

Town of Melbourne Village

COMPREHENSIVE PLAN

GOALS, OBJECTIVES AND POLICIES



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TABLE OF CONTENTS

	<u>Page No.</u>
CHAPTER 1: LAND USE	1-1
§1-1 LAND USE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES	1-1
GOAL 1-1: LAND USE	1-1
OBJECTIVE 1-1.1: MANAGE AND COORDINATE FUTURE LAND USE	1-1
Policy 1-1.1.1: Future Land Use Map and Related Policies	1-1
Policy 1-1.1.2: Land Development Regulations	1-1
Policy 1-1.1.3: Standards for Residential Density	1-2
Policy 1-1.1.4: Non-Residential Development Standards	1-2
Policy 1-1.1.5: Performance Standards	1-2
Policy 1-1.1.6: Wetland Protection and Density Transfer	1-2
OBJECTIVE 1-1.2: ENCOURAGE REDEVELOPMENT AND RENEWAL	1-3
Policy 1-1.2.1: Code Enforcement Activities	1-3
Policy 1-1.2.2: Public and Private Sector Partnerships	1-3
OBJECTIVE 1-1.3: PREVENT LAND USE INCONSISTENT WITH TOWN'S CHARACTER	1-3
Policy 1-1.3.1: Managing Future Land Use	1-3
Policy 1-1.3.2: Managing Improvements to Existing Non-Complying Structures	1-3
OBJECTIVE 1-1.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES	1-3
Policy 1-1.4.1: Programming for Archaeological and Historic Sites	1-3
Policy 1-1.4.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites	1-4
OBJECTIVE 1-1.5: PROTECTION OF NATURAL RESOURCES	1-4
Policy 1-1.5.1: Future Land Use Policies for Managing Environmentally Sensitive Lands	1-4
Policy 1-1.5.2: Incorporate Land Development Regulations for Environmentally Sensitive Upland Areas	1-4
Policy 1-1.5.3: Intergovernmental Coordination and Natural Resource Management	1-4
Policy 1-1.5.4: Protecting Flora and Fauna Having Special Status	1-4
Policy 1-1.5.5: Managing Stormwater Run-off	1-4
Policy 1-1.5.6: Conservation of Potable Water Supply	1-5
OBJECTIVE 1-1.6: COORDINATE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT	1-5
Policy 1-1.6.1: Development Orders and Permitting Process	1-5



Policy 1-1.6.2: Design of Public Facilities and Utilities	1-5
Policy 1-1.6.3: Developments Not Served by Public Water and/or Wastewater Systems	1-5
Policy 1-1.6.4: Accommodating Requisite Infrastructure	1-5
OBJECTIVE 1-1.7: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT CONCEPTS	1-5
Policy 1-1.7.1: Incorporate Innovative Techniques in the Land Development Regulations	1-5
OBJECTIVE 1-1.8: INTERGOVERNMENTAL COORDINATION	1-5
Policy 1-1.8.1: Implementing Intergovernmental Coordination	1-5
OBJECTIVE 1-1.9: CONTINUING LAND USE PROGRAMS	1-6
Policy 1-1.9.1: Land Use Information System	1-6
Policy 1-1.9.2: Land Use Trends	1-6
Policy 1-1.9.3: Fiscal Management	1-6
Policy 1-1.9.4: Administer Land Use Controls	1-6
Policy 1-1.9.5: Public Assistance	1-6
Policy 1-1.9.6: Intergovernmental Coordination	1-6
Policy 1-1.9.7: Manage Current Developmental Impacts	1-6
Policy 1-1.9.8: Urban Design and Community Appearance	1-6
Policy 1-1.9.9: Special Land Use Studies	1-6
OBJECTIVE 1-1.10: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS	1-6
Policy 1-1.10.1: Review the Impact of Change Indicators on Land Use Policy	1-6
Policy 1-1.10.2: Schedule, Budget and Implement Programmed Activities	1-7
Policy 1-1.10.3: Coordinate with Public and Private Sectors	1-7
Policy 1-1.10.4: Achieve Effective Resolution of Land Use Goals, Objectives and Policies	1-7
§1-2 FUTURE LAND USE MAP	1-8
CHAPTER 2: TRAFFIC CIRCULATION	2-1
§2-1 TRAFFIC CIRCULATION GOALS, OBJECTIVE, AND IMPLEMENTING POLICIES	2-1
GOAL 2-1: TRAFFIC CIRCULATION	2-1
OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM	2-1
Policy 2-1.1.1: Level of Service Standards	2-1
Policy 2-1.1.2: Criteria for Evaluating Proposed Roadway Improvement	2-1

Policy 2-1.1.3: Review of Proposed Developments 2-1
 Policy 2-1.1.4: Assessments in New Developments 2-1
 Policy 2-1.1.5: Adequate Facilities Ordinance 2-1
 Policy 2-1.1.6: On-Site Transportation Improvements 2-1
 Policy 2-1.1.7: Controlled Access 2-2

OBJECTIVES 2-1.2: RIGHT-OF-WAY ACQUISITION 2-2

 Policy 2-1.2.1: Traffic Circulation Map 2-2
 Policy 2-1.2.2: Standards of Future Road R/W Acquisition 2-2
 Policy 2-1.2.3: Mandatory R/W Dedication/Fees in Lieu 2-2

OBJECTIVE 2-1.3: FUTURE ROADWAY IMPROVEMENTS..... 2-2

 Policy 2-1.3.1: Specific Planned Roadway Improvements 2-2
 Policy 2-1.3.2: Projected Need for Traffic Signalization
 Improvement 2-2

OBJECTIVE 2-1.4: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS 2-3

 Policy 2-1.4.1: Bicycle and Pedestrian Facilities Required for
 New Development 2-3

OBJECTIVE 2-1.5: COORDINATING TRAFFIC CIRCULATION PLANNING 2-3

 Policy 2-1.5.1: Implementing Traffic Circulation Planning and
 Coordination 2-3

OBJECTIVE 2-1.6: MANAGING TRAFFIC CIRCULATION AND LAND USE 2-3

 Policy 2-1.6.1: Integrated Traffic Circulation and Land Use
 Planning 2-3
 Policy 2-1.6.2: Traffic Circulation Performance Criteria 2-3
 Policy 2-1.6.3: Traffic Circulation Site Plan Review Criteria .. 2-3

CHAPTER 3: HOUSING..... 3-1

§3-1 HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES 3-1

GOAL 3-1: HOUSING 3-1

OBJECTIVE 3-1.1: PROMOTE AFFORDABLE QUALITY HOUSING 3-1

 Policy 3-1.1.1: Technical Assistance, Information and Referral
 Services 3-1
 Policy 3-1.1.2: Developing Public/Private Partnerships 3-1
 Policy 3-1.1.3: Affordable Housing for Low and Moderate Income
 Households 3-1

OBJECTIVE 3-1.2: MAINTAIN HOUSING STOCK FREE OF SUBSTANDARD UNITS ... 3-1

 Policy 3-1.2.1: Code Enforcement Activities 3-1

OBJECTIVE 3-1.3: PROVIDE OPPORTUNITIES FOR GROUP HOMES AND FOSTER CARE FACILITIES	3-2
Policy 3-1.3.1: Policies for Foster Care Facilities	3-2
Policy 3-1.3.2: Policies for Group Homes	3-2
OBJECTIVE 3-1.4: PRESERVE HISTORICALLY SIGNIFICANT HOUSING	3-2
Policy 3-1.4.1: Promote Identification of the Town's Historically Significant Housing Resources	3-2
Policy 3-1.4.2: Rehabilitation and Adaptive Re-Use of Historically Significant Housing	3-2
Policy 3-1.4.3: Grants for Preserving Historically Significant Housing	3-2
Policy 3-1.4.4: Assist South Brevard Historical Society	3-2
OBJECTIVE 3-1.5: RELOCATION HOUSING	3-2
Policy 3-1.5.1: Provide Alternative Housing Sites for Displaced Structures and Residents There of	3-3
OBJECTIVE 3-1.6: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK	3-3
Policy 3-1.6.1: Promote Maintenance of Housing Stock and Neighborhood Conservation	3-3
Policy 3-1.6.2: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods	3-3
Policy 3-1.6.3: Minimize Potential Blighting Influences	3-3
Policy 3-1.6.4: Coordinate Public/Private Partnerships	3-3
Policy 3-1.6.5: Continuing Housing Programs	3-4
Policy 3-1.6.6: Special Housing Studies	3-5
OBJECTIVE 3-1.7: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS	3-5
Policy 3-1.7.1: Review the impact of Change Indicators on Housing Policy	3-5
Policy 3-1.7.2: Schedule, Budget and implementing Programmed Activities	3-5
Policy 3-1.7.3: Coordinate with Public and Private Sectors	3-5
Policy 3-1.7.4: Achieve effective Resolution of housing Goals, Objectives, and Policies	3-5
CHAPTER 4: PUBLIC FACILITIES ELEMENT	4-1
§4-1: LAND USE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES	4-1
GOAL 4-1: NEEDED PUBLIC FACILITIES	4-1

OBJECTIVE 4-1.1: INSURE AVAILABLE PUBLIC CAPACITY 4-1

- Policy 4-1.1.1: Level of Service Standards 4-1
- Policy 4-1.1.2: Compliance with Level of Service Standards 4-1
- Policy 4-1.1.3: Demand and Supply Information System 4-1
- Policy 4-1.1.4: Coordination Between Future Land Use and Potable Water/Wastewater System Needs 4-1
- Policy 4-1.1.5: Areawide Planning for Potable Water and Wastewater Systems 4-2

OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS 4-2

- Policy 4-1.2.1: Capital Improvement Schedule 4-2
- Policy 4-1.2.2: Public Facility Evaluation Criteria 4-2
- Policy 4-1.2.2: Public Facility Evaluation Criteria 4-2

OBJECTIVE 4-1.3: PROCEDURES AND STANDARDS FOR ON-SITE WASTEWATER TREATMENT SYSTEMS 4-2

- Policy 4-1.3.1: Use of On-Site Wastewater Treatment Systems ... 4-2
- Policy 4-1.3.2: Coordinate with the Brevard County Environmental Services Unit 4-3
- Policy 4-1.3.3: Conditions Governing Development Orders or Permits 4-3
- Policy 4-1.3.4: Compliance with On-Site Wastewater Treatment and Water Quality Regulations 4-3

GOAL 4-2: PROVIDING FACILITIES TO MEET EXISTING AND PROJECTED DEMANDS 4-3

OBJECTIVE 4-2.1: RECONCILE EXISTING DEFICIENCIES 4-3

- Policy 4-2.1.1: Compliance with Capital Improvements Element ... 4-4
- Policy 4-2.1.2: Priority for Correcting Existing Deficiencies .. 4-4
- Policy 4-2.1.3: Existing Deficiencies Not to be Increased by New Development 4-4
- Policy 4-2.1.4: Coordinate with Brevard County Hazardous Waste Planning Efforts 4-4

OBJECTIVE 4-2.2: MEETING PROJECTED PUBLIC FACILITY DEMANDS TO 1995 .. 4-4

- Policy 4-2.2.1: Coordinate with Capital Improvements Element ... 4-5
- Policy 4-2.2.2: Public Facility Planning and Management Efficiency 4-5
- Policy 4-2.2.3: Additions of Public Facility Project Approvals . 4-5

OBJECTIVE 4-2.3: MEETING PROJECTED DEMANDS FOR THE YR 1996 THROUGH YR 2000 4-5

- Policy 4-2.3.1: Evaluate Needs for Existing Facility Improvements 4-6



Policy 4-2.3.2: Scheduling Needed Capital Improvements 4-6

GOAL 4-3: PROVIDE ADEQUATE DRAINAGE 4-6

OBJECTIVE 4-3.1: PROTECT NATURAL DRAINAGE FEATURES 4-6

 Policy 4-3.1.1: Buffer Zone Requirements 4-6

 Policy 4-3.1.2: Managing Land Use in the Floodplain 4-6

 Policy 4-3.1.3: Implementing Master Drainage Plan 4-6

 Policy 4-3.1.4: Inspection and Maintenance of Drainage Systems . 4-7

GOAL 4-4: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS ... 4-7

OBJECTIVE 4-4.1: COORDINATE ISSUES SURROUNDING AQUIFER RECHARGE 4-7

 Policy 4-4.1.1: Protect Surficial Aquifer Recharge Areas 4-7

 Policy 4-4.1.2: Deep Aquifer Water Conservation 4-7

 Policy 4-4.1.3: Retain Run-Off to Maximize Recharge 4-7

 Policy 4-4.1.4: Coordinate with Other Recharge Protection Programs 4-7

CHAPTER 5: CONSERVATION ELEMENT 5-1

§5-1: CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES 5-1

GOAL 5-1: CONSERVATION 5-1

OBJECTIVE 5-1.1: PROTECT AIR QUALITY 5-1

 Policy 5-1.1.1: Combat Erosion and Generation of Dust Particles 5-1

 Policy 5-1.1.2: Air Pollution and Land Use Regulations 5-1

OBJECTIVE 5-1.2: WATER QUALITY AND QUANTITY 5-1

 Policy 5-1.2.1: Water Quality, Surface Water Management and Land Use 5-1

 Policy 5-1.2.2: Regulate Agricultural Activities to Preserve Water Quality 5-2

 Policy 5-1.2.3: Regulate Wastewater Treatment Discharge to Preserve Water Quality 5-2

 Policy 5-1.2.4: Preserve and Enhance Canal Shoreline 5-3

 Policy 5-1.2.5: Protect Surficial Aquifer Recharge Areas 5-3

 Policy 5-1.2.6: Deep Aquifer Water Conservation 5-3

 Policy 5-1.2.7: Conservation of Potable Water Supply 5-3

 Policy 5-1.2.8: Emergency Conservation of Water Sources 5-3

OBJECTIVE 5-1.3: MAINTENANCE OF FLOODPLAIN 5-3

 Policy 5-1.3.1: Enforce Policies to Maintain Floodplain 5-3



	<u>Page No.</u>
OBJECTIVE 5-1.4: PROTECT AND PRESERVE WETLANDS	5-4
Policy 5-1.4.1: Wetland Development Restrictions	5-4
OBJECTIVE 5-1.5: COMBAT SOIL EROSION	5-4
Policy 5-1.5.1: Implementing Erosion Control	5-4
OBJECTIVE 5-1.6: PREVENT POTENTIAL ADVERSE IMPACTS OF FUTURE MINING AND EXCAVATION ACTIVITIES	5-4
Policy 5-1.6.1: Prohibition Against Mining Activities	5-4
OBJECTIVE 5-1.7: PROTECT NATIVE VEGETATION AND HABITATS	5-4
Policy 5-1.7.1: Implementing Protection of Vegetative Communities	5-4
OBJECTIVE 5-1.8: PROTECTING WILDLIFE AND WILDLIFE HABITATS	5-5
Policy 5-1.8.1: Protect Wildlife and Wildlife Habitats	5-5
OBJECTIVE 5-1.9: PROTECT ENVIRONMENTALLY SENSITIVE LANDS	5-5
Policy 5-1.9.1: Designation of Environmentally Sensitive Areas .	5-5
OBJECTIVE 5-1.10: HAZARDOUS WASTE MANAGEMENT	5-5
Policy 5-1.10.1: Managing Hazardous Waste	5-5
OBJECTIVE 5-1.11: INTERGOVERNMENTAL COORDINATION FOR MANAGING CONSERVATION ACTIVITIES	5-5
Policy 5-1.11.1: Implementing Policies for Intergovernmental Coordination in Managing Conservation Activities	5-5
OBJECTIVE 5-1.12: CONTINUING EVALUATION OF THE CONSERVATION ELEMENT	5-6
Policy 5-1.12.1: Review the Impact of Changing Conditions on Conservation Policy	5-7
Policy 5-1.12.2: Schedule, Budget and Implement Programmed Activities	5-7
Policy 5-1.12.3: Coordinate with Public and Private Sectors	5-7
Policy 5-1.12.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies	5-7
CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT	6-1

