

TOWN OF SNEADS  
COMPREHENSIVE PLAN

2017 Major Amendment

TIMOTHY ARNOLD, COUNCIL PRESIDENT  
JIMMY LYNN WRIGHT  
HELEN GRICE  
DONOVAN WEEKS  
GREG LEWIS

AMENDMENT WAS PREPARED FOR THE  
TOWN OF SNEADS  
BY:

David H. Melvin Inc.

VOLUME II: THE PLAN  
TOWN of SNEADS COMPREHENSIVE PLAN\*  
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PREPARED BY:  
JACKSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
2864 MADISON STREET  
MARIANNA, FLORIDA 32448  
AND  
FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
2555 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-2100

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VOLUME II:  
SNEADS COMPREHENSIVE PLAN

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## **STRUCTURE OF THE PLAN**

The Plan adopted by the Town of Sneads was the original Jackson County County-wide Comprehensive Plan upon which this document is based. The current Sneads Plan has been updated during the Concurrency amendment process and this amendment based on the Evaluation and Appraisal Report.

The County Plan included the following documents:

Volume I – Guide to the Jackson County Countywide Comprehensive Plan; Citizen Participation Program; consistency with the state and regional plan; Evaluation and Appraisal Report for the previous comprehensive plan.

Volume II – Jackson County Countywide Comprehensive Plan.

Volume III – Technical Support Document: Future Land Use and Traffic Circulation.

Volume IV – Technical Support Document: Housing.

Volume V – Technical Support Document: Conservation and Recreation and Open Space.

Volume VI – Technical Support Document: Intergovernmental Coordination, Capital Improvements, and Infrastructure.

# **CHAPTER ONE FUTURE LAND USE ELEMENT**

## **EXECUTIVE SUMMARY**

The Future Land Use Element of the Sneads Comprehensive Plan analyzes the Town's current land use patterns and establishes policies that will guide the future development in Sneads over the next ten-year long-term planning horizon. These policies are set forth in the Future Land Use Map Series and in the Goals, Objectives, and Policies of the Comprehensive Plan.

Agriculture is the predominant land use in Sneads. Within the Town limits, approximately 45 percent of the land is devoted to agricultural use, 15 percent to conservation, 2 percent to recreation, 33 percent to residential, 2 percent to Commercial, 1 percent to Industrial and 2 percent to public land use. The Town of Sneads is predominantly characterized by a mix of agricultural and residential uses.

The Town is expected to experience slow population growth throughout the planning period, with the population of Sneads projected to reach 1,875 by the year 2030.

In order to accommodate the needs of the future population, the Town will 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. Environmental limitations to development include wetlands and areas with severe soil limitations.

The future land use map series sets out the land use pattern for the Town through the year 2027 and beyond. In general, the future land use maps allow for the maintenance and expansion of existing development patterns. It establishes a rural and urban mixed-use category that allows a mix of commercial and residential uses at varying intensities of development. The Future Land Use Element is designed to conserve environmentally sensitive lands through the designation of a conservation land use on the Future Land Use Map series.

## 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 Sneads, while maximizing economic benefits and minimizing threats to natural and man-made resources.

**Objective 1** – Develop and adopt land development regulations by the statutory deadline which 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 – Adopt and enforce land development regulations that 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 which are adopted shall be consistent with the most restrictive provisions of this plan. In order to accomplish this, the plan will:

- 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/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. Residential density in conservation areas shall be limited to a maximum of one dwelling unit per 40 acres.
- 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 share driveways will be encouraged.
- e) Development of lands in the Agriculture category shall be limited 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. Promote and encourage efficient use of existing infrastructure and create those land use categories that will accommodate high density development where needed.
- f) Regulate the location and size of signs.

Policy 1.2 – Prior to the issuance of any development approval in the Town of Sneads, the Florida Master Site File shall be consulted to determine whether historic or archaeologically significant resources exist on the site. A complete inventory of the County’s historic areas and structures has been compiled. 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 will 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.

Policy 1.4 – To ensure conservation of wetlands within the Town, land use and development in wetlands shall be consistent with policies 8.1 through 8.13 of the Conservation Element.

Policy 1.5 - 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.

Policy 1.7 – All subdivision of property as defined in Chapter 177, Florida Statutes and which occur on a one-time or cumulative basis over a five (5) year time period shall comply with the Town of Sneads Subdivision Regulations in effect on the date of project approval by the Town Council.

**Objective 2** – Adopt and maintain land development regulations that are 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 Sneads:

<u>Land Use Category</u>	<u>Maximum Density/Intensity</u>
CON Conservation	1 d.u./40 acres
AG Agricultural (Densities may be higher in AG, pursuant to Policy 4.4)	1 d.u./1 acre
R Residential	4 d.u./acre
COM Commercial	90% ISR
IND Industrial	85% ISR
P Public	80% ISR
REC Recreation	40% ISR
USA Urban Service Area Overlay	N/A
MU-Urban Mixed Use-Urban Development	4 d.u./acre (see policy for ISR)
MU-Rural Mixed Use-Rural Development	1 d.u./acre (70% Commercial ISR) Multifamily/mobile home parks
R-S Residential-Suburban	4 d.u./acre (with central Services) Multifamily/mobile home parks

Note: The Town of Sneads may allow higher densities in the Agriculture category consistent with Future Land Use Element Policy 4.4 below.

Note: Intensity is expressed as impervious surface ratio (ISR)  
ISR designates Impervious Surface Ratio (non-absorbing surfaces).



Policy 2.2.1 – Downtown Core (DC) is depicted on the Future Land Use Map to identify the priority area for development of a visually identifiable downtown core. Application of Commercial, Mixed Use and Public Use FLUM categories is encouraged to create an appropriate development character. Application of other FLUM categories within the identified Downtown Core is discouraged.

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 and agriculture-related activities. Examples of appropriate uses are crop land, pasture land, orchards and groves, small-scale timber production, residential, commercial and industrial development. 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 impervious surface ratio, 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, 3.8, and 4.4 of this Plan Element.

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

### **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.

#### **A. MIXED USE URBAN DEVELOPMENT**

This land use classification is characterized by a mix of compatible medium-intensity residential and commercial uses which are required to have central water and sanitary sewer. Development in this classification has an approximately equal proportion of residential and commercial uses. Maximum detached residential density is 4 units per acre and maximum multifamily unit density is 8 units per acre. Maximum impervious surface ratio for commercial site use is 80% or no more than 50% of the mixed development.

Residential use in this category may be at 2 detached single family dwelling units per acre on septic system, with 80% impervious surface ratio for commercial on septic system. Multifamily housing and mobile home parks would be allowed consistent with state guidelines. Site design and buffering of different uses must be addressed in the design and construction so as to mitigate the potential for conflict between unlike uses.

#### **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, 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 and four (4) units per acre when served by central water and sanitary sewer. Multifamily housing and mobile home parks will be allowed consistent with state regulations.

## **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 use. The 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 consistent with State regulations. Site design and buffering of different uses must be addressed in the design and construction so as to mitigate the potential for conflict between unlike uses. Non-residential development structures are limited to no more than two floors of elevation.

## **D. RESIDENTIAL**

This land use classification applies only to those areas of the Town suited for low to medium density residential development. Maximum detached residential density is 4 units per acre with municipal water and sewer service. Non-residential development is not supported.

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

### **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% coverage.

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 85% 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.

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

### **CONSERVATION**

Conservation land use category is used to protect areas of valued natural landscapes that provide high ecological and environmental value through preservation in their natural state. These landscapes generally have extremely limited development potential due to environmental sensitivity including the following:

- a) Severe soils – Subject to provisions of Rule 64E-6, F.A.C., sites with severely rated soils for septic tank use shall utilize such techniques as aerobic septic systems, and mound and fill systems where central sewer service is unavailable.
- b) Native vegetation – Native vegetation shall be conserved through adoption of landscaping provisions and clustering requirements in the land development regulations by the statutory deadline for their adoption.
- c) Reclamation plans shall be provided by mining permit applicants and approved by permitting agencies prior to commencement of any site work on property to be mined. Mining shall be prohibited in unsuitable areas, particularly wetlands. “Unsuitable” areas where mining is prohibited shall include the following environmentally sensitive areas: Wetlands, and all surface waters of the state, including rivers, streams, and springs, as well as the buffer zones adjacent to these wetlands and surface waters which are required pursuant to Policy 1.17 of the Conservation Element.

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

### **PUBLIC**

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

Policy 2.8 – Recreation land uses shall be classified as follows:

### **RECREATION**

This land use classification is intended to provide adequate land for recreation facilities. Maximum impervious surface is 40% coverage.

Policy 2.9 – Urban Service Areas shall be defined as areas of potential annexation that are designated on the Future Land Use Map Series Urban Service Area Overlay Map which:

### **URBAN SERVICE AREA**

- 1) Area 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, industrial 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.

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

Policy 3.1 – The land development regulations will 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 3.3 – The land development regulations will include provisions to conserve historic and natural resources and productive agricultural lands. 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 shall 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 as allowed by 163.3179 F.S.

Policy 3.5 – The following standards shall be applied to non-residential development in the Agricultural 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 the remedial amendment that first brings this plan into compliance, 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 the standards in Chapters 14-96 and 14-97, Florida Administrative Code, 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 the remedial amendment which first brings this plan into compliance, the location and minimum spacing between access points shall meet the standards in Chapters 14-96 and 14-97, Florida Administrative Code, 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 and 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, including compliance with Policy 3.8 of this Plan Element;
- 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, 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 – Through the land development code establish that 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 Policies 2.1, 2.2, 2.5, and 2.7 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, one from the other, 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 each other shall be minimized, such that the long-term continuance of either land uses 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 will encourage urban development in areas with existing infrastructure facilities. To preserve agricultural lands, open space and natural resources, the Agricultural category shall designate a density of one dwelling unit per acre.

Policy 4.1 – Future development will be promoted 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 Rule 64E-6, F.A.C., with regard to on-site disposal systems and Rule 40A-3, F.A.C. with regard to wells, as well as other applicable federal, state, and local regulations.

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 Rule 64E-6, F.A.C.

