, and public water and sewer systems; or which are planned to be served by arterial or collector roads and public water and sewer systems pursuant to this Plan, including its Capital Improvements Element; or
- 2) Which will be served by arterial or collector roads and public water and sewer systems pursuant to an approved federal, state, or foundation grant; and which are characterized by existing residential and/or commercial development or approved development orders or plats for such development, or vested residential or commercial development, for at least 50% of the land area included within the Urban Service Area boundaries as shown in the Future Land Use Map series. All guidelines for densities and percentage of impervious surface ratio shall be subject to all applicable requirements of the Department of Health and Rehabilitative Services, the Department of Environmental Regulation, and any other state or federal agencies whose jurisdiction might apply.

Policy 2.9 – The Future Land Use Map series FLUM-1 through FLUM-8 are adopted by policy.

Policy 2.10 – The Town will coordinate with the Jackson County School Board to appropriately locate school facilities which are an allowable use in all land use categories.

Objective 3 – Encourage new development in areas that have existing infrastructure (ie, central water or sewer) on the date of the adoption of this plan amendment within the city. The land development regulations address the manner in which such new development will undergo development review, consistent with the objections and policies of this Comprehensive Plan and the Future Land Use Map.

Policy 3.1 – The land development regulations establish densities and intensities of development that are consistent with those established in Land Use Policy 2.1.

Policy 3.2 – The development review and approval process shall ensure that public facilities are not degraded below acceptable levels of service by development impacts.

Policy 3.2 – The land development regulations included provisions to conserve historic and natural resources and productive agricultural lands. Development shall be limited to a maximum of one dwelling unit per acre in the Agriculture category. Historical resources shall be protected through the benefits available to property owners whose properties are listed in the Florida Master Site File of the National Register of Historic Places. Natural resources and public resource/recreation areas shall be conserved through adoption of development standards including waterfront setbacks, vegetative buffering requirements, landscaping provisions, and impervious surface limitations.

Policy 3.4 – Land development regulations exempt from the established maximum residential density land that is conveyed from one immediate family member to another for the purpose of establishing an additional primary residence on a family farm.

Policy 3.5 – The following standards shall be applied to non-residential development in the Agriculture category, in order to minimize the impacts of urban sprawl and strip development:

- a) For lot splits, parcels and subdivisions, created after the effective date of this Plan the use of deed restrictions, limited access easements, cross-access easements, shared driveways, and minimum spacing between access points shall be required, as necessary, in order to meet applicable state standards, which shall be applied to both State and County collector and arterial roads. For lots, parcels, and subdivisions in existence prior to the effective date of this Plan the location and minimum spacing between access points shall meet applicable state standards to the maximum extent possible on each individual lot or parcel, which shall be applied to both State and County collector and arterial roads.
- b) Commercial and other non-residential land uses within the Agriculture category, as well as the land uses listed in paragraphs (c) through (f) below, shall be subject to the specific restrictions in this plan that apply to land uses and development in wetlands, floodplains, aquifer recharge areas, and other environmentally sensitive lands.
- c) Commercial development and other non-residential land uses shall be permitted that are functionally related to rural and/or agricultural land uses, which shall be limited to farm equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, feed sales, blacksmith shops, processing, storage, or sale of agricultural products; recreational activities such as racetracks, speedways, golf courses, country clubs, hunting or fishing camps, shooting ranges, travel trailer parks and campgrounds, and riding or boarding stables; cemeteries, airplane landing fields, communications facilities, small engine repair, and welding shops shall require approval as a special exception. Criteria for the approval of such special exceptions shall be adopted which shall ensure compatibility with surrounding land uses.

- d) Home occupations shall be permitted which are clearly subordinate to the residential land use, and do not occupy more than twenty-five percent (25%) of the floor area of the buildings on the site;
- e) Community Facilities shall be permitted, which shall be defined as places of worship, community centers, and public or private schools and day care centers; and
- f) Potable water, sanitary sewer, recreation, drainage, electrical and natural gas distribution, police and fire, public works maintenance, and road facilities shall be permitted which are necessary to serve land uses and development in the Agriculture category.

Policy 3.6 – New development shall include site design which provides stormwater detention/retention areas or other approved stormwater management systems, pursuant to applicable federal, state, and local regulations, to filter out pollutants before entering river, or groundwater systems.

Policy 3.7 – Land use and development within cones of influence surrounding potable water wells shall be consistent with the policies implementing Objective 4 of the Conservation Element, and Policies 2.2.1 and 2.2.7 of the Infrastructure Element.

Policy 3.8 – The compatibility of adjacent land uses shall be ensured by requiring buffers which are designed to protect agricultural and non-agricultural land uses from the nuisances, hazards, and other intrusive effects associated with adjacent land uses. In particular, buffers shall, to the extent possible, accomplish the following:

- a) Protect agricultural activities from vehicles, noise, and other disruptive impacts that may be associated with non-agricultural land uses;
- b) Protect non-agricultural land uses from agricultural activities, including noise, glare, odor, dust and smoke;
- c) The negative impacts of land uses upon each other shall be minimized, such that the long-term continuance of either land use is not threatened or impaired by these impacts; and
- d) Buffers shall either be a natural barrier, or a natural or landscaped buffer supplemented with fencing or other man-made barrier, provided that the intent of this policy is fulfilled by the buffer.

Objective 4 – The land development regulations encourage urban development in areas with existing infrastructure facilities.

Policy 4.1 - Future development will be prompted by the provision of central water and sewer services allowing such essential services as a permissible use in all land use

districts except Conservation. If these services are unavailable, development shall meet the requirements under applicable state and federal regulations with regard to on-site disposal systems and wells.

Policy 4.2 – Development orders and permits will only be issued which will not cause a reduction below the acceptable LOS as adopted in this Comprehensive Plan.

Policy 4.3 – The land development regulations shall stipulate that septic tanks will be regulated pursuant to state regulations.

Objective 5 – Analysis shows that there are no blighted areas within the Town. The Town will continue its code enforcement measures to prevent blight. If blighted areas are identified, procedures will be implemented to reduce or eliminate blight.

Policy 5.1 – The Town will conduct periodic housing condition surveys to identify areas of substandard housing.

Policy 5.2 – The Town will develop and propose a minimum housing code.

Objective 6 – Analysis indicates that there are no existing inconsistent uses in the Town. The land development regulations include provisions for the prevention of incompatible uses through buffering.

Policy 6.1 – The land development regulations require buffering and/or screening of incompatible uses.

Objective 7 – Analysis shows that the Town has areas that could be adversely affected if proper stormwater management techniques are not employed. For this reason, the Town shall research means of managing stormwater runoff and implement appropriate management requirements.








Policy 7.1 – The land development regulations require new development to manage stormwater runoff on-site, so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.

TOWN OF GREENWOOD FUTURE LAND USE MAP

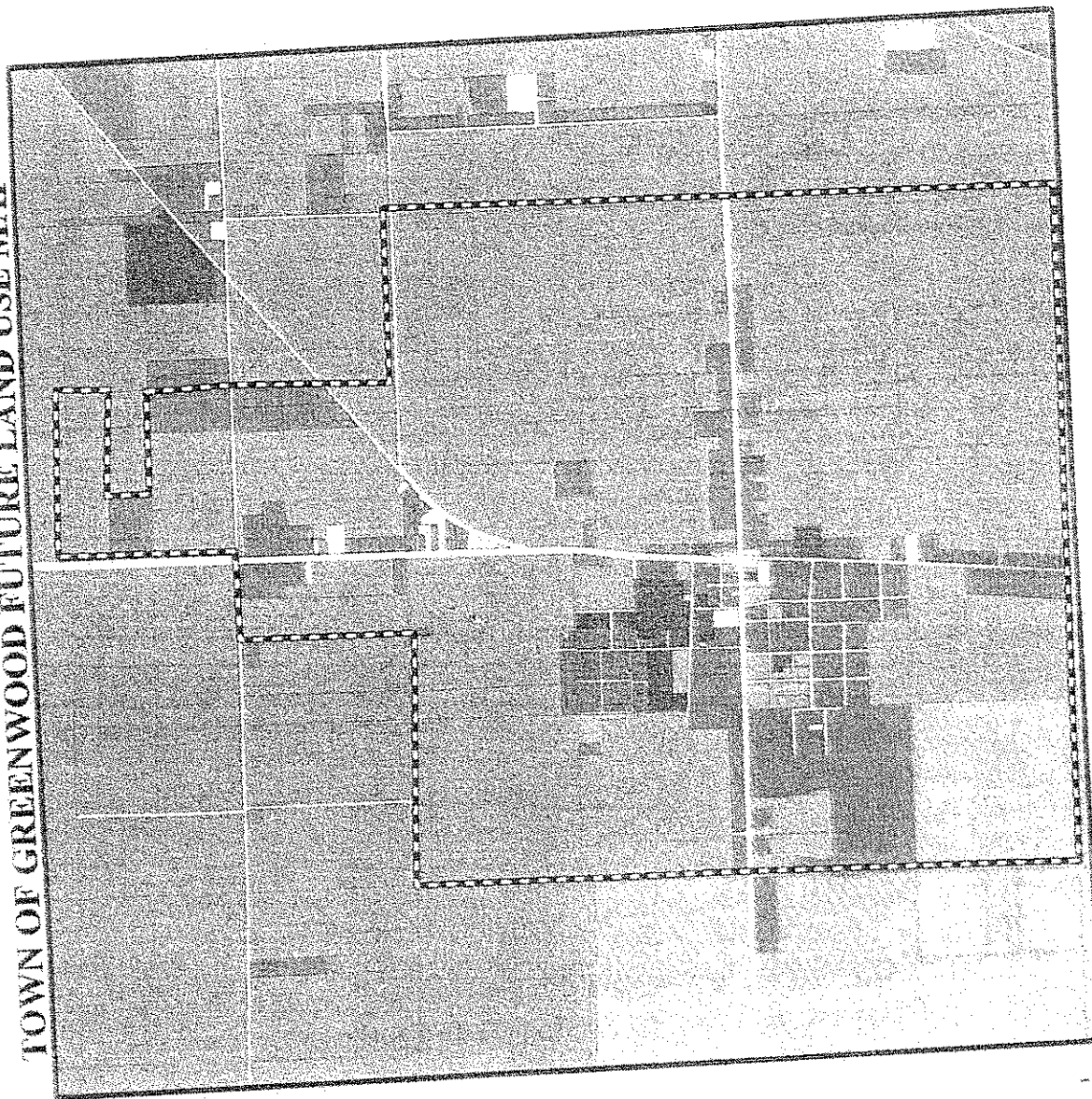
FLUM - 5



Land Use Categories

-  City Limits
-  Institutional
-  Commercial
-  Public
-  Industrial
-  Agriculture
-  Residential

Scale
0.5



CHAPTER TWO TRANSPORTATION AND CIRCULATION ELEMENT

EXECUTIVE SUMMARY

The Transportation and Circulation Element contains a description of the traffic circulation system in Jackson County and the Town of Greenwood, together with an analysis of existing and future traffic conditions. The element assesses the current and future level of service of the roadway system. Each roadway segment is assigned a level of service according to the operating conditions along that segment and the standards for rural roadways established by the Florida Department of Transportation.

The element also discusses the Jackson County and Town of Greenwood roadway improvements proposed by the Florida Department of Transportation in its Strategic Transportation Plan.

Currently, all of the roadways in Jackson County and the Town of Greenwood are operating above the minimum level of service standards recommended by the Department of Transportation and adopted in this plan. After 1997, traffic along the segment of S.R. 71 north of U.S. 90 to C.R. 162 is projected to exceed maximum service volume limits for level of service C. Traffic along this segment should be carefully monitored, and improvements such as turning lanes or traffic signals should be programmed as operating conditions approach the maximum service volume for the adopted level of service standard.

TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL – The goal of transportation planning for the Town of Greenwood is to provide a safe, convenient, and efficient traffic circulation system for both residents and visitors.

Objective 1 – Ensure that current and future rights-of-way are protected from encroachment by structures or ancillary uses inconsistent with the designation as a right-of-way. This shall be accomplished by provisions in the land development regulations.

Policy 1.1 – Protect existing rights-of-way by limiting use and/or encroachment by structures or ancillary uses through provisions in the land development regulations.

Policy 1.2 – Adopt specified right-of-way widths for future development or improvements of roadways in the Town, consistent with the adopted Future Transportation Circulation Map.

Policy 1.3 – Adopt provisions in the land development regulations to ensure the availability of future rights-of-way when needed for roadway improvements to existing facilities. Right-of-way dedication will be required in accordance with the needs identified pursuant to Policy 1.2.

Objective 2 – Ensure that transportation system needs are coordinated with land use designations and include appropriate environmental considerations throughout the planning timeframe. Review of development proposals and plans for all multi-family residential, commercial, office or industrial uses should include appropriate consideration of transportation impacts through the submission of a circulation, parking and access plan. Provisions to ensure such consideration shall be included in the land development regulations to be adopted by statutory deadline.

Policy 2.1 – Proposed amendments to Town of Greenwood Comprehensive Plan, especially amendments which involve changes to the Future Land Use Map, shall consider the associated impact on the transportation system. Should changes in the Future Land Use Map mandate improvements to the transportation system to maintain adopted levels of service, the appropriate amendments shall be made to the Future Traffic Circulation Map and the Capital Improvements Element.

Policy 2.2 - Street improvements shall be designed to provide sufficient carrying capacity to accommodate projected development as indicated in the Future Land Use Element and the Future Land Use Map while maintaining adopted levels of service.