§6-1: RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES	6-1
GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE	6-1
OBJECTIVE 6-1.1: SYSTEM OF PARKS AND RECREATION	6-1
Policy 6-1.1.1: Level of Service Standards for Park and Recreation Facilities	6-1
Policy 6-1.1.2: Monitor and Update Recreation Demand and Supply Analysis	6-1
Policy 6-1.1.3: Future Recreation Capital Improvements	6-1
Policy 6-1.1.4: Maintenance of Existing Recreation Land and Facilities	6-1
OBJECTIVE 6-1.2: PROTECT OPEN SPACE SYSTEMS	6-1
Policy 6-1.2.1: Implementing Land Development Regulations	6-1
Policy 6-1.2.2: Standards for Review and Maintenance	6-1
OBJECTIVE 6-1.3: ACCESS FACILITIES	6-2
Policy 6-1.3.1: Right-of-Way Improvements	6-2
Policy 6-1.3.2: Design of Access Facilities	6-2
Policy 6-1.3.3: Bicycle/Pedestrian Accessways	6-2
Policy 6-1.3.4: Parking Areas and Bicycle Accommodations	6-2
Policy 6-1.3.5: Facilities for Handicapped and Elderly	6-2
OBJECTIVE 6-1.4: PUBLIC AND PRIVATE COORDINATION IN PLANNING FOR RECREATION IMPROVEMENTS	6-2
Policy 6-1.4.1: Public Participation in Recreation Improvements	6-2
CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT	7-1
§7-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES	7-1
GOAL 7-1: PROVIDE MECHANISMS FOR IMPROVEMENT INTERGOVERNMENTAL COORDINATION	7-1
OBJECTIVE 7-1.1: NORMAL PROCESS FOR INTERGOVERNMENTAL COORDINATION ..	7-1
Policy 7-1.1.1: Responsible Entity for Intergovernmental Coordination	7-1
Policy 7-1.1.2: Coordinate with Adjacent Jurisdictions	7-1
Policy 7-1.1.3: Coordination of Growth Management Issues	7-1
Policy 7-1.1.4: Brevard County League of Municipalities	7-1

	<u>Page No.</u>
OBJECTIVE 7-1.2: CONFLICT RESOLUTION	7-2
Policy 7-1.2.1: Informal Mediation Process	7-2
Policy 7-1.2.2: Mechanisms for Intergovernmental Coordination Review	7-2
Policy 7-1.2.3: Coordination with East Central Florida Regional Planning Council	7-2
OBJECTIVE 7-1.3: INFRASTRUCTURE SYSTEMS AND LEVEL OF SERVICE STANDARDS	7-2
Policy 7-1.3.1: Coordinate Regional/Sub-Regional Infrastructure Issues	7-2
Policy 7-1.3.2: Infrastructure Improvement Master Plans and Implementing Strategies	7-2
Policy 7-1.3.3: Timing, Location, and Capacity of Areawide Infrastructure	7-2
Policy 7-1.3.4: Cooperation with the East Central Florida Regional Planning Council	7-3
Policy 7-1.3.5: Capital Improvement Program Coordination	7-3
OBJECTIVE 7-1.4: MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES	7-3
Policy 7-1.4.1: Form a Liaison with Permitting Agencies	7-3
OBJECTIVE 7-1.5: DATA BASE MANAGEMENT AND COORDINATION	7-3
Policy 7-1.5.1: Generate Necessary Data	7-3
Policy 7-1.5.2: Consideration of Areawide Data Resources	7-3
CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT	8-1
§8-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES	8-1
GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS	8-1
OBJECTIVE 8-1.1: RATIONALE FOR CAPITAL IMPROVEMENTS	8-1
Policy 8-1.1.1: Scheduling of Capital Improvements	8-1
Policy 8-1.1.2: Priorities in Allocating Capital Improvements ..	8-1
Policy 8-1.1.3: Planning and Zoning Board to Draft and Rank Capital Improvement Priorities	8-1
Policy 8-1.1.4: Capital Improvement Project Evaluation Criteria	8-1
OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS	8-2
Policy 8-1.2.1: Transportation Impacts	8-2
Policy 8-1.2.2: Recreation Impacts	8-2
Policy 8-1.2.3: Stormwater Management Impacts	8-2

OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT	8-2
Policy 8-1.3.1: Availability of Adequate Public Facilities	8-2
Policy 8-1.3.2: Limitation of Indebtedness	8-2
Policy 8-1.3.3: Capital Improvements Program	8-2
Policy 8-1.3.4: Master Drainage Plan	8-2
Policy 8-1.3.5: Grantsmanship	8-2
OBJECTIVE 8-1.4: MANAGEMENT OF DEVELOPMENT ORDERS AND PERMITS	8-2
Policy 8-1.4.1: Level of Service Standards	8-3
Policy 8-1.4.2: Adequate Facilities Ordinance	8-3
Policy 8-1.4.3: Evaluation Criteria for Plan Amendments	8-3
§8-2: IMPLEMENTING CAPITAL IMPROVEMENTS	8-4
Policy 8-2.1: Five Year Schedule of Improvements	8-4
§8-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT	8-4
CHAPTER 9: GENERAL MONITORING AND REVIEW CRITERIA	9-1
§9-1: GENERAL MONITORING AND EVALUATION CRITERIA	9-1
§9-1.1: ROLE OF THE PLANNING BOARD IN PLAN EVALUATION AND UPDATES ...	9-1
§9-1.2: CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS	9-1
 <u>APPENDICES</u>	
APPENDIX A: CONSISTENCY REVIEW MATRIX	A-1
State Comprehensive Plan	
APPENDIX B: CONSISTENCY REVIEW MATRIX	B-1
East Central Florida Regional Planning Council Policy Plan	

CHAPTER 1: LAND USE
(reference §9J-5.006(3) and (4), F.A.C.)

§1-1 LAND USE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Future Land Use Element pursuant to §163.3177(6)(a), F.S., and §9J-5.006(3), F.A.C..

GOAL 1-1: LAND USE. INSURE THAT THE CHARACTER AND LOCATION OF LAND USES REFLECT BEST MANAGEMENT PRACTICES AND PRINCIPLES OF RESOURCE CONSERVATION, PROMOTE ORDERLY LAND USE TRANSITION, AND MINIMIZE THREATS TO HEALTH, SAFETY, AND WELFARE WHICH MAY BE ENGENERED BY INCOMPATIBLE LAND USES, ENVIRONMENTAL DEGRADATION, HAZARDS, AND NUISANCES.

OBJECTIVE 1-1.1: MANAGE AND COORDINATE FUTURE LAND USE. Management of land and water resources, including all land use activities and natural resources identified on the Future Land Use Map, will be coordinated with natural systems, including topography, soil conditions, vegetation, natural habitat, potable water wellfields, and other environmentally sensitive land and water resources and will also be predicated on availability of man-made infrastructure and service systems required to support land use activities.

Policy 1-1.1.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies identified in the following section entitled "Future Land Use Map" provides definitions of land use designations and qualitative standards which shall be applied in allocating future land uses.

Policy 1-1.1.2: Land Development Regulations. Existing regulations governing zoning, signage, landscaping, tree protection, flood plain management, surface water management, water and wastewater systems, and other land and water management regulations shall be revised and/or updated as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; and 2) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. These ordinances shall be incorporated into a land development code pursuant to Chapter 163.3202, F.S., and shall contain specific and detailed provisions which as a minimum:

- a. Regulate the subdivision of land;
- b. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
- c. Protect the environmentally sensitive lands designated on the Future Land Use Map and in the Conservation Element;
- d. Regulate areas subject to flooding and provide for drainage and stormwater management;
- e. Protect potable water wellfields and aquifer recharge areas;
- f. Regulate signage;
- g. Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
- h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the impacted public

facilities below the level of service standards adopted in this Comprehensive Plan.

i. Protect private property rights.

Policy 1-1.1.3: Standards for Residential Density. Land development regulations adopted to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential densities as indicated below and as elaborated in §1-2(A), herein:

- a. Low density residential - a maximum density of up to three (3) residential units per gross acre.
- b. Moderate density residential - a maximum density of up to six (6) residential units per gross acre.

Policy 1-1.1.4: Non-Residential Development Standards. Land development regulations shall be adopted which address the location and extent of non-residential land uses, including agricultural uses and public and semi-public facilities and services, in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, and intensities of land uses contained in this Element.

Policy 1-1.1.5: Performance Standards. Land development regulations shall contain performance standards which:

- a. Implement policies of the Land Use Element regarding development restrictions in wetlands. Where development petitions potentially impact wetlands under the ownership of an applicant for an adjacent upland development permit, dedication of conservation easements which preserve the value and function of viable wetlands shall be required. Upland development shall include adequate transition (i.e., open space buffer) areas between the upland development and adjacent environmentally sensitive lands and water bodies.
- b. Establish buffering and open space requirements;
- c. Provide criteria for protection of potable water wellfields;
- d. Provide criteria for drainage and stormwater management;
- e. Incorporate criteria for requiring off-street parking and managing internal traffic circulation as well as access to and egress from the street system;
- f. Mandate availability of requisite services and infrastructure;
- g. Stipulate criteria for screening and buffering land uses and facilities which may otherwise adversely impact development of adjacent land use;
- h. Establish standards for erosion control; and
- i. Address historically significant properties meriting protection.

Policy 1-1.1.6: Wetland Protection and Density Transfer. Land development regulations shall include provisions for protecting wetlands and for allowing

the possible transfer of residential density from wetlands to contiguous upland areas which are under unified control. In addition, alternative programs for protecting wetlands from development pressures shall be investigated, including: 1) mandated dedication of conservation easements where appropriate; or 2) possible acquisition by the public sector and/or private conservation interest groups.

OBJECTIVE 1-1.2: ENCOURAGE REDEVELOPMENT AND RENEWAL. Manage future redevelopment of declining areas. Although the Town currently has no blighted or declining areas, if areas should in the future exhibit indications of blight or decline, the Town shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within the impacted area.

Policy 1-1.2.1: Code Enforcement Activities. Code enforcement activities shall be continued as an integral part of the Town's regulation programs. The code enforcement program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

Policy 1-1.2.2: Public and Private Sector Partnerships. If redevelopment issues materialize, the Town shall coordinate with the private sector in promoting mobilization of public and private resources necessary to effectively carryout redevelopment efforts.

OBJECTIVE 1-1.3: PREVENT LAND USE INCONSISTENT WITH TOWN'S CHARACTER. Future land uses shall be consistent with the Town's character, the Future Land Use Map, and other applicable laws, ordinances, and administrative rules impacting land and water resources. Similarly, if improvements are proposed to an existing structure which does not comply with such provisions governing setbacks, size, dimensions, height, density, or other location criteria, then: 1) in no case shall any existing non-compliance be increased; and 2) the existing non-compliance shall be eliminated or reduced to the greatest reasonable and practical extent (Note: all existing land uses are conforming land uses. However, some land uses are non-compliant with adopted density, size, or dimension criteria.).

Policy 1-1.3.1: Managing Future Land Use. The Future Land Use Map and related policies together with the Land Development Code shall be applied as a planning and management device in order to prevent development of land uses which do not conform to the Town's character as reflected in the Town's adopted Future Land Use Map, Zoning Map, and other applicable laws, ordinances, and administrative rules.

Policy 1-1.3.2: Managing Improvements to Existing Non-Complying Structures. The Land Development Code shall provide standards regulating improvements to existing non-complying structures and such standards shall require compliance and/or mitigation to the greatest reasonable and practical extent. In no case shall any existing non-compliance be increased.

OBJECTIVE 1-1.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. Land development and conservation activities shall insure protection of archaeological and/or historic resources.

Policy 1-1.4.1: Programming for Archaeological and Historic Sites. The Town shall coordinate with the State in developing appropriate programs for implementing Town and State policies for identifying, preserving, and enhancing

sites of historical, and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy 1-1.4.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to it's surrounding environment; 3) introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter it's setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in it's deterioration.

OBJECTIVE 1-1.5: PROTECTION OF NATURAL RESOURCES. Development and conservation activities shall assure the protection of natural resources.

Policy 1-1.5.1: Future Land Use Policies for Managing Environmentally Sensitive Lands. Policies for managing environmentally sensitive areas (reference following section entitled: "Future Land Use Map") shall be applied in protecting natural systems.

Policy 1-1.5.2: Incorporate Land Development Regulations for Environmentally Sensitive Upland Areas. The Land Development Code shall incorporate performance standards which preserve and protect natural drainage and recharge areas, and native vegetation from potentially adverse impacts of development.

Policy 1-1.5.3: Intergovernmental Coordination and Natural Resource Management. The Town shall coordinate with the State, the St. John's River Water Management District, the East Central Florida Regional Planning Council, and other agencies concerned with managing environmentally sensitive areas of the Town. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of these lands.

Policy 1-1.5.4: Protecting Flora and Fauna Having Special Status. Species of flora and fauna having special status as identified in the Conservation Element shall be protected through inclusion of their habitats in the "environmentally sensitive" land use category on the Future Land Use Map, excepting those species which currently coexist in developed areas.

Policy 1-1.5.5: Managing Stormwater Run-off. For new construction, the developer/owner of any site shall be responsible for managing on-site run-off and shall be required to comply with the following standard:

- a. Surface water management systems shall be designed and constructed to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site (or such other storm design standard as shall be adopted pursuant to the master stormwater drainage plan) so that post-development run-off rates, volumes, and pollutant loads do not exceed the pre-development conditions. In addition the system shall retain or detain with filtration, as a minimum the first one-inch of run-off or run-off from a one-hour, three-year storm event, whichever is greater.

Policy 1-1.5.6: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards recommended by the East Central Florida Regional Planning Council and incorporated as part of the Conservation Element, Policy 5-1.2.7.

OBJECTIVE 1-1.6: COORDINATE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. The location, scale, timing, and design of development shall be coordinated with public facilities and services in order to promote cost effective land development patterns and direct future development only to those areas where provision of public facilities necessary to meet level of service standards are available concurrent with the impacts of the development.

Policy 1-1.6.1: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to assure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

Policy 1-1.6.2: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to: 1) maximize the efficiency of services provided; 2) minimize related costs; and 3) minimize adverse impacts on natural systems.

Policy 1-1.6.3: Developments Not Served by Public Water and/or Wastewater Systems. All developments in areas not serviced by public water and/or wastewater systems shall be governed by applicable State laws and administrative regulations.

Policy 1-1.6.4: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the Town shall insure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

OBJECTIVE 1-1.7: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT CONCEPTS. Monitor state-of-the-art concepts for managing land and water resources and land development regulations which are responsive to unique development and conservation issues confronted by the community.

Policy 1-1.7.1: Incorporate Innovative Techniques in the Land Development Regulations. The Town's land development regulations shall incorporate land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues.

OBJECTIVE 1-1.8: INTERGOVERNMENTAL COORDINATION. The Town shall coordinate land and water resource management issues with other applicable public agencies at all levels of government pursuant to the Intergovernmental Coordination Element.

Policy 1-1.8.1: Implementing Intergovernmental Coordination. The Town shall require that development applications be coordinated, as appropriate, with the Cities of Melbourne and West Melbourne, Brevard County, special districts, the East Central Florida Regional Planning Council, the St. John's River Water Management District, as well as State and Federal agencies prior to issuance of a development order or permit.

OBJECTIVE 1-1.9: CONTINUING LAND USE PROGRAMS. The City shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

Policy 1-1.9.1: Land Use Information System. Maintain and periodically update the land use information system.

Policy 1-1.9.2: Land Use Trends. Monitor and evaluate population and land use trends.

Policy 1-1.9.3: Fiscal Management. Implement fiscal management policies of the capital improvement program and budget.

Policy 1-1.9.4: Administer Land Use Controls. Administer adopted land use controls, including the zoning code, subdivision regulations, building regulations, electrical code, flood drainage prevention regulations, housing code, water and sewer agreements, traffic regulations, fire code and regulations governing streets and sidewalks.

Policy 1-1.9.5: Public Assistance. Provide continuing land use information and assistance to the public.

Policy 1-1.9.6: Intergovernmental Coordination. Coordinate land development issues where applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.

Policy 1-1.9.7: Manage Current Developmental Impacts. Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

Policy 1-1.9.8: Urban Design and Community Appearance. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and manmade resources within the Town, including the numerous scenic natural resources as well as developing residential neighborhoods or centers of commercial or institutional activity.