Policy 4.4 – The Town may allow residential development in the Agriculture Future Land Use category within its corporate limits, as shown on the Future Land Use Maps which are in effect, at densities up to 8 dwelling units per acre, if connected both to a potable water system and to a sanitary sewer system which are operated by the Town or other governmental approved agency, or at densities up to 4 dwelling units per acre, if connected to a public potable water system which is operated by a governmental agency, or a state-approved private agent.

**Objective 5** – Analysis shows that there are no blighted areas within the Town. The Town will adopt 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.

Policy 5.3 – Establish and maintain a code enforcement board.

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

Policy 6.1 – The land development regulations will 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 incorporate appropriate management requirements into land development regulations.

Policy 7.1 – The land development regulations will 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. Development shall comply with the Northwest Florida Water Management District environmental resource permitting (ERP) process and with DEP as may be required.

#### School Facilities Planning

**Objective 8:** Ensuring Compatibility with Surrounding Land Use, Encouraging Co-location with Appropriate Local Government Facilities, Location in Proximity to Residential Areas to be Served and

Function as a Community Focal Point. Within the Town of Sneads, the Town shall ensure compatibility of school facilities with surrounding land uses through the development review process and shall encourage, to the extent feasible, co-location of new schools with compatible facilities, and the location of school facilities to serve as community focal points.

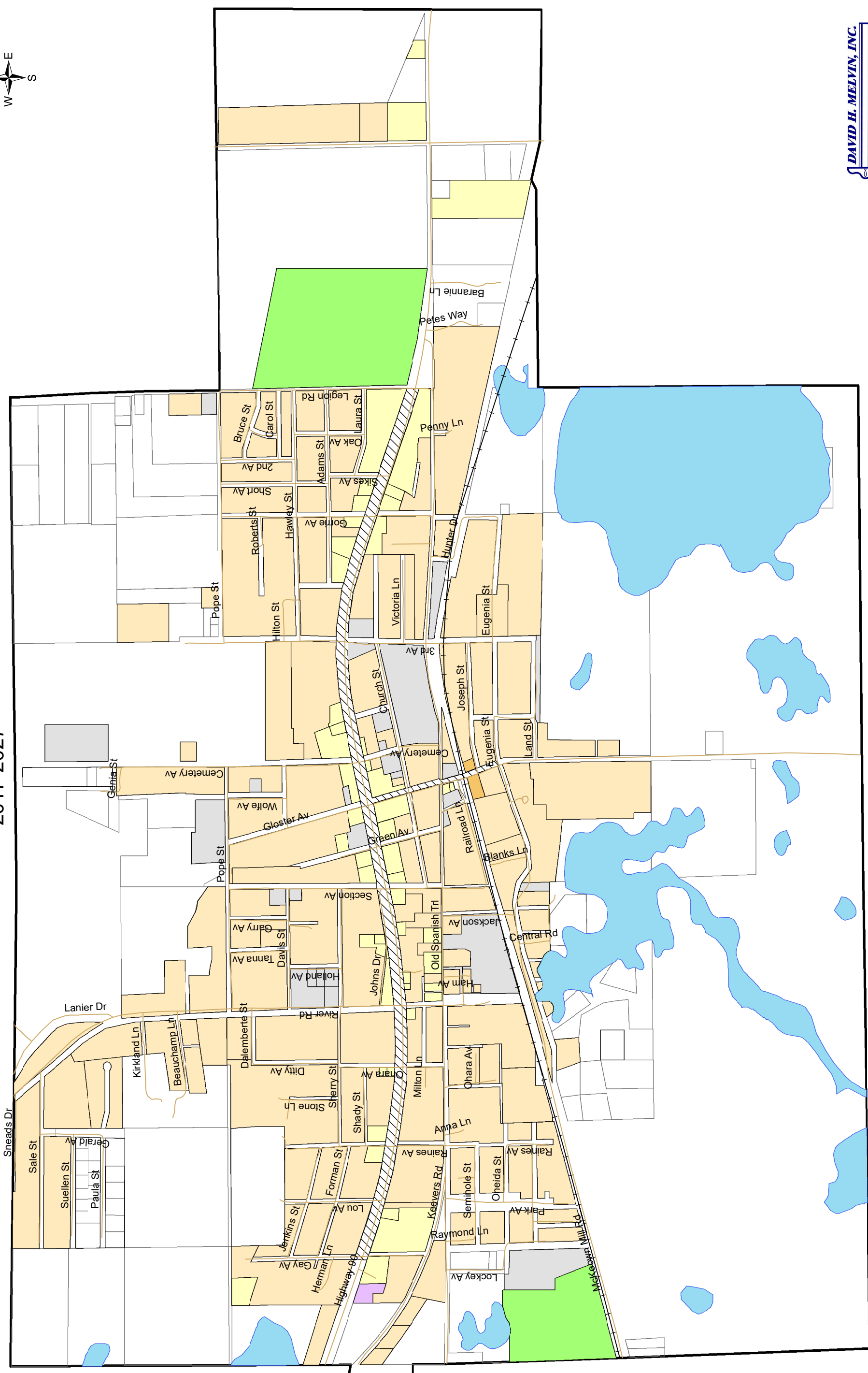
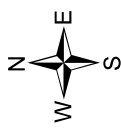
Policy 8.1: Allowable Locations of School Sites and Compatibility Standards. School sites are allowable within any Future Land Use Map (FLUM) designation in the Town's Comprehensive Plan except Conservation and Industrial FLUM categories. Compatibility with adjacent land uses will be ensured through the following measures:

- New school sites within the Town's jurisdiction must not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances would have a negative impact on the health and safety of students.
- Public school sites shall be compatible with environmental protection, based on soils, topography, protected species and other natural resources on the site.
- An assessment of critical transportation issues, including provision of adequate roadway capacity, transit capacity and possible bikeways shall be performed for proposed school sites prior to any development to ensure safe and efficient transport of students.
- New school sites for elementary and middle schools shall be located in close proximity to existing or anticipated concentrations of residential development and be consistent with walking and bus travel time standards. New school sites for high schools and specialized schools are suitable for other locations, due to their special characteristics.
- The development review process shall ensure that facilities such as sanitary sewer and potable water will be available at the time demanded by the new school site, and services such as public safety can also be provided.
- New school sites shall have safe ingress and egress.
- Proposed school sites should be located away from industrial uses, railroads, airports, and similar land uses to avoid noise, odors, dust, and traffic impacts and hazards.
- New school site shall be of sufficient size to ensure that buildings, ancillary facilities, and future expansions can be located away from flood plains, flood-prone areas, wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.

Policy 8.2: Co-Location and Community Focal Point. Recognizing that new schools are an essential component in creating a sense of community, to the extent feasible, the Town shall encourage the co-location of new school sites with appropriate residential growth areas and facilities, and shall encourage, through the development review process, the location of new school sites so they may serve as community focal points. Where co-location takes place, the Town may enter into an Interlocal Agreement with the School Board to address shared uses of facilities, maintenance costs, vehicular and bicycle parking, supervision and liability issues, among other concerns.

Policy 8.3: The Town shall adopt Land Development Regulations to allow public educational facilities as permitted uses with special development criteria in appropriate zoning districts subject to the Interlocal Agreement with the Jackson County School Board, Jackson County Board of County Commissioners and the other local governments within Jackson County.

# Town of Sneads Existing and Future Land Use Map 2017-2027



Legend	
<b>Sneads Proposed FLUM</b>	
<b>Land Use</b>	
Agricultural	[Light Green Box]
Commercial	[Yellow Box]
Conservation	[Blue Box]
Downtown Core Overlay	[Hatched Box]
Industrial	[Orange Box]
Mixed-Use Rural	[Light Yellow Box]
Mixed-Use Urban	[Light Orange Box]
Public Bldgs. & Grounds	[Grey Box]
Recreation	[Light Green Box]
Residential	[Light Yellow Box]
Residential-Suburban	[Light Orange Box]
Urban Service Area Overlay	[Dotted Box]

Adopted 11-11-17

## CHAPTER TWO TRANSPORTATION ELEMENT

### EXECUTIVE SUMMARY

The Transportation Element for the Town of Sneads contains Goals, Objectives and Policies used to guide management of the Town's transportation systems. The element provides the current and future Level of Service (LOS) applied by the Town. Currently all roadway segments within the Town are operating at or above their adopted LOS.

## CHAPTER 2 TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

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

**Objective 1** – The Town shall 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 – The Town shall 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 – The Town shall 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 – The Town shall 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** – The Town shall 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 the Town of Sneads 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 standards.

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 – The Town shall 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 wetlands shall comply with Federal, State, and local wetland regulations.

**Objective 3** – The Town shall 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 Sneads roadway system:

Major arterials:	LOS C for PM peak hour
Minor arterials, collectors and local streets:	LOS D for PM peak hour
State FIHS & SIS facilities	LOS D for PM peak hour