Policy 2.3 – The land development regulations shall contain provisions regulating site design, including on-site vehicular and pedestrian circulation, parking and street pattern. Access management regulations will limit the number and location of curb cuts along arterial and collector roadways.

Policy 2.4 – Review and approval of site plans and development orders should ensure that impacts of development do not lower the adopted roadway level of service.

Policy 2.5 – Applicants for new non-residential development and residential developments of ten or more dwelling units shall be required to submit a traffic impact analysis quantifying the proposed development's impacts on surrounding collector and arterial roads and outlining the steps to be taken to prevent the level of service from degrading below the adopted LOS standard. Trip generation data for the transportation impact analysis may be based on the most recent edition of the report entitled "Trip Generation" by the Institute of Traffic Engineers or other professionally accepted methodology.

Policy 2.6 – Require an environmental assessment in conjunction with any new roadways or proposed improvements to existing roads. All new roadways or roadway improvements that propose to disturb wetland habitat shall comply with Federal, State and local wetland regulations.

Objective 3 – Require adequate transportation infrastructure to be available in advance of, or concurrent, with new development. This shall mean that adopted levels of service on existing facilities are not degraded below the standard set in Policy 3.1.

Policy 3.1 – The following level of service standards are adopted to ensure adequate traffic flow on the Town of Greenwood roadway system:

The level of service standard for roadways on the Strategic Intermodal System (SIS), including SIS connectors and roadways on the Florida Intrastate Highway System (FHIS), and roadway facilities per Chapter 163, F.S., funded in accordance with Section 339.2819 Florida Statutes (the Transportation Regional Incentive Program), shall be as set forth in Rule 14-94, Florida Administrative Code, as amended.

Major arterials – LOS C for peak hour
Minor arterials and collectors – LOS C for peak hour
Local streets – LOS D for peak hour

Policy 3.2 – Transportation facilities, bikeways, and pedestrian access facilities shall be designed to provide accessibility for handicapped persons.

Policy 3.3 – Coordinate traffic signalization with the State of Florida, and abide by state standards for the erection and maintenance of traffic signals.

Objective 4 – Continuing transportation planning for the Town of Greenwood shall consider and be coordinated with appropriate local and state agencies throughout the planning period (2001) through frequent communication and/or attendance by a representative at any pertinent meetings.

Policy 4.1 – Through implementation of policies adopted in the Intergovernmental Coordination Element, continue and maintain coordination among Jackson County,

Greenwood, and the Florida Department of Transportation for future transportation needs within or affecting the Town of Greenwood.

Objective 5 – The Land Development Code shall address the provision of bicycle and pedestrian facilities as they relate to new development and the construction and upgrading of arterial and collector roadways.

Policy 5.1 – The design of pedestrian and bicycle facilities shall be addressed in the submission of new development plans. It is recognized that the separation of these facilities from the roadway assumes importance especially in those areas near schools, parks and playgrounds, and residential facilities.

Objective 6 - The Town of Greenwood shall implement a transportation concurrency management system intended to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to issuance of development orders or permits, the concurrency management system must ensure that adopted level of service standards for roads, is maintained. No development permit or order shall be issued by the Town until such time as the requirements of the concurrency management system are met.

1. Minimum Requirements for Transportation Concurrency.

(a) For roads the concurrency requirement may be satisfied by following the standards in sub-sections (2)(a)1.-3 and (2)(b)1. and 2. of this Section. In addition, in areas in which the Town has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the concurrency requirement may be satisfied. The Town's implementing regulations, at a minimum, include the following provisions.

1. The Town's Capital Improvements Element and Five-year Schedule of Capital Improvements, in addition to meeting all of the other statutory and rule requirements, is financially feasible. The Town's Capital Improvement Element and Schedule of Capital Improvements may recognize and include transportation projects included in the first three (3) years of the applicable, adopted Florida Department of Transportation five-year work program.

2. The Town's five-year schedule of capital improvements includes both the necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the Town's schedule of capital improvements.

3. The Town's funding system is realistic, financially feasible and based on currently available revenue sources that are adequate to fund the public facilities required to serve the development authorized by the development order and development permit and that the required public facilities are included in the five-year schedule of capital improvements.

4. The Town's five-year schedule of capital improvements includes the estimated date of commencement of actual construction and the estimated date of project completion.

5. The Town's five-year schedule of capital improvements demonstrates that the actual construction of the road is scheduled to commence in or before the third year of the five-year schedule of capital improvements.

6. A plan amendment shall be required to eliminate, defer or delay construction of any road improvement which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements.

7. The Town's land development regulations shall require that development orders and permits are issued in a manner that will ensure that the necessary public facilities and services will be available to accommodate the impact of that development.

8. The Town will maintain a monitoring system which enables the Town to ensure it is adhering to the adopted level of service standards and has a coordinated schedule of capital improvements.

9. The Town will clearly designate within the comprehensive plan (CIP) those areas within which facilities and services will be provided by the Town with public funds in accordance with the five-year schedule of capital improvements.

(b) In determining the availability of services or facilities, a developer may propose and the Town may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the provisions (2)(a), (2)(b) and 2(c) of this Section.

2. Guidelines for Concurrency Determinations

(a) Level of Service Standards

1. Level of service standards shall be as set forth in this Element and the Capital Improvements Element of this Plan.

2. Development permits or orders may be issued by the Town only when the capacity of supporting public facilities will continue to meet or exceed level of service standards.

3. Levels of service may be temporarily degraded during actual construction of new public facilities if, upon completion of construction, the prescribed levels of service will be met.

4. The levels of service specified in the Capital Improvements Element may be revised to accommodate changing circumstances. Revisions or adjustments to levels of service shall be based upon reliable data and shall be by plan amendment.

(b) Procedures for Concurrency Determinations - The Town shall evaluate impacts upon public facilities and services caused by proposed development for each application for a development permit. These impacts shall be recorded and added to a running cumulative total for purposes of determining when capacity thresholds have been met or are impending.

The system for determination of cumulative of impacts on public facilities for purposes of recording a total of allocated capacity, and meeting transportation concurrency requirements shall be as follows.

1. Town staff shall identify and account for the collective transportation impacts of new development on the Town roadway system and provide information allowing concurrency determination to be made on each roadway segment in the Transportation Concurrency Roadway Network.

2. Town staff shall ensure through a review process that transportation facilities needed to serve new development are in place or under actual construction within three years after Town development order approval or its functional equivalent that results in traffic generation.

3. Town staff shall apply transportation concurrency analysis methodology and procedures to new non-residential development and residential subdivisions within the Town unless an exemption is granted based on the development's consistency with the Town's Comprehensive Plan and the project promotes public transportation, and/or is located within an area designated in the plan for urban refill, urban development or downtown revitalization consistent with Section 163.3180(5)(b), F.S. and Rule 9J-5.0055(3), F.A.C. It will be the responsibility of the applicant to demonstrate to the Town that: (1) the adopted level of service (LOS) standard on the Transportation Concurrency Roadway Network within the study area will be maintained without mitigation; or (2) the adopted level of service (LOS) standard on the Transportation Concurrency Roadway Network within the study area will be maintained with a specified and Town approved mitigation plan.

4. The minimum Level of Service standards for a transportation concurrency determination shall be consistent with Policy 3.1 of this Element of the Comprehensive Plan

5. Town staff shall monitor, maintain and update the Transportation Concurrency System data for each road segment in the Transportation Concurrency Network, as identified annually in the Town of Greenwood's Levels of Service on State Roads report (currently prepared by the Apalachee Regional Planning Council). The staff shall maintain and update, on an annual basis, the two-way peak hour peak season traffic volume data to be used as a baseline for transportation concurrency determinations. The locations of the traffic count stations will include all temporary (portable) and permanent stations maintained and operated by the Florida Department of Transportation (FDOT) on segments within the Town. For each roadway segment in the Transportation Concurrency

Network, the Town shall monitor, maintain and update a database of the transportation concurrency conditions.

6. Each year the Town staff will ensure the latest available traffic counts from the Florida Department of Transportation are updated within the Town's Concurrency Management System database to used to: 1) determine if capacity thresholds have been reached or exceeded; and, 2) establish the basis from which traffic caused by proposed development can be expected to impact upon level of service standards.

7. Using the PM peak traffic count as a basis, potential traffic to be generated by a proposed development shall be estimated through use of criteria specified by the Institute of Transportation Engineers in the latest edition of Trip Generation. Estimates of trips to be generated shall be added to the current PM peak traffic and committed demand to determine if capacity thresholds or level of service standards will be met or exceeded.

3. Termination of Adequate Capacity

Availability of adequate capacity for purposes of issuing development permits shall be terminated when it has been determined by the Town that capacity thresholds have been met or exceeded. At that time, the Mayor shall issue a statement to the Town Council and Planning Commission which indicates that all applications for development permits impacting the deficient service(s) will be denied until such time as adequate capacity becomes available, or conditioned upon meeting the concurrency management requirements

4. Capacity Thresholds

The Town shall establish, and revise as necessary, capacity threshold standards to be used for presumptions of adequate capacity for transportation systems or facilities.

(a) Capacity Threshold Standards C Adequate capacity shall be presumed to be available until such time as capacity thresholds on FDOT's generalized Level of Service (LOS) tables are met or exceeded.

5. Burden of Showing Compliance on Developer

The burden of showing compliance with level of service requirements shall be upon the developer. All applications for development permits shall provide sufficient information showing compliance with these standards.

6. Action Upon Failure to Show Available Capacity

The developer may provide the necessary improvements to maintain level of service standards. In such case the application shall include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain the level of service, and recordable instruments guaranteeing the construction, consistent with calculations of capacity above.

The Town has adopted a Transportation Proportionate Fair Share Mitigation Ordinance consistent with 163.3180 F.S. This provides a method whereby the impacts of development on the transportation facilities can be mitigated.

DRAFT



CHAPTER THREE HOUSING ELEMENT

DATA AND ANALYSIS

The purpose of the Housing Element is to analyze data related to existing housing and projected housing needs through the planning horizon. The goals, objectives and policies provide guidance to develop appropriate plans to meet identified or projected deficits in the supply of housing for moderate income, low income and very low income households, group homes, foster care facilities and households with special housing needs.

According to the U.S. Census Bureau 2000 census data, there were 331 housing units in the year 2000 within the Town of Greenwood. Of these, 16.3% were constructed prior to 1940 and a total of 62.5% are greater than 25 years old. Table HE-1 provides data on the age of housing inventory within the Town as compared to Jackson County as a whole. There have been four additional units constructed since the last decennial census.

Table HE-1		
Age of Housing Inventory		
Year Structure Built	Local Government	
	Greenwood	Jackson County
1939 or Earlier	54	1,703
1940-1959	50	3,315
1960-1969	22	2,401
1970-1979	81	3,783
1980-1989	57	3,820
1990-1994	43	2,128
1995-1998	15	1,733
1999- March 2000	9	607
TOTAL	331	19,490
Source: U.S. Census Bureau, Census 2000		

Table HE-2 shows the types of housing within the Town as compared to Jackson County as a whole. Approximately 1/3 of the housing within the Town is mobile homes. The Town has a significantly smaller proportion of multi-family dwelling units compared to the County. Table He-3 provides data as to the breakdown of owner occupied homes, renter occupied homes and vacant housing units. The Town's vacancy rates are comparable to those of Jackson County, indicating stability in the housing inventory.

Table HE-2
Housing Unit Types, 2000

Structural Type	Greenwood	Jackson County
	Number of Units	Number of Units
Single Family	214 (64.7%)	11,909 (61.1%)
Multi-Family	3 (0.9%)	1,260 (6.5%)
Mobile Home	114 (34.4%)	6,265 (32.1%)
Other	0 (0%)	56 (0.3%)
Total	331 (100%)	19,490 (100%)

Source: Shimberg Affordable Housing Canter, University of Florida

Table HE-3
Units by Vacancy and Occupancy Status, 2000
Town of Greenwood

Local Government	Occupied	Vacant	Total	Vacancy Rate (%)	Vacancy Seasonal Units	Total Units	Vacancy Rate Total Units (%)
Town of Greenwood	296	21	317	6.6	18	335	11.6
Jackson County	16,620	1,125	17,745	6.3	1,745	19,490	44.7

Source: Shimberg Affordable Housing Canter, University of Florida

The Town recognizes that housing affordability is a critical issue in Florida, particularly in areas of lower income households. Table HE-4 shows the income distribution determined from the last decennial census. Approximately twenty percent of the residents of the town have been determined to be in poverty status.

Table HE-4
Income Distribution in 1999 Households, 2000
Town of Greenwood

Number	Households	Percent Distribution (%)
Less than \$10,000	41	14.0
\$10,000 to \$14,999	18	6.2
\$15,000 to \$24,999	63	21.6
\$25,000 to \$34,999	53	18.2
\$35,000 to \$49,999	59	20.0
\$50,000 to \$74,999	33	11.3
\$75,000 to \$99,999	16	5.5
\$100,000 to \$149,999	6	2.1
\$150,000 to \$199,999	0	0.0
\$200,000 or more	3	1.0

Total	292	100.0
Median Income	\$28,750	
Percent of Population For whom poverty Status is determined	17.8	
Source: U.S. Census Bureau, Census 2000		

In light of the number of low and very low income residents, housing cost burden is an important issue. Tables HE-5 and HE-6 show the cost burden summary for owner occupied homes and renter occupied homes respectively.