Policy 1-1.9.9: Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the Town shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

OBJECTIVE 1-1.10: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The Town shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

Policy 1-1.10.1: Review the Impact of Change Indicators on Land Use Policy. Major shifts in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major shifts in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 1-1.10.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the Town's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

Policy 1-1.10.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the Town shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

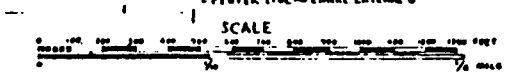
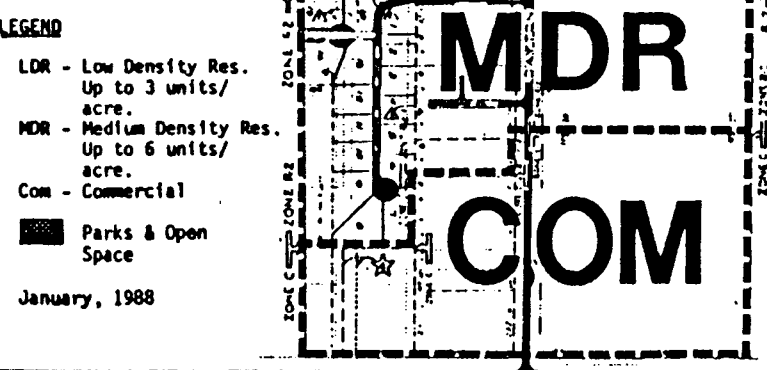
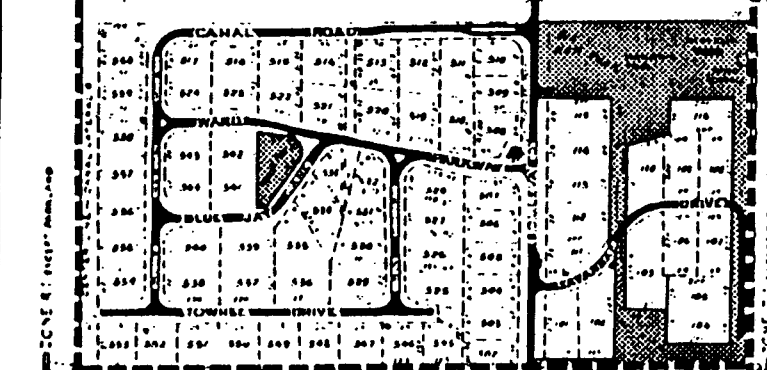
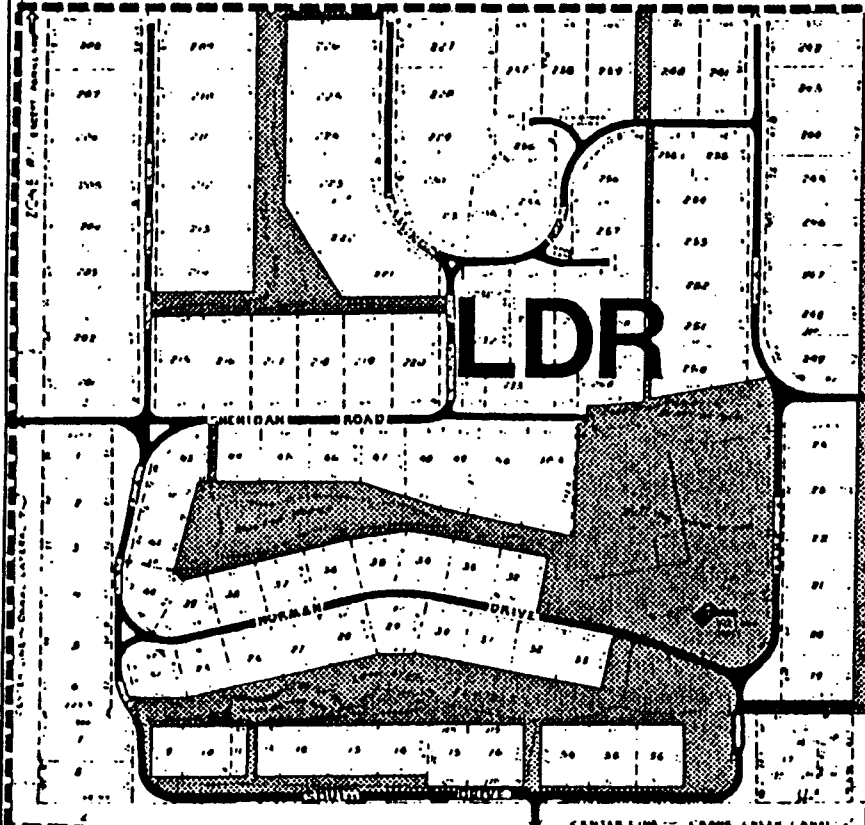
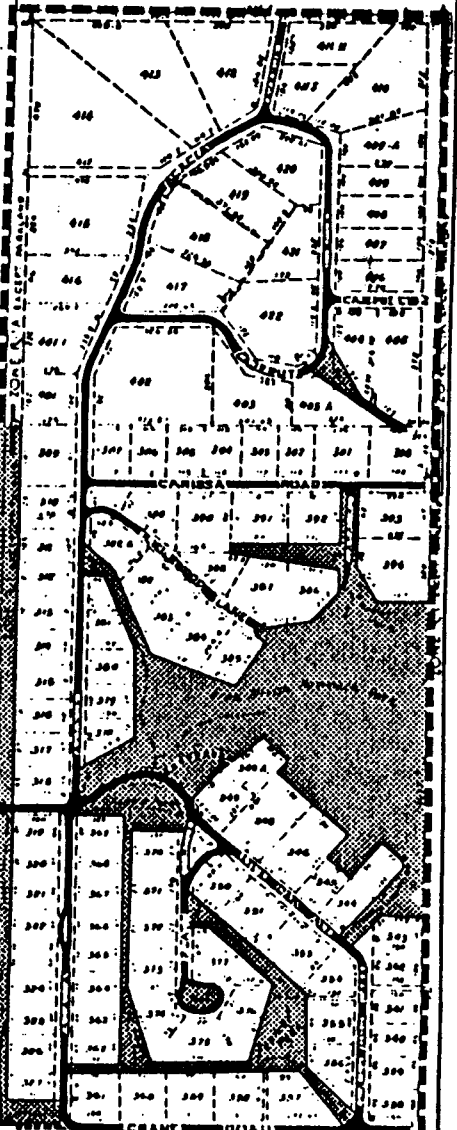
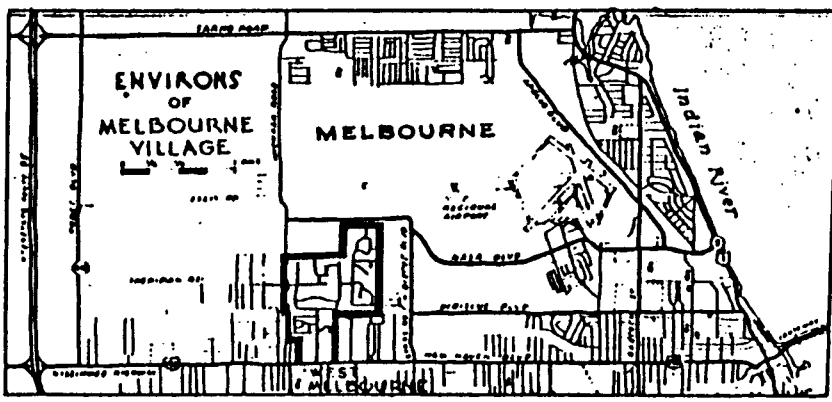
Policy 1-1.10.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the Town's success in achieving land use goals, objectives, and policies. The Land Use Element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

§1-2 FUTURE LAND USE MAP. This section incorporates the Future Land Use Map series pursuant to §9J-5.006(4), F.A.C., as Map 6. In addition, the section contains policies for managing the allocation of future land use designations. The Future Land Use Map is supported by the Comprehensive Plan Data Inventory and Analysis (1987) and the Comprehensive Plan Evaluation and Appraisal Report (1987). Land use designations on the Future Land Use Map have been allocated pursuant to goals, objectives and policies stipulated in the Comprehensive Plan, together with analysis of population, housing and land resources; the need to conserve natural resources including wetlands, floodways, flood plains, water recharge areas, fish and wildlife, consideration of capital improvement needs, and conservation of fiscal resources.

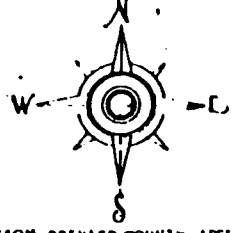
Future Land Use Map 6 designates land use policy; Map 6 designates areas for the following uses: Low Density Residential; Moderate Density Residential; Commercial; and Parks and Recreation Areas. This section of the Future Land Use Element shall define the nature, density and intensity of the allowable uses for each of the designations represented on the Future Land Use Map. No lands within the Town are allocated for industrial or intense commercial development. Neither the land resources nor the infrastructure required to support industry or more intense commercial development are available within the corporate limits of the Town.

A. Policies for Allocating Residential Development. The Future Land Use Map shall allocate residential density based on the following considerations: past and projected future population and housing trends and characteristics; provision and maintenance of quality residential environments; protection of environmentally fragile natural systems; recognition of the limitations imposed by the traffic circulation system and need to plan for smooth transition in residential densities.

1. Density Defined. All residential densities denoted on the Future Land Use Map reflect the maximum gross density permitted on the land. Maximum gross residential density will be determined by dividing the "maximum allowable units" by the "gross land area". Gross land area



TOWN OF
MELBOURNE VILLAGE
 BREVARD COUNTY FLORIDA
Future Land Use
 FOUNDED IN 1946 BY
 THE AMERICAN HOMESTEADING FOUNDATION
 CREATED AS A MUNICIPAL CORPORATION
 MAY 1957
 Year 2006



- LEGEND**
- LDR - Low Density Res.
Up to 3 units/
acre.
 - MDR - Medium Density Res.
Up to 6 units/
acre.
 - Com - Commercial
 - Parks & Open
Space
- January, 1988

BASIC DATA FROM BREVARD COUNTY ASSESSOR'S PLATS
 SECTION 8, TOWNSHIP 24S, RANGE 37E, AS REDRAWN 3/1/78
 SECTION 31, TOWNSHIP 27S, RANGE 37E, AS REDRAWN 3/1/78
 ADDITIONAL DATA FROM THE RECORDS OF THE TOWN OF MELBOURNE VILLAGE AND FROM THE FILES OF THE AMERICAN HOMESTEADING FOUNDATION AND FROM FIELD CHECK

DRAWN NOVEMBER 1978 BY GJA
 REVISION FEBRUARY 1986 BY JHD
 REVISION APRIL 8, 1987 BY WALTER HODGKINS, INC.

Ed Conner, Town Engineer
Flame Boles, Planning
John T. ... Mayor

DWG NO. 87-11
 BREVARD COUNTY, FLORIDA

shall be defined as those contiguous land areas under common ownership subject to the following provisions and exceptions:

- a. No land areas proposed to be allocated to nonresidential uses shall be included under this definition, excepting contiguous areas proposed for:
 - o Utilities under common ownership and principally supporting the residential use;
 - o Recreational facilities for the primary use of on-site residents; and
 - o Dedication to the Town or other Town approved agencies or Town approved not-for-profit corporations.

Density is expressed in terms of a range up to a specified maximum. Where so stated as a range, the maximum density is not guaranteed by right. Zoning and site plan review criteria and procedures shall assure that specific density assigned to new development is compatible and consistent with established residential development patterns and provides equitable use of the land. Criteria to be considered in allocating density shall include the following:

- a. Protect the integrity and stability of established residential areas;
 - b. Assure smooth transition in residential densities;
 - c. Require application of sound landscaping and urban design principles and practices;
 - d. Protect environmentally sensitive areas;
 - e. Minimize the impact of hurricane and flood hazards;
 - f. Coordinate with Brevard County; and
 - g. Provide equitable rights to the use of the land.
2. Low Density Residential Development (LD). Areas delineated on the Future Land Use Maps for low density residential development shall be developed and/or maintained as single family residential areas with a maximum density of up to three (3) dwelling units per acre. Specific densities will be determined by such factors as natural features of the land, character of undeveloped land and surrounding development, level of accessibility, housing supply and demand, and adequacy of public facilities. Supportive community facilities and accessory land uses may be located within areas designated LD. The Town land development regulations shall provide regulatory procedures for considering such uses.

The low density designation is established to protect the quality and character of existing stable low density single family neighborhoods, preserve open space, and encourage densities which are compatible with existing developments, natural features of the land, as well as existing and projected public services and facilities for the area.

3. Moderate Density Residential Development (MD). Areas delineated on the Future Land Use Map for moderate density residential development shall be developed and/or maintained as residential neighborhoods. This designation allows for multifamily and single family structure

types and maximum density of up to six (6) dwelling units per acre. The moderate density designation is intended to ensure sufficient land area for developments of moderate density and the adequacy of existing and/or projected public facilities for the area. Supportive community facilities and accessory land uses may be located within areas designated MD. The Town land development regulations shall provide regulatory procedures for considering such uses.

Review of specific densities of developments shall be directed toward preserving stability of established residential areas. Developments of moderate density should be located so that they provide a smooth transition between low density residential areas and areas developed and/or designated for institutional uses, or commercial development.

- B. Policies for Allocating Limited Commercial Development (CL). Commercial development shall be allocated to sites having direct access to U.S. 192. Due to the restricted level of access and the sensitive environmental character of the Town, the scale and nature of commercial activity shall be very limited. This approach is consistent with the overall goal of preserving the residential character of the community. Shops and business within a limited commercial designation shall cater to the following: 1) localized markets as opposed to regional markets; 2) a specialized market with customized market demands; or 3) a tourist or resort oriented market in the immediate vicinity. The specific uses to be allowed in commercial areas shall be defined within the Zoning Code. The Town's Zoning Code should also stipulate conditions that safeguard the stability and character of adjacent residential areas. For example, the hours of commercial operations should be regulated to assure adequate protection of adjoining residential uses.
- C. Policies for Allocating Open Space and Recreation (OSR). The open space and recreation designation has been established to direct the preservation of major open spaces and recreation areas, including parks, recreation areas and similar facilities. The Future Land Use Map identifies these areas throughout the Town. In addition, the Town shall use the capital improvement program and budget process to pursue advance acquisition of land required to provide recreation, conservation, and related public benefits.

CHAPTER 2: TRAFFIC CIRCULATION
(reference §9J-5.007(3), F.A.C.)

§2-1 TRAFFIC CIRCULATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Traffic Circulation Element pursuant to §163.3177(6)(b), F.S., and §9J-5.007(3), F.A.C..

GOAL 2.1: TRAFFIC CIRCULATION. PLAN FOR A SAFE, CONVENIENT, AND EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM WHICH SHALL BE AVAILABLE FOR EXISTING AND ANTICIPATED FUTURE USERS OF THE SYSTEM.

OBJECTIVE 2-1.1: SAFE, CONVENIENT, AND EFFICIENT TRANSPORTATION SYSTEM. Establish a safe, convenient, and efficient motorized and non-motorized transportation system through development and implementation of level of service (LOS) standards.

Policy 2-1.1.1: Level of Service Standards. The Town hereby adapts the following peak hour LOS standards:

- a. Major Arterial: U.S. 192: LOS Standard D (FL-DOT facility)
- b. Local Roadways: LOS Standard C
- c. Minor Collectors: None exist within the Town

Policy 2-1.1.2: Criteria for Evaluating Proposed Roadway Improvement. Future roadway improvement proposal shall be evaluated and assigned a relative priority based on specific criteria below cited:

- a. Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities; or
- b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes in-fill development.

Policy 2-1.1.3: Review of Proposed Developments. The Town shall review all proposed development for consistency with adopted LOS standards. No development shall be approved that is projected to generate a traffic volume which would decrease the existing LOS below the adopted standard.

Policy 2-1.1.4: Assessments in New Developments. The Town shall consider adopting an impact fee ordinance which assesses new developments an equitable pro rata share of the costs to provide roadway improvements to serve the development.

Policy 2-1.1.5: Adequate Facilities Ordinance. The Town shall include an adequate facilities requirement as part of the updated Land Development Code. The adequate facilities ordinance shall mandate that adequate roadway capacity be available prior to the issuance of a certificate of occupancy.

Policy 2-1.1.6: On-Site Transportation Improvements. The Town shall adopt land development regulations which require new developments to provide safe and convenient on-site traffic flow considering motorized and non-motorized vehicle parking and internal circulation needs.

Policy 2-1.1.7: Controlled Access. The Town shall adopt land development regulations which incorporate standards for:

- o Controlling connections and access points of driveways and roadways to existing roadways;
- o Preventing conflicts between vehicular, pedestrian and bicycle traffic; and
- o Providing a traffic circulation system which is designed to accommodate the demands of emergency service delivery systems.

OBJECTIVE 2-1.2: RIGHT-OF-WAY ACQUISITION. The Town shall protect existing and future right-of-way from building encroachment. By 1990, additional transportation system right-of-way acquisition needs shall be identified and relative priorities for land acquisition shall be established.

Policy 2-1.2.1: Traffic Circulation Map. The Town hereby adopts the Future Traffic Circulation System Map incorporated in §2-2. Additional right-of-way (R/W) needs for future roadway and drainage improvements shall be identified based on an assessment to be completed by 1990. The findings regarding specific additional R/W needs for roadway and drainage facility improvements shall be incorporated as an amendment to §2-2 Future Traffic Circulation System Map.

Policy 2-1.2.2: Standards of Future Road R/W Acquisition. The Town hereby adopts the following minimum standards for road rights-of-way:

- a. Arterial Roadways: 150' R/W
- b. Collector Streets: 100' R/W
- c. Local Streets: 60' R/W (if swale drainage)
50' R/W (if curb and gutter)

Policy 2-1.2.3: Mandatory R/W Dedication/Fees in Lieu. The Town shall implement a program for mandatory dedication or fees in lieu thereof as a condition of development approval associated with plats, replats, or site plans where such developments generate a need for new or improved roadways. The purpose and intent of such program shall be to assure that: 1) adequate road R/W and necessary roadway improvements are dedicated and developed concurrent with the impacts of new development; and 2) the cost of such improvements shall be borne by the developer generating the need for the facilities.

OBJECTIVE 2-1.3: FUTURE ROADWAY IMPROVEMENTS. The Town shall coordinate with the FL-DOT and with the Brevard County MPO to attain roadway improvements needed to accommodate future traffic circulation system improvements needed to accommodate system demands through the year 1995.