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

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

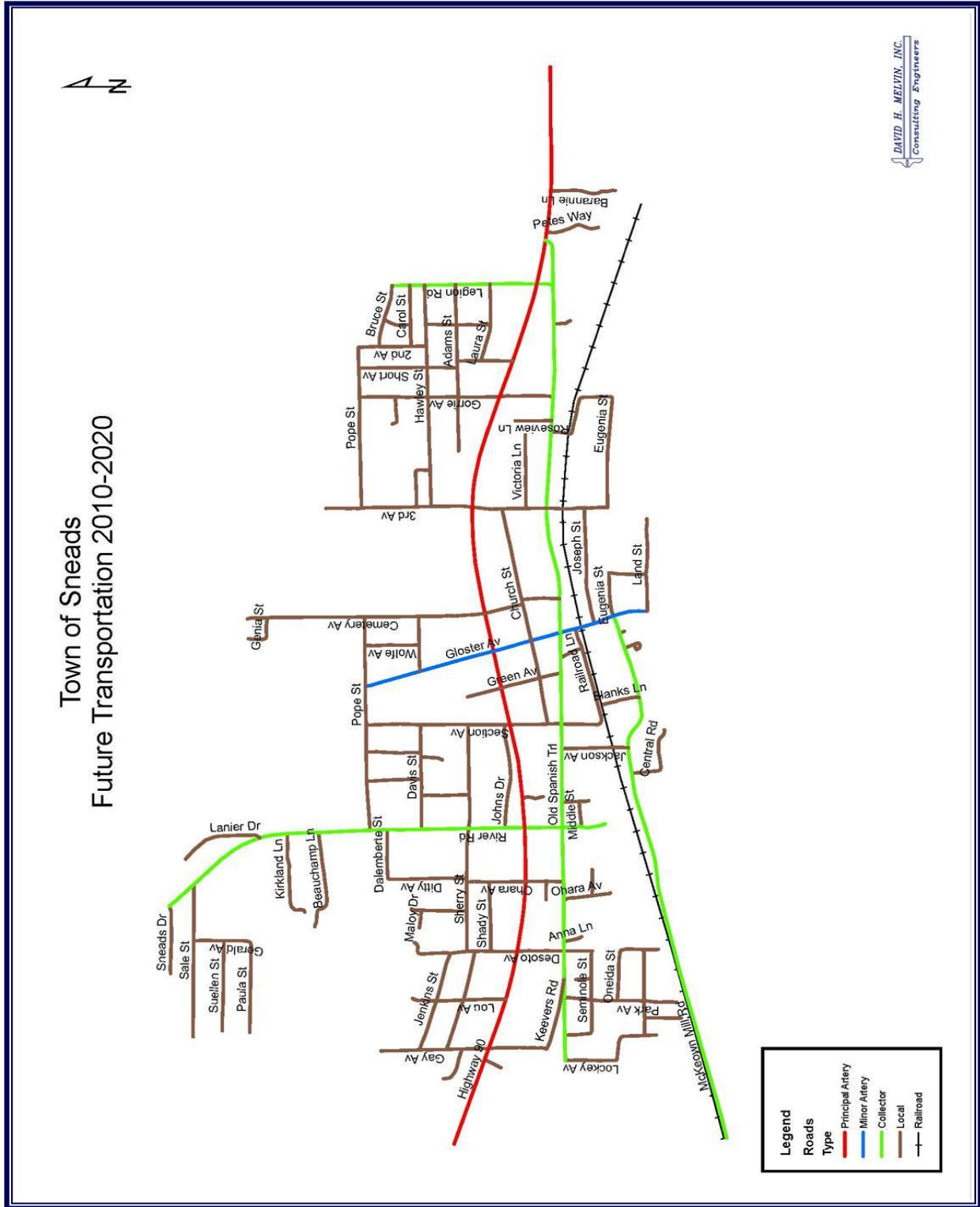
Policy 3.4 - The Town shall use the FDOT designated functional classifications to coordinate roadway use and analysis,

**Objective 4** – Continuing transportation planning for the Town of Sneads shall consider and be coordinated with appropriate local and state through frequent communication and/or attendance by a representative at any pertinent meetings.

Policy 4.1 – The Town shall continue to maintain coordination between Jackson County, the Town of Sneads and Chattahoochee and the Florida Department of Transportation for future transportation needs within or affecting the Town of Sneads through implementation of policies adopted in the Intergovernmental Coordination Element.

**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.



## CHAPTER THREE HOUSING ELEMENT

### EXECUTIVE SUMMARY

As of the 2000 Census data, there are currently over 887 housing units in Sneads. These housing units are predominantly single-family homes, 501 units. Duplexes and multi-family housing units account for less than 16 percent of the total housing stock in the Town, 72 units. Manufactured housing accounts for approximately 43% with 385 units. Data indicates 51 potential substandard units occupied in Sneads.

The Town will continue its non-discriminatory policies with regard to the siting of group homes and housing for the elderly.

### 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 Sneads.

**Objective 1** – A database to provide information for future development and planning decisions shall be established and be maintained 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. The Florida Housing Data Clearing House supported by University of Florida Shimberg Center for Housing Studies will be the primary data source used for housing analysis.

Policy 1.3 – The Town shall request the County Building Department to prepare, and make available to the public, a list of activities that require permits for building and/or remodeling, along with the cost of those permits.

**Objective 2** – Maintain a comprehensive survey of historic resources, an inventory of historically significant housing and update concurrent with the Decennial US Census. The inventory shall include houses that are significant examples of the architectural design of their period.

Policy 2.1 – 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 will 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.

**Objective 3** – The Town shall designate a staff member to keep informed of programs, for the provision of low- and moderate- income housing. The liaison shall help the Town to participate in partnership efforts with the Federal, State, County and the Housing Authority programs to provide affordable housing through programs such as the Section 8 and Rental Rehabilitation programs.

Policy 3.1 – The Town shall establish, 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 that real property that has a deed restriction or where prohibited by law.

Policy 3.3- The Town shall designate a liaison with the County to 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, shall 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, shall include incentives for siting 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 – Maintain criteria that define conditions warranting conservation, rehabilitation, and demolition actions. 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, shall establish a Code Enforcement Board that will enforce the minimum criteria of the standard building code.

**Objective 5** – Adopt land development regulations to preserve the quality of existing and future neighborhoods. Assure 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's Floodplain Ordinance.

Policy 5.2 - Contractors and subcontractors shall be required to maintain a State or County Certificate of Competency. The names of such persons will be listed with the County Building Division and made available to the public

Policy 5.3 - All housing units shall be constructed in accordance with adopted State 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, shall establish design standards that stabilize existing neighborhoods. The standards will ensure that the scale, intensity and density of infill development are compatible with that of the surrounding, established neighborhood.

Policy 5.6 – The "substandard" definition in this Comprehensive Plan used to establish relevant housing objectives and policies is provided below.

A residential unit shall be identified as substandard if two or more of the following conditions exists: unit lacks complete bathroom plumbing facilities (including hot and cold running water, flush toilet, and tub or shower) for the exclusive use of the resident(s) of that unit or; unit lacks a structurally complete and water tight roof; unit lacks functioning indoor heating or electrical system or; there is an accumulation of maintenance problems such as water leaks, cracks in walls or foundations that make the unit unsafe for habitation due to an inability to withstand normal weather conditions and preclude visible structural deterioration or injury hazard to occupants.

**Objective 6** – Increase by 10% the number of affordable units for the existing and future residents of the Town every Ten (10) years.

The most common benchmark used for determining eligibility for federal housing programs is Area Median Income (AMI). This data is published by the U.S. Department of Housing and Urban Development. For the purposes of this Element "Affordable Housing" shall mean housing that is affordable by spending no more than 30% of household income for a low-income family (household earning up to 80 percent of Area Median Income).

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 housing needs.

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

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

**Objective 7:** Maintain 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, project using State or Federal funds that displaces homeowners or tenants. The plan shall identify interim or permanent housing for the persons being displaced.

## CHAPTER FOUR CONSERVATION ELEMENT

### EXECUTIVE SUMMARY

The purpose of the Conservation Element is to provide a guide for the conservation of the natural resources of the Town of Sneads. These resources include water, air, minerals and soils, 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.

### CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL** – The Town of Sneads 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 County show signs of degradation due to various pollutants. In order to control this trend, and to conserve and appropriately use surface waters, 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, through site plan review.

Policy 1.1 – The land development regulations shall use Department of Environmental Protection, Northwest Florida Water Management District and Department of Health guidelines to develop minimum setbacks from waterbodies and wetlands for all new developments as required. Stormwater permitting shall comply with the NFWFMD Environmental Resource Permitting (ERP) process.

Policy 1.2 – Runoff from streets and parking areas will be carefully controlled to prevent flooding in adjacent areas and pollution of water bodies. 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 floodprone 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 Department of Health (DOH) standards for undeveloped land having severe septic tank soil suitability ratings and where sewer lines are not available.

Policy 1.5 – The Town shall maintain a current Floodplain management ordinance that is compliant with requirements of the National Floodplain Management Program.

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

Policy 1.7 – “Floodplain” shall be defined as the 100-year (1% annual chance of exceedance) floodplains shown on the most recently published (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 of the floodplain wherever possible.

Policy 1.9 - RESERVED

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

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. For those land use categories which allowed non-residential land uses at the time of plan adoption, and which are located in floodplains, the storage, use, transfer, and disposal of hazardous materials and hazardous waste shall be prohibited, with the exception of small-quantity generators. Any such uses which are in existence at the time of the remedial amendment (September 9, 1997) to the plan shall be a non-conforming use, and shall not be re-established if discontinued, and shall not be expanded. This policy shall not apply to land uses which are not defined as “development” in Section 380.04, Florida Statutes.

Policy 1.15 –

- a) Development in 100-year floodplains for Outstanding Florida Waters, as well as Class I Waters of the State, shall be limited to one (1) dwelling unit per five (5) acres, and the removal of natural vegetation within these floodplains shall be limited to the minimum which is necessary for development.
- b) The 100-year floodplains of Outstanding Florida Waters shall be construed to consist of the following: (1) Zone AE of the floodplains which drain into the Chattahoochee River, Lake Seminole, the Apalachicola River, as shown on the most current published FEMA Flood Insurance Rate Maps, which lie within one (1) mile of the ordinary high water lines of these streams.
- c) The 100-year floodplains of Class I waters shall be construed to consist of the following: Zone A of the floodplains which drain into the Econfina River and its tributaries, as shown on the most current FEMA Flood Insurance Rate Map.
- d) For all 100-year floodplains which are not specifically addressed by paragraphs (a) through (c) above, development shall be limited to one (1) dwelling unit per acre.
- e) Within the Residential, Mixed Use-Urban Development, Mixed Use-Rural Development, Residential-Suburban, and Residential-Urban categories which existed at the time of the plan adoption, 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. Within developed infill (i.e., previously platted or built-up) areas in the above-mentioned Future Land Use Map categories, the maximum density shown on the Future Land Use Map at the time of plan adoption shall apply.

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

Policy 1.17 – Lots adjacent to the following rivers and major streams shall have a minimum lot width of not less than 200 feet adjacent to the river or stream, if any portion of the septic tank or septic tank drainfield would be placed within the 100-year floodplain: Chipola River, Apalachicola River, Chattahoochee River, Holmes Creek, Marshall Creek, Cowarts Creek, and

the Econfina River. All other lots adjacent to these rivers and streams shall have a width of not less than 100 feet.

Policy 1.18 – A buffer of native vegetation shall be required adjacent to all surface waters, including wetlands. This buffer shall be 75 feet wide/deep adjacent to the Chipola, Chattahoochee, Econfina, and Apalachicola Rivers, and fifty (50) feet wide adjacent to all other surface waters. This buffer requirement shall be construed to apply to those 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 shall be measured from the ordinary high water line or mean annual water line of surface waters, whichever would provide the greater buffer. Buffer zones shall consist of preserved native vegetation, including canopy, understory, and ground cover. Vegetation may be removed adjacent to lakes and ponds for a width not to exceed 25 feet on any one residential lot, provided that the buffer width/depth 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 may be removed from the required buffer area, provided that it is replaced by native vegetation equivalent in density to the plants, shrubs, arid trees that were removed.