Table HE-5 Cost Burden Summary Table, Owner, 2000							
Local Govt.	<20%	20%-24%	25%-29%	30%-34%	35% or More	Not Computed	Total Cost Burden 30% or More
Town of Greenwood	93	23	4	1	19	5	20
Jackson County	4,590	793	490	280	808	174	1,088
Source: Shimberg Affordable Housing Canter, University of Florida							

Table HE-5 Cost Burden Summary Table, Renter, 2000							
Local Govt.	<20%	20%-24%	25%-29%	30%-34%	35% or More	Not Computed	Total Cost Burden 30% or More
Town of Greenwood	24	7	3	7	16	13	23
Jackson County	1,251	395	254	163	750	666	913
Source: Shimberg Affordable Housing Canter, University of Florida							

Table HE-7 shows the projected number of additional housing units needed through the planning horizon. Tables HE-8 and HE-9 show the number of expected severely cost burdened households with income of less than 80% AMI for owners and renters respectively. Through the planning horizon, there is a projected net gain of ten severely cost burdened households within the Town, which is 7% of the projected housing needs. The Town feels that this need can be provided by the private sector.

Table HE-7 Projected Number of Housing Units: 2010, 2015, and 2020	
Year	Number of Housing Units
2010	66
2015	101
2020	141

Source: Shimberg Affordable Housing Center, University of Florida

Table HE-8 Number of Severely Cost Burdened (50%+) Households with Income Less Than 80% AMI by Tenure and Income Level, 2002-2025							
Tenure: Owner							
Local Govt.	Household Income as % of AMI	2002	2005	2010	2015	2020	2025
Town of Greenwood	<20%	6	7	8	8	8	9
	20-29.9%	6	6	6	7	10	10
	30-39.9%	3	3	3	3	4	5
	40-49.9%	1	1	2	2	2	3
	50-59.9%	0	0	0	0	0	0
	60-79.9%	1	1	1	1	1	1
	Total	17	18	20	21	25	28

Source: Shimberg Affordable Housing Center, University of Florida

Table HE-9 Number of Severely Cost Burdened (50%+) Households with Income Less Than 80% AMI by Tenure and Income Level, 2002-2025							
Tenure: Renter							
Local Govt.	Household Income as % of AMI	2002	2005	2010	2015	2020	2025
Town of Greenwood	<20%	4	5	5	5	6	6
	20-29.9%	0	0	1	2	2	3
	30-39.9%	0	0	0	1	1	1
	40-49.9%	0	0	0	0	0	0
	50-59.9%	0	0	1	1	1	1
	Total	4	5	7	9	10	11

Source: Shimberg Affordable Housing Center, University of Florida

According to the 2000 decennial census there are 13 housing units with 1.01+ persons per room, but no housing units with inadequate kitchen or plumbing facilities. The Town will continue to monitor housing conditions.

There are no renter-occupied housing developments currently using federal, state or local subsidies. There are no group homes licensed by the Florida Department of Children and Family Services and no licensed mobile home parks.

As mentioned, there are a significant number of housing units within the Town which were built prior to 1939. Of these, three are listed on the National Register of Historic Places (Erwin House, Great Oaks Plantation, and the Hayes-Long Mansion). There are housing units listed on the Florida Master Site File. Map FLUM-6 shows the approximate location of the historic structures within the Town.

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HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL – To provide the climate for a variety of decent, safe and sanitary housing in suitable neighborhoods to meet the needs of the present and future residents of the Town of Greenwood.

Objective 1 – A database to provide information for future development and planning decisions shall be maintained established by 1992 and be accomplished by updating the housing construction and demolition data yearly.

Policy 1.1 – Inventories which list subdivisions and individual single and multi family developments, including the number and type of units, lot size, and acreage shall be created and maintained.

Policy 1.2 – A structural housing condition survey shall be conducted at least once every five years, with the next survey prepared in 2010.

Objective 2 – A comprehensive survey of historic resources and an inventory of historically significant housing shall include houses that are significant examples of the architectural design of their period and the Town will support rehabilitation and preservation of those resources.

Policy 2.1 – The Town will assist property owners who wish to submit significant sites and structures within the Town that are identified in the countywide historical survey for inclusion on the State Master Site File and National Register of Historical Places.

Policy 2.2 – Establish, through the land development regulations, a mechanism to encourage the preservation of significant historic resources. The land development regulations require that an applicant obtain a certificate of approval before altering, demolishing, or moving any housing sites listed on the Florida Master Site File or in the Countywide Historical survey. Criteria for granting such a certificate will include consideration of the historic or architectural significance of the structure, future utilization of the site, and whether reasonable measures can be taken to save the structure.

Policy 2.3 – The Town will consider participating in the Department of State's Certified Local Governments Program to take advantage of the funding and technical support available through that Program.

Objective 3 – The Town's liaison with the County shall keep informed of its programs, as well as those of the Northwest Florida Regional Housing Authority for the provision of low- and moderate- income housing. The liaison shall help the Town to participate in partnership efforts with the County and the housing authority to provide affordable housing through programs such as the Section 8 and Rental Rehabilitation programs.

Policy 3.1 – The Town has established, within its land development regulations, non-discriminatory standards and criteria for the location of group and foster homes. These standards shall be consistent with the Federal Fair Housing Amendments Act of 1988 and shall be no more restrictive than the standards set forth in Chapter 419, F.S.

Policy 3.2 – Manufactured housing and mobile homes shall be allowed to locate in any areas of the Town designated for residential development, except for real property that has a deed restriction or where prohibited by law.

Policy 3.3 – The Town's liaison with the County shall keep informed of its programs and those of the Northwest Florida Regional Housing Authority for the provision of low- and moderate- income housing.

Policy 3.4 – Coordinate with Apalachee Regional Planning Council efforts to establish a regional clearinghouse to receive and disseminate information on housing opportunity ordinances, programs, and initiatives to encourage the development of housing units for special needs housing groups.

Policy 3.5 – The land development regulations provide for housing options to meet the diverse housing needs of the elderly, such as accessory apartments, adult foster homes, and congregate living facilities.

Policy 3.6 – The land development regulations include incentives for locating elderly and group housing for the handicapped in proximity to the central business district and in proximity to recreation and transportation facilities in the Town, so that the elderly and handicapped have access to shopping, recreation, and civic activities.

Objective 4 – The Town shall solicit housing rehabilitation grants with the goal of reducing and eventually eliminating substandard housing in the Town.

Policy 4.1 – Apply for federal and state funding for the demolition and/or rehabilitation of substandard housing.

Policy 4.2 – The Town shall develop and apply criteria that define conditions warranting conservation, rehabilitation, and demolition actions and develop a numerical scoring system using adopted criteria to determine the housing stock in need of conservation, rehabilitation or demolition.

Policy 4.3 – Coordinate with the Jackson County School Board and Chipola Junior College to initiate a home improvement work program for the maintenance and improvement of the existing housing stock.

Policy 4.4 – The land development regulations establish a Codes Enforcement Board that will enforce the minimum criteria of the standard building code.

Objective 5 – The land development regulations encourage preservation of the quality of existing and future neighborhoods by assuring that units are constructed in such a manner to protect the health, safety, and welfare of the Town residents.

Policy 5.1 – Building permits shall not be issued for proposed construction which is not in conformance with the requirements and guidelines of the Town Flood Hazard Prevention Ordinance.

Policy 5.2 – Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency.

Policy 5.3 - All housing units shall be constructed in accordance with Town Building Codes.

Policy 5.4 –All new housing units shall receive inspection approval prior to issuance of a Certificate of Occupancy.

Policy 5.5 – The land development regulations establish design standards that stabilize existing neighborhoods. The standards ensure that the scale, intensity and density of infill development are compatible with that of the surrounding, established neighborhood.

Objective 6 – Continuously assure that there are sufficient affordable units for the existing and future residents of the Town.

Policy 6.1 – Ordinances, codes, and regulations shall be continually reviewed for the purpose of providing reasonable requirements and to allow increased private-sector participation in meeting affordable housing needs.

Policy 6.2 – The land development regulations include standards for the construction of accessory apartments, or granny flats, adjacent to single family units.

Policy 6.3 – The land development regulations encourage affordable housing options in areas that are served by supporting infrastructure through flexible lots size and yard requirements that permit cluster development, infill development on existing urban lots.

Objective 7 – Continuously provide information and assistance relating to relocation housing opportunities for persons displaced by public and private relocation housing programs and projects.

Policy 7.1 – A housing relocation plan shall be prepared as an element of any municipal or private project that displaces homeowners or tenants. The plan shall identify interim or permanent housing for the persons being displaced.

CHAPTER IV CONSERVATION ELEMENT

The purpose of the Conservation Element is to provide a guide for the conservation of the natural resources of the Town of Greenwood. These resources include water, air, minerals, soils and floodplains, and the habitats of threatened and endangered species. The Conservation Element identifies the major threats to these water resources and suggests strategies for protecting water quality.

The Element also examines the need to conserve environmentally sensitive lands, including the habitats of threatened and endangered species.

DATA AND ANALYSIS

Map FLUM-2 shows the location and extent of wetlands within the Town of Greenwood. There are no significant wetlands and no surface water bodies within the Town. Those wetlands that do exist are isolated depressional wetlands that have been severely impacted by long term agricultural activities. Long term agricultural activities have degraded or eliminated native species habitat.

Table FLUE-1 shows that over 65% of the lands within the Town are classified as agricultural. The dominant agricultural activities are silviculture and pasture. These areas result in significant amounts of open space, which the Town hopes to preserve as these agricultural classified lands are converted to more intensive land uses. The Town will accomplish this goal through lot size requirements within the land development regulations and by requiring clustering of future residential development.

The Town relies on the Florida Aquifer for its potable water supply. According to the 2005 *District Water Management Plan*, developed by the Northwest Florida Water Management District, the Town is not within an area of concern and there is sufficient ground water available through the 2025 planning horizon.

In terms of protecting water quality, the Town has enacted a Wellfield Protection Ordinance which regulates construction and land uses within the vicinity of the Town's water supply wells. The Wellfield Protection Ordinance consists of two zones requiring different levels of protection. The Wellfield Protection Zones are illustrated on map FLUM-7.

The Primary Protection Zone covers all lands within a 500 foot radius from the wells. Within the Primary Protection Zone the following uses are prohibited:

- a. Sanitary landfills.
- b. Use, handling, production or storage of hazardous substances.
- c. Feedlots or other concentrations of animals.
- d. Wastewater treatment plants, percolation ponds, spoil deposits and similar facilities.

e. Septic tanks.

The Secondary Protection Zone covers all lands within a 1000 foot radius from the wells. Within the Secondary Protection Zone the following uses are prohibited:

- a. Sanitary landfills.
- b. Use, handling, production or storage of hazardous substances.
- c. Feedlots or other concentrations of animals.
- d. Wastewater treatment plants, percolation ponds, spoil deposits and similar facilities.

In order to alleviate contamination from Surface Water runoff, the Town requires that all new development include surface water management systems that retain stormwater on-site such that post development volume, rate and loading are less than or equal to pre-development conditions.

Goals, Policies and Objectives:

GOAL – The Town of Greenwood shall conserve its natural resources to maintain the health, safety, and welfare of the public and to maintain its attractiveness for future development.

WATER RESOURCES

Objective 1 – Analysis shows that water bodies in the surrounding County show signs of degradation due to various pollutants. In order to control this trend, the Town shall prevent degradation of surface water quality below water quality classifications designated by Federal and State agencies including, but not limited to the Department of Environmental Protection, by regulating stormwater discharge and other pollution sources through site plan review.

Policy 1.1 – The land development regulations use Department of Environmental Protection, Northwest Florida Water Management District and Department of Health and Rehabilitative Services guidelines to develop minimum setbacks from surface water and wetlands for all new developments.

Policy 1.2 – Runoff from streets and parking areas will be carefully controlled to prevent flooding in adjacent areas. New development shall comply with the stormwater level of service standards established in Policy 1.2.1 of the Infrastructure Element.

Policy 1.3 – Through the land development regulations, the Town shall protect flood storage and conveyance functions of the 100 year floodplain and property within flood prone areas. Development in these areas shall be elevated above the base flood elevation.

Policy 1.4 – The land development regulations shall establish a maximum residential density based on HRS standards for undeveloped land having severe septic tank soil

suitability ratings and where sewer lines are not available. All new development shall require performance based septic systems which produce a treatment standard of 10 milligrams per liter of nitrogen. This requirement does not apply to single-family homes constructed on parcels in existence as of January 1, 2008. Upon Jackson County adopting comprehensive plan provisions for performance based septic systems, the Town shall review the data and analysis supporting those amendments, and to the extent applicable within the Town, amend this policy with provisions identical to the County's during its next available amendment cycle.

Policy 1.5 – The land development regulations include a flood damage prevention ordinance.

Policy 1.6 – Development standards and protection from contamination by septic tanks are included in the land development regulations.

Policy 1.7 – "Floodplain" shall be defined as the 100-year floodplains shown on the current Flood Insurance Rate maps (FIRM) published by the Federal Emergency Management Agency (FEMA).

Policy 1.8 – Development on sites which include areas within the 100-year floodplain shall be required to be located outside the floodplain.

Policy 1.9 – Reserved

Policy 1.10 – Subdivisions shall be required to include a buildable area outside of the floodplain on each lot.

Policy 1.11 – Fill within floodplains shall be limited to the minimum which is necessary for development and access.

Policy 1.12 – Compensating storage shall be required for any fill placed within floodplains, in order to maintain the flood storage and conveyance capacity of floodplains, where the density or intensity of land use is greater than one (1) dwelling unit per five (5) acres.

Policy 1.13 – Fill shall be placed and designed so as to minimize interference with natural water flows.