Policy 2-1.3.1: Specific Planned Roadway Improvements. Although the 1987 Data Inventory and Analysis did not indicate the need for any traffic circulation system improvements other than the signalization of the U.S. 192 and Dayton Boulevard intersection as noted below in Policy 2-1.3.2, the Town shall maintain a data base and monitoring program to effectively coordinate unanticipated roadway improvements with the FL-DOT and Brevard County MPO.

Policy 2-1.3.2: Projected Need for Traffic Signalization Improvement. The fifteen (15) acre commercial development proposed at the northeast corner of the

U.S. 192 and Dayton Boulevard intersection shall generate the need for automatic traffic signalization which shall be funded by the subject developer.

OBJECTIVE 2-1.4: FACILITIES FOR BICYCLE AND PEDESTRIAN WAYS. The Town shall consider bicycle and pedestrian ways in planning for transportation facilities.

Policy 2-1.4.1: Bicycle and Pedestrian Facilities Required for New Development. The Town's land development regulations shall incorporate provisions requiring that new subdivisions, replats, and site plans accommodate bicycle and pedestrian traffic needs. Similarly, multiple family residences as well as shopping facilities, recreational areas, and other public uses shall provide storage areas for bicycles.

OBJECTIVE 2-1.5: COORDINATING TRAFFIC CIRCULATION PLANNING. The Town shall coordinate traffic circulation system planning with the plans and programs of the Brevard County Metropolitan Planning Organization (MPO), the FL-DOT Five (5) Year Transportation Plan, the Cities of Melbourne and West Melbourne, and the East Central Florida Regional Planning Council (ECFRPC).

Policy 2-1.5.1: Implementing Traffic Circulation Planning and Coordination. The Town shall review present and future traffic circulation plans and programs of FL-DOT, Brevard County, the Cities of Melbourne and West Melbourne, and the ECFRPC in order to establish consistency with the Town's Comprehensive Plan.

OBJECTIVE 2-1.6: MANAGING TRAFFIC CIRCULATION AND LAND USE. The Town shall coordinate the Traffic Circulation Element and implementing programs with goals, objectives, and policies of the Land Use Element, including the Future Land Use Plan Map.

Policy 2-1.6.1: Integrated Traffic Circulation and Land Use Planning. The Town shall continually monitor and evaluate the impacts of existing and proposed future land development on the transportation system in order to achieve integrated management of the land use decisions and traffic circulation impacts.

Policy 2-1.6.2: Traffic Circulation Performance Criteria. The Town shall incorporate performance criteria in the Land Development Code which require that future land development comply with traffic circulation level of service standards. The performance criteria shall require that new development bear an equitable share of costs for traffic circulation system improvements necessary to accommodate traffic generated by the proposed development.

Policy 2-1.6.3: Traffic Circulation Site Plan Review Criteria. The Town shall incorporate traffic circulation site plan review criteria in the Land Development Code. The criteria shall address such factors as trip generation; design of efficient internal traffic circulation and parking facilities including minimizing pedestrian and vehicular conflict, off-street parking, as well as safe and convenient circulation and maneuverability; control of access points; potential need for acceleration/deceleration lanes; adequate surface water management and drainage; and landscaping.

CHAPTER 3: HOUSING
(reference §9J-5.010(3), F.A.C.)

§3-1 HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to §163.3177(6)(f), F.S., and §9J-5.010(3)(a-c), F.A.C..

GOAL 3-1: HOUSING. ALLOCATE LAND AREA FOR ACCOMMODATING A SUPPLY OF HOUSING RESPONSIVE TO THE DIVERSE HOUSING NEEDS OF THE EXISTING AND PROJECTED FUTURE TOWN POPULATION AND ASSIST THE PRIVATE SECTOR IN PROVIDING AFFORDABLE QUALITY HOUSING IN NEIGHBORHOODS PROTECTED FROM INCOMPATIBLE USES AND SERVED BY ADEQUATE PUBLIC FACILITIES.

OBJECTIVE 3-1.1: PROMOTE AFFORDABLE QUALITY HOUSING. Assist the private sector in providing the projected need for 22 new dwelling units with characteristics responsive to the market demand by 1992, and an additional 49 new dwelling units by the year 2000 in order to meet the estimated housing needs of the existing and anticipated future population of the Town.

Policy 3-1.1.1: Technical Assistance, Information and Referral Services. Provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand.

Policy 3-1.1.2: Developing Public/Private Partnerships. Develop local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. Actions shall include coordinating with the Cities of Melbourne and West Melbourne and any other entity providing water and wastewater services in order to promote the timely extension of such services to residential areas within the Town if necessary. Similarly, the Town shall also coordinate the installation of community facilities supportive to housing resources.

Policy 3-1.1.3: Affordable Housing for Low and Moderate Income Households. The Town shall promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector. The Town acknowledges the need for affordable low and moderate income housing; however, the economic and the pre-planned nature of the Town present constraints within the Town which make such development options unrealistic and unfeasible. For instance, the Town is comprised of only 360 acres of land and is characterized as a nearly built-out community with limited employment opportunities, service centers, major shopping areas, and medical facilities within the Town. These factors make the Town highly impractical as a site for low and moderate income housing opportunities. In addition, low and moderate income housing opportunities are further negated by extremely high land values and low density residential development policies.

OBJECTIVE 3-1.2: MAINTAIN HOUSING STOCK FREE OF SUBSTANDARD UNITS. The Town has no substandard housing units and shall strive to maintain a housing stock free of substandard units.

Policy 3-1.2.1: Code Enforcement Activities. The Town shall continue to implement code enforcement activities in order to maintain a housing stock free of substandard units.

OBJECTIVE 3-1.3: PROVIDE OPPORTUNITIES FOR GROUP HOMES AND FOSTER CARE FACILITIES. Pursuant to the requirements of §163.3177(6)(3), F.S., the Town shall promote housing opportunities to meet the unique housing needs of the elderly, dependent children and physically and mentally handicapped, and the developmentally disabled.

Policy 3-1.3.1: Policies for Foster Care Facilities. To advance the provision of foster care facilities within the Town of Melbourne Village, single family foster care homes shall continue to be allowed in all residential districts classified in the Zoning Code.

Policy 3-1.3.2: Policies for Group Homes. Group homes shall be allowed in multiple family zoning districts providing they meet land development code performance standards, such as those provided by the State Department of Health and Rehabilitative Services. In addition, such facilities shall be regulated in order to control their magnitude and distribution and to assure locations accessible to public and private services generally required by group home residents.

OBJECTIVE 3-1.4: PRESERVE HISTORICALLY SIGNIFICANT HOUSING. Housing resources presently identified as historically significant shall be preserved and protected for residential uses as cited in the below stated policies. Note: No historically significant housing resources exist within the Town. However, the Town shall identify any structures that are locally significant structures which should be for preserved and protected as cited below.

Policy 3-1.4.1: Promote Identification of the Town's Historically Significant Housing Resources. The Town shall establish a committee which shall have as its function the identification, protection, analysis, and explanation of any historical resources or locally significant structures which man is the future identified. Such efforts shall include determination of their worth and vulnerability, as well as implementation of preservation management policies as such resources are identified.

Policy 3-1.4.2: Rehabilitation and Adaptive Re-Use of Historically Significant Housing. The Town shall assist in the rehabilitation and adaptive re-use of any future historically significant housing through available technical and economic assistance programs.

Policy 3-1.4.3: Grants for Preserving Historically Significant Housing. The Town shall assist property owners of historically significant housing in applying for and utilizing available State and federal assistance programs.

Policy 3-1.4.4: Assist South Brevard Historical Society. The Town shall assist the South Brevard Historical Society in its efforts to provide public information, education, and technical assistance relating to locally applicable historic preservation programs in which the Town Commission has an expressible interest.

OBJECTIVE 3-1.5: RELOCATION HOUSING. Although development within the Town has not generated any displacement of persons or preserverance, in the future, should any such displacement occur due to public sector intervention, then any persons and business so displaced shall be consistent with §421.55, F.S., as

cited in the below stated policies provided uniform and equitable treatment through State and local government programs shall be provided consistent with §421.55, F.S..

Policy 3-1.5.1: Provide Alternative Housing Sites for Displaced Structures and Residents There of. If any displacement of structures or residents should occur by publication in the future, the Town should coordinate with the private sector in assuring that alternative sites, in comparable housing facilities are available to persons displaced through public action prior to their displacement. Since the Town has noted experienced displacement by public action and since the Town is near buildout, no future displacement is anticipated by the year 2010.

OBJECTIVE 3-1.6: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. The useful life of the existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code enforcement activities as cited specifically in the following policies.

Policy 3-1.6.1: Promote Maintenance of Housing Stock and Neighborhood Conservation. Continue to enforce the Town's building, housing, plumbing, energy, electrical, and other construction codes in order to promote maintenance of standard housing and to achieve necessary corrective action where noncompliances exist or come into existence in the future.

Policy 3-1.6.2: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. A sufficient systems for delivery of public facilities and services supportive to a quality residential environment is currently in place and is sufficient to support buildout. However, problems occur in the immediate or long future, the Town shall use the Comprehensive Plan Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and the CI as the policy framework for corrections obtain action.

Policy 3-1.6.3: Minimize Potential Blighting Influences. Such potential blighting influences within residential areas may occur in the future and shall be minimized by adopting best management principles and practices of land use planning, urban design and landscaping in development and site plan review. For instance, adverse impacts of land use transition shall be minimized by managing the location as well as the density or intensity of mixed or conflicting residential and non-residential uses and by requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition. These actions shall be implemented through policy 1-1.12 of the Land Use Element.

Policy 3-1.6.4: Coordinate Public/Private Partnerships. The Town shall continue its ongoing communications and management programs with the American Homesteading Foundation. Such programs currently address recreation, parks, libraries, education, and maintenance of grounds, including the Town of Melbourne Village Bird Sanctuary. In addressing housing issues which may occur in the future and which may require other unique actions or programs partnerships involving the public and private sector, the Town shall promote effective communication and innovative approaches which involve partnerships between the public and private sectors.

Policy 3-1.6.5: Continuing Housing Programs. The Town shall carry out the following housing related programs:

- a. Population and Housing Research and Information System. Maintain and periodically update the population and housing information system.
- b. Housing Trends. Monitor and evaluate population and housing trends. Analysis of land use interrelationships shall be included in the continuing evaluation.
- c. Review Plans and Policies. Review and amend as necessary adopted plans and policies based on continuing analysis of problems and issues related to housing and other plan elements. The review shall include consideration of the Town's regulatory and administrative requirements for site plan review and permitting in order to assure that these policies and procedures do not impose unreasonable construction time requirements or building costs to providers of housing stock. This review shall include analysis to further the concept of one-stop permitting procedures, a policy adopted by the ECFRPC. Major shifts in the magnitude, distribution, and demographic characteristics of the population which are indicative of changes in housing demand shall be analyzed. Similarly, shifts in the magnitude, distribution and structural characteristics of the Town's housing stock shall be analyzed on a continuing basis.
- d. Fiscal Management. Review and evaluate residential development and infrastructure policy, including fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated and refined to reflect current program priorities.
- e. Administer Housing Code and Other Related Codes. Administer adopted housing and energy codes and other housing related codes. Promote the application of passive solar design for energy conservation.
- f. Public Assistance and Information Referral. Provide housing information and referral services to the public pursuant to adopted goals, objectives and policies of this Housing Element.
- g. Intergovernmental Coordination. Coordinate local housing program activities including discussions of related fiscal problems and issues with other public agencies at all levels of government pursuant to the Intergovernmental Element of this Plan.
- h. Manage Current Developmental Impacts. Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to impacts on residential neighborhoods, local housing supply and demand, public facility impacts, and natural environmental factors.
- i. Continuing Refinement of Housing Policies. The Town shall maintain a continuing review and evaluation of housing policies as identified in this Element. The report entitled, Comprehensive Plan Data Inventory and Analysis shall be updated on a continuing basis. This analysis shall provide a basis for continuing refinement of housing policies. Where such

analysis reveals housing needs, required infrastructure improvements, or other related problems and issues, the Town shall coordinate an effective response, including cooperation with the public and private sectors.

Policy 3-1.6.6: Special Housing Studies. In order to maintain housing policies responsive to changing conditions, problems, and issues, the Town shall undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

OBJECTIVE 3-1.7: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The Town shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Policy 3-1.7.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy 3-1.7.2: Schedule, Budget and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element shall be evidence of the Town's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

Policy 3-1.7.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the Town shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy 3-1.7.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the Town's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.

CHAPTER 4: PUBLIC FACILITIES ELEMENT
(reference §9J-5.011(2), F.A.C.)

§4.1 PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Public Facilities Element pursuant to §163.3177(6)(c), F.S., and §9J-5.011(2)(a-c), F.A.C..

GOAL 4-1: NEEDED PUBLIC FACILITIES. INSURE AVAILABILITY OF NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT GROWTH.

OBJECTIVE 4-1.1: INSURE AVAILABLE PUBLIC CAPACITY. The Town shall adopt procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 4-1.1.1: Level of Service Standards. The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Sanitary Sewers:

300 gallons per day per dwelling unit;
1089 gallons per day per acre for commercial/light industrial.

Solid Waste:

7.51 pounds per capita per day.

Drainage:

25-year, 24-hour design storm, per FDOT Drainage Manual.

Potable Water:

Residential - 120 gallons per capita per day;
Commercial - 7,500 gallons per day per gross acre.

In order to insure that these levels of service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand, co-efficient for each facility and for the type of development proposed.

Policy 4-1.1.2: Compliance with Level of Service Standards. All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 4-1.1.3: Demand and Supply Information System. The Town shall develop procedures for updating facility demand and capacity information and shall prepare annual summaries of capacity and demand information for respective facilities and/or service areas.

Policy 4-1.1.4: Coordination Between Future Land Use and Potable Water/Wastewater System Needs. The Town shall adopt land development regulations which insure that incremental decisions by the Town concerning potable water and wastewater system needs, plans and the location and timing of improvements shall

be consistent with land use and conservation resource management policies stipulated in the Comprehensive Plan.

Policy 4-1.1.5: Areawide Planning for Potable Water and Wastewater Systems. The Town shall coordinate with Brevard County, the South Brevard Water Authority, the Cities of Melbourne and West Melbourne in order to establish the potential for preparing and implementing an areawide management plan for achieving cost effective areawide potable water and wastewater systems.

OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS. The Town shall develop and maintain a five-year schedule of capital improvement needs for public facilities and shall annually update the schedule as stipulated in the Capital Improvements Element.

Policy 4-1.2.1: Capital Improvement Schedule. The Town Commission, after considering the recommendations of the Planning and Zoning Board, shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Policy 4-1.2.2: Public Facility Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:

- a. "Level 1": Whether the project is needed to:
 - o Protect public health and safety.
 - o Fulfill the Town's legal commitment to provide facilities and services.
 - o Preserve or achieve full use of existing facilities.
- b. "Level 2": Whether the project accomplishes the following:
 - o Increases efficiency of existing facilities.
 - o Prevents or reduces future improvement costs.
 - o Provides service to developed areas lacking full service or promotes in-fill development.
- c. "Level 3": Whether the project:
 - o Represents a logical extension of facilities and services in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 4-1.3: PROCEDURES AND STANDARDS FOR ON-SITE WASTEWATER TREATMENT SYSTEMS. The Town shall assist in assuring implementation of State regulations imposing mandated standards for inspections, operation, and maintenance of on-site wastewater treatment systems.

Policy 4-1.3.1: Use of On-Site Wastewater Treatment Systems. Use of on-site wastewater treatment systems shall be limited to the following conditions:

- a. Existing septic tank and package treatment plants may remain in service until such time as centralized service is made available.
- b. Use of septic tank systems for new development shall be restricted to sites on which the Brevard County Environmental Services Unit renders a finding

that the site and facility design is in compliance with State and local regulations governing the same.

- c. Use of package treatment plants shall comply with applicable laws governing the location, use, and design of the facility. Package treatment plants shall be designed in a manner which facilitates integration into an area-wide or regional system in the future.

Policy 4-1.3.2: Coordinate with the Brevard County Environmental Services Unit. The Town's land development regulations shall require that all proposed development which impacts an existing septic tank or generates need for a new septic tank be required to provide evidence of approval by the Brevard County Environmental Health Unit prior to receiving a development order or permit from the Town. Any such approval by the Town shall be conditioned upon the applicant's compliance with Brevard County requirements for ongoing facility maintenance and operation.

Policy 4-1.3.3: Conditions Governing Development Orders or Permits. Issuance of development orders or permits shall be conditioned upon demonstration of compliance with applicable federal, State, and local permit requirements for on-site wastewater treatment systems.

Policy 4-1.3.4: Compliance with On-Site Wastewater Treatment and Water Quality Regulations. The Town shall coordinate with appropriate federal, State, and County agencies and amend local ordinances to require that issuance of permits for replacement or expansion of existing on-site wastewater treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.