Policy 1.19 – Septic tanks and drainfields which would 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 of Florida 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 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 – A Water Well Protection Zone of 100 feet in radius from the wellhead is adopted for each potable water well which serves a “public water system” as defined in Chapter 40A-3, Florida Administrative Code. The one hundred (100) foot radius shall be a zone of exclusion, where no development shall be permitted other than the wellhead facility and, 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 2011 EAR based amendments to the Sneads Plan. New or expanded septic systems for said dwelling must comply with current DOH septic system setback requirements.

Policy 2.2 – Utilize the Soil Conservation Service’s program of public education that addresses the proper use of agricultural chemicals. The program should also address remedial measures for contaminated wells. In addition, the Town of Sneads development regulations will not conflict with the NFWFMD and/or other appropriate regulatory agency policies or well permitting regulations.

Policy 2.3 – Require that landscaping for new development and redevelopment include native and/or drought-tolerant vegetation in order to conserve water resources.

Policy 2.4 – Adopt procedures for emergency water conservation that are consistent with the Northwest Florida Water Management District’s Water Shortage Plan.

Policy 2.5 - RESERVED



Policy 2.6 – All new proposals for public wastewater facilities shall require a feasibility study for re-use of wastewater. The Town shall require re-use of wastewater when available and feasible.

Policy 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 designed as wellfield protection zones, and appropriate standards for wellfield protection, as recommended by the Northwest Florida Water Management District, shall be incorporated as a part of the plan and the land development regulations.

Policy 2.8 – Post-development runoff volumes from development sites will not exceed pre-development runoff volumes. The minimum design storm event shall be the 25-year, 24-hour event. Stormwater runoff from development sites and sanitary sewer effluent shall be treated so that state groundwater quality standards are not violated.

Policy 2.9 – 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.

Policy 2.10 – Using NFWMD and FDEP data the Town will work to identify and delineate buffers around major springs, sinkholes, swallets or caves that may have direct connections to the aquifer. These features may not be used for stormwater control or treatment.

Major Spring - defined as a 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup> Magnitude Spring as identified in Florida Geological Survey Special publication Number 52.

Spring Run – A spring fed stream.

Sinkhole – defined as a hole in the earth that is formed when underlying limestone collapses and leaves a depression or exposed ground surface opening.

Swallet - defined as an opening through which a stream disappears underground.

Policy 2.11 – Development shall comply with the setback standards and practices listed below:

<b>FEATURE</b>	<b>MINIMUM SETBACK (FEET)</b>
1 <sup>ST</sup> and 2 <sup>ND</sup> magnitude springs	300
3 <sup>rd</sup> magnitude spring	100
Spring run	100
Sinkholes, Caves or Karst features connected to aquifer	100

a. the setback from sinkholes, swallets and caves with direct connection to the aquifer shall be measured from the nearest visible physical edge of the respective feature.

b. The setback from springs and spring runs shall be measured from the mean high water line for the feature.

c. Where a lot of record is too small to accommodate development in compliance with the setbacks of this policy, an allowable use may be established that:

- places the structure and associated impervious surfaces as far as possible from the feature.

- includes a swale or berm placed between the feature and development that directs drainage away from the feature.

d. Land within the setback is a buffer and native vegetation shall remain undisturbed except for minimal removal associated with maintained non-paved trails that shall not exceed 6 feet in width.

## FLORA AND FAUNA

**Objective 3** – Analysis in this element indicates that the flora, fauna, native vegetative communities, forests, and wildlife habitat in Jackson County are diverse and unique. The Town shall adopt land development regulations to 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 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 best management practices to protect the habitat of threatened and endangered species.

Policy 3.5 – Conserve native vegetative communities by allowing only minimal vegetation clearing prior to approval of development for construction. Clearing of natural communities rated 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 allowed by an approved management plan as required in Policy 3.11. 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 approved management plan as required in Policy 3.11.

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 3.11 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 will continue to use the State's Fish and Wildlife identification program to conserve and appropriately 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 where native habitat exists on the site, as determined from the current Vegetative Cover (LandSat) Maps available from the Florida Fish and Wildlife Conservation Commission. 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 sites 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 a 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.

#### AIR QUALITY

**Objective 4** – The Town of Sneads shall meet or exceed ambient air quality standards set by the Department of Environmental Protection through the 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 to the objective of maintaining clean air in the Town.

#### SOIL EROSION

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

Policy 5.1 The Town will disseminate information provided on technical assistance to land owners in the Town to minimize soil erosion.

#### COMMERCIAL USES OF NATURAL RESOURCES

**Objective 6** – Analysis in this element indicates that the flora, fauna, native vegetative communities, forests and wildlife habitat in Jackson County are diverse and unique. The Town shall adopt land development regulations to protect plant and animal species with particular emphasis on species that have been designated as threatened and endangered by the Florida Fish and Wildlife Conservation 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 habitat and unique natural areas.

Policy 6.1 – Recognize the resource value of minerals in the Town and adopt guidelines for providing protection to adjacent property owners and natural resources.

Policy 6.2 - Adopt ordinances to provide for adaptive reuse or reclamation of mined areas.

Policy 6.3 – Buffering shall be established by new or expanding extractive industries where the location of adjacent land does not provide natural buffering.

Policy 6.4 - Continue to support existing programs regarding soil conservation measures for agricultural and forested lands throughout the Town.

Policy 6.5 - Mining shall be prohibited in unsuitable areas, particularly wetlands. Appropriate buffering, to be established in the land development regulations, shall be required around those areas where mining is prohibited. “Unsuitable” areas where mining is prohibited shall include the following environmentally sensitive areas: Wetlands, and all surface waters of the state, including rivers, streams, and springs, as well as the buffer zones adjacent to these wetlands and surface waters which are required pursuant to Policy 1.18 of the Conservation Element.

Policy 6.6 – Mining shall be prohibited in endangered or threatened species habitat, unless all such species are relocated to suitable habitat, or other measures are taken to ensure the survival of viable populations of endangered and threatened species, coordinated under the direct supervision and support of the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.

Policy 6.7 – Mining shall be prohibited, or the following restriction shall apply, for mining in high and moderate recharge areas, in order to prevent contamination of aquifers: Mining operations shall require a stormwater management system that diverts stormwater runoff from material processing and vehicle maintenance and storage areas away from mining excavation areas, and incorporate best management practices for handling vehicle fuel, hydraulic fluids, lubricants, and related materials.

Policy 6.8 – A restoration plan shall be submitted, for mining in environmentally sensitive lands other than those areas which are specifically regulated by Policies 6.5 and 6.7 including 100-year floodplains of Class I and Outstanding Florida Waters as established in Policy 1.15 of the Conservation Element, High Recharge Potential areas of aquifers as defined in Policy 2.8 of the Conservation Element, and natural communities which are listed as S1 or S2 in the Florida Natural Areas Inventory. This restoration plan shall be submitted with the application for a mining permit, which shall be required for mining activities. No mining shall be permitted in environmentally sensitive lands unless restoration, as defined in Section 378.203, Florida Statutes is technically and economically feasible. For all other areas, a reclamation plan shall be submitted.

Policy 6.9 – “Mining” shall have the same definition in this plan as “resource extraction” in Section 378.403, Florida Statutes (2011).

## 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. Current regulations are consistent with the requirements of Florida Statutes and Florida Administrative Code.

Policy 7.1 – 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 affect a cleanup.

Policy 7.2 - Continue to identify small industrial hazardous waste generators.

Policy 7.3 – Prior to site approval of any activity 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 local government officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.

## CONSERVATION AND RECREATION LANDS

**Objective 8** – Analysis shows that Jackson County has a great diversity of unique and sensitive lands such as those designated by the Florida Natural Areas Inventory (FNAI). In order to conserve these lands, the Town of Sneads shall adopt land development regulations which shall ensure the protection of environmentally sensitive areas during the site plan review process.

Policy 8.1 – Wetlands have been designated as low-density, conservation lands on the Future Land Use Map. Land development regulations shall include special development standards for these areas 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 Rule Chapter 62-340, F.A.C., and those areas that are non-jurisdictional which are wetlands according to 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 wetland 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 Corps of Engineers shall be contacted for assistance in identifying the location of wetlands.

Policy 8.4 – With the exception of development for passive recreation and water-dependent uses, non-residential development shall be prohibited in wetlands. “Development” shall have the same definition as in Section 380.04, Florida Statutes.

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, wherever possible.

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

Policy 8.7 - RESERVED

Policy 8.8 - RESERVED

Policy 8.9 – Removal of vegetation in wetlands shall be limited to the minimum which is necessary for development.

Policy 8.10 – 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 8.11 – As permitted by the appropriate regulatory agency, 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 8.12 – 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 one (1) dwelling unit per five (5) gross acres; and 2) 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 the remedial amendment (September 9, 1997) which first brought the Comprehensive Plan into compliance, subject to the applicable permitting requirements of state and federal law.

Policy 8.13 – A buffer of upland vegetation shall be required adjacent to wetlands, in accordance with the buffer requirements that apply generally to surface waters, pursuant to Conservation Element Policy 1.18.

## CHAPTER FIVE RECREATION AND OPEN SPACE ELEMENT

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 Sneads has a surplus of community and regional parks both for the existing population and the projected population through the year 2020.

Sneads 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 Sneads.

**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

Pocket Parks – ¼ acre/1000 population

Policy 1.2 - The Town of Sneads shall attempt to establish and maintain a formal agreement with the Jackson County School Board for the general public's use of publicly financed recreational facilities.

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 Recreation/Open Space will be protected from incompatible land uses 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.

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

Policy 2.3 – The Town shall adopt and maintain 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 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 maintained.



## CHAPTER SIX INTERGOVERNMENTAL COORDINATION ELEMENT

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.

The Comprehensive Plan, which sets forth the goals, objectives and policies that will guide the development of the Town of Sneads, 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.

### 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 Sneads' Comprehensive Plan, and any incompatible goals and policies proposed in other comprehensive plans.