Policy 1.14 – Non-residential development, other than recreation, water-dependent uses, and water-related uses, shall be prohibited in floodplains. The storage, use, transfer, and disposal of hazardous materials and hazardous waste shall be prohibited. Any such uses which are in existence at the effective date of the Plan are non-conforming uses and shall not be re-established if discontinued, and shall not be expanded.

Policy 1.15 – For all 100-year floodplains development shall be limited to one (1) dwelling unit per acre. Within the Residential, Mixed Use-Urban Development, Mixed Use-Rural Development, Residential-Suburban, and Residential-Urban categories the maximum

density shall be two (2) dwelling units per acre within undeveloped portions of these floodplains, unless more restrictive densities or intensities were established on the Future Land Use Map at the time of plan adoption.

Policy 1.16 – The floodplains map in the Future Land Use Map series shall be construed to include all floodplains shown on the current FEMA Flood Insurance Rate Maps.

Policy 1.17 – A buffer of native vegetation shall be required adjacent to all wetlands. This buffer requirement shall be construed to apply to wetlands which are Florida Department of Environmental Protection jurisdictional, isolated wetlands, lakes and ponds of five acres or more in area; wetlands which are assigned State Element ranks of S1 or S2 by the Florida Natural Areas Inventory, and wetlands which provide significant habitat for plant or animal species which are listed as endangered, threatened, or species of special concern by the Florida Game and Freshwater Fish Commission or Florida Department of Agriculture and Consumer Services. This buffer consist of preserved or planted native vegetation, including canopy, understory, and ground cover. Vegetation may be removed adjacent to lakes and ponds for a width not to exceed 15 feet on any one residential lot, provided that the buffer width is increased elsewhere on the lot to provide for an equal buffer area. Otherwise, no development or clearing shall be permitted in these buffers, except for trimming or clearing to construct elevated walkways and piers which are not more than six (6) feet in width. Nuisance vegetation is defined as species which are not native to Jackson County as determined by the Urban Forester, and species which are determined by the Urban Forester to be thorny or poisonous. Nuisance vegetation may be removed from the required buffer area, provided that it is replaced by native vegetation equivalent in density to the plants, shrubs, and trees that were removed.

Policy 1.18 – Reserved

Policy 1.19 – Septic tanks and drainfields would be serve development on lots or parcels adjacent to surface waters (including wetlands) shall be placed on the portion of the lot or parcel which is farthest from the boundary of the surface water, provided that the application of these requirements is consistent with state regulations.

Objective 2 – Groundwater quality shall be maintained so as to meet state groundwater quality standards. Recharge to aquifers shall be maintained so that post-development recharge volumes are at least equal to pre-development recharge volumes. Development within natural drainage features shall not decrease the flood storage capacity of these drainage features or increase flood levels or velocities for all floods that are equal to or less than the 100-year flood.

Policy 2.1 – The Primary Protection Zone covers all lands within a 500 foot radius from the wells. Within the Primary Protection Zone the following uses are prohibited:

- a. Sanitary landfills
- b. Use, handling, production or storage of hazardous substances
- c. Feedlots or other concentrations of animals

- d. Wastewater treatment plants, percolation ponds, spoil deposits and similar facilities
- e. Septic tanks

Policy 2.2 – The Secondary Protection Zone covers all lands within a 1000 foot radius from the wells. Within the Secondary Protection Zone the following uses are prohibited:

- a. Sanitary landfills
- b. Use, handling, production or storage of hazardous substances
- c. Feedlots or other concentrations of animals
- d. Wastewater treatment plants, percolation ponds, spoil deposits and similar facilities

Policy 2.3 – Developments existing on the effective date of this Plan shall not be required to meet this Well Protection Zone standard for any well replacements or new wells on the same lot or parcel which they occupied on the date of the adoption of said remedial amendment, provided that no contiguous land has since been acquired which would enable this standard to be met.

Policy 2.4 – The Town will use the Soil Conservation Service's program of public education to address the proper use of agricultural chemicals. The program should also address remedial measures for contaminated wells.

Policy 2.5 – Require that landscaping for new development and redevelopment include native and/or drought-tolerant vegetation in order to conserve water resources. A fifteen foot buffer of native vegetation shall be required to all wetlands. This buffer shall be construed to apply to those wetlands which are Florida Department of Environmental Protection jurisdictional, isolated wetlands, lakes and ponds; wetlands which are assigned State Element ranks of S1 or S2 by the Florida Natural Area Inventory, and wetlands which provide significant habitat for plant or animal species which are listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services. This buffer consist of preserved or planted native vegetation, including canopy, understory, and ground cover. Vegetation may be removed adjacent to lakes and ponds for a width not to exceed 15 feet on any one residential lot, provided that the buffer width is increased elsewhere on the lot to provide for an equal buffer area. Otherwise, no development or clearing shall be permitted in these buffers, except for trimming or clearing to construct elevated walkways and piers which are not more than six (6) feet in width. Nuisance vegetation is defined as species which are not native to Jackson County as determined by the Urban Forester, and species which are determined by the Urban Forester to be thorny and poisonous. Nuisance vegetation may be removed from the required buffer area, provided that it is replaced by native vegetation equivalent in density to the plants, shrubs, and trees that were removed.

Policy 2.6 – Adopt procedures for emergency water conservation that are consistent with the Northwest Florida Water Management District's Water Shortage Plan. Development within 100 feet of karst features with direct connection to the aquifer shall be prohibited. Passive recreation uses including trails and boardwalks, observation areas and other

passive uses for enhancement or preservation of the area are allowed within the 100 foot buffer.

Policy 2.7 – The generation, use, storage, transfer, or disposal of hazardous materials and hazardous wastes shall be prohibited within areas determined to be "High Recharge Potential" by the NEWMD. "Hazardous waste" shall be defined in terms of 40 Code of Federal Regulations Part 261, as modified by Rule 17-730.030, Florida Administrative Code, concerning the definition and identification of hazardous waste. "Hazardous materials" shall be defined as those additional priority pollutants, volatile organics, and trace metals referenced in the Clean Water Act administered by the U.S. Environmental Protection Agency (as may be amended from time to time).

Policy 2.8 – All new proposals for public wastewater facilities shall require a feasibility study for reuse of wastewater. The Town shall require re-use of wastewater where feasible.

Policy 2.9 – Within areas shown as "High Recharge Potential" or "Moderate Recharge Potential" maximum impervious areas, minimum retention requirements for stormwater, or a combination thereof shall be enforced so that post-development runoff volumes from development sites do not exceed pre-development runoff volumes. Within these recharge areas, stormwater runoff from development sites sanitary sewer effluent shall be treated so that state groundwater quality standards are not violated.

Policy 2.10 – Lots for which septic tanks are the intended method of sewage disposal shall not be created unless the size and configuration of the lot would allow for the permitting of a septic tank system, consistent with state regulations.

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Objective 3 – The Town land development regulations protect plant and animal species, with particular emphasis on species that have been designated as threatened and endangered by the Florida Game and Freshwater Fish Commission, Florida Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service. In addition, such land development regulations shall also protect native vegetative communities and wildlife habitat. The Florida Natural Areas Inventory (FNAI) shall be used as the guide in identifying endangered or threatened species habitats and unique natural areas. Viable populations of plant and animal species listed by state or federal agencies as endangered, threatened, and special concern species shall be maintained, and the habitat needed to maintain these populations shall be protected accordingly.

Policy 3.1 – The Town shall require setbacks, through the land development regulations, for all sites surrounding wetlands and caves that provide habitat for threatened or endangered species.

Policy 3.2 – Establish a program to identify and recommend acquisition of environmentally endangered lands (caves, wetlands, floodplains) by appropriate state or other agencies.

Policy 3.3 – Adopt wetland resource permitting guidelines consistent with existing state regulations for establishing wetland boundaries, establishing protective boundaries and mitigation measures, and defining permissible activities within wetland areas in the land development regulations.

Policy 3.4 – Work with established public education programs that require private land owners to use the best management practices to protect the habitat of threatened and endangered species.

Policy 3.5 – The Town will conserve native vegetative communities by allowing only minimal vegetation clearing prior to approval of development for construction. Clearing of natural communities rates as S1, S2 or S3 shall be limited to the minimal amount of clearing required to accommodate a proposed development on its proposed site. Clearing of any individual plant species that is listed as endangered or threatened by the State of Florida or the United States government shall be prohibited, except as provided in Policy 3.12 or by law, whichever is more restrictive. Clearing for uses other than legitimate agricultural and silvicultural uses shall be defined to be clearing as an adjunct to construction, and shall be subject to provisions that apply to development.

Policy 3.6 – Require that cluster development protect or replace a designated minimum of all onsite, native vegetative communities and wildlife habitats consistent with Policies 3.10 through 3.17 below.

Policy 3.7 – Consult the Florida Game and Freshwater Fish Commission prior to the approval of any development over 50 acres that may adversely impact species which are listed as endangered species, threatened species, or species of special concern. New developments shall be made to inventory threatened and endangered species and species of special concern and provide for habitat protection and a management plan to ensure the development has mitigated any impacts, consistent with Policies 3.9 through 3.17 below.

Policy 3.8 – The Town shall promote the designation and protection of natural reservations designated within the Town, through cooperation with the federal government, the State's CARL program, and the Water Management District's Save Our Rivers and SWIM Program, and designation of such areas on the Future Land Use Map as Conservation.

Policy 3.9 – The Town's vegetation and wildlife identification program shall be designed to conserve, appropriately use or protect unique vegetative communities.

Policy 3.10 – A professionally conducted survey of native vegetative communities shall be required for any development which exceeds 50 acres in area. This survey shall be conducted by an ecologist, biologist, or similar professional, and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened plant and animal species, and species of special concern. Site surveys shall address the following: (a) The size and distribution of the native habitat; (b) Wildlife and listed species populations within the proposed development site; (c) The feasibility of and viability of on-

site protection and management; (d) Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor; (e) The appropriateness of mitigating the impacts of development by the relocation of listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

Policy 3.11 – A professionally-prepared protection and management plan shall be required, for development site which are subject to Policy 3.10, and shall be attached as a condition of the development order and permit. Protection of viable populations of state and federally listed endangered and threatened species and species of special concern found on the site, shall be required as part of the overall development plan which is approved as part of the development order. Development shall be clustered on the least environmentally sensitive portion of the site, with the remainder of the site to be permanently protected as undisturbed and unaltered open space to protect the native habitat.

Policy 3.12 – For any development which exceeds 50 acres in area, upland habitat shall be preserved in accordance with the following guidelines:

- (a) Eighty percent (80%) of the area occupied by natural communities which are listed S1 or S2 in the Florida Natural Areas Inventory shall be preserved on the site. Whether these habitat types exist on a particular development site shall be determined through the survey required by Policy 3.10 above. Additional urban land uses shall be prohibited within these habitat types beyond those urban areas which were shown on the Future Land Use Map at the time of plan adoption.
- (b) Fifty percent (50%) of the area occupied by native plant communities which are rated S3 by the Florida Natural Areas Inventory shall be preserved on the site. Whether these habitat types do exist on the particular development site shall be determined through the survey required by Policy 3.10 above.

Policy 3.13 – Protected areas of native habitat shall include the preservation of ground cover, understory and canopy.

Policy 3.14 – Areas of native habitat which are protected pursuant to Policies 3.10 through 3.13 shall be permanently protected in their undisturbed and unaltered state as a condition of the development order, except for necessary ingress and egress, passive recreation, walkways, boardwalks, and hunting and fishing. Conservation easements that meet the requirements of Section 704.06, Florida Statutes, platted conservation tracts or easements, or restrictive covenants running with the land and enforceable by the residents of the development, shall be established for all protected areas. A certain percentage of protected habitat areas may be located on individual lots, provided that these areas are protected by platted easements and restrictive covenants.

Policy 3.15 – Areas of native habitat which are protected pursuant to Policies 3.10 through 3.14 above shall be located so as to preserve viable plant communities and wildlife

populations to the maximum extent possible on site, including endangered and threatened species, and species of special concern.

Policy 3.16 – Areas of native habitat which are protected pursuant to Policies 3.10 through 3.15 above shall be interconnected with other existing areas of native vegetation and wildlife habitat to the maximum extent possible. During the land use planning and development review process, the effects of development on wildlife habitat and the protection of wildlife corridors shall be evaluated. To prevent fragmentation of wildlife corridors, the preservation of wildlife corridors within developments shall be required, in order to connect areas of wildlife habitat which are to be protected. For development which occurs in the vicinity of state or federal park or conservation lands, protected areas of native habitat shall be located adjacent to these state or federal lands, in order to form continuous areas of protected habitat.

Policy 3.17 – Upland and wetland/aquatic habitat shall be connected wherever possible, to create a mosaic of upland and wetland/aquatic habitat.

AIR QUALITY

Objective 4 – The Town of Greenwood shall meet or exceed ambient air quality standards set by the Department of Environmental Protection through management of new development and related transportation improvements.

Policy 4.1 – Reduce the potential for vehicular emissions by:

- 1) Encouraging planned developments and multiple use of commercial centers, and
- 2) Requiring vegetative buffers between new transportation arterials and new residential developments.

Policy 4.2 – A system of performance standards will be established to ensure that new growth conforms with the objective of maintaining clean air in the Town.

SOIL EROSION

Objective 5 – The Highly Erodible Land Inventory compiled by the Soil Conservation Service identifies areas of soil erosion problems in the County by farm. In order to conserve this valuable resource, the Town will cooperate with the Jackson County Soil and Water Conservation District to prevent soil erosion resulting from agriculture, roadway construction, and land development.