GOAL 4-2: PROVIDING FACILITIES TO MEET EXISTING AND PROJECTED DEMANDS. ASSURE THAT WASTEWATER SYSTEMS, SOLID WASTE DISPOSAL, DRAINAGE AND POTABLE WATER FACILITIES AND SERVICES ARE AVAILABLE TO MEET EXISTING AND PROJECTED DEMANDS IDENTIFIED IN THE COMPREHENSIVE PLAN.

OBJECTIVE 4-2.1: RECONCILE EXISTING DEFICIENCIES. The Town shall assure that existing deficiencies in public facilities are corrected by undertaking the following projects:

- a. Wastewater System Projects. Prior to 1990 the Town shall coordinate with Brevard County, the Cities of Melbourne and West Melbourne in order to assess the present areawide management plan and recommend improvements necessary to achieve a more cost effective areawide wastewater system(s), including wastewater reuse through such programs as use of "graywater" for spray irrigation. No existing deficiencies have been identified.
- b. Solid Waste Projects. The Town shall coordinate with Brevard County's South County Landfill site acquisition study efforts. In addition, the Town shall coordinate with Brevard County in developing a local response compliant with State legislation establishing new mandates for achieving a thirty percent reduction in solid waste volumes by 1994.
- c. Potable Water System Projects. The Town shall coordinate with Brevard County, the South Brevard Water Authority, the Cities of Melbourne and West Melbourne in order to assess the present areawide management plan and

recommend improvements necessary to achieve a more cost effective areawide potable water system(s). Issues addressed shall include development of new water supplies through application of reverse osmosis and desalination technologies. Conservation and reuse of water supplies shall be promoted in assessing and updating the management plan.

d. **Drainage Projects.** Prepare an engineered master plan for stormwater management and drainage facilities. The master plan shall incorporate the following:

- o Engineered analysis confirming the natural sub-drainage basins within the Town together with major tributaries within each sub-basin.
- o Identification of floodways, drainage corridors, and other features comprising the Town's natural and manmade drainage system.
- o Analysis and recommendations concerning needed land acquisition and/or identification of lands which should be specifically regulated in order to preserve floodways together with drainage corridors and achieve effective stormwater management.
- o Include a schedule of requisite improvement projects together with assigned priorities and costs.
- o Recommended implementation program for funding, managing, and continually maintaining the stormwater management system. The implementation program should include a management framework for achieving equitable assessments required to implement the stormwater management program.
- o Recommended land use restrictions, including changes to existing stormwater management and flood prevention regulations.

Policy 4-2.1.1: Compliance with Capital Improvements Element. All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan as may be hereinafter amended.

Policy 4-2.1.2: Priority for Correcting Existing Deficiencies. In developing the annual schedule of capital improvement projects, the Town shall assign highest priority to those projects required for purposes of correcting existing deficiencies.

Policy 4-2.1.3: Existing Deficiencies Not to be Increased by New Development. The Town shall issue no permits for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the respective facility up to standard.

Policy 4-2.1.4: Coordinate with Brevard County Hazardous Waste Planning Efforts. The Town shall offer assistance to Brevard County as the County assesses and plans for hazardous waste management in a manner consistent with the provisions of §403.7265, F.S..

OBJECTIVE 4-2.2: MEETING PROJECTED PUBLIC FACILITY DEMANDS TO 1995. The Town shall meet projected public facility demands through the year 1995 by undertaking the following projects:

a. **Wastewater System Projects.** The Town shall participate with Brevard County, and the Cities of Melbourne and West Melbourne in preparing an

area-wide master wastewater system plan if the intergovernmental coordination efforts identified in Objective 4-2.1 generates an affirmative conclusion regarding the need for such a master plan. This plan shall:

- o Identify an area-wide organizational framework for managing the area-wide system;
 - o Describe and prioritize sub-area service boundaries;
 - o Establish an engineered system of wastewater facility improvement needs; and
 - o Estimate the cost of engineering and constructing the requisite area-wide system improvements.
- b. **Solid Waste Projects.** Purchase the Town's pro-rate share of an additional 700-900 acre landfill site currently being considered by Brevard County for purposes of servicing the South County area.
- c. **Potable Water System.** The Town shall participate with Brevard County, the South Brevard Water Authority, in preparing an areawide master potable water system plan if the intergovernmental coordination efforts identified in Objective 4-2.1 generates an affirmative conclusion regarding the need for such a master plan. This plan shall:
- o Identify an area-wide organizational framework for managing the area-wide system;
 - o Describe and prioritize sub-area service boundaries;
 - o Establish an engineered system of potable water facility improvement needs; and
 - o Estimate the cost of engineering and constructing the requisite area-wide system improvements.

Policy 4-2.2.1: Coordinate with Capital Improvements Element. A public facility project shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

Policy 4-2.2.2: Public Facility Planning and Management Efficiency. In scheduling the location, timing and staging of public facility improvements, the Town Commission shall use the following criteria:

- a. Minimize disruption of services;
- b. Prevent duplication of labor; and
- c. Maintain service levels for all respective facilities.

Policy 4-2.2.3: Additions of Public Facility Project Approvals. All required federal, State, and County permits shall be obtained before the Town undertakes or authorizes contractors to undertake construction and/or operation of facilities.

OBJECTIVE 4-2.3: MEETING PROJECTED DEMANDS FOR THE YR 1996 THROUGH YR 2000. Specific improvements surrounding wastewater, potable water, and drainage systems for the year 1996 through the year 2000 shall be predicated on the master plans for the respective public facilities scheduled for completion during the five-year increment: 1990-1995.

Policy 4-2.3.1: Evaluate Needs for Existing Facility Improvements. The Town Commission shall use the annual summaries of facility capacity and demand information to evaluate the needs for the timing and location of projects to extend or increase the capacity of existing or planned future facilities.

Policy 4-2.3.2: Scheduling Needed Capital Improvements. The Town Commission shall assure that projects required to meet projected demands for the years 1996 through 2000 shall be in the Capital Improvements Element of this plan in accordance with the requirements of §163.3177(3), F.S..

GOAL 4-3: PROVIDE ADEQUATE DRAINAGE. PROVIDE ADEQUATE STORMWATER DRAINAGE IN ORDER TO PROTECT AGAINST FLOOD CONDITIONS AND PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS.

OBJECTIVE 4-3.1: PROTECT NATURAL DRAINAGE FEATURES. By 1991, the Town shall amend the stormwater drainage and flood prevention regulations as needed in order to protect natural drainage features and insure that future development utilizes stormwater management systems compatible with the Town's master stormwater drainage plan which is scheduled for completion by 1991. Amendments to the stormwater drainage regulations shall insure that:

- a. New developments shall be required to manage run-off from the 25-year frequency, 24-hour duration design storm event on-site (or such other more restrictive storm design standard as shall be adopted pursuant to the master stormwater drainage plan) so that post-development run-off rates, volumes, and pollutant loads do not exceed pre-development conditions; In addition, the system shall retain or detain with filtration, as a minimum the first one-inch of run-off from a one-hour, three-year storm even whichever is greater.
- b. Stormwater engineering, design and construction standards for on-site systems shall be provided;
- c. Erosion and sediment controls shall be used during development; and
- d. Periodic inspection and maintenance of on-site systems shall be insured as a condition of system permit renewal.

Policy 4-3.1.1: Buffer Zone Requirements. The Town shall develop buffer zone requirements for areas adjacent to natural drainage features. Such regulations may be required prior to the completion of the master drainage plan. If so, the buffer zone requirements shall reflect an interim standard recommended by the Town Engineer. The buffer zone requirement may be superseded by regulations predicated on the findings of the master stormwater drainage plan.

Policy 4-3.1.2: Managing Land Use in the Floodplain. The Town shall prepare and adopt necessary revisions to the Town's stormwater management and floodplain regulations based on the findings of the master stormwater drainage plan within one (1) year after adoption of the stormwater master plan. These regulations shall address necessary restrictions on encroachment, alteration, and compatible use of the floodplain and major drainage corridors.

Policy 4-3.1.3: Implementing Master Drainage Plan. The Town shall establish a program and funding mechanisms necessary to implement the adopted master stormwater drainage plan including, but not necessarily limited to:

- a. Plans for acquiring necessary drainage easements;
- b. Funding mechanisms necessary for achieving drainage improvements within each sub-basin; and
- c. Organizational structure and funding mechanisms for carrying out necessary operation and maintenance programs.

Policy 4-3.1.4: Inspection and Maintenance of Drainage Systems. As part of the master stormwater drainage plan implementation program the Town shall insure that major drainage systems are inspected and receiving required maintenance on at least an annual basis.

GOAL 4-4: PROTECT FUNCTIONS OF GROUNDWATER AQUIFER RECHARGE AREAS. THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE TOWN SHALL BE PROTECTED AND MAINTAINED.

OBJECTIVE 4-4.1: COORDINATE ISSUES SURROUNDING AQUIFER RECHARGE. The Town shall coordinate with Brevard County and the St. Johns River Water Management District in providing for maintenance of aquifer recharge area functions.

Policy 4-4.1.1: Protect Surficial Aquifer Recharge Areas. Although the Town has no prime deep aquifer recharge areas which have been identified by the St. Johns River Water Management District, the Town has abundant surficial aquifer recharge areas. Requirements shall be incorporated into the Town's land development regulations which require retention of open space for all development in order to preserve the quality and quantity of water resources within the surficial aquifer.

Policy 4-4.1.2: Deep Aquifer Water Conservation. In order to protect the quality and quantity of deep aquifer water resources, the Town shall coordinate with the St. Johns River Water Management District and other applicable regulatory agencies in identifying free flowing deep aquifer wells and in requiring corrective measures, including capping, plugging, or installing regulatory devices which control the discharge of water from the deep aquifer.

Policy 4-4.1.3: Retain Run-off to Maximize Recharge. The Town shall amend the stormwater management regulations in order to require retention of stormwater run-off to maximize groundwater recharge.

Policy 4-4.1.4: Coordinate with Other Recharge Protection Programs. The Town will coordinate with local, State, and federal agencies to achieve regional aquifer recharge protection objectives.

CHAPTER 5: CONSERVATION ELEMENT
(reference §9J-5.013(2), F.A.C.)

§5-1 CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTATION POLICIES. This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to §163.3177(6)(d), F.S., and §9J-5.013(2), F.A.C..

GOAL 5.1: CONSERVATION. CONSERVE, PROTECT, AND APPROPRIATELY MANAGE THE TOWN'S NATURAL RESOURCES IN ORDER TO ENHANCE THE QUALITY OF NATURAL SYSTEMS WITHIN THE COMMUNITY.

OBJECTIVE 5-1.1: PROTECT AIR QUALITY. The Town shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Regulations (DER) and shall establish regulatory programs to prevent and/or minimize non-point sources of air pollution (note: the Town has no point sources of air pollution). Furthermore, the Town shall promote deployment of alternative transportation modes and facilities, including bicycle paths, to reduce dependence on motorized vehicles which contribute significantly to air pollution.

Policy 5-1.1.1: Combat Erosion and Generation of Dust Particles. Land development regulations shall incorporate performance standards which combat erosion and generation of fugitive dust particles. The regulations shall require that measures be taken on building sites or cleared areas which assure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.

Policy 5-1.1.2: Air Pollution and Land Use Regulations. The Town shall continue to protect against loss of air quality by maintaining land use controls which promote only activities compatible with existing land uses and natural systems and prohibit activities which generate air pollutants and other adverse impacts on the environmentally fragile coastal ecosystem.

OBJECTIVE 5-1.2: WATER QUALITY AND QUANTITY. Coordinate with the federal, State, regional, County and the Cities of Melbourne and West Melbourne in conserving and protecting the quality and quantity of current and projected future water sources and surface water run-off.

Policy 5-1.2.1: Water Quality, Surface Water Management and Land Use. Land development regulations shall incorporate the following performance standards in order to protect the quality of the Town's water resources. In addition, the Town shall promote improved water quality in detention ponds and maximize fish and wildlife habitat, by promoting ECFRPC design and maintenance policies governing permanently wet detention ponds. The ECFRPC policies are designed to assure that permanently wet detention ponds resemble a natural pond to the greatest extent practicable.

- a. Surface water management systems shall be designed and constructed to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site (or such other storm design standard as shall be adopted pursuant to the master stormwater drainage plan) so that post-development run-off rates, volumes, and pollutant loads do not exceed the pre-development conditions. In addition the system shall retain or detain with filtration, as a minimum the first one-inch of run-off or run-off from a one-hour, three-year storm event, whichever is greater.

Policy 5-1.2.2: Regulate Agricultural Activities to Preserve Water Quality. Land development regulations shall include stipulations requiring that agricultural activities shall:

- a. Not to be conducted adjacent to existing waterways and surface water management activities shall comply with all applicable policies of the DER, SJRWMD, and other agencies having appropriate jurisdiction as well as State laws;
- b. Maintain natural drainage patterns;
- c. Promote the use of surface water supplies for irrigation purposes;
- d. Prohibit the expansion of agricultural activities into wetland areas; and
- e. Use best management principles and practices in order to reduce pesticide and fertilizer run-off, prevent soil erosion, and preserve water quality.

Policy 5-1.2.3: Regulate Wastewater Treatment Discharge to Preserve Water Quality. Land development regulations shall incorporate the following performance standards in order to protect water quality:

- a. All new residential subdivisions as well as multiple family and non-residential development within the established service area of the major public wastewater system shall be required to connect to the major public wastewater system pursuant to Chapter 18 of the Town Code of Ordinances. In areas where developments cannot be connected to the public sewer, package sewage treatment plant systems are acceptable as interim measures providing such facilities are designed to achieve effluent limitations of 15 milligram/liter B.O.D. 5 and 15 milligram/liter total suspended solids on an annual average. All owners of wastewater treatment plants shall provide sufficient on-site certified operator time as determined by the Florida Department of Environmental Regulation, in order to be assured that surface and potable water systems are protected from pollution. As a minimum, the following are required:
 - i. Surge tanks (flow equalization tanks) are required on all treatment plants with design flows less than 100,000 gallons per day.
 - ii. Monitoring frequency for treatment efficiency shall be increased to a minimum of one grab sample per week.
 - iii. A flow measuring device is required which will provide a record of diurnal flow changes as well as total daily flow.
 - iv. Provide emergency power to the treatment facilities, if the water system has not been interrupted.

In addition, policies of the ECFRPC shall be incorporated. These policies include: 1) installation of plumbing fixtures compliant with the State Water Conservation Act (§ 553.14, F.S.) in all new construction or renovations; 2) water reuse and/or reclamation; and 3) implementation of leak detection programs by owners/operators of public water supply systems to curtail wasteful loss of potable water resources.

Policy 5-1.2.4: Preserve and Enhance Canal Shoreline. In order to stabilize the shoreline of canals which are susceptible to erosion, land development regulations shall require that all new development preserve shoreline native vegetation and revegetate areas of the shoreline which demonstrate erosive tendencies.

Policy 5-1.2.5: Protect Surficial Aquifer Recharge Areas. Although the Town has no prime deep aquifer recharge areas defined pursuant to §373.095(3) and 373.0937, FS, the Town has abundant surficial aquifer recharge areas. Requirements shall be incorporated into the Town's land development regulations which require retention of open space for all development in order to preserve the quality and quantity of water resources within the surficial aquifer. Also, consistent with ECFRPC policy, activities within recharge areas shall be regulated to avoid reduction in the volume of recharge. Such developments shall not be permitted to increase the total volume of post development run-off or reduce the quality of groundwater below applicable state standards.

Policy 5-1.2.6: Deep Aquifer Water Conservation. In order to protect the quality and quantity of deep aquifer water resources, the Town shall coordinate with the St. Johns River Water Management District and other applicable regulatory agencies in identifying free flowing deep aquifer wells and in requiring corrective measures, including capping, plugging, or installing regulatory devices which control the discharge of water from the deep aquifer.

Policy 5-1.2.7: Conservation of Potable Water Supply. In order to conserve potable water supply and to achieve a reduction in the current rates of water consumption land development regulations shall incorporate the following performance standards:

- a. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs. (Also cross-reference § 08 4-2.1 a&c).
- b. Require the use of water saving plumbing fixtures on all new development.
- c. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least thirty (30%) percent of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site. Further, at least fifty (50%) percent of all trees used in landscaping shall be native species adapted to soil and climatic conditions existing on-site in order to lessen water demand.

Policy 5-1.2.8: Emergency Conservation of Water Sources. The Town shall coordinate with the St. Johns River Water Management District (SJRWD) in implementing emergency water conservation measures based on the SJRWD plans for management of the region's water resources.

OBJECTIVE 5-1.3: MAINTENANCE OF FLOODPLAIN. The Town shall protect the natural functions of the 100 year floodplain in order to protect and maintain its flood-carrying and flood storage capacity as cited in the below stated policies.