**Objective 1** – Maintain coordination between servicing landfill owner/operator, the County, and municipalities regarding future growth and anticipated need for disposal of solid waste generated due to this growth.

Policy 1.1 – The Town shall designate an individual to serve as liaison to coordinate with the County and the servicing regional landfill so that adequate planning for landfill capacity can take place.

**Objective 2** – The Town shall continue to develop and maintain 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.

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 – Reserved

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 – Reserved

Policy 2.6 – The Town shall request program assistance from the Florida Department of Environmental Protection 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, 62-730, F.A.C., will be followed regarding the transfer and storage of hazardous wastes.

Policy 2.8 – The Town 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 Sneads 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 maintain 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 comprehensive plans, as well as annexation disputes.

Policy 3.2 – The Town shall continue to work with the Department of Economic Opportunity, 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 by 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 Town of Sneads, Jackson County and its municipalities, as well as the State of Florida and its agencies should coordinate their decisions to ensure that the impacts of development on levels of service, 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 – 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.

Policy 4.3 – Concurrency management procedures will be implemented 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** - Intergovernmental Coordination for Public School Facilities. The Town shall maintain joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

Policy 5.1: On an ongoing basis, the Town shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the Comprehensive Plans developed for the Jackson County School Board. Assistance for the effort shall be requested from regional and state agencies as needed.

Policy 5.2: Interlocal Agreement: In cooperation with the School Board, the County and the local governments within Jackson County, the Town shall continue participation in an Interlocal Agreement which may include procedures for:

- Joint Meetings
- Student Enrollment, Population Projections
- Coordination and Sharing of Information
- Implementation of School Concurrency
- School Site Selection, Significant Renovations, and Potential School Closures
- Supporting Infrastructure
- School Site Plan Review
- Local Planning Agency, Comprehensive Plan Amendments, Re-zoning, and Development Approvals
- Co-location and Shared Use
- Resolution of Disputes
- Oversight Process, Termination and Noticing

Policy 5.3: The Town will notify the Jackson County School Board of any meeting during which a planning decision will be considered that will affect school capacity allowing the Board an opportunity to respond to the agenda item in writing or in person.

Policy 5.4: The Town will provide the Jackson County School Board copies of large scale residential development plans prior to plat submittal in order to coordinate public education facilities siting with large-scale residential development.

Policy 5.5: The Town shall provide for recognition of campus master plans prepared pursuant to section 1013.30, Florida Statutes.

**CHAPTER SEVEN  
CAPITAL IMPROVEMENTS ELEMENT**

**EXECUTIVE SUMMARY**

The Capital Improvements Element is the cornerstone of the Town of Sneads Comprehensive Plan. It supports the financial feasibility of the plan to ensure the availability of public facilities and services concurrent with the impacts of new development.

The Element assesses the ability of the Town to finance needed capital facilities. Since the Town has a limited tax base, its major sources of capital funding are state and federal grants and the issuance of revenue bonds.

The Capital Improvements Element establishes a five-year schedule of capital improvements which includes only those capital improvement needs identified in the other elements of the comprehensive plan.

**CIE IMPLEMENTATION - FIVE YEAR SCHEDULE OF IMPROVEMENTS**

The Five Year Schedule of Improvements (see following Table 1) is the mechanism by which the Town can effectively stage the timing, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The 5-Year Schedule of Improvements is used to support the “economic feasibility” of the Town of Sneads Comprehensive Plan, based upon the other sections of this element. The 5-year schedule will be updated annually to reflect any changes in conditions and to roll the preceding year into the 5-Year schedule.

**PROGRAMS TO ENSURE THE IMPLEMENTATION OF THE CAPITAL IMPROVEMENTS ELEMENT, GOALS, OBJECTIVES, AND POLICIES**

- (a) The Capital Improvements Element (CIE) will be updated annually as part of the Town’s budget cycle. Project priority shall be identified as follows:
  - a- Immediate priority project - projects related to meeting adopted LOS, preventing threat to public health or vital to short term economic development.
  - b- Required priority project - related to maintaining LOS, components of strategic economic plan, required support of municipal growth.
  - c- Planned priority project- quality of life improvements, long range infrastructure plan components.
- (b) Land use decisions will be monitored for consistency with the Capital Improvements Element and Future Land Use Element.
- (c) Maintaining the adopted LOS standards will function as 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 approved.
- (e) To the greatest extent possible and where financially prudent, the Town’s excess fund balances will be reserved for Capital Improvements Projects.
- (f) In support of School Concurrency requirements, the Town of Sneads hereby incorporates, by reference, the Jackson County School Board’s currently adopted “5-Year District Facilities Work Plan” (DFWP).

The Town relies heavily on grant and loan funds in order to effect capital improvements. If grants or loans are not available to implement the above programs by the planned dates, they will be rescheduled to later dates. None of the above listed capital improvements are essential to maintain adopted minimum Levels of Service. The Town of Sneads is not experiencing nor projects a Level of Service standard threshold breach within the next five years.

TOWN OF SNEADS 2011-12  
FIVE-YEAR CAPITAL IMPROVEMENTS PROJECTION

Plan Element	Project	Priority	Funding Source	2017	2018	2019	2020	2021
<u>Wastewater</u>	Main Line Extension to Sneads Park	C	RD				300,000	
	Extension to I-10	C	DEP					2,000,000
	River Road Lift Station	C	DEP				250,000	
<u>Solid Waste</u>	Dump Truck/Grapple	B	GR			100,000		
		B	GR			100,000		
<u>Potable Water</u>	Additional Water Source – Well	B	DEP				250,000	
	Increase Size of Line to Sneads Park	B	GR			100,000.00		
<u>Parks and Recreation</u>	Repairs/upgrades to dugouts, fencing, pavilion and press boxes at Adam Tucker Wilson Park	C	GR, FRDAP RD,		200,000	200,000	200,000	200,000
	Sneads Park Pavilion	C	CDBG,TDC					220,000
	Sneads Park boat ramp	C	BIMF, TDC				45,000.00	
	Sneads Park master Plan	A	GR	2,500.00				
<u>Police</u>	Vehicles	B	GR			35,000		35,000
	Console Dispatch Unit	B	GR		50,000			
	Police Bldg Security Modifications	B	GR, RD		25,000	75,000		
<u>Public Works Maint.</u>	Vehicles	B	GR			30,000		30,000
	Dump Truck	B	GR		80,000			
	Wet Tap Machine	B	GR		30,000			
<u>Transportation</u>	Paving/Resurfacing of Streets	B	GR/FDOT		200,000	200,000	200,000	200,000
<u>Public Schools</u>	Jackson County School Board – Projected Capital Outlay Projects in 5-Year DFWP	-	JCSB	3,187,498	9,106,681	2,086,917	1,418,657	11,664,314,
<u>Planning</u>	Stormwater Improvements	B	NWFWMD and FDEP		500,000	500,000	500,000	500,000
	Corps Environmental Assessment	A	TDC	30,000.00				
				\$3,580,998	\$10,464,456	\$2,877,917	\$2,294,657	\$14,265,314

Priority: A = Immediate, B = Required, C = Planned

\* = Required to meet LOS (none as of Oct 2011)

## MONITORING AND EVALUATION

The role of monitoring is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element of this comprehensive plan. 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 Element 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 required fiscal resources are available to provide public facilities needed to support adopted LOS 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 local governing body at a public meeting. The local governing body will direct staff to take action deemed appropriate based upon the Local Planning Agency's findings and recommendations.

The annual review of the CIE will include the following considerations, and will include an examination of the consideration themselves in order 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 Element's consistency with the other elements and its support of the Future Land Use Element.
- (c) The 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 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, whenever available, to finance the provisions of capital improvements.
- (l) The transfer of any unexpected account balances.
- (m) The criteria used to evaluate proposed plan amendments and request for new development or redevelopment.
- (n) Capital Improvements needed for the latter part of the planning period, for inclusion in the Five-Year Schedule of Improvements.

## **CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES**

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

**Objective 1** – Capital Improvements will be programmed to correct existing deficiencies, to accommodate future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements.

Policy 1.1 – The Town of Sneads will evaluate and rank capital improvements projects proposed for inclusion in the Five-Year Schedule of Capital Improvements. The recommendations of the Town staff will be forwarded to the local governing body for consideration and action. As part of the annual update of the CIE, the Town shall include at a minimum a five (5) year schedule of improvements and annually shall add a new fifth (5<sup>th</sup>) year. The plan shall identify funded and unfunded capital projects as well as funding priority established by the Town Council.

Policy 1.2 – Capital Improvements projects will be prioritized and then ranked according to the following set of criteria and associated points (the highest point total having the highest ranking):

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

Policy 1.3 - The Town of Sneads will manage its fiscal resources to ensure the availability of public facilities needed to serve developments 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 schedule of capital improvements shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy 1.4 - Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize operating costs and maximize the life of infrastructure.

**Objective 2** – The land development regulations will include adequate public facilities provisions that ensure that all land use decisions are consistent with the adopted level of service standards.

Policy 2.1 - The following level of service standards are hereby adopted and will be maintained as growth occurs in Sneads:



A. ROADWAYS:

Major arterials – LOS C for peak hour – Minor  
Minor arterials, collectors and local streets- LOS C for peak hour  
State FIHS & SIS facilities LOS D for peak hour

B. RECREATION AND PARKS:

Regional Parks – 20 acres/1000 population

Community Parks = 2 acres/1000 population

Pocket Parks – ¼ acre/1000 population

C. SOLID WASTE: 3.3 pounds per capita per day

D. POTABLE WATER: 155 gallons per capita per day

E. SANITARY SEWER: 100 gallons per capita per day

Private On-Site Systems

The following level of service standard applies to the areas of Sneads that are served by private, on-site disposal systems.

Private, on-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health Chapter 64E-6, F.A.C.

Public Disposal Systems

The following level of service standard is hereby adopted for the areas within the Town of Sneads that are, or in the future may be, served by a public sanitary sewer system:

Public disposal systems shall maintain a level of service of 100 gallons per capita per day.

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: All 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.

G. 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 62-346, FAC. 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; or as an option, for projects or project sub-

units with drainage areas of less than 100 acres from the first three-quarter inch of runoff, consistent with 62-346, FAC.