Policy 5.1 – The Town will cooperate with the U.S. Soil Conservation Service in providing technical assistance to land owners in the Town to minimize soil erosion.

COMMERCIAL USES OF NATURAL RESOURCES

Objective 6 – The Town land development regulations protect plant and animal species, with particular emphasis on species that have been designated as threatened and endangered by the Florida Game and Freshwater Fish Commission, Florida Department of Agriculture and Consumer Services, and the U.S. Fish and Wildlife Service. In addition, such land development regulations also protect Native vegetative communities and wildlife habitat. The Florida Natural Areas Inventory (FNAI) shall be used as the guide in identifying endangered or threatened species habitat and unique natural areas.

Policy 6.1 – The Town will continue to support existing programs regarding soil conservation measures for agricultural and forested lands throughout the Town.

Policy 6.2 – Mining shall be prohibited.

Policy 6.3 – “Mining” shall have the same definition in this plan as “resource extraction” in Section 378.403, Florida Statutes (1991).

HAZARDOUS WASTE

Objective 7 – Analysis shows that Jackson County has experienced certain problems with the unauthorized and improper disposal of hazardous wastes. In order to alleviate any future problems, the Town shall actively support the County's Hazardous Waste Management Program providing for the proper storage, recycling, collection, transportation, and disposal of hazardous waste for solid waste management.

Policy 7.1 – The Town will conduct a study of waste sites in the Town to ascertain if areas of hazardous waste pollution exist and, if so, coordinate with DEP to effect a clean up.

Policy 7.2 – The Town will continue to identify small-industrial hazardous waste generators.

Policy 7.3 – Prior to site plan approval of any activity (sic) that stores, uses, or produces toxic matter, the responsible party shall develop an emergency response system addressing accidents involving hazardous waste; ensure that location of the site will not degrade quality of groundwater or surface water or other natural features; ensure DEP standards for transfer and storage of hazardous waste are implemented; and coordinate with State, regional, and county officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.

CONSERVATION AND RECREATION LANDS

Objective 8 – In order to conserve unique and sensitive lands, the Town of Greenwood land development regulations ensure the protection of environmentally sensitive areas during the site plan review process.

Policy 8.1 – Land development regulations include special development standards for areas containing wetlands that limit development to low-density and conservation uses.

Policy 8.2 – The following definitions and criteria shall apply to wetlands:

- a) "Wetlands" shall be defined as those areas that are under state jurisdiction pursuant to state regulations, and those areas that are non-jurisdictional which are wetlands according to the wetlands definition adopted by the U.S. Army Corps of Engineers.
- b) Soils present in wetlands are generally classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions
- c) Wetlands shall generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, wet meadows, riverine swamps and marshes, hydric seepage slopes, and other similar areas. Wetlands do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto; and
- d) The delineation of actual wetlands boundaries shall be made based on any professionally accepted methodology consistent with the type of wetland being delineated, and shall be consistent with any unified statewide methodology for the delineation of wetlands ratified by the Florida Legislature.

Policy 8.3 – A professionally conducted survey of development sites shall be required, prior to the approval of development orders on sites which include wetlands, to determine the extent of both state jurisdictional and non-jurisdictional wetlands. Representatives from the Florida Department of Environmental Protection and the U.S. Army Corp of Engineers shall be contacted for assistance in identifying the location of wetlands.

Policy 8.4 – With the exception of development of passive recreation and water-dependent uses, non-residential development shall be prohibited in wetlands.

Policy 8.5 – Development on property which includes wetlands shall be clustered on upland areas, previously disturbed areas, or the least environmentally sensitive areas of the property.

Policy 8.6 – Subdivision of property which includes wetlands shall be required to include sufficient upland areas for development of each lot.

Policy 8.7 – Removal of vegetation in wetlands shall be limited to the minimum which is necessary for development.

Policy 8.8 – Access roads and driveways in wetlands, shall be designed to minimize disturbance to natural water flows, hydroperiods, and other wetland functions, and shall be located in previously disturbed areas or the least environmentally sensitive area of the property.

Policy 8.9 – Fill in wetlands shall be limited to the minimum which is necessary for access and development; as an alternative, structures shall be elevated on pilings.

Policy 8.10 – Reserved

Policy 8.11 – Reserved

Policy 8.12 – Within wetlands which are not located in the Conservation category on the Future Land Use Map (i.e., non-state jurisdictional wetlands), the only development permitted shall be: (1) residential land uses at a gross density of not more than (1) dwelling unit per five (5) gross acres; and (1) nonresidential development that will not cover more than ten percent (10%) of the area of the wetland as it existed at the date of adoption of this Plan.

DRAFT

CHAPTER FIVE RECREATION AND OPEN SPACE ELEMENT

EXECUTIVE SUMMARY

Jackson County is fortunate in having an abundance of resource-based recreational opportunities, in the form of State parks, a reservoir, and a wildlife management area. Activity-based recreational opportunities are found in various municipal parks and in the playgrounds and ball fields associated with the County's public schools. Using the Department of Natural Resources guidelines for park acreages, it was found that Greenwood, has a surplus of community and regional parks both for the existing population and the projected population through the year 2001.

Greenwood has recreational facilities which meet the levels of service set forth by this plan, by having access to the numerous county facilities. However, it may be necessary to increase these municipal and county areas in the future. As the need arises, avenues for increasing recreational facilities will be investigated. The use of state or federal funding will be used for development of these facilities as these funding sources become available.

RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL – Provide a variety of parks, recreational facilities and programs, and open space areas available to all residents of the Town of Greenwood.

Objective 1 – To continue to coordinate public and private resources in order to meet adopted level of service standards throughout the planning period.

Policy 1.1 – The Town shall adopt the following level of service standards for park and recreation facilities:

Regional – 20 acres/1000 population

Community – 2 acres/1000 population

Policy 1.2 – Analysis shows that many of the recreational facilities in the County and municipalities are associated with public schools. By 1996, the Board of County Commissioners shall attempt to establish a formal agreement with the Jackson County School Board for the general public's use of recreational facilities at publicly financed schools. The Town shall support this effort.

Policy 1.3 – Analysis indicates that there are sufficient existing park and recreation facilities to meet the Town's long-range needs. The Town shall continue to monitor existing recreational opportunities and seek funding sources to prevent unforeseen recreational deficiencies during the planning period.

Objective 2 – Lands designated as Open Space will be protected from incompatible land uses by 1992 through the land development regulations and shall remain functionally intact throughout the planning period.

Policy 2.1 – The Town shall request program assistance from the Florida DEP to secure the purchase and planning of designated open space areas through such programs as Save Our Rivers, Rails to Trails, and Conservation and Recreation Lands, when appropriate. The local governments will designate and acquire open space, when necessary, through standards adopted as part of their land development regulations by 1992.

Policy 2.2 – Adopt land development regulations which address definitions, signaled, and landscaping for open space areas.

Policy 2.3 – By 1992, the Town shall adopt land development regulations which include specific open space definitions and standards addressing protection of open space and addressing natural vegetation, landscape and signage as well as the provision and use of open space for buffering and for greenbelts in order to preserve quality of life in the Town,

maintain its character, and to help ensure the general health, safety, and welfare of its citizenry.

Policy 2.4 – The land development regulations will encourage the preservation of open space through such techniques as cluster development.

Policy 2.5 – The land development regulations will require that recreation and open space areas retained in private ownership be operated in compliance with all required standards.

ACCESS

Objective 3 - Assure, through ordinances, that residents have access to all public recreational sites and facilities.

Policy 3.1 – Address handicapped access to all municipal or County owned recreation facilities.

Policy 3.2 – Freshwater waterbodies that are not privately owned shall be considered potential public recreation sites. Access to these sites shall be ensured, when appropriate, based on standards to be developed as part of the land development regulations. Policies 3.1 and 3.3 shall also apply to public waterbodies.

Policy 3.3 – The Town shall establish a conservation easement program that gives property tax incentives to landowners who dedicate an easement for public access for conservation purposes.

Objective 4 – A system of recreation facilities meeting the needs of the population shall be in place by 1992 and shall remain in place throughout the planning period.

CHAPTER SIX INTERGOVERNMENTAL COORDINATION ELEMENT

EXECUTIVE SUMMARY

The Intergovernmental Coordination Element responds to the need for coordination processes between and among local, state and federal governments and entities. It establishes methods for the resolution of conflicts or incompatibilities through intergovernmental coordination.

This Comprehensive Plan, which sets forth the goals, objectives and policies that will guide the development of the Town of Greenwood, represents a major effort in ensuring the coordination of future development in the Town. The Intergovernmental Coordination Element identifies additional measures that should be taken to ensure the coordination of land development activity within the Town and the region.

In addition, there are a number of state agencies whose plans and projects have a major influence on development in the Town. This element establishes policies for coordination between the Town, other local governments, the State Department of Transportation, and other state agencies.

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INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL – To respond to the needs for coordination between the County and local, state, regional, and federal governments and private entities resulting from the implementation of Greenwood's Comprehensive Plan, and any incompatible goals and policies proposed in other comprehensive plans.

Objective 1 – Analysis indicates that there is minimal coordination between Waste Management, Inc., the County, and municipalities regarding future growth and anticipated need for disposal of solid waste generated due to this growth. Procedures shall be developed, by 1995, which allow Waste Management Inc. to be made aware of the projected need for solid waste disposal, in order to assure that adequate capacity exists in the County's landfill to accommodate future growth.

Policy 1.1 – The County shall designate an individual to serve as liaison to Waste Management, Inc. The liaison will coordinate with Waste Management, Inc. on any proposed expansion of mandatory waste collection and will inform them of major developments that are expected to take place in the County so that adequate planning for landfill capacity can take place. The Town shall coordinate with the County and ensure that the Town's needs are also met.

Objective 2 – There are currently no mechanisms for coordinating the Town's Comprehensive Plan with the plans of Jackson County, school board, water management district, and other regional, state and federal agencies. The Town shall establish appropriate mechanisms for coordination by 1995.

Policy 2.1 – The Town shall establish a liaison with the State Division of Historic Resources, Bureau of Historic Preservation, and with Jackson County and seek to identify and protect the Town's historical and archeological resources.

Policy 2.2 – The Town shall request assistance as needed from the Northwest Florida Water Management District and the Department of Environmental Protection in coordination for the management of wetlands, natural drainage features, and prime recharge areas.

Policy 2.3 – The County, through the County Administrator, will investigate establishing a liaison to the school board. The liaison would meet regularly with the board in order to promote joint use and development of recreational facilities associated with existing educational facilities. The Town shall cooperate with the County in this effort, and designate a liaison with the County to ensure that the Town's needs are met.

Policy 2.4 – The Town shall request program assistance from the Northwest Florida Regional Housing Authority to ensure that the Town is included in any of the Authority's programs that assist low- and moderate- income households.

Policy 2.5 – The County shall request, in writing, assistance from the Florida Department of Environmental Protection to develop a checklist that could be used by the County and the municipalities to ensure that all development complies with stormwater treatment permitting requirements. The Town shall utilize this checklist in its review of land development proposals.

Policy 2.6 – The Town shall request program assistance from the Florida Department of Natural Resources to conserve the Town's existing open space and shall investigate land acquisition funding sources.

Policy 2.7 – The Florida Department of Environmental Protection standards, 62-30, F.A.C., will be followed regarding the transfer and storage of hazardous wastes.

Policy 2.8 – The County shall participate in the Northwest Florida Water Management District Programs that provide a regular formal forum to address the impacts of land use and stormwater runoff.

Policy 2.9 – The Town shall utilize information provided by adjacent local governments and agencies throughout the planning process and make results of any planning research conducted by the Town available to these entities in order to establish the sharing of information.

Policy 2.10 – The Town of Greenwood will coordinate with the incorporated municipalities, adjacent local governments and appropriate state agencies in the implementation of emergency response plans, including, but not limited to, Hazardous Materials Emergency Response Plan, Peacetime Emergency Plan and Hurricane Evacuation Plan.

Objective 3 – As the Town's comprehensive plan is amended, certain conflicts may arise between this plan and other local and regional plans. The Town shall, by 1995, establish a process to ensure full consideration of the impacts of proposed amendments of the comprehensive plan, as well as development orders and development permits, on Jackson County.

Policy 3.1 – The Town shall use the Apalachee Regional Planning Council's informal mediation process to resolve conflicts that may arise in the amendment and implementation of the comprehensive plans, as well as annexation disputes.

Policy 3.2 – The Town shall continue to work with the Department of Community Affairs, the Apalachee Regional Planning Council, and other state agencies in order to ensure that the Town Plan remains consistent with the state agency and regional plans.

Policy 3.3 – The Town shall send copies of all proposed plan amendments to Jackson County for review and coordination/comments. When any development is proposed that will impact development in Jackson County, this project must be coordinated between the local governments to be impacted from the development. Coordination shall consist of

project plan review, issue identification, and written communication between the County and affected adjacent jurisdictions.

Policy 3.4 – The Town and Jackson County shall meet jointly for discussion of issues such as annexation, comprehensive plan coordination and compatibility of land uses along municipality-county borders.

Objective 4 – The County, the adjacent Florida, Georgia and Alabama counties, the incorporated municipalities in Jackson County, the Florida Department of Transportation, and the Florida Department of Corrections and all other state agencies should coordinate their decisions to ensure that the impacts of development, including but not limited to its effects on traffic, drainage, density and intensity, and water quality are addressed.

Policy 4.1 – The Town shall establish procedures to coordinate the construction or expansion of public facilities and services with the land use decision-making process in order to ensure that the impacts of such construction or expansion are addressed.