Policy 5-1.3.1: Enforce Policies to Maintain Floodplain. The Town shall continue to enforce its flood damage regulations, Chapter 7.5, Town of Melbourne Village Code of Ordinances (as currently exists and as may hereinafter be

amended). New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against the 100-year flood. The Town's flood damage prevention ordinance shall maintain consistency with program policies of the Federal Insurance Administration. The Town shall monitor new cost effective programs for minimizing flood damage. Such programs may include modification in construction requirements or other site design techniques, as well as upgraded building and construction techniques. The Town Engineer shall monitor on a continuing basis any encroachment of the floodplain.

OBJECTIVE 5-1.4: PROTECT AND PRESERVE WETLANDS. The Town's wetlands shall be protected and preserved from physical and hydrologic alterations as herein cited below and consistent with the ECFRPC Plan which promotes the protection of upland buffers landward of regionally significant wetlands.

Policy 5-1.4.1: Wetland Development Restrictions. Wetlands (i.e., wetlands shall include hydric soils and wetland species identified by the DER pursuant to §17-4.022, F.A.C.) shall be protected from physical or hydrologic alterations in order to maintain natural functions. No development shall be permitted in wetlands other than approved passive recreation, open space, restricted access-way, bird sanctuary, natural stormwater retention/detention, natural preserve, or other similar approved uses.

OBJECTIVE 5-1.5: COMBAT SOIL EROSION. Reduce the incidence of soil erosion caused by land clearing, breaches in stabilized shorelines, and lands having exposed soil without vegetative cover.

Policy 5-1.5.1: Implementing Erosion Control. Land development regulations shall require that appropriate measures be taken during land clearing and building operations to assure that exposed, destabilized or otherwise altered soil is expeditiously covered with an acceptable erosion control material. These provisions shall be incorporated in the subdivision, site plan review, and land clearing ordinances.

OBJECTIVE 5-1.6: PREVENTING POTENTIAL ADVERSE IMPACTS OF FUTURE MINING AND EXCAVATION ACTIVITIES. No mining activities shall be permitted within the Town of Melbourne Village since the Town is characterized by natural systems which would potentially receive irretrievable losses from the impacts of such operations.

Policy 5-1.6.1: Prohibition Against Mining Activities. Land development regulations shall prohibit mining activities based on the irretrievable losses which such intense activities may potentially impose on the Town's fragile ecosystem as documented in the Comprehensive Plan Data Inventory and Analysis.

OBJECTIVE 5-1.7: PROTECT NATIVE VEGETATION AND HABITATS. The Town shall protect and retain major vegetative communities and habitats.

Policy 5-1.7.1: Implementing Protection of Vegetative Communities. Land development regulations, including the adopted Tree and Protection Ordinance, the natural area protection policies, as well as performance standards governing development activities shall be used in managing and protecting the impacts of development on major vegetative communities habitats. These regulations shall mandate fair and equitable restoration and/or mitigation measures in order to compensate for loss of vegetation and to enhance stabilization of fragile slopes.

OBJECTIVE 5-1.8: PROTECTING WILDLIFE AND WILDLIFE HABITATS. The Town shall coordinate with Brevard County, the SJRWMD, and the State in protecting wildlife, and wildlife habitat.

Policy 5-1.8.1: Protect Wildlife and Wildlife Habitats. The Town is a charter designated Bird Sanctuary and shall remain the same in perpetuity. The Charter and the Code of Ordinance incorporate provisions which restrict development activities known to adversely impact endangered, threatened, or rare wildlife and wildlife habitats as well as wildlife and wildlife habitats of special concern as defined in Table 6 of the Conservation Element data inventory and analysis. The Town shall further protect wildlife and wildlife habitats by use of conservation easements pursuant to stipulations incorporated into the Wetlands Protection Ordinance.

OBJECTIVE 5-1.9: PROTECT ENVIRONMENTALLY SENSITIVE LANDS. Designate environmentally sensitive lands for protection based on locally determined criteria which further the goals, objectives and policies of the Conservation Element.

Policy 5-1.9.1: Designation of Environmentally Sensitive Areas. The Town shall implement Objective 1-1.1 and Policy 1-1.1.1, 1-1.1.5, and 1-1.1.6, as well as Objective 1-1.5 and Policies 1-1.5.1 through 1-1.5.6 of the Land Use Element which incorporates implementing policies for managing environmentally sensitive lands identified on the Future Land Use Map.

OBJECTIVE 5-1.10: HAZARDOUS WASTE MANAGEMENT. The Town shall coordinate with Brevard County as well as appropriate State and regional agencies in developing effective plans for managing hazardous waste (Note: No hazardous waste pollutants or sites currently exist within the Town).

Policy 5-1.10.1: Managing Hazardous Waste. The Town shall continue to enforce land development regulations which incorporate development restrictions directed toward preserving natural systems and accommodating only low intensity land use activities identified in the Land Use Element. Therefore, the Town does not anticipate that hazardous waste shall threaten the Town's natural resources. Nevertheless, the Town shall continue to work with the County and appropriate State and regional agencies in developing an improved areawide solid waste management program which includes more innovated solid waste management technologies that save energy and/or produce renewable energy and effectively manage hazardous waste.

OBJECTIVE 5-1.11: INTERGOVERNMENTAL COORDINATION FOR MANAGING CONSERVATION ACTIVITIES. Establish an intergovernmental coordination mechanism in order to manage natural resources and assist in implementing appropriate laws, ordinances, and plans of existing State, regional and local agencies sharing responsibilities for managing natural resources within the Town.

Policy 5-1.11.1: Implementing Policies for Intergovernmental Coordination in Managing Conservation Activities. The Town shall coordinate with Brevard County, the Cities of Melbourne and West Melbourne, and appropriate regional, State, and federal agencies in managing natural resources. Management activities shall include, but not be limited to, the following:

- a. The Town shall coordinate the following natural resource management issues with Brevard County.

- i. Participate in County forums and technical review concerning emergency preparedness and hurricane evacuation issues and update of the Peace Time Emergency Plan, including hurricane evacuation plans.
 - ii. Participate in technical review and in formulation of policies concerning the U.S. 192 corridor, including stormwater management policies within the corridor. This activity shall also be coordinated with the State DOT.
 - iii. Issues surrounding conservation and management of natural areas shall be coordinated with Brevard County as appropriate.
 - iv. Issues surrounding application of passive solar design including refinements in local land development regulations.
- b. Major issue to be coordinated with the Cities of Melbourne and West Melbourne include:
- i. The Town shall coordinate technical and policy aspects governing the water franchise agreement with the City of Melbourne, including issues surrounding the design, capacity, location, timing and phasing, and construction specifications. The Town shall coordinate with the City of Melbourne in order to assure that all future development shall be timed and staged to assure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.
- c. Major issues to be coordinated with the State Department of Natural Resources (DNR), the Department of Environmental Regulation (DER), and the St. Johns River Water Management District (SJRWMD) as may be appropriate in managing the following activities:
- i. The Town shall coordinate with technical staff within DNR, DER, and SJRWMD in order to assure implementation of sound principles and practices of natural resource management during the development review process as well as in the formulation of policies impacting natural resource management.
 - ii. The Town shall coordinate with the SJRWMD as well as other appropriate State agencies in matters surrounding stormwater management, drainage, water quality and quantity, and consumptive use permitting.
- d. The Town shall coordinate with the East Central Florida Regional Planning Council (ECFRPC) in preparing the Comprehensive Plan and amendments thereto in order to assure consistency with the East Central Florida Regional Planning Council Comprehensive Plan. In addition, the Town shall coordinate other planning issues of regional significance with ECFRPC.

The Town shall forward copies of development proposals within the area to public agencies having jurisdiction in the management of potentially impacted natural resources.

OBJECTIVE 5-1.12: CONTINUING EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The Town shall use the following policies as criteria in evaluating the effectiveness of the Conservation Element.

Policy 5-1.12.1: Review the Impact of Changing Conditions on Conservation Policy. The Town shall monitor and evaluate significant changes in the characteristics of natural resources within the Town. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-1.12.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the Town's effectiveness in carrying out a systematic program for implementing coastal management goals, objectives, and policies.

Policy 5-1.12.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element the Town shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

Policy 5-1.12.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies. The effectiveness of the Conservation Element shall be measured by the Town's success in achieving conservation goals, objectives and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT
(Reference §9J-5.014(3), F.A.C.)

§6-1 RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Recreation and Open Space Element pursuant to §163.3177(6)(e), F.S., and §9J-5.014(3), F.A.C..

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. INSURE PROVISION OF AN ADEQUATE COMPREHENSIVE SYSTEM OF PUBLIC AND PRIVATE RECREATION AND OPEN SPACE SITES WHICH MEET THE NEEDS OF EXISTING AND PROJECTED USER GROUPS.

OBJECTIVE 6-1.1: SYSTEM OF PARKS AND RECREATION. The system of parks and recreation facilities shall be improved and maintained over time in order to meet the needs of the existing and projected future population as cited in the below stated policies.

Policy 6-1.1.1: Level of Service Standards for Parks and Recreation Facilities. In systematically planning for needed recreation land and facility improvements, the Town shall apply the level of service standards cited in Tables 12 and 12A of the Comprehensive Plan: Data Inventory and Analysis. These standards shall be used for purposes of issuing development orders and permits and are hereby incorporated by reference into this plan.

Policy 6-1.1.2: Monitor and Update Recreation Demand and Supply Analysis. The Town shall update on a continuing basis the recreation land and facility demand/supply analysis contained in Table 11 of the Comprehensive Plan: Data Inventory and Analysis. The Comprehensive Plan: Data Inventory and Analysis indicated that existing recreational lands and facilities identified in Tables 9 and 10 satisfy the existing demand.

Policy 6-1.1.3: Future Recreation Capital Improvements. If in the future the Town identifies recreation improvements for which public funds are needed, as opposed to developer financed improvements, the Town shall schedule and incorporate such projects costing \$25,000.00 or more in the Capital Improvements Element.

Policy 6-1.1.4: Maintenance of Existing Recreation Land and Facilities. The Town shall maintain existing recreation and facilities through the use of proper management and funding techniques.

OBJECTIVE 6-1.2: PROTECT OPEN SPACE SYSTEMS. The Town shall protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact.

Policy 6-1.2.1: Implementing Land Development Regulations. The Town shall adopt, within one (1) year after plan submission, land development regulations which include specific open space definitions and standards addressing protection of open space, natural vegetation, landscape, and signage. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainageways, as well as other commonly accepted uses.

Policy 6-1.2.2: Standards for Review and Maintenance. Within one (1) year after the adoption of a master drainage plan the Town shall adopt criteria which shall be used to review all proposals for development in existing and proposed

areas designated as open space on the master drainage plan map or map series as well as on the Future Land Use Map.

OBJECTIVE 6-1.3: ACCESS FACILITIES. By 1992, all public recreational facilities shall have operational automobile, bicycle and pedestrian access facilities as deemed appropriate by the Town Commission.

Policy 6-1.3.1: Right-of-Way Improvements. The Town shall improve rights-of-way as needed for access to public parks and facilities.

Policy 6-1.3.2: Design of Access Facilities. Public parks and facilities shall be designed and constructed with accessways which are compatible with the character and quality of on-site natural resources.

Policy 6-1.3.3: Bicycle/Pedestrian Accessways. Neighborhood parks shall be provided with bicycle and pedestrian accessways as deemed feasible by the Town Commission.

Policy 6-1.3.4: Parking Areas and Bicycle Accommodations. The Town shall provide parking spaces and bicycle racks at recreation sites where needed and deemed feasible by the Town Commission.

Policy 6-1.3.5: Facilities for Handicapped and Elderly. The Town shall assure that recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly.

OBJECTIVE 6-1.4: PUBLIC AND PRIVATE COORDINATION IN PLANNING FOR RECREATION IMPROVEMENTS. The Town shall coordinate planning for recreation improvements with each level of government and the private sector in order to promote recreational opportunities in a cost effective manner.

Policy 6-1.4.1: Public Participation in Recreation Improvements. By the year 2000, any recreation needs identified in the Comprehensive Plan: Data Inventory and Analysis Recreation Element which are not fulfilled by the private sector shall be met by the public sector.

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT
(Reference: §9J-5.015(3), F.A.C.)

§7-1 INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Intergovernmental Coordination Element pursuant to §163.3177(6)(h), F.S., and §9J-5.015(3), F.A.C..

GOAL 7-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION. THE TOWN SHALL UNDERTAKE ACTIONS NECESSARY TO ESTABLISH GOVERNMENTAL RELATIONSHIPS DESIGNED TO IMPROVE THE COORDINATION OF PUBLIC AND PRIVATE ENTITIES INVOLVED IN DEVELOPMENT ACTIVITIES, GROWTH MANAGEMENT, AND RESOURCE CONSERVATION.

OBJECTIVE 7-1.1: NORMAL PROCESS FOR INTERGOVERNMENTAL COORDINATION. Systematically coordinate the development and implementation of the Town's Comprehensive Plan with the plans of Brevard County, the Cities of Melbourne and West Melbourne, Brevard County School Board, and other units of local government through the Brevard County Intergovernmental Coordination Steering Committee.

Policy 7-1.1.1: Responsible Entity for Intergovernmental Coordination. The Town Commission shall be responsible for ensuring an effective intergovernmental coordination program for the Town. The Town shall assign to the Commissioner (or a designated alternate) in charge of the Planning and Zoning Board, responsibility for representing the Town on the Brevard County Intergovernmental Coordination Steering Committee.

Policy 7-1.1.2: Coordination with Adjacent Jurisdictions. The Town shall file a written request with Brevard County and the Cities of Melbourne and West Melbourne to receive copies of proposed comprehensive plans for the Town's review for purposes of intergovernmental coordination and to promote consistency with the Town's adopted Plan.

Policy 7-1.1.3: Coordination of Growth Management Issues. The Town shall consider growth management issues with impacts transcending the Town's political jurisdiction, including but not limited to the following:

- Brevard County and Cities of Melbourne and West Melbourne land development activities adjacent to the Town's corporate limits.
- Potential annexation issues.
- Central water and wastewater systems feasibility studies as well as planned improvements impacting the Town and adjacent areas.
- Areawide drainage and stormwater management master plan, proposed improvements and implementing programs.
- Landfill improvements and solid waste disposal.
- Transportation improvements impacting the Town and adjacent areas (especially designated arterials and major collector streets).
- Level of service standards for infrastructure system impacting the Town and adjacent areas.
- Natural resource conservation, including the Erna Nixon Hammock, Crane Creek, and tributaries thereof; water conservation and reuse; and solar energy applications.

Policy 7-1.1.4: Brevard County League of Municipalities. The Town shall continue to participate in the Brevard County League of Municipalities, utilizing this organization as a resource for discussion and education concerning

planning, growth management and other public issues of mutual concern to local governments within Brevard County.

OBJECTIVE 7-1.2: CONFLICT RESOLUTION. The Town shall participate on the Brevard County Intergovernmental Steering Committee, using this Committee as an informal forum for resolving conflicts among Brevard County, municipalities within the County, the School Board, and other special purpose districts or entities which provide services but do not have regulatory authority over the use of land.

Policy 7-1.2.1: Informal Mediation Process. The Town shall support and participate in the Brevard County effort to establish an Intergovernmental Coordination Steering Committee together with an informal mediation process for solving Intergovernmental Coordination problems among local governments and other units of local governments providing services but not having regulatory authority over the use of land.

Policy 7-1.2.2: Mechanisms for Intergovernmental Coordination Review. The Town shall use the informal conflict resolution process coordinated through the Brevard County Intergovernmental Coordination Steering Committee to resolve intergovernmental coordination problems.

Policy 7-1.2.3: Coordination with the East Central Florida Regional Planning Council. Where the Town is unable to resolve intergovernmental conflicts through the Brevard County Intergovernmental Coordination Steering Committee, the Town Commission shall determine if it is appropriate for the respective issue to be mediated through the East Central Florida Regional Planning Council.

OBJECTIVE 7-1.3: INFRASTRUCTURE SYSTEMS AND LEVEL OF SERVICE STANDARDS. The Town shall coordinate issues surrounding level of service standards for existing and proposed public facilities within the Town and adjacent areas with all State, regional, or local agencies or private entities having existing or proposed future responsibility for the operation and maintenance of such facilities.

Policy 7-1.3.1: Coordinate Regional/Sub-Regional Infrastructure Issues. The Town shall use the Brevard County Intergovernmental Coordination Steering Committee for purposes of initiating discussions concerning development of regional or sub-regional infrastructure systems for providing central water and wastewater, stormwater management, solid waste, and major transportation linkages to areas within the Town and adjacent areas outside the Town.

Policy 7-1.3.2: Infrastructure Improvement Master Plans and Implementing Strategies. Through the Brevard County Intergovernmental Coordination Steering Committee the Town shall promote an areawide approach to drafting and funding engineered master plans for areawide drainage and surface water management as well as areawide water and wastewater systems.

Policy 7-1.3.3: Timing, Location, and Capacity of Areawide Infrastructure. Through the Brevard County Intergovernmental Coordination Steering Committee the Town shall urge coordination of the timing, location, and capacity of areawide infrastructure by funding engineered master plans designed to ensure the development of central wastewater systems as well as an areawide drainage and surface

water management system yielding the highest level of efficiency and economy of scale.