Policy 2.2: As part of the annual update of the CIE, the Town shall incorporate by reference the current adopted "Jackson County School Board District Facilities Work Plan".

**Objective 3** – Annual review of the Capital Improvements Element will be coordinated with the Town's budget review process. The review will ensure that projected revenues will be sufficient to comply with the 5-year schedule of capital improvements.

Policy 3.1 - The Town shall confine long-term borrowing to projects that are too expensive to be financed by current revenues.

Policy 3.2 - Bond issues shall be structured to be amortized within a period not to exceed the useful life of the capital revenues.

Policy 3.3 - Where possible, revenue, special assessments and other self-supporting bonds shall be used instead of general obligations bonds.

Policy 3.4 - Total debt service for general obligation bonds will not exceed ten percent of net operating revenues.

Policy 3.5 - Efforts shall be made to secure grants or private funds whenever available to finance the acquisition of capital improvements.

Policy 3.6 - All proposed capital improvements will be reviewed for consistency with the comprehensive plan policies.

Policy 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 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 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.

Policy 4.2 – The Town shall evaluate the revenues that would be generated by a stormwater utility fee. If a pro rata share stormwater utility fee is deemed effective and will generate sufficient revenue, the Town will consider such a fee system. Otherwise, the Town will identify and use alternative sources of revenue to finance needed drainage improvements.

Policy 4.3 - Reserved

**Objective 5** – Final development orders will not be issued that result in the degradation of public services below acceptable the adopted Level of Service standards adopted in the Element.

Policy 5.1 - The Town shall not issue a development order or permit that results in a reduction below the acceptable levels of service adopted in the Town of Sneads Comprehensive Plan.

Policy 5.2 – The land development regulations will include a development review process to determine the availability of public facilities concurrent with the impacts of development.

Policy 5.3 – If capital projects needed to maintain the adopted level of service standards 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 impact of development occurs.

Policy 5.4 – Prior to the issuance of any certificate of occupancy, 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 exists: (a) necessary facilities and services are in place at the time that a development order or permit; (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 or services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 5.5 – The Town shall adopt Concurrency Management provisions 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 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 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 5.6 – Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action would conform to future land uses as shown on the Future Land Use Map of the Future Land Use Element, and public facility availability as described in the Infrastructure Element.

## CHAPTER EIGHT INFRASTRUCTURE ELEMENT

### EXECUTIVE SUMMARY

The Infrastructure Element analyzes the capacity of the Sneads' 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 Town of Sneads operates a collection system for solid waste. The waste is transported to Springhill Regional Landfill in Jackson County which is owned and operated by Waste Management. The current projected lifespan of the Springhill Regional Landfill exceeds 25 years.

The Town of Sneads operates a wastewater treatment system. Current analysis indicates there is adequate capacity to service the Town through 2030.

The Town of Sneads has public water facilities. Current analysis indicates there is adequate capacity to serve new development through the long-range planning period (2010-2020). 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 system that will encourage and reward infill development, thereby increasing utilization of existing capacity and discouraging sprawl;
- b. Implement a recycling program to assist in the reduction of solid waste disposal volume by an annual average of 15%.
- 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 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 site.

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

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 which ensure the use of adopted level of service standards as a means of controlling future uses of land. Such regulations 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 level of service standards identified in Policy 2.1 of the Capital Improvements Element shall be supported by the Land Development Regulations.

Policy 1.2.2 – 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 64E-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 1.2.3 – Sanitary sewer systems of the Town of Sneads 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 1.2.4 – 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 64E-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 DOH, 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 Decatur County, Georgia in order to keep them apprised of the potential of increases in solid waste generation so they may update their facility expansion plans.

Policy 1.3.2 – The Town shall participate in the County’s recycling program or its own recycling program to work toward a 15% annual solid waste recycling goal.

**Objective 1.4** – The Town shall correct existing drainage facility deficiencies through utilizing of Natural Resource Conservation Service 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 Infrastructure Element of the Town of Sneads 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 Sneads Comprehensive Plan, including the Five-Year Schedule of Capital Improvements, shall be amended, within twelve (12) months of the completion of County-wide Stormwater Management Plans, based on the findings and recommendations contained in these plans.

The Town of Sneads shall amend its plan to require the completion of municipal stormwater master plans, if studies indicate water quality deficiencies are attributed to Sneads municipal stormwater runoff.

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 Capital Improvements Policy 2.1.

**Objective 1.5** – The Town shall adopt land development regulations 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. The Town 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 impacts. 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 or other alternative surfacing 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.

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 significant natural drainage features. At such time as these areas are identified, the land development regulations shall be modified to incorporate restrictions set by State Agencies. In addition, the Town shall forward information related to the location of abandoned wells to the NFWFMD 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 DEP Rule 62-730, 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 – Reserved

Policy 2.1.7 – 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 and comply with the Northwest Florida Water Management District's ERP process. 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 – The Town shall participate in water conservation and protection programs of the NFWFMD and provide incentives for the use of water conservation devices in all new development.

Policy 2.2.2 – Encourage the use of native vegetation in landscaping, which requires minimal watering.

Policy 2.2.3 – Cooperate with no-watering restrictions of DEP, and NFWFMD during declared water shortages.

Policy 2.2.4 – Coordinate with DEP and NFWFMD in the protection of aquifer recharge areas after information on prime recharge areas is made available.

Policy 2.2.5 – Enforce state plumbing laws, requiring the use of low volume plumbing fixtures for new development.

**Objective 2.3** – There are currently no deficiencies for potable water facilities in the Town of Sneads. However, the Town shall ensure adequate facilities needs through the land development regulations. 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  
PUBLIC SCHOOL FACILITIES ELEMENT  
EXECUTIVE SUMMARY**

The purpose of this document is to support the timely provision of the Jackson County School Board's constitutional and statutory obligation to provide a uniform system of free public schools on a County-wide basis which includes the Town of Sneads. This Element is not intended to be construed to impose any duty or obligation on the Town of Sneads for the School Board's constitutional or statutory obligations. The Town of Sneads does not have the authority to directly provide school facilities, but is required by State Law to work with the Jackson County School Board to address the coordination of public school facility planning with land use planning and development approvals. The Town of Sneads continues to be responsible for approving or denying comprehensive plan amendments and development approvals within its own jurisdiction, and nothing herein represents or authorizes a transfer of any of this authority to the School Board.

The Interlocal Agreement for Public School Facility Planning provides a process for identifying future school sites. The process includes at a minimum, annual meetings of the School Working Group (SWG), as defined in the agreement, and as appropriate, the Site Selection Committee that can be used to coordinate land use and school facility planning. The SWG has several responsibilities, including submittal of recommendations to the School Board. In order to ensure that the development, redevelopment and revitalization of the Town of Sneads can continue, the issue of sites will continually need to be addressed as part of the ongoing cooperative planning effort specified by the Interlocal Agreement for Public School Facility Planning.

For this Public School Facilities Element, the Town of Sneads is hereafter referred to as "the Town", Jackson County is hereinafter referred to as "the County" and the Jackson County School Board is hereinafter referred to as the "School Board."

The following terms are used herein:

*Concurrency Service Area (CSA):* a geographic unit promulgated by the School Board and adopted by Local Government(s) within which the level of service is measured when an application for residential development is reviewed for school concurrency purposes. The CSA coincides with school attendance zones by school type and agency and recognizes the requirements imposed by Federal approved desegregation plans. Magnet and special education schools have a district-wide concurrency service area.

*Level of Service (LOS) standard:* meaning a standard established to measure utilization of capacity within a Concurrency Service Area (CSA). Current LOS within a CSA is determined by dividing the full-time equivalent student count (FTE) for the *Fall Semester* at the same type of schools by the permanent FISH capacity of the same type of schools except for High Schools. High School LOS is determined by dividing the FTE for the fall semester by Department of Education Total Satisfactory Student Stations for that high school.

Projected or future LOS is determined by dividing the projected enrolled students at the same type of schools within a CSA by the planned permanent FISH capacity of the same type of schools except for High Schools. Projected or future LOS for High Schools is determined by dividing the projected enrolled students at that high school by the planned DOE total satisfactory student stations for that high school.

*FISH (Florida Inventory of School Houses) capacity:* the number of students that may be housed in a facility (school) at any given time based on a utilization percentage, set by DOE, of the existing satisfactory student stations.

*Permanent Florida Inventory of School Houses:* meaning the permanent facilities within the inventory of land, buildings and rooms in public educational facilities used by the Florida Department of Education, Office of Educational Facilities.

*Satisfactory Student Stations:* the actual capacity for which a school was designed and built. Satisfactory Student Stations may also be assigned to portables/relocatables.



*Permanent FISH Capacity:* a product of the number of classrooms at a school and the permanent student stations assigned to each room type including adjustment utilization percentage for middle and high schools. Portable/relocatable capacity is not included.

### **GOALS, OBJECTIVES AND POLICIES**

**GOAL:** PROVIDE QUALITY EDUCATION. As a basic tenet of community life, it is the goal of the Town of Sneads and School Board to develop and maintain a high quality public school environment.

**OBJECTIVE 1:** Level of Service Standards and Service Boundaries. The Town shall cooperate with the School Board in their efforts to correct existing deficiencies and address future needs through implementation of adopted Level of Service standards, Five Year District Facilities Work Plan and appropriate public school facility service area boundaries.

Policy 1.1: Adoption of Level of Service Standards (LOS). To ensure that the capacity of schools is sufficient to support current and future student growth, the Town and the School Board agree to the following level of service standard for each school type within each CSA.

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	107% of DOE permanent FISH capacity
Middle	100% of DOE permanent FISH capacity
High	90% of DOE Total Satisfactory Student Stations
Magnet/Special Education	100% of DOE permanent FISH capacity

The Town agrees to support the School Board’s LOS implementation plan.

Policy 1.2: The District shall provide justification of any proposed modification of CSAs or changes in the use of schools to the SWG and provide for comment by the SWG prior to implementation by the School District. Changes shall be consistent with the requirements and process of Section IV D, Interlocal Agreement for Public School Facility Planning to maximize school capacity.

Policy 1.3: *Reserved.*

Policy 1.4: The Town shall coordinate with the School Board on review and planning for future land use consistency of future school facility sites identified or under consideration.

**OBJECTIVE 2:** Development Review Coordination to Achieve Concurrency. The Town will coordinate development review efforts with the School Board to achieve and maintain concurrency in all public school facilities.