Policy 4.2 – The Town of Greenwood and the County should develop the mechanism by 1995 to prepare a joint 5-year schedule of capital improvements.

Policy 4.3 – Concurrency management procedures will be implemented by approximately March 1992 to ensure that required services and facilities will be available concurrent with the impacts of new development.

Policy 4.4 – The Town shall establish an informal agreement with Jackson County and FDOT to seek input from each other concerning future transportation projects in order to assure that such projects are consistent with local government comprehensive plans.

Policy 4.5 – The Town shall review transportation volumes and level of service standards as they relate to state roads. The Town shall monitor proposed roadway improvements and proposed developments of regional impact. The purpose of monitoring shall be the identification of impacted road segments, and the coordination of strategies to remedy such conditions.

Objective 5 – The Town of Greenwood shall notify any state, regional or local entity having operational and maintenance responsibility for a public facility or service when establishing or revising the level of service of that public facility or service.

Policy 5.1 – When operations and/or maintenance responsibilities are shared between the Town and another entity, it shall be the Town's policy to coordinate with the entity in order to establish a level of service acceptable to both parties. Negotiations for the establishment of any level of service standard shall be documented.

Objective 6 – In the event of revisions of level of service standards for public facilities, such level of service standards shall be coordinated with any state, regional or local entity having operational and maintenance responsibilities.

Policy 6.1 – In the event that the impact of a planned development from Jackson County may potentially lower an adopted level of service standard within the Town of Greenwood, the issue must be identified and addressed formally through written communication between the Town, the County, and private developer, if applicable.

Policy 6.2 – When any development is proposed that will impact development or levels of service of facilities in Jackson County, that project must be coordinated between the Town and the County. Coordination shall consist of project plan review, issue identification and written communication between the County and affected adjacent jurisdictions.

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CHAPTER SEVEN CAPITAL IMPROVEMENTS ELEMENT

The Capital Improvements Element is the cornerstone of the Town of Greenwood Comprehensive Plan. It establishes the financial feasibility of the Plan to ensure the availability of public facilities and services concurrent with the impacts of new development. The Capital Improvements Element establishes a five-year Capital Improvements Plan (CIP) which includes the capital improvement needs necessary to implement the policies contained in the other elements of the Plan.

The Element and the CIP assess the ability of the Town to finance needed capital facilities. Since the Town has a limited tax base (one mil generated \$10,680.00 in revenue in the 2005-2006 fiscal year), its major sources of capital funding are state and federal grants and the issuance of revenue bonds. Therefore, it is critical that planning for capital facilities take into account the time necessary to prepare and submit grant applications and alternatives in the event grants are not funded.

There are no capital facilities anticipated by any other element of the Town's comprehensive plan. The following analysis reviews the current status of the capital facilities needed to meet the concurrency requirements of Part II, Chapter 163, Florida Statutes.

POTABLE WATER

The Town's adopted level of service for potable water is 155 gallons per capita per day. Its facilities consist of two wells permitted to a combined withdrawal capacity of 117,000 gallons per day on average, and a maximum permitted withdrawal capacity of 194,000 gallons per day. CIP Table 1 shows the average daily and peak day withdrawals from the wells for the months of January through December, 2006. The data indicate challenges to meet the established level of service for potable water over the planning horizon.

CIP Table 1		
Potable Water Produced; January-July 2006		
Month	Average Daily Withdrawals	Peak Day Withdrawal
January	81,000	108,000
February	71,250	88,000
March	81,000	106,000
April	92,500	115,000
May	90,800	110,000
June	107,900	130,000
July	100,450	130,000
August	88,710	105,000
September	88,600	126,000
October	89,516	121,000
November	90,400	110,000
December	96,000	128,000
Average	89,843	114,750

It should be noted that June and July were extremely dry months and usage may reflect unusual demand. The Town is in a predominately rural area where many people maintain kitchen gardens. The Town does not separately meter irrigation systems within its service area and the amount of demand to attribute to garden irrigation cannot be determined.

The Town currently has 289 water customers, one of which is a high use customer. The high use customer accounts for 3,350 average gallons per day. If this is deducted from the 89,843 system wide average gallons per day, the remaining 288 customers use approximately 86,500 gallons or 300 gallons per ERC per day. The average household size is 2.4 persons, thus the per capita consumption is approximately 125 gallons per day. By using the established level of service of 155 gallons per day the Town is able to insure that sufficient capacity remains to accommodate future growth.

There is capacity within the current permits for an additional average daily withdrawal of approximately 27,000 gallons. At the established level of service there is apparent capacity for 174 additional persons on the system. Assuming that the average household size remains constant through the planning period, there is sufficient apparent capacity for 73 additional residential units.

The data supporting the Future Land Use Element indicates that the projected permanent population for 2010 is an additional 172 persons, and that the projected residential unit need is 66 units. It appears that the ability to accommodate the projected demand through the five year planning horizon could be compromised by any unforeseen event impacting the facility. The Town is working with Florida Rural Water to prepare an application for modification of its consumptive use permit to increase the permitted average daily flows to address this potential deficiency.

The Town has begun several projects that improve delivery of potable water, but that are not related to level of service. For example, the Town has received a CDBF grant to fund the construction of an elevated water storage tank, and has funds on hand to complete the replacement of existing undersized potable water mains along SR 71 and SR 69. However, these improvements are not designed to increase capacity in the system, but rather to increase delivery capacity, primarily for purposes of fire protection and improved pressure.

SANITARY SEWER

The Town does not operate a central sewer system. In June, 2006, Florida Rural Water Association presented a study to determine whether it is feasible and desirable to enter into an interlocal agreement with the Town of Malone and potentially the Town of Bascom to create a regional sewer system. The study determined that the estimated cost per residential connection would be between \$16,750.00 and \$23,000.00. Each connection would be required to pay approximately \$6,800.00 and monthly bills would range from \$43.00 to \$60.00. The Town feels that these costs exceed the benefits the community would attain from participating in the proposed regional project unless grant funding is provided.

SOLID WASTE

The Town has adopted a level of service for solid waste of 3.3 pounds per capita per day. The Town currently operates a solid waste transfer station which is open to Town residents and property owners two days per week. There is no curbside collection available.

Solid Waste collected at the transfer station is then transferred to the Spring Hill landfill in northwest Jackson County. The landfill is operated by Waste Management and has sufficient capacity available or under planning to meet the Town's needs through the planning horizon.

TRAFFIC CIRCULATION

The transportation network within the Town consists of local roads, collector roads, and arterial roads. The Town's adopted level of service for the transportation network is level of service "C." No road segments currently operate below the adopted level of service.

The Town recognizes that some of the local roads need to be resurfaced and that some are graded dirt roads. The Town contemplates a paving and repaving project for these local roads but acknowledges that these improvements are not level of service related.

The primary collector roads (SR 69 and CR 162) are maintained by the State of Florida, Department of Transportation and Jackson County respectively. The only arterial road within the Town (SR 71) is also maintained by the FDOT.

The Town will coordinate with the State and County to insure that levels of service for these road segments are maintained at level of service "C" through that planning horizon.

DRAINAGE

Pond #1 is located in the southwest quadrant of the Town and was constructed by the FDOT during redesign of SR 71. This facility provides surface water storage and attenuation for SR 71 and portions of the southwest quadrant of the town. Pond #2 provides surface water storage and attenuation for the northwest quadrant of the Town. The northeast quadrant and southeast quadrant are largely undeveloped and do not require storage or attenuation of surface water at this time.

Pond #2 has been in service for approximately 10 years and may require rehabilitation during the long-range (2020) planning horizon. There are some improvements needed to drainage of CR 162. Some of the drainage inlets may be undersized. The Town will evaluate these improvements to determine if they will improve level of service to these areas.

PARKS AND RECREATION

The Town is the beneficiary of significant recreation facilities that became available when the Jackson County School Board abandoned the old Greenwood School site. The Town currently operates playgrounds, tennis courts and ball fields at that location. The old gymnasium and portions of the education facilities remain on the site. However, they are unusable in their current condition.

The Town's adopted level of service for recreation facilities is two acres per 1000 population for community parks. The existing facility owned and operated by the Town is sufficient to meet the established level of service through the short term planning horizon (2012). Current population projections are provided in the data and analysis for the Future Land Use Element.

Jackson County operates regional parks located approximately five to ten miles from the Town. Marianna Caverns State Park is also within that distance. The Town will cooperate with the County in insuring that level of service standards adopted by the County for regional parks are maintained at the County's adopted level of service.

SCHOOLS

The Town does not have any educational facilities located within its jurisdiction. One project proposed for the CIP is renovation of the old school cafeteria located on the Town's property acquired from the school board when the Greenwood school was consolidated with Marianna's schools. This facility could be used in the future for a library community center, and could include space and facilities for adult and continuing education.

The Town does fall within the exemptions provided in the statute for educational facilities concurrency planning.

FINANCIAL FEASIBILITY

This section analyzes the Town's ability to fund the proposed capital improvement plan. The Town had unrestricted net assets of \$366,387.00 at the close of its 2005-2006 fiscal year. It has no long term debt. Approximately \$140,000.00 of unrestricted assets are invested in six month certificates of deposit. An additional \$45,000.00 is invested in a certificate of deposit for future repairs or expansions to the Town's potable water system.

The Town's debt-free status and cash on hand has been sufficient to secure funding of the elevated water tank and to complete the State Road 71 water line upgrades. Future capital expenditures will be weighted against anticipated revenue to evaluate feasibility of debt-financing expansions to the capital facilities.

The Town evaluates its water rates every two years and implements increases as necessary to compensate for increased expenses. The 2006 audit noted an operating loss for the Town's water system that was solely the result of depreciation of capital assets. Net depreciation, the Town's enterprise fund operated at a profit. The Town should implement fee increases to account for depreciation during each budget cycle.

MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element of this comprehensive plan. The Town relies heavily on state and federal shared revenues and grants to provide capital facilities. New sources of local government revenues or changes in state and federal allocation of shared revenues and grants will have important implications for the financial feasibility of this plan. Therefore, the Capital Improvements Plan requires a continuous program for monitoring and evaluation. Pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that requires fiscal resources are available to provide capital improvements needed to support adopted level of service standards.

The annual review will be the responsibility of the Local Planning Agency. The Local Planning Agency's findings and recommendations will be presented to the Town Council at a public meeting during the annual budget cycle. The annual review of the CIE will include the following considerations, and will include an examination of the considerations themselves to determine their continued appropriateness.

- (a) Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element.

- (b) The Capital Improvement Plan's consistency with the other elements and its support of the Future Land Use Element.
- (c) The current ability to provide public facilities and services within a particular service area in order to determine any need for provision of additional services.
- (d) The priority assignment of existing public facility deficiencies.
- (e) The progress in meeting any needs determined to be necessary to cure existing deficiencies.
- (f) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority.
- (g) The effectiveness in maintaining the adopted LOS standards.
- (h) The effectiveness in reviewing the impacts of plans and programs of State agencies, the Water Management District, and any other agency that provides and /or regulates public facilities within the County's jurisdiction.
- (i) The impacts of special districts and any regional facility and service provisions upon the ability to maintain adopted LOS standards.
- (j) The ratio of outstanding general obligation indebtedness to annual revenues.
- (k) Efforts made to secure grants or private funds to finance the provisions of capital improvements.
- (l) The ability to transfer any unexpended account balances to the capital improvement account.
- (m) Capital improvements needed for the long range planning horizon, for possible acceleration to the Five Year CIP.

The Town will review its CIP annually and during the review of any land use decision to ensure that land use decisions do not compromise the implementation of the Capital Improvement Element's Goals, Policies and Objectives.

- (a) The Capital Improvements Element Plan (CIP) will be updated annually as part of the Town's budget cycle.
- (b) Land use decisions will be monitored for consistency with the Capital Improvements Plan and Future Land Use Element.
- (c) Maintaining the adopted LOS standards will function as the primary criteria for assessing the impact of new development on public facilities.

- (d) The Town will track facility demand and capacity availability as site plans and subdivision plats are submitted and will analyze potential impacts of the demand on capacity to ensure that levels of service are maintained.
- (e) To the greatest extent possible and where financially prudent, the Town's excess fund balances will be reserved for Capital Improvement Projects.

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CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1 – The Town of Greenwood adopts the goal of providing adequate public facilities to all residents within the jurisdiction in a timely and efficient manner.

Objective 1.1 – Capital improvements will be programmed to correct existing deficiencies, accommodate future growth, and replace worn out or obsolete facilities, as indicated in the five-year CIP.

Policy 1.1.1 – The Local Planning Agency will evaluate and rank capital improvements projects proposed for inclusion in the Five-Year CIP on an annual basis.

Policy 1.1.2 – Capital improvements projects will be prioritized and ranked according to the following set of criteria and associated points (the highest point total having the highest priority):

1. The project is needed to eliminate a proven or obvious hazard to the public health and safety (2 points);
2. The project is needed to fulfill a legal obligation by the Town (2 points);
3. The project is needed to eliminate existing capacity deficiency (2 points);
4. The project is needed to maintain adopted level of service standards (2 points);
5. The project is needed to comply with state or federal regulations (2 points);
6. The project is needed to preserve or replace an existing public facility (1 point);
7. The project is financially feasible (1 point);
8. The project is consistent with the plans of the state agencies and water management districts that regulate provision of public facilities within the Town's jurisdiction (1 point); and
9. The project will increase the economic base and quality of life of the Town's residents (1 point).