Policy 7-1.3.4: Cooperation with the East Central Florida Regional Planning Council. The Town shall cooperate with the East Central Florida Regional Planning Council during the preparation of the Regional Development Guide and shall participate in the review of applicable regional standards, including level of service standards.

Policy 7-1.3.5: Capital Improvement Program Coordination. During preparation of the annual capital improvements program, the Town shall evaluate all applicable State, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

OBJECTIVE 7-1.4: MULTI-JURISDICTIONAL ENVIRONMENTAL ISSUES. The Town shall coordinate with the Brevard County Intergovernmental Coordination Steering Committee and/or other similar organizations as appropriate to ensure consistent and coordinated management of multi-jurisdictional environmental systems.

Policy 7-1.4.1: Form a Liaison with Permitting Agencies. Establish formal liaison with County, State, and federal agencies which have permitting responsibility within the Town of Melbourne Village.

OBJECTIVE 7-1.5: DATA BASE MANAGEMENT AND COORDINATION. The Town shall develop an update and appropriate data base in order to further the goals, objectives, and policies of the Comprehensive Plan.

Policy 7-1.5.1: Generate Necessary Data. The Town shall predicate growth management policies and land development strategies upon quantifiable data, where appropriate, that are consistent with recognized areawide projections and forecasts.

Policy 7-1.5.2: Consideration of Areawide Data Resources. The Town shall collect and analyze data developed by Brevard County, the Cities of Melbourne and West Melbourne, the Brevard County School Board, and other public entities providing services but not having regulatory authority over the use of land.

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT
(reference §9J-5.016(3), F.A.C.)

§8-1 CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to §163.3177(3)(a), F.S., and §9J-5.016(3), F.A.C..

GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS. THE TOWN SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES WITHIN THE TOWN'S JURISDICTION IN A MANNER WHICH PROTECTS INVESTMENTS AND EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY COMPACT GROWTH.

OBJECTIVE 8-1.1: RATIONALE FOR CAPITAL IMPROVEMENTS. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities, as indicated in the five-year schedule of improvements contained within this Element.

Policy 8-1.1.1: Scheduling of Capital Improvements. The Town shall include within the five-year schedule of capital improvements contained within this Element all capital improvements with an estimated cost of \$25,000.00 or more which are identified in any of the respective elements of the Town's Comprehensive Plan. Capital improvements with an estimated cost of less than \$25,000.00 shall be included in the six-year capital improvements program and annual capital budget.

Policy 8-1.1.2: Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the Town shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

Policy 8-1.1.3: Planning and Zoning Board to Draft and Rank Capital Improvement Priorities. The Planning and Zoning Board shall have the authority and responsibility to evaluate and recommend a rank order of priority for capital improvements which is proposed for inclusion in the five-year schedule of capital improvements. The Town Commission shall review and retain its authority to adopt the recommendations of the Planning and Zoning Board with or without modifications in the proposed five-year schedule of improvements.

Policy 8-1.1.4: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines:

- a. "Level 1": Whether the project is needed to:
 - o Protect public health and safety.
 - o Fulfill the Town's legal commitment to provide facilities and services.
 - o Preserve or achieve full use of existing facilities.
- b. "Level 2": Whether the project accomplishes the following:
 - o Increases efficiency of existing facilities.
 - o Prevents or reduces future improvement costs.
 - o Provides service to developed areas lacking full service or promotes in-fill development.

c. "Level 3": Whether the project:

- Represents a logical extension of facilities and services in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRA-STRUCTURE IMPACTS. Future development shall bear a proportionate cost for facility improvements necessitated by the development in order to maintain adopted LOS standards.

Policy 8-1.2.1: Transportation Impacts. As part of the proposed Master Drainage Plan, the Town shall investigate a transportation impact fee program which would assess new development a pro rate share of the costs required to finance transportation improvements necessitated by such development.

Policy 8-1.2.2: Recreation Impacts. The Town shall continue to implement its program for mandatory dedications or fee in lieu thereof as a condition of plat approval for the provision of recreation and open space.

Policy 8-1.2.3: Stormwater Management Impacts. As part of the Master Drainage Plan, the Town shall investigate additional programs for assessing new development a proportionate cost of drainage facility improvements necessitated by the respective development.

OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT. The Town shall manage the fiscal resources to ensure a provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy 8-1.3.1: Availability of Adequate Public Facilities. Prior to the issuance of certificates of occupancy, the Town shall assure that adequate public facilities acquired to service the respective developments are in place.

Policy 8-1.3.2: Limitation on Indebtedness. Providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than fifteen (15%) percent of the property tax base.

Policy 8-1.3.3: Capital Improvements Program. The Town shall prepare and adopt a six-year capital improvement program and annual capital budget as part of its budgeting process.

Policy 8-1.3.4: Master Drainage Plan. As part of the Master Drainage Plan the Town shall investigate the desirability of enacting a special district(s) as a mechanism for managing and funding needed drainage improvements through the year 2010 as shall be identified in the Master Drainage Plan.

Policy 8-1.3.5: Grantsmanship. The Town shall pursue available grants or private funds in order to finance the provision of needed capital improvements.

OBJECTIVE 8-1.4: MANAGEMENT OF DEVELOPMENT ORDERS AND PERMITS. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Town's adopted Land Development Code, and requirements for adequate public facilities meeting stated levels of service criteria.

Policy 8-1.4.1: Level of Service Standards. The Town shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:

Sanitary Sewers:

300 gallons per day per dwelling unit;
1089 gallons per day per acre for commercial/light industrial.

Solid Waste:

6.85 pounds per capita per day.

Drainage:

25-year, 24-hour design storm, per FDOT Drainage Manual.

Potable Water:

Residential - 120 gallons per capita per day;
Commercial/Industrial - 7,500 gallons per day per gross acre.

Transportation Linkages:

U.S. 192: LOS Standard D (FL-DOT facility)
Wickham Road: LOS Standard C
Local Roadways: LOS Standard C

Recreation Standards for Facilities:

Tennis Courts: 1 Court per 2,000 pop.
Racquetball Courts: 1 Court per 10,000 pop.
Basketball Courts: 1 Court per 5,000 pop.
Softball/Youth Diamond: 1 Diamond per 3,000 pop.
Swimming Pool: 1 Pool per 8,700 pop.
Golf Course: 1 9-hole per 25,000 pop.
Boat Ramps: 1 Ramp per 2,700 pop.
Picnicking: 1 Table per 1,500 pop.
Camping: 1 Campsite ground per 7,000 pop.

Policy 8-1.4.2: Adequate Facilities Ordinance. The Town shall include an adequate facilities requirement as part of the updated Land Development Code. The adequate facilities ordinance shall mandate that adequate facilities be available prior to the issuance of a certificate of occupancy.

Policy 8-1.4.3: Evaluation Criteria for Plan Amendments. Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

- a. Does the proposed action contribute to a condition of public hazard as described in the Public Facilities Element;
- b. Does the proposed action exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Circulation, Public Facilities, and/or Recreation and Open Space Elements;
- c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;

- d. Does the proposed action conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element;
- e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
- f. If the proposed action requires that any public facilities be provided by the Town, there shall be a demonstration of financial feasibility; and
- g. Does the proposed action impact facility plans of any State agencies or facility plans of the St. Johns River Water Management District.

§8-2 IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a five year schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element.

Policy 8-2.1: Five Year Schedule of Improvements. Table 8-2.1 "Five Year Schedule of Improvements: 1990-1995, contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

§8-3 MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT. The Capital Improvements element shall be reviewed on an annual basis in order to insure that the required fiscal resources are available to provide adequate public facilities needed to support future land use is consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Planning and Zoning Board. Findings and recommendations of the Planning and Zoning Board shall be considered by the Town Commission at a public meeting. At such time the Town Commission shall take action as it deems necessary in order to refine/update the Capital Improvements Element.

The monitoring and evaluation procedure shall incorporate the following considerations:

1. Data Update and Refinements. Determine if any corrections, updates, and/or not necessarily be limited to the following:
 - ° Estimated costs
 - ° Revenue sources
 - ° Recently constructed capital improvements
 - ° Dedications
 - ° Scheduled dates of improvements projects
2. Consistency Review. Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.
3. Implications of Scheduled Master Plans. The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed Master Plan for drainage as well as in the possible Master Plans for areawide potable water and wastewater systems.

4. Priority of Scheduled Improvements. The Plan shall assess the accuracy of testing deficiencies and reassess scheduled priorities for public improvements.
5. Capital Improvement Evaluation Criteria. Review the criteria used to evaluate capital improvement projects in order to insure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.
6. Level of Service Standards. The plan shall evaluate the Town's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.
7. County, State and Regional Improvement Programs. The Town shall review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of state agencies and the St. John's River Water Management District that provide public facilities within the Town's jurisdiction. Consider the effectiveness of inter-governmental coordination surrounding improvements to the U.S. 192 corridor.
8. Private Sector Improvements, Dedications or Fees in Lieu Thereof. Evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.
9. Impact of Other Jurisdictions in Maintaining Level of Service Standards. Evaluate the success and failure of inter-governmental coordination in achieving an areawide approach to providing central potable water and wastewater systems and transportation improvements, as well as drainage improvements, which may be required to maintain the adopted level of service standards.

Table B-2.1

5 Year Schedule of Improvements, 1988 - 1995
Town of Melbourne Village, Florida

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENT WITH OTHER ELEMENTS
TRAFFIC CIRCULATION FACILITIES					
I. Road Resurfacing	1992	\$175,000	Townwide	Gas Tax & Resurfacing Fund (2)	Yes
II. Traffic Control System	(1)	\$25,000	U.S. 192 & Dayton Blvd.		Yes
WASTEWATER MASTER PLAN					
III. Pending Effective Intergovernmental Coordination, Participate in Formulating an Areawide Wastewater System Master Plan	1995	Premature (3)	Areawide	Ad Valorem Tax	Yes
POTABLE WATER MASTER PLAN					
IV. Pending Effective Intergovernmental Coordination, Participate in Formulating an Areawide Potable Water System Master Plan	1995	Premature (3)	Areawide	Ad Valorem Tax	Yes
DRAINAGE FACILITIES					
V. Fund a Drainage Master Plan	1989	\$20,000	Townwide	Ad Valorem Tax Gas Tax	Yes
SOLID WASTE DISPOSAL					
VI. Fund Pro Rata Share of South Brevard County Landfill Acquisition	1995	(4)	Areawide	User Fees	Yes

NOTE: These capital improvements have been listed herein as the major expenditures the Town will have between 1988 and 1995. An expenditure is considered major if the cost is greater than \$25,000. The Drainage Master Plan has been included due to the relatively large scope of the work involved. The remainder of the capital improvements which have been estimated to cost less than \$25,000 can be found on Table 13 of the Comprehensive Plan Data Inventory and Analysis.

- (1) - Dependent upon development of the commercial property.
- (2) - Based on Florida Advisory Council on Intergovernmental Relations document: "A Compilation of Infrastructure Indicators", August, 1986. NOTE: As stated earlier, the Town of Melbourne Village will probably not incur any of this expense.
- (3) - Potential participants in the Wastewater and Potable Water Master plans include the Town of Melbourne Village, Brevard County, the Cities of Melbourne and West Melbourne, and/or the South Brevard Water Authority. Until the entities participating in the process are determined, even the crudest of cost estimates is unrealistic.
- (4) - Brevard County shall purchase the site and will retire the cost with user fees.

CHAPTER 9: GENERAL MONITORING AND REVIEW CRITERIA
(reference §9J-5.005(6), F.A.C.)

§9-0 GENERAL MONITORING AND EVALUATION CRITERIA. This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Comprehensive Plan every five-years pursuant to §163.3191, F.S., and §9J-5.005(6), F.A.C..

§9-1.1 ROLE OF THE PLANNING AND ZONING BOARD IN PLAN EVALUATION AND UPDATES. The Planning and Zoning Board shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the Town Commission such changes in the Comprehensive Plan as may from time to time be required.

1. General Procedures. The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Planning and Zoning Board shall prepare periodic reports on the Comprehensive Plan. These reports shall be used in preparing the evaluation and appraisal report which shall be sent to the Town Commission at least once every five (5) years after the adoption of the Comprehensive Plan or element or portion thereof. The preparation of the evaluation and appraisal report shall comply with the procedures and contents set forth in §163.3191, F.S., and §9J-5.005(7), F.A.C..
2. Citizen Participation. The process of Comprehensive Plan evaluation and update shall include a public hearing before the Planning and Zoning Board and the Town Commission, respectively, prior to adopting the final report. The public hearing shall be duly noticed and citizen input shall be encouraged.

§9-1.2 CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS. In evaluating each element of the Comprehensive Plan the Planning and Zoning Board shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

1. Review Impact of Changing Conditions. Update appropriate baseline data and review evolving issues, including major shifts in the magnitude, distribution, and/or characteristics of the:
 - o Housing supply and demand
 - o Land use
 - o Natural resources
 - o Public facilities
 - o Transportation system
 - o Park and recreation system
 - o Fiscal management resources

These changing issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the decennial U.S. Census and/or other special Census or significant new data which is deemed appropriate by the Town Commission for inclusion in the Comprehensive Plan.

2. Major Planning and Development Problems. The evaluation and appraisal report shall identify major planning and development problems such as the location and distribution of land uses and related adverse physical,

economic, social, or environmental impacts.

3. Accomplishments. The evaluation and appraisal report shall describe the progress in achieving Comprehensive Plan objectives occurring since adoption of the Plan or the last evaluation report, whichever is most recent.
4. Unanticipated Problems and Opportunities. The evaluation and appraisal report shall describe the nature and extent of unanticipated and previously unforeseen problems and opportunities occurring since the Plan adoption or since the preparation of the latest evaluation and appraisal report, whichever is most recent.
5. Recommended Amendments. The evaluation and appraisal report shall stimulate recommendations concerning new or modified goals, objectives, or policies needed to resolve problems or issues identified during the Comprehensive Plan evaluation process.

APPENDIX A
CONSISTENCY REVIEW MATRIX
§9J-5.021, F.A.C.

State Comprehensive Plan
§187.201, F.S.

Local Government
Comprehensive Plan

(5) HOUSING

- | | |
|---|--------------|
| (a) Goal: Access to Affordable Housing | § Goal 3-1 |
| (b) Policies: | |
| (1) Eliminate Housing Discrimination | § OB 3-1.1 |
| (3) Affordable Housing for Special Segments of Population | § OB 3-1.3 |
| (4) Reduce Housing Construction Costs | § PN 3-1.1.3 |

(7) PUBLIC SAFETY

- | | |
|--|--------------|
| (a) Goal: Protect Lives and Property from Disasters | § Goal 1-1 |
| (b) Policies: | |
| (25) Adopt Policies to Protect Property and Lives from Natural Disasters | § PN 4-3.1.2 |

(8) WATER RESOURCES

- | | |
|---|------------------------------------|
| (a) Goal: Adequate Supply of Water | § OB 5-1.2 |
| (b) Policies: | |
| (1) Promote Reverse Osmosis and Desalination Technology for Developing Water Supplies | § OB 4-2.1(c) |
| (2) Conservation of Water Recharge Areas | § PN 4-4.1.(1-4) |
| (3) Development of Water Supplies Within Water Management Districts | § OB 4-4.1 |
| (4) Protect and Use Natural Water Systems | § OB 4-3.1,
PN 4-4.1.(1-4) |
| (5) New Development Compatible with Existing Water Supplies | § PN 1-1.1.2 |
| (8) Develop a Floodplain Management Program | § PN 4-3.1.2.
PN 5-1.3.1 |
| (9) Protect Aquifers | § PN 4-4.1.(1-4)
PN 5-1.2.(5-6) |
| (10) Protect Surface and Groundwater Supplies | § PN 5-1.2.(3-8) |
| (11) Promote Water Conservation and Reuse of Water | § PN 5-1.2.7;
§ OB 4-2.1(c) |
| (12) Eliminate Discharge of Inadequately Treated Wastewater and Stormwater Runoff | § GOAL 4-3, 5-1.2.3 |
| (13) Develop Alternative Methods of Wastewater Treatment | § OB 4-1.3 |
| (14) Reserve Water Necessary to Support Nonwithdrawal Demands | § PN 5-1.2.6 |

(10) NATURAL SYSTEMS AND RECREATIONAL LANDS

- (a) Goal: Protect and Restore Natural Habitats § GOAL 5-1
- (b) Policies:
 - (1) Conserve Natural Habitats § PN 5-1.8.1
 - (2) Acquire Public Lands to Provide Public Benefits § 1-2(c)/PN 1-1.4.3
 - (3) Protect Endangered Species and their Habitats § PN 5-1.8.1,
PN 1-1.5.4
 - (4) Establish a Program to Protect Endangered and Threatened Species § OB 5-1.8
 - (5) Protect Wildlife and Natural Systems § PN 5-1.8.1
 - (7) Protect and Restore Wetlands Systems § PN 5-1.4.1
 - (10) Protection of Ecologically Intact Systems § OB 6-1.2
 - (11) Provide Recreational Opportunities to Urban Areas § PN 6-1.1.1
 - (12) Protect and Expand Park Systems § PN 6-1.1.2
 - (13) Encourage Public and Private Financial Resources for Development of Recreational Opportunities § OB 6-1.5.1

(11) AIR QUALITY

- (a) Goal: Comply with all National Air Quality Standards by 1987 and More Stringent Standards by 1992 § OB 5-1.1
- (b) Policies:
 - (1) Improve Air Quality § OB 5-1.1
 - (2) Ensure Consistency with Optimum Air Quality § PN 5-1.1.2
 - (3) Reduce Sulfur Dioxide and Nitrogen Oxide Emissions § OB 5-1.1
 - (4) Encourage Alternative Energy Resources § OB 5-1.1

(12) ENERGY

- (a) Goal: Promote Use of Renewable Energy Resources § PN 5-1.10.1
- (b) Policies:
 - (3) Improve Efficiency of Traffic Flow § OB 2-1.1
 - (4) Increase Availability of More Efficient Modes of Transportation § PN 2-1.6.1
 - (6) Increase Efficient Use of Energy in New Development § PN 5-1.10.1
 - (7) Promote Applications of Passive Solar Design § PN 3-1.6.5(e);
§ PN 5-1.11.1(iv)

(13) HAZARDOUS AND NON-HAZARDOUS MATERIALS AND WASTE

- (a) Goal: Proper Management of All Wastes § OB 5-1.10
- (b) Policies:
 - (1) Reduce Volume of All Solid Waste by 30% by 1994 § OB 4-2.1(b)
 - (2) Encourage Development of Environmentally Safe Hazardous Waste Treatment § PN 5-1.10.1
 - (4) Enforce the Regulation of Hazardous Waste § PN 5-1.10.1
 - (5) Identify Hazardous Materials § PN 5-1.10.1

State Comprehensive Plan
§187.201, F.S.