Policy 2.1: Development Review Process. The Town shall withhold or condition the approval of any final site plan, subdivision, or functional equivalent for new residential units not exempted that could significantly affect student generation or enrollment, until information has been issued by the School Board to the Town indicating that adequate school facilities exist or until a mitigation agreement has been reached.

**OBJECTIVE 3:** In recognition of the importance of preserving the natural resources and enhancing the quality of life in the Town of Sneads, development in the Town shall be directed to those areas which accommodate growth in an environmentally acceptable manner.

Policy 3.1: The Town will continue to promote programs, investments and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

Policy 3.2: The Town will support the School Board in providing education programs and research to meet state, regional, and local planning and growth-management needs.

**OBJECTIVE 4:** Coordination of Existing and Future School Facility Planning with the Future Land Use Element and Development Approval Process. The Town shall coordinate with the School Board or School Board designee during development approvals and changes to the Town's Future Land Use Plan Map (FLUM) to help ensure the timely provision of public school facilities, and consistency with Objective 7 of this element. The Town will work with the School Board to help protect the substantial investments in public school facilities that already exist and support the School Board in its planning endeavors to find financing for new school facilities in order to serve residents in a timely, orderly and efficient manner.

Policy 4.1: Coordination of Comprehensive Plan Amendments and Facility Planning. During the review of proposed comprehensive plan land use map amendments, the Town will consider the availability and future provision of school facility capacity, the provision of school sites and facilities within neighborhoods, the compatibility of land uses adjacent to existing schools and reserved school sites, the co-location of parks, libraries, recreation and neighborhood facilities with school sites, and the linkage of schools, parks, libraries or other public use facilities for safe access.

Policy 4.2: Site Sizes and Co-location with the Town. The Town will work with the School Board or School Board designee to identify sites for future educational facilities that meet the minimum standards of the School Board where possible and which are consistent with the provisions of the Town's Comprehensive Plan. When the size of available sites does not meet the minimum School Board standards, the Town will support the School Board in efforts to use standards more appropriate to the existing urban environment. To the maximum extent feasible, the Town shall work with the School Board to achieve co-location of schools with appropriate facilities.

Policy 4.3: Participation in School Working Group (SWG). The Town shall actively participate in the SWG, as provided in the Interlocal Agreement for Public School Facility Planning, for the purpose of discussing issues and formulating recommendations to the School Board and Local Government(s) regarding coordination of land use and school facilities planning.

Policy 4.4: Tracking of existing vested vacant lot development shall be accomplished by the Town.

Policy 4.5: Notification of Submittal of Residential Applications. The Town shall notify the School Board within 10 working days of receipt of any development application having a non-exempt residential component that may significantly increase residential densities, effect student enrollment, enrollment projections or school facilities and will transmit appropriate plans and data to the School Board or School Board's designee for their review. The School Board or School Board's designee will notify the Town within 10 working days whether capacity is available. If capacity is not available, the School Board will notify the developer and the Town of such.

Policy 4.6: Notification of Meetings. The Town shall provide the School Board or School Board designee with agendas of the local planning agency and Town Council meetings and notify the School Board or School Board designee of any pre-application meetings with Town staff that have the potential to impact school capacity or planned school sites.

Policy 4.7: The Town will encourage the development, use and coordination of capital improvement plans by all levels of government.

Policy 4.8: The Town will support the School Board to help identify and use stable revenue sources which are responsive to growth for financing public school facilities.

**OBJECTIVE 5:** Reserved

**OBJECTIVE 6:** Procedure for Update of Capital Improvements Element (CIE). The Town shall amend their CIE to include by reference the adopted School Board's Five-Year District Facilities Work Plan.

Policy 6.1: Annual Update of Capital Improvements Element. On an annual basis, the Town shall update its Capital Improvements Plan (CIP) to incorporate by reference that portion of the School Board's annual update of its Five-Year District Facilities Work Plan related to capacity improvements. However, the Town shall not

have the obligation, or the responsibility for funding or accomplishing the School Board's Five-Year District Facilities Work Plan.

**OBJECTIVE 7:** Ensuring Provision of Necessary Infrastructure. There shall be coordination between Town of Sneads, the Local Government(s) of Jackson County and the Jackson County School Board in the timely provision of infrastructure to support public school facilities.

Policy 7.1: Maximizing Efficiency of Infrastructure. During participation in the future school site identification process, the Town and School District shall seek to maximize efficient use of existing infrastructure.

Policy 7.2: Safe Bicycle and Pedestrian Access. The Town will ensure safe student access to school sites by coordinating the construction of new neighborhoods and residential developments, expansion of existing neighborhoods and developments and redevelopment or revitalization of existing neighborhoods and developments.

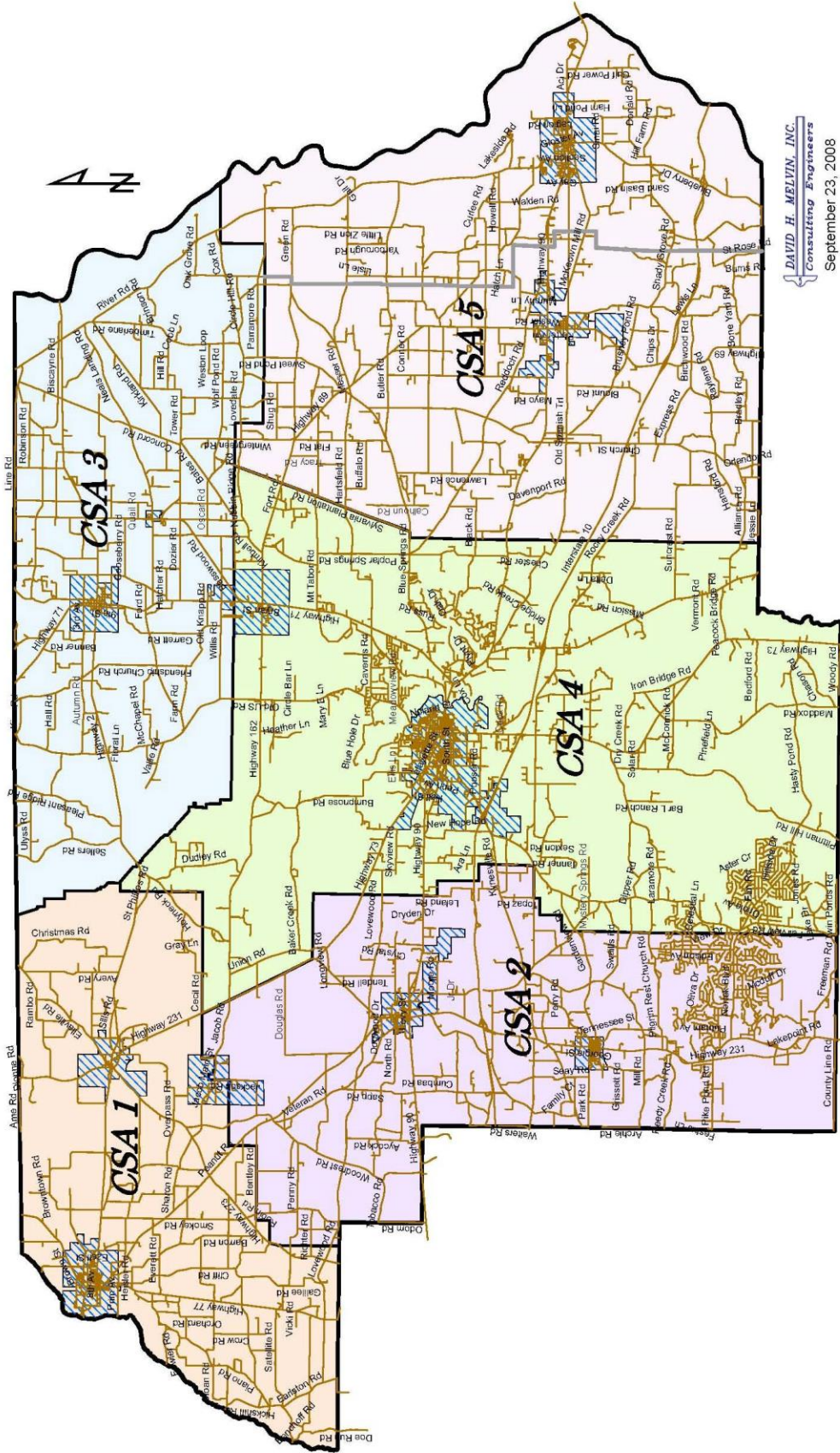
Policy 7.3: Coordination to Ensure Necessary Off-Site Improvements. During the development review process the Town will work with the School Board to determine the party or party's responsibility for the financing, construction, operation, and maintaining of any needed off-site improvements.

**OBJECTIVE 8.** Coordination with School Board and Town. The Jackson County School Board shall coordinate with the Town and neighboring jurisdictions for emergency preparedness.

Policy 8.1: Emergency Preparedness. The Town and School Board shall continue to share and develop data or plans for emergency preparedness purposes.