Policy 1.1.3 – The Town of Greenwood will manage its fiscal resources to ensure the availability of public facilities needed to serve development for which development permits were issued prior to the adoption of the Comprehensive Plan. In particular, existing facilities and the capital improvements projects identified in the five-year CIP shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy 1.1.4 – Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize operating costs and maximize the life of infrastructure.

Objective 1.2 – The CIE analysis demonstrates that there are currently no capital facility needs derived from the other plan elements. The adopted land development regulations include adequate public facilities provisions that ensure that all land use decisions are consistent with the adopted level of service standards.

Policy 1.2.1 – The following level of service standards are hereby adopted and will be maintained as growth occurs in Greenwood:

A. ROADWAYS:

Major arterials – LOS C for peak hour
Minor arterials and collectors – LOS C for peak hour
Local Streets – LOS D for peak hour

B. RECREATION AND PARKS:

Community Parks – 2 acres/1000 population

C. SOLID WASTE: 3.3 pounds per capita per day

D. POTABLE WATER: 155 gallons per capita per day

E. SANITARY SEWER:

Public Systems: 100 gallons per capita per day

Private on-Site Systems: One-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health and Rehabilitative Services.

F. DRAINAGE:

Conveyance Systems – All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Stormwater Management Systems – Stormwater management systems shall be designed to either retain on-site runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates. For development in all other land use districts, stormwater management systems shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water Quality: Water quality treatment shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first one-half inch of runoff consistent with Chapters 17-25, FAC.

Objective 1.3 – Annual review of the Capital Improvements Element will be coordinated with the Town budget review process. The review will ensure that projected revenues will be sufficient to comply with the 5-year schedule of capital improvements.

Policy 1.3.1 – The Town shall confine long-term borrowing to projects that are too expensive to be financed by current revenues.

Policy 1.3.2 – Bond issues shall be structured to be amortized within a period of not to exceed the useful life of the capital project.

Policy 1.3.3 – Where possible, revenue, special assessment and other self-supporting bonds shall be used instead of general obligation bonds.

Policy 1.3.4 – Total debt service for general obligation bonds will not exceed ten percent of net operating revenues.

Policy 1.3.5 – Efforts shall be made to secure grants or private funds whenever available to finance the acquisition of capital improvements.

Policy 1.3.6 – All proposed capital improvements will be reviewed for consistency with the comprehensive plan policies.

Policy 1.3.7 – The capital improvements projects identified in the five-year schedule of improvements shall be included in the capital budget of the Town, to be adopted concurrently with the Town budget.

Objective 1.4 – Future development will bear a proportionate share of the cost of facility improvements necessitated by the development in order to maintain adopted level of service standards.

Policy 1.4.1 – The Town shall evaluate the revenues that would be generated by “user-based” financing mechanisms, such as user fees and special assessments, to finance improvements generated by growth and will decide whether to institute such financing mechanisms. If such financing mechanisms are not judged to be the most effective means of financing improvements, the Town will identify and use an alternative source of revenues for each capital project during its annual budget preparation.

Policy 1.4.2 – The Town will evaluate the revenues that would be generated by a stormwater utility fee by 2008. If a pro rate share stormwater utility fee is deemed effective and will generate sufficient revenue, the Town will propose such a fee system by 2010.

Otherwise, the Town will identify and use alternative sources of revenue to finance needed drainage improvements.

Objective 1.5 – As provided in the Land Development Regulations development orders will not be issued that result in the degradation of public services below adopted level of service standards.

Policy 1.5.1 – The Town shall not issue a development order or permit that result in a reduction below the adopted levels of service.

Policy 1.5.2 – The Town will continue to review the availability of public facilities concurrent with the impacts of development in processing proposals for site development or rezoning.

Policy 1.5.3 – If capital projects are needed to maintain the adopted level of service standards but are not available at the time the development order is issued, then the development order shall be conditioned upon the availability of those items at the time the impacts of the development occur.

Policy 1.5.4 – Prior to the issuance of any development order, the Town shall verify that all public facilities are available to serve development for which development orders were issued prior to the date of adoption of this plan. Development orders for future development shall not be issued unless the Town has demonstrated the following: (1) Compliance with the adopted Level-of-Service Standards in the Comprehensive Plan and (2) one or a combination of the following conditions exist: (a) necessary facilities and services are in place at the time that a development order or permit is issued; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (c) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or (e) necessary facilities and services are guaranteed in an enforcement development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 1.5.5 – The Town shall enforce Concurrency Management provisions in the revised land development regulations to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 1.5.4 and based upon the application of the Level-of-Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed

development consistent with the criteria established in Policy 1.5.4. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 1.5.6 – Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action conforms to future land uses as shown on the Future Land Use Map of the Future Land Use Element and public facility capacity is available.

Policy 1.5.7 – A plan amendment shall be required to eliminate, defer, or delay construction of any facility needed to maintain the adopted level of service and which is listed in the five-year Capital Improvements Plan.

Goal 2: The Town will insure that adequate public facilities are available to meet the adopted level of service standards.

Objective 2.1 – The Town will implement the Capital Improvement Plan attached as CIP Table 2.

Policy 2.1.1 – The town will identify possible sources for funding un-funded projects during each budget cycle.

Policy 2.1.2 – Applications for grants will be submitted by the applicable deadlines to insure funding for the fiscal year targeted for project completion.

Policy 2.1.3 – In the event funding is unavailable through the fiscal year identified for a project's completion, the project will be deferred until funding is obtained.

Policy 2.1.4 – In the event that development is proposed within the Town that could potentially accelerate the need for additional facilities, the Town will require developer contributions to offset the costs of providing those services.

Policy 2.1.5 – The Capital Improvement Plan will be implemented in accordance with the Five Year Schedule of Capital Improvements attached as CIP Table 3.

**CIP Table 2
Town of Greenwood
Capital Improvement Plan**

Capital Improvements Related to Capacity

NONE

Capital Improvements not Related to Capacity

Fiscal Year	Project	Approximate Cost	Funding Source	Funding Secured
2007-2008	Water line upgrades Hwy 71 (from Albernathy Street to existing main)	\$340,000.00	Funds on hand	Yes
2008-2009	Water line upgrades Hwy 69 from Town limits to SR 71	\$100,000.00	Rural Development grants/loans;	No
2007-2008	Elevated Water Tank	\$650,000.00	CDBG	Yes
2009-2010	Road Improvements; Peanut, Davis and Tulsa Streets	Unknown	Gas tax revenues	No
2009-2010	Recreation Facilities Improvements-Town Park	\$50,000.00	FRDAP	No
2009-2010	Drainage Improvements Northwest Quadrant of Town	Unknown	NWFWMD, Legislative Appropriations	No
2010-2012	Convert Greenwood Cafeteria to multi-use facility (library, community center)	\$750,000.00	Private donations, grants, legislative appropriations	No
2007-2008	Evaluate alternatives to increase available water supply	\$10,000.00	Funds on hand	Yes

CIP Table 3
Town of Greenwood
Five Year Schedule of Capital Improvements 2007-2012

Project Name	Funding Source		2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
	Town	Other					
Water line Upgrades Hwy 71 (from Abernathy Street to existing main)	\$340,000		\$340,000				
Water line upgrades Hwy 69 from Town Limits to SR 71	\$40,000	\$60,000		\$100,000			
Elevated Water Tank		\$600,000		\$600,000			
Recreation Facilities Improvements- Town Park		\$50,000				\$50,000	
Convert Greenwood Cafeteria to multi-use facility (library, community center)		\$750,000				\$400,000	\$350,000
Evaluate alternatives to increase available water supply	\$10,000		\$10,000				
Total by Year			\$344,000	\$700,000		\$450,000	\$350,000

CHAPTER EIGHT INFRASTRUCTURE ELEMENT

EXECUTIVE SUMMARY

The Infrastructure Element analyzes the capacity of Greenwood's public facilities and services to accommodate new development. The Element specifically addresses solid waste, sanitary sewer, drainage, potable water, and natural groundwater aquifer recharge resources.

The Spring Hill Regional Landfill is owned and operated by Waste Management, Incorporated and serves Jackson County, Washington County, southern Okaloosa County, and portions of Calhoun County. The landfill currently has the capacity to accommodate the Town's waste through the year 2002. Waste Management is also actively acquiring land to expand the landfill in the coming years.

The Town of Greenwood is served by private wastewater treatment systems, septic tanks, and other individual domestic treatment systems. These systems must comply with Florida Health and Rehabilitative Services standards, Rule 10D-6, F.A.C.

The Town of Greenwood has public water facilities. These facilities will have more than adequate capacity to provide potable water through the planning period. However, improvements will be required to adequately service undeveloped areas and to improve the Town's fire protection capabilities. To protect groundwater resources, the Town should adopt a wellhead protection ordinance that restricts the use of land within the radii around a community or public well that are specified in Policy 2.2.1 of this element.

INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1 – To provide adequate public facilities and services based upon the community's need for environmental quality and financial health.

Objective 1.1 – To discourage urban sprawl and maximize the use of existing transportation, solid waste, water and wastewater, and drainage facilities, land development regulations shall promote concentration of new development around existing or planned infrastructure. Such regulations shall:

- a. Incorporate a point system that will encourage and reward infill development, thereby increasing utilization of existing capacity and discouraging sprawl;
- b. Implement a program which includes the reduction of solid waste disposal volume by 30% by 1994; and
- c. Coordinate the extension of, or increase in the capacity of facilities to meet adopted level of service standards.

Groundwater quality shall be maintained so as to meet state groundwater quality standards. Recharge to aquifers shall be maintained so that post-development recharge volumes are at least equal to pre-development recharge volumes. Development within natural drainage features shall not decrease the flood storage capacity of these drainage features or increase the flood levels or velocities for all floods that are equal to or less than the 100-year flood.

Policy 1.1.1 – Through the land development regulations, encourage future urban development in areas which are adjacent to locations currently served by existing infrastructure, or where adequate infrastructure can be provided.

Policy 1.1.2 – Development orders will be conditioned to require that users be connected to central water and sewer facilities within one year of such facility or service becoming accessible to the state.

Policy 1.1.3 – Acquired acreage for landfills shall only be put into service to meet demand consistent with adopted level of service standards for solid waste of service jurisdictions.

Policy 1.1.4 – The land development regulations shall enforce standards for construction in the 100-year floodplain. In all cases, standards shall ensure protection of life and property through floodproofing techniques recommended by FEMA. To prevent flooding of adjacent areas, compensatory storage shall be required for all development located in the 100-year floodplain.

Policy 1.1.5 – There are currently no existing facility deficiencies, but at such a time they

may exist, the following ranking system shall be used to provide projects that correct existing facility deficiencies:

- Level 1: To protect public health and safety, or to preserve full use of existing facilities.
- Level 2: To increase efficiency and reduce operation costs and maintenance.
- Level 3: To extend facilities within service areas.

Objective 1.2 – Adopt land development regulations, by the statutory deadline, which ensure the use of adopted level of service standards as a means of controlling future uses of land. Such regulations to be adopted by the statutory deadline, shall ensure that sanitary sewer or septic facilities will be provided to accommodate future populations and land uses. Such regulations shall also ensure that the existing and projected needs are met through provisions which ensure that development orders are not issued which degrade the adopted level of service.

Policy 1.2.1 – The following level of service standards are hereby adopted for the Town of Greenwood.

Sanitary Sewer Facilities: 100 gallons per capita per day

Potable Water Facilities: 155 gallons per capita per day

Solid Waste Facilities: 3.3 pounds per capita per day

Drainage Facilities:

Conveyance Systems – All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Stormwater Management Systems- for development in commercial, urban residential, mixed-use urban land uses districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Stormwater Management Systems – for development in all other land use districts. Stormwater management systems shall be designed to either retain on-site the runoff

generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water Quality:

1. Water quality treatment, in general, shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first ½ inch of runoff consistent with Chapters 17-25, F.A.C.
2. Facilities that directly discharge into Outstanding Florida Waters shall provide water quality treatment for runoff from the first one and one-half inch of rainfall;
3. Or as an option, for projects or project sub-units with drainage areas at less than 100 acres from the first ¾ inch of runoff consistent with Chapters 17-25, F.A.C.

All other discharge facilities shall be designated so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designed use of its classification as established in Chapter 17-302, F.A.C.

Policy 1.2.2 – The following level of service standard is hereby adopted for the areas of the Town of Greenwood that are served by private, on-site disposal systems.

Sanitary Sewer Facilities: Private, on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health and Rehabilitative Service, Chapter 10D-6, F.A.C.

Policy 1.2.3 – The following level of service standard is hereby adopted for the areas of the municipalities of Greenwood served, or to be served in the future, by public sanitary sewer disposal systems.

Sanitary Sewer Facilities: Public disposal systems shall maintain a level of service of 100 gallons per capita per day.

Policy 1.2.4 – Implement regulations through the Land Development Code which ensure that development orders are not issued which decrease level of service standards below adopted standards, in conformance with the concurrency requirement of rule 9J-5.

Policy 1.2.5 – In areas served by on-site wastewater treatment systems, final development orders shall not be issued prior to demonstration that appropriate permits for on-site wastewater treatment systems have been obtained.

Policy 1.2.6 – Applications for development approval for sites located in areas identified in the soils map included in the Future Land Use Map Series as belonging to a soils association that poses moderate to severe limitations to development shall comply with 10D-6, F.A.C. Clustering shall be allowed on the portion of the site posing the fewest restrictions, based on the characteristics of the soils of the site.

Policy 1.2.7 – Sanitary sewer systems of the Town of Greenwood are not expected to be expanded beyond currently planned capital improvement programs through the period of this plan. The systems shall be maintained to provide the approved level of service capacities for each system, and safe, efficient service to the populations of the municipalities.