Jackson County - 2008  
 School Concurrency Service Areas/Attendance Zones

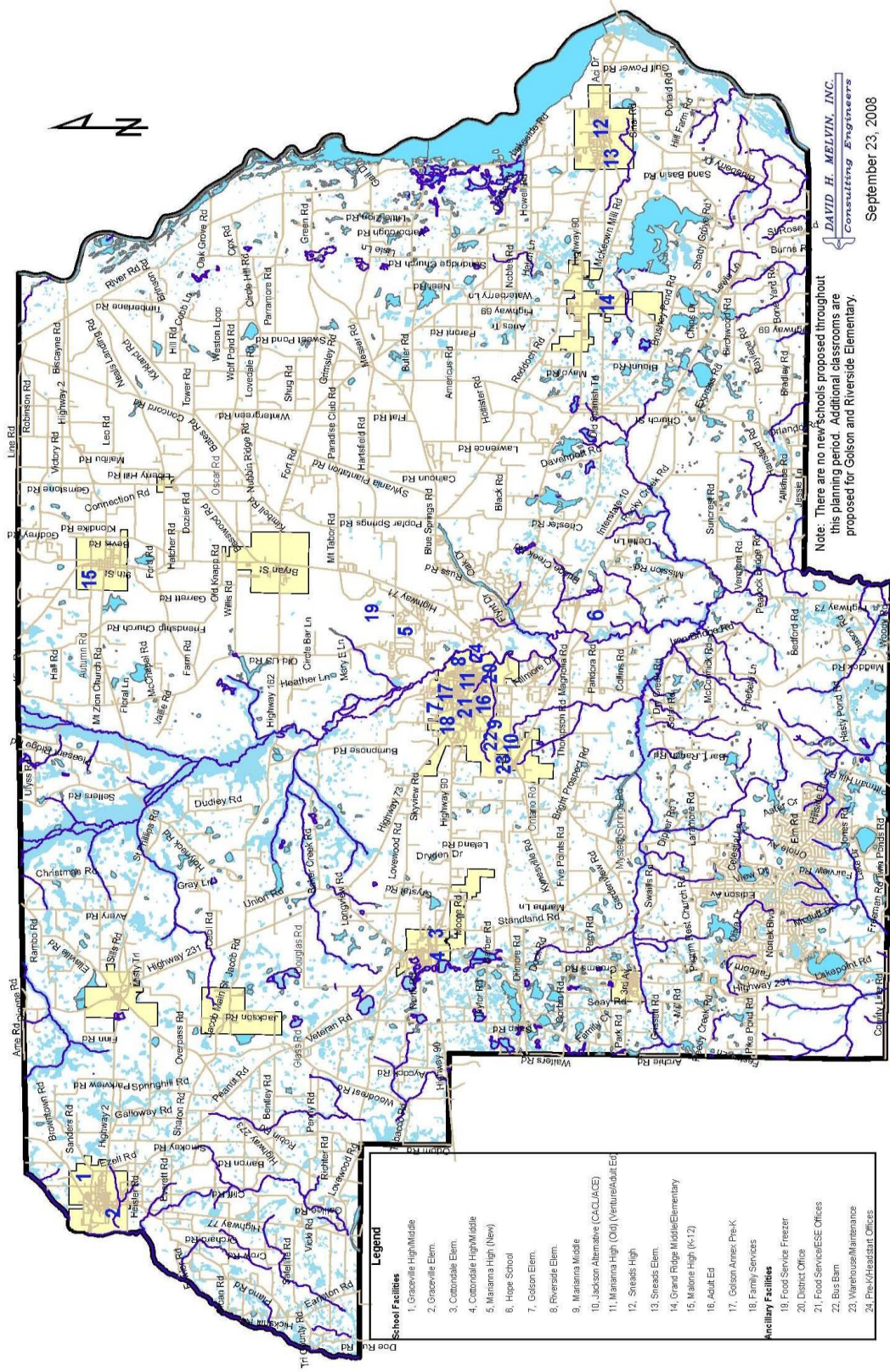
MAP PSFE-1. School Concurrency Areas  
 and Attendance Zones





MAP PSFE-2. Jackson County School and Ancillary Facility Locations

Jackson County - 2008  
Existing/Future School and Ancillary Facilities



DAVID H. MELVIN, INC.  
Consulting Engineers

September 23, 2008

## CHAPTER TEN ECONOMIC DEVELOPMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

The Town of Sneads held a series of public engagement meetings and completed a community-wide Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis as part of the effort to develop a sustainable economic development strategy.

Economic Development Vision Statement: “The preservation of a Small-Town Character while developing a successful and diversified business sector and capitalizing on the natural resources for tourism.”

The *Economic Development Vision* will be supported by the following Goals, Objectives and Policies:

**GOAL:** To create and maintain a diversified and stable economic environment that will support and enhance a high quality of life and diverse employment opportunity for its citizens by expanding the economic base while remaining compatible with the growth management and environmental goals of the Town of Sneads.

**Objective 1:** The Town Council shall designate a municipal Economic Development Representative (EDR) and a professional Economic Development Agency (EDA) partner to pursue and coordinate economic development efforts.

Policy 1.1: The designated EDR shall serve as the municipal contact for project development and coordination of Town Economic Development activities.

Policy 1.2: The designated EDA shall serve as the primary contact for State and Regional coordination of economic development activities and initiatives affecting the Town. This agency will work as a partner through the Town’s EDR to coordinate and communicate activities.

**Objective 2:** The Town will implement this element in part through a partnership with a designated EDA, support funds and Town policy.

Policy 2.1: The designated EDA shall assist in the development of a dynamic but targeted economic development strategy for development, retention or expansion of business and industry.

Policy 2.2: The designated EDA representative shall annually update the Town Council on the economic development activities, financial needs, action plan and strategic economic development focus. This update shall be provided as part of the annual budget development process.

Policy 2.3: The designated EDA shall propose an action plan with specific local initiatives, incentives and priorities to support economic development that shall as a minimum include:

1. An updated inventory of available municipal development sites and buildings.
2. Available electricity, water, sewer, natural gas, internet capacities and per unit cost.
3. A community-initiated development “toolbox” that includes funding resources, technical assistance and business partners.
4. A report on past and proposed economic development priorities.

Policy 2.4: The Town through its designated EDA will undertake marketing and site development efforts that may include advertising, research, travel and preliminary site investigation.

Policy 2.5: The Town with its designated EDA shall evaluate and develop targeted incentives to encourage development of vacant commercial or industrial buildings and sites consistent with the Town Comprehensive Plan.

**Objective 3:** The Town shall continue to encourage the use of innovative methods of financing for infrastructure and services to minimize increases in the current municipal budget and municipal taxes while taking advantage of funding opportunities for service improvements.

Policy 3.1: The Town and the designated EDA shall initiate efforts and support the efforts of neighboring entities to obtain funding designed to assist local economic development initiatives that increase local and regional employment opportunities.

Policy 3.2: The Town and designated EDA should explore the creation of public/private partnerships whenever possible.

Policy 3.3: The Town shall actively encourage the maintenance and expansion of economic development enhancement programs implemented by the State for economically disadvantaged and rural communities, to include special designations, technical assistance, tax incentives, grants, closing funds and other programs designed to enhance economic development and employment opportunities.

**Objective 4:** The Town, in coordination with the designated EDA, shall continue to negotiate intergovernmental agreements to protect the integrity of existing Town infrastructure and to promote the development of new infrastructure within planned growth areas to facilitate economic development. Planned growth areas are defined as the existing Town jurisdictional limits and any FLUM Overlay adopted in cooperation with Jackson County that might extend beyond the jurisdictional limits.

Policy 4.1: The Town shall work to establish cooperative agreements with neighboring local governments to provide or improve public water and sewer facilities for nearby un-served or inefficiently served areas where economic growth is appropriate.

Policy 4.2: The Town shall coordinate the expansion and enhancement of the transportation system with the EDA.

Policy 4.3: The Town shall require annexation or future annexation agreements for provision of its services outside of Town jurisdiction.

**Objective 5:** The Town and the designated EDA shall establish an economic climate that helps to maintain a reliable and consistent tax base for the Town based in large part on retention and expansion of existing business and industry.

Policy 5.1: The Town and its designated EDA shall encourage expansion of existing business and industry and/or development of new business and industry in planned growth areas and areas of compatible FLUM categories in order to maximize the use of existing public services and infrastructure.

Policy 5.2: The Town shall continuously evaluate and improve its development standards and permitting processes to ensure that they are appropriate, cost-effective and timely for both the developer and Town's needs.

Policy 5.3: The Town shall support expansion of existing business and industry and the location of new business and industry by ensuring adequate infrastructure capacity and service capability is available to support economic growth.

Policy 5.4: The Town shall ensure that the Future Land Use Element provides for ample Commercial, and Industrial land uses to support a diverse and viable growth economy.

Policy 5.5: The Town, in coordination with its designated EDA, shall use developed incentives, Capital Improvements Planning and marketing as tools to encourage clustering of major commercial and industrial activities in locations that:

- A. are in close proximity to principal arterials;
- B. has access to adequate utility infrastructure;

- C. have rail access, when appropriate;
- D. has access to public transit systems;
- E. minimizes impacts to the natural environment and adjacent land uses;

**Objective 6:** Develop and maintain local and regional economic development cooperation.

Policy 6.1: Pursue opportunities to develop a coordinated Main Street/Downtown improvement program and municipal appearance strategy with applicable entities.

Policy 6.2: Develop Future Service Area plans in coordination with Jackson County.

Policy 6.3: Pursue partnership opportunities with local, regional and State agencies to plan and implement localized economic development.

**Objective 7:** The Town, through its designated EDR shall compile and maintain a Targeted Industries List which shall be compatible with the community’s desired economic future and appropriate to the regional economic environment.

Policy 7.1: The Town in concert with its designated EDA shall evaluate and amend the Targeted Industries list at least every seven years, so as to ensure it remains compatible with the community character and Economic Vision.

Policy 7.2: Modifications to the Town’s Targeted Industry list listed below shall be adopted by resolution.

Sector	Title
11	• AGRICULTURE, FORESTRY & HUNTING
21	MINING/QUARRING and OIL & GAS EXTRACTION
31-33	MANUFACTURING
44-45	RETAIL TRADE
48-49	TRANSPORTATION and WAREHOUSING
56	ADMINISTRATIVE and SUPPORT SERVICES
62	HEALTH CARE and SOCIAL ASSISTANCE
71	ARTS, ENTERTAINMENT, AND RECREATION
72	ACCOMMODATION AND FOOD SERVICES
81	OTHER SERVICES (except Public Administration)
92	PUBLIC ADMINISTRATION

**Objective 8:** The Town has established the following 10-year planning horizon (2016-2026) economic development goals. These specific goals are interrelated and support the overall desire to create a fertile and attractive atmosphere for both non-residential and residential growth.

**Goal 1:** Develop and implement a targeted City marketing plan.



**Goal 2:** Establish visibly defined and attractive City commercial corridors.

**Goal 3:** Develop a long-term tourism and recreation development plan.

**Goal 4:** Develop a model regional residential retirement and assisted living complex.

## **CHAPTER ELEVEN MONITORING AND EVALUATION PROGRAM**

The Town of Sneads 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 Sneads 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 Sneads 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 body 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 shall be completed as required by Florida Law. This evaluation 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 Local 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 required Comprehensive Plan evaluation.
2. An updated data base including, at a minimum, (a) revised population estimates and projections based upon latest United States 10-year Census data or other State of Florida authorized data source for population estimates, and (b) 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.