Policy 1.2.8 – Development shall be allowed in areas served by existing sanitary sewer infrastructure, provided all other regulations are met. In those areas not served by sanitary sewer, development may be allowed if septic tank is allowed, pursuant to 10D-6, F.A.C. In those areas where sanitary sewer does not exist at the time of development and septic tanks are not approved by HRS, development shall not take place.

Objective 1.3 – Maintain a solid waste management program that meets and maintains the adopted level of service through correction of existing facility deficiencies and minimizes adverse impacts on the environment.

Policy 1.3.1. – The County shall designate an individual to serve as liaison to Waste Management Inc. in order to keep them apprised of the potential of increases solid waste generation so they may update their facility expansion plans. The Town shall coordinate with the County and ensure that the Town's needs are also met.

Policy 1.3.2 – The current county-wide recycling program shall meet the goal of 30% reduction of solid waste disposal by 1994. The Town shall participate in the County's recycling program.

Objective 1.4 – The Town shall correct existing drainage facility deficiencies through: utilizing of SCS erosion and sedimentation control programs, and water quality improvement programs; paving of roads according to adopted level of service standards and the schedule adopted in the CIE.

Policy 1.4.1 – The development and adoption of a Stormwater Management Plan shall be completed by 1996 by the County in accordance with the County Plan subject to the availability of funds, which identifies the stormwater quality and quantity deficiencies within the portion of the Chipola River Drainage Basin designated for urban development (i.e. all land use categories other than Agriculture 1, Agriculture 2, Recreation or Conservation). These studies shall recommend needed drainage improvements and shall analyze whether the adopted level of service standards are appropriate. These studies shall recommend alternative standards, if necessary. The Infrastructure Element of the Town of Greenwood Comprehensive Plan, including the data and analysis, level of service standards, and priorities for replacement of facilities, an analysis of the financial feasibility of correcting existing facility deficiencies, and providing for future facility needs shall be amended, and the Capital Improvements Element of the Town of Greenwood Comprehensive Plan, including the Five-Year Schedule of Capital Improvements, shall be amended, within twelve (12) months of the completion of each of these Stormwater Management Plans, based on the findings and recommendations contained in these plans.

In the event the study is not completed because of the lack of availability of funds, at the time of the Evaluation and Appraisal Report, the County shall, in accordance with its comprehensive plan, identify alternate funding sources and recommend appropriate funds to complete the study and necessary improvements. As a part of the Evaluation and Appraisal Report, the County shall, in accordance with its comprehensive plan, determine whether stormwater quality deficiencies exist within the developed portions of the Town of Greenwood based on the best data available from the Northwest Florida Water Management District and the Florida Department of Environmental Protection. The Town of Greenwood shall amend its plan to require the completion of stormwater master plans, if water quality deficiencies are identified.

Policy 1.4.2 – The land development regulations shall include development standards, such as maximum impervious surface ratios, native vegetation protection, use of silviculture/agriculture best management practices, and vegetative setback zones, that are designed to preserve natural drainage features such as waterways, wetlands, lakes and floodplains.

Policy 1.4.3 – New development shall comply with the level of service standards for stormwater quality and quantity established in Infrastructure Policy 2.1.

Objective 1.5 – The Town shall adopt land development regulations by the statutory deadline which ensure that new development and redevelopment does not increase stormwater runoff or flooding problems. The level of service standard for drainage shall ensure that capacity of drainage structures for roads and other development are designed to meet facility needs.

Objective 1.6 – At this time, there are no drainage facilities with excess capacity; therefore, there is no way to maximize the use of existing drainage facilities. However, the County shall discourage urban sprawl and maximize use of future facilities through flexibility in the land development regulations to allow drainage facilities to serve more than one function, and to promote the use of regional facilities where they will not contribute to urban sprawl.

Policy 1.6.1 – Planning of Town funded drainage facilities shall be in consideration of regional drainage needs. Oversizing of facilities to accommodate any regional needs should be a priority as long as such oversizing will not contribute to urban sprawl.

Policy 1.6.2 – The Town shall provide incentives for use of pervious pavement in lieu of traditional asphalt in the land development regulations.

GOAL 2 – Conserve the Town's potable water resources, natural drainage features and groundwater aquifer recharge areas.

Objective 2.1 – Use sound management practices regarding prime groundwater aquifer recharge areas and natural drainage features through adoption of land development regulations and establishment of coordination mechanisms with federal, state and local agencies by 1992.

Policy 2.1.1 – Final development orders shall not be issued until the applicant has demonstrated that proper state and federal permits have been obtained for stormwater treatment.

Policy 2.1.2 – Request Technical Assistance from the Northwest Florida Water Management District regarding the protection of high aquifer recharge areas and the significant natural drainage features. At such time as these areas are identified, the land development regulations shall be modified to incorporate restrictions in 10D-6, F.A.C. In addition, the County shall forward information related to the location of abandoned wells to the NWFWMDC for their implementation of abandonment procedures.

Policy 2.1.3 – Establish minimum design and construction standards for all new development which ensure that post development runoff rates, volume, and pollutant loads do not exceed predevelopment runoff rates.

Policy 2.1.4 – The land development regulations shall use DER rule 17-730, F.A.C. and Chapter 403, F.S. concerning discharge of hazardous or toxic pollutants in areas of high aquifer recharge.

Policy 2.1.5 – The Town shall, through its land development regulations, protect vital groundwater recharge areas and closely regulate development surrounding areas of prime aquifer recharge by allowing only those land uses, site designs, and on-site stormwater drainage systems that are of a benign or beneficial influence to the prime aquifer recharge area.

Policy 2.1.6 – The generation, use, storage, transfer, or disposal of hazardous materials and hazardous wastes shall be prohibited within areas shown as "High Recharge Potential" on Map 15 of the Conservation Element Technical Support Documents that were submitted with the adopted plan. "Hazardous waste" shall be defined in terms of 40 Code of Federal Regulations Part 261, as modified by Rule 17-730.030, Florida Administrative Code, concerning the definition and identification of hazardous waste. "Hazardous materials" shall be defined as those additional priority pollutants, volatile organics, and trace metals referenced in the Clean Water Act administered by the U.S. Environmental Protection Agency (as may be amended from time to time). This policy shall not apply to small quantity hazardous waste generators, and shall not apply to the sale of agricultural chemicals, provided that an appropriate spill containment and floor drain system is constructed, which shall be designed to hold spilled hazardous materials for cleanup to prevent such material from entering surface waters, groundwaters, or the stormwater drainage system. In addition, monitoring wells shall be installed and utilized for such uses which are not defined as "development" in s. 380.04, Florida Statutes.

Policy 2.1.7 – Within areas shown as "High Recharge Potential" or "Moderate Recharge Potential" on Map 15 of the Conservation Element Technical Support Documents that were submitted with the adopted Comprehensive Plan, maximum impervious areas, minimum retention requirements for stormwater, or a combination thereof shall be enforced so that

post-development runoff volumes from development sites do not exceed pre-development runoff volumes. Within these recharge areas, stormwater runoff from development sites and sanitary sewer effluent shall be treated so that state groundwater quality standards are not violated.

Objective 2.2 – Conserve and protect potable water resources from adverse impacts through adoption of land development regulations and coordination with federal, state and local agencies.

Policy 2.2.1 – An interim Water Well Protection Zone of 400 feet in radius is adopted for each potable water well which serves a “public water system” as defined in Rule 17-550.200, Florida Administrative Code. Except that within areas shown as “High Recharge Potential” on Map 15 of the Conservation Element Technical Support Documents that accompanied the adopted plan, this protection zone shall have a radius of 600 feet. The first 200 foot radius shall be a zone of exclusion, where no development shall be permitted other than parks, except that one single family dwelling shall be permitted on a lot or parcel of record which was created prior to the adoption of the remedial amendments to this plan. Within the remainder of the Water Well Protection Zone, land use and development shall be regulated to prohibit:

- (a) Landfills;
- (b) Facilities for the bulk storage, handling, or processing of materials on the Florida Substances List (Chapter 442, Florida Statutes);
- (c) Activities that require the storage, use, or transportation of restricted substances, including agricultural chemicals, petroleum products, hazardous or toxic waste, or medical wastes;
- (d) Feedlots or other concentrated animal facilities;
- (e) Wastewater treatment plants, percolation ponds, and similar facilities;
- (f) Mines; and
- (g) Excavation of waterways or drainage facilities which intersect the water table.

Developments existing on the date of the adoption of the remedial amendment which first brings the plan into compliance shall not be required to meet this Well Protection Zone standard for any well replacements or new wells on the same lot or parcel which they occupied on the date of the adoption of said remedial amendment, provided that no contiguous land had since been acquired which would enable this standard to be met. In addition, land uses which, in accordance with professionally acceptable standards and methodology, are estimated to require less than 6,000 g.p.d. of water shall be exempt from this Well Protection Zone standard.

Policy 2.2.2 – The Town shall participate in water conservation and protection programs of the NWFWMMD and provide incentives for the use of water conservation devices in all new development.

Policy 2.2.3 – Encourage the use of native vegetation in landscaping, which requires minimal watering.

Policy 2.2.4 – Cooperate with no-watering restrictions of the county, and NFWFMD during declared water shortages.

Policy 2.2.5 – Coordinate with NFWFMD in the protection of aquifer recharge area after information on prime recharge areas is made available. As an interim measure, the Town shall protect areas of high or moderate aquifer recharge through land development regulations that limit impervious surfaces and require management of stormwater runoff, adopted by the statutory deadline.

Policy 2.2.6 – Enforce state plumbing laws requiring the use of low volume plumbing fixtures for new development.

Policy 2.2.7 – The Comprehensive Plan shall be amended, as appropriate, within twelve (12) months of the mapping of cones of influence by the Northwest Florida Water Management District. These cones of influence shall be designated as wellfield protection, as recommended by the Northwest Florida Water Management District, shall be adopted as a part of the plan and the land development regulations.

Objective 2.3 – There are currently adequate capacity for potable water facilities in the Town of Greenwood. However, improvements will be required to service undeveloped areas and to upgrade the Town's fire protection capabilities. The Town shall ensure adequate facilities needs through the land development regulations, to be adopted by the statutory deadline. The land development regulations shall contain provisions to ensure that development does not take place unless the facilities are available concurrent with the impacts of development.

CHAPTER NINE MONITORING AND EVALUATION PROGRAM

The Town of Greenwood Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. In addition, a program has been developed for the annual review of the plan to determine whether it is effectively guiding the Town of Greenwood in decisions about growth and development. This program provides for monitoring on an annual basis as well as a more detailed evaluation after five years or as required by Florida Law.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by the Town of Greenwood in all areas covered by the Comprehensive Plan. At the end of the fiscal year a monitoring report will be prepared by each jurisdiction which includes a brief statement of the following:

1. Activities, programs, and accomplishments undertaken and/or completed within the immediately past fiscal year which implement one or more provisions of the Comprehensive Plan describing the degree to which the goals, objectives and policies have been successfully reached.
2. Actions initiated or completed during the fiscal year which were contrary to the Comprehensive Plan, together with a justification. Where such actions were reasonable and justified, consideration shall be given to the need to amend the Comprehensive Plan.
3. Review of development authorized during the fiscal year and whether that development conformed to the provisions of the Comprehensive Plan. Where it is determined that development approvals were contrary to the Comprehensive Plan, consideration shall be given to the need to amend the Comprehensive Plan.
4. Problems, or obstacles encountered during the fiscal year which resulted in underachievement of goals, objectives, or policies and require plan amendment for reasonable solution. Such plan amendments may include new or modified goals, objectives, or policies needed to correct discovered problems.
5. Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objectives/policies added or modified, and estimate the time and cost for carrying out the recommendations.
6. A brief summary of the development and redevelopment which has occurred in the jurisdiction during the fiscal year.

7. A brief statement of the relationship of development within the jurisdiction to the adopted levels of service.

The annual monitoring report shall be presented to the local governing board after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the local governing body.

An Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law, and Rules 9J-5 and 9J-33, Florida Administrative Code. This EAR shall be designed to summarize the annual monitoring reports, addressing each of the seven items described above for the total five-year period, and, in addition, including the following provisions:

1. A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program used for the initial completion and adoption of the Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be described in the EAR.
2. An updated data base including, at a minimum, (1) revised population estimates and projections based upon 1990 Census data, and (2) updating of measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period.
3. Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.

Evaluation and Appraisal Reports shall include an evaluation of the impacts of development in the Agriculture category, based on the following data and analysis: (a) Impacts on wildlife, water quality, agricultural operations, as well as impacts of groundwater withdrawals due to development on agricultural activities and aquatic and wetland dependent wildlife habitat shall be documented and analyzed; (b) Adequate and efficient provision of public facilities and services and equitable assessment for the cost of these facilities and services; (c) Attainment of the objectives in the Future Land Use Element which are related to the separation of urban and rural land uses, including the number of lots platted and building permits issued for the Future Land Use Map categories and other areas described in Objective 3; and (d) Compatibility between urban land uses (i.e., development) and rural land uses. This evaluation shall be based on professionally collected and applied data, and shall include an analysis of the anticipated impacts of projected development in rural land use categories, based on up-dated population projections for these areas.

If indicated by the above-mentioned data and analysis, the plan shall be amended to further restrict or regulate development in the Agriculture category in order to: (a) Ensure

that agricultural operations, wildlife, and water quality are not adversely impacted by development; (b) Provide adequate and efficient public facilities and services, and provide for equitable assessment for the costs of these facilities and services; and (c) Ensure compatibility of urban and rural land uses.

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