Local Government
Comprehensive Plan

- (6) Hazardous Waste Generators to Properly Manage Their Own Wastes § OB 5-1.10
 - (7) Implement Recycling § PN 4-2.1.4
 - (8) Coordination of Intergovernmental and Interstate Waste Management § PN 4-2.1.4
 - (9) Develop Environmentally Sound Wastewater Treatment and Disposal Methods § OB 4-1.3
- (15) PROPERTY RIGHTS
- (a) Goal: Protect Private Property Rights § PN 1-1.1.2
- (16) LAND USE
- (a) Goal: Development of Areas Capable of Accommodating Growth § GOAL 1-1
 - (b) Policies:
 - (2) Separation of Urban and Rural Land Uses § PN 1-1.1.2
 - (3) Enhance Urban Areas § PN 1-1.1.4
 - (4) Develop a System of Siting Locally Unpopular Public and Private Land § PN 1-3.11.9
 - (5) Establish Comprehensive Impact-Review Procedures § PN 1-3.11.7
- (17) PUBLIC FACILITIES
- (a) Goal: Protect Existing Public Facilities and Finance New Facilities § GOAL 4-1
 - (b) Policies:
 - (1) Development of Land Maximizing Existing Public Facilities § OB 1-3.8
 - (2) Rehabilitation and Reuse of Existing Facilities § PN 4-1.1.5
 - (3) Allocate Costs of New Public Facilities to New Residents §
 - (4) Development of Public Facilities and Allocation of Costs § PN 4-1.1.5
 - (5) Financial Self-Sufficiency in Providing Public Facilities § PN 4-1.2.1
 - (6) Financing Public Facilities § PN 4-1.2.1
 - (7) Capital Improvement Plans § PN 4-1.2.1
 - (9) Revenue Sources § OB 9-1.4
 - (10) Encourage Development of Graywater Systems § OB 4-2.1(a&c);
§ PN 5-1.2.7(a)
- (18) CULTURAL AND HISTORICAL RESOURCES
- (a) Goal: Increase Access to Historical and Cultural Resources § OB 3-1.5
 - (b) Policies:
 - (4) Private-Sector Participation § PN 3-1.5.3

- (5) Rehabilitation of Historic Properties § PN 3-1.5.2
 - (6) Preservation of Historic Resources § PN 3-1.5.1
- (19) TRANSPORTATION
- (a) Goal: Future Transportation Improvements to Aid in the Management of Growth § GOAL 2-1
 - (b) Policies:
 - (2) Enhance System Efficiency § OB 2-1.1
 - (3) Promote a Comprehensive Transportation Planning Process § PN 2-1.5.1
 - (6) Minimize Costly Reconstruction § PN 2-1.6.2
 - (7) Develop a Revenue Base for Transportation § PN 2-1.6.2, PN 2-1.1.5
 - (9) Accessibility of Transportation System § PN 2-1.2.3
 - (12) Discourage Transportation Improvements in Environmentally Sensitive Areas § PN 2-1.6.3
 - (13) Coordination of Transportation Improvements § OB 2-1.3
 - (14) Acquire Advanced Rights-of-Way for Transportation Projects § OB 2-1.6
 - (15) Coordination Among Various Modes of Transportation § PN 2-1.1.8
- (20) GOVERNMENTAL EFFICIENCY
- (a) Goal: Provide Services Required by the Public § GOAL 7-1
 - (b) Policies:
 - (1) Interlocal Agreements § PN 7-1.1.2
 - (3) Encourage Dependent Special Districts to Provide Needed Infrastructure § PN 7-1.3.1
 - (4) Evaluate Regulatory Activities § PN 7-1.3.1
 - (5) Eliminate Duplication of Governmental Activities § PN 7-1.1.4
 - (7) Encourage Restructuring of City and County Political Jurisdictions § GOAL 7-1; § OB 7-1.1; § PN 7-1.1.3
 - (8) Replace Local Public Facilities with Regional Facilities § PN 7-1.3.1
 - (9) Encourage Efficiency and Economy of Government § PN 7-1.1.3, PN 7-1.3.3
 - (10) Establish Citizen Management Efficiency Groups § PN 1-1.1.2
 - (13) Joint Venture Between Government and Private Enterprise § OB 6-1.5.1, PN 3-1.6.4
- (21) THE ECONOMY
- (a) Goal: Promote a Stable Economic Climate § 9-2
 - (b) Policies:
 - (3) Maintain the Environment § GOAL 5-1, OB 1-3.5
 - (6) Promote Economic Development § OB 9-1.4

(25) PLAN IMPLEMENTATION

- | | |
|---|--------------|
| (a) Goal: Improving Intergovernmental Coordination and Maximizing Citizen Involvement | § GOAL 7-1 |
| (b) Policies: | |
| (1) Establish Regional Planning Functions | § PN 7-1.3.1 |
| (2) Ensure Operational Authority to Implement Policy Directives | § PN 7-1.2.1 |
| (3) Establish Enforcement Capabilities to See Requirements are Met | § PN 7-1.4.1 |
| (4) Simplify Existing Permitting Procedures | § PN 7-1.3.1 |
| (6) Encourage Citizen Participation | § PN 1-1.1.5 |
| (7) Consistency of Local Plans with State Goals and Policies | § PN 7-1.3.4 |
| (8) Encourage Cooperation Among Communities | § PN 7-1.1.2 |

APPENDIX B

CONSISTENCY REVIEW MATRIX
§9J-5.021, F.A.C.

East Central Florida Regional Planning Council
Policy Plan

Local Government
Comprehensive Plan

186.507, F.S., and §27E-4, F.A.C.

SSUE 19: AVAILABILITY AND AFFORDABILITY OF HOUSING

- (a) Goal: Available and Affordable Housing § GOAL 3-1
- (b) Policies:
 - (19.1) Provide a variety of housing types and prices § OB 3-1.1
 - (19.2) Integrate care facilities into urban and rural locations § OB 3-1.3
 - (19.3) Non-discrimination housing § OB 3-1.1
 - (19.4) Comparable replacement housing § PN 3-1.5.1
 - (19.5) Establishment of building code enforcement boards encouraging cost and energy savings § PN 3-1.6.5
 - (19.7) Condemnation and demolition of substandard structures § PN 3-1.6.2
 - (19.8) Promote awareness of housing market agencies §
 - (19.9) Support special housing interest groups § OB 3-1.3
 - (19.10) Reducing construction time and costs § PN 3-1.6.5(c)
 - (19.10) Consolidate Regulations and Permitting Requirements § PN 3-1.6.5(c)

SSUE 35: SAFE AND SECURE CITIZENRY

- (a) Goal: Protection from disasters § GOAL 1-1
- (b) Policies:
 - (35.4) Evacuation plans § PN 4-3.1.2
 - (35.5) Flood prevention plans § PN 4-3.1.2,
PN 5-1.3.1

SSUE 37: PROTECTION OF THE WATER SUPPLY

- (a) Goal: Future potable water capability § OB 5-1.2
- (b) Policies:
 - (37.1) Supply of safe potable water § PN 5-1.2.(3-8)
 - (37.2) Emergency water shortage plans § PN 5-1.2.8
 - (37.3) Implementation of water conservation § PN 5-1.2.7;
PN 5-1.2.3;
§ OB 4-2.1(c)
 - (37.4) Protection of groundwater recharge areas § PN 4-4.1.1 thru 4
PN 5-1.2.5
 - (37.6) Enforcement of water reuse § OB 4-1.3;
OB 4-2.1(c);
PN 5-1.2.3

- (37.12) Protection of public water supplies § PN 5-1.2.(3-8)
- (37.13) Water supply availability § OB 5-1.2

ISSUE 38: PROTECTION OF WATER RESOURCES

- (a) Goal: Protection and improvement of surface waters and groundwater § PN 5-1.2.(3-8)
- (b) Policies:
 - (38.1) Development of water management plans with State, regional and local authorities § OB 4-4.1
 - (38.2) Conformance with water basin management plans § OB 4-4.1
 - (38.3) Use of cost-effective pollutant control techniques § OB 4-1.3
 - (38.4) Improvement of sub-standard drainage systems § GOAL 4-3, 5-1.2.3
 - (38.5) Formation of retention and detention facilities § PN 5-1.2.1
 - (38.6) Control of soil erosion and siltation § PN 5-1.1.1, 5-1.5.1
 - (38.7) Ensure proper maintenance of stormwater management systems § PN 5-1.2.1
 - (38.8) Reduction of wastewater treatment impacts on surface water quality § PN 5-1.2.3; § OB 4-2.1(a); PN 5-1.2.7(a)
 - (38.9) Discourage on-site wastewater treatment in centralized wastewater treatment areas. § PN 4-1.3.1
 - (38.10) Prevention of surface water and groundwater contamination § PN 5-1.2.(3-8)
 - (38.13) Monitoring of industries using and disposing hazardous materials § PN 5-1.10.1

ISSUE 39: PROTECTION OF NATURAL SYSTEMS

- (a) Goal: Maintenance of water dependent natural systems § PN 5-1.4.1
- (b) Policies:
 - (39.1) New construction consistent with floodplain ordinances § PN 5-1.3.1
 - (39.2) Structural floodplain management control projects § OB 4-3.1
 - (39.3) Flood protection structures, no impact on natural systems § PN 4-3.1.2
 - (39.7) Detention facilities incorporated in surface water management systems § OB 4-3.1
 - (39.8) Protection of floodplains § OB 5-1.3
 - (39.10) Enforce flood control for new development § PN 5-1.3.1
 - (39.11) Protect aquatic plants § PN 5-1.4.1

ISSUE 43: PROTECTION OF NATURAL SYSTEMS

- (a) Goal: Protect environmentally sensitive and/or ecosystems § GOAL 5-1
- (b) Policies:

§ 5.507, F.S., and §27E-4, F.A.C.

- (43.1) Preservation of wetlands § PN 5-1.4.1
- (43.2) Develop programs to protect rare or endangered ecosystems § OB 5-1.8,
PN 1-3.5.4
- (43.3) Preservation of natural upland plant communities § PN 5-1.8.1
- (43.5) Public acquisition to safeguard habitat corridors § PN 6-1.2.1
- (43.7) Protection of preservation and conservation lands § OB 6-1.2
- (43.8) Protection of Upland Buffers § OB 5-1.4
- (43.9) Stormwater Detention § PN 5-1.2.1

ISSUE 44: PROTECTION OF ENDANGERED SPECIES

- (a) Goal: Preservation and protection of endangered species § OB 5-1.8,
PN 1-1.5.4
- (b) Policies:
 - (44.1) Implement plans for development projects impacting species § PN 5-1.8.1

ISSUE 46: PARKS AND RECREATION

- (a) Goal: Expand and improve parks, open spaces and recreational programs § GOAL 6-1
- (b) Policies:
 - (46.1) Implement comprehensive parks and conservation plans § PN 6-1.2.1
 - (46.2) Accessibility of parks and recreation programs § OB 6-1.3
 - (46.3) Coordinate between public and private sectors to provide recreational programs § PN 6-1.4.1
 - (46.4) Protect parks, open spaces and recreational areas § OB 6-1.2
 - (46.6) Provide open spaces within urbanized areas § PN 6-1.2.1

ISSUE 47: AIR QUALITY

- (a) Goal: Ensure improved air quality
- (b) Policies:
 - (47.2) Air Quality Impact Assessments Required for Large Scale Development § OB 2-1.4;
§ PN 2-1.4.1;
§ OB 5-1.1
 - (47.3) Promote Alternative Transportation Modes in New Development § OB 2-1.4;
§ PN 2-1.4.1;
§ OB 5-1.1
 - (47.4) Encourage Alternative Modes for Transportation § OB 2-1.4;
§ PN 2-1.4.1;
§ OB 5-1.1

ISSUE 49: EFFICIENT USE OF ENERGY

- (a) Goal: Enhance conservation and efficient usage of available energy § PN 5-1.10.1

(b) Policies:

- (49.1) Incorporate energy-efficient site design techniques in new development § PN 3-1.6.5
- (49.2) Support development patterns which minimize the demand for energy and maximize efficiency of energy consumed § PN 3-1.6.5

ISSUE 50: REDUCING HAZARDOUS WASTE AND MATERIALS

- (a) Goal: Proper management of hazardous waste materials § OB 5-1.10
- (b) Policies:
 - (50.4) Enforce the regulation of hazardous wastes § PN 5-1.10.1

ISSUE 51: WASTEWATER AND SOLID WASTE TREATMENT AND DISPOSAL

- (a) Goal: Proper management of wastewater collection treatment and disposal § OB 4-1.3
- Goal: Implement efficient, properly managed solid waste services § GOAL 4-2
- (b) Policies:
 - (51.1) Compliance of wastewater treatment systems with all local, state and federal standards § PN 4-1.3.4
 - (51.2) Establish intergovernmental coordination for efficient and cost-effective management of facilities § PN 4-1.1.5
 - (51.3) Implement policies for the provision of wastewater services § OB 4-1.1
 - (51.4) Develop environmentally sound wastewater treatment and disposal systems § PN 5-1.2.3
 - (51.5) Develop fiscal programs for financing existing and future wastewater systems § PN 4-1.2.1
 - (51.6) Discourage small "package type" wastewater treatment plants § PN 4-1.3.1
 - (51.7) Connection of an areawide system to an interim wastewater treatment facility § PN 4-1.3.1
 - (51.8) Evaluation and consideration of reuse wastewater § OB 4-2.1
 - (51.9) Reduce wastewater discharges § OB 4-2.1
 - (51.10) Implement central sewer system services where feasible § PN 4-1.1.5
 - (51.11) Enforce requirements for individual waste treatment/disposal systems § PN 4-1.3.1
 - (51.12) Encourage "infilling" of existing urban areas § PN 4-2.1.3
 - (51.13) Reduce volume of solid waste disposed of in landfills § PN 4-1.1.3

§186.507, F.S., and §27E-4, F.A.C.
ISSUE 54: ENVIRONMENTAL PROTECTION

- (a) Goal: Limit adverse effects of resource extraction on biological resources § OB 5-1.6
- (b) Policies:
 - (54.2) Mining prohibited in prime groundwater recharge areas § PN 5-1.6.1

ISSUE 57: BALANCED AND PLANNED DEVELOPMENT

- (a) Goal: Develop land uses to accommodate the future § GOAL 1-1
- (b) Policies:
 - (57.1) Local comprehensive plans should delineate urban service areas § PN 1-1.1.5
 - (57.3) Consistent urban service areas § PN 1-1.1.5
 - (57.4) Local capital improvement programs consistent with urban service area boundary expansions § PN 4-1.2.1
 - (57.5) New development should occur in an orderly and economical manner § PN 1-1.3.1
 - (57.6) Local land use plans should implement growth/activity centers § OB 1-1.2
 - (57.12) Adopt an intergovernmental siting process for locally unpopular land uses in more than one jurisdiction § PN 1-3.11.7

ISSUE 58: NATURAL RESOURCES PRESERVATION

- (a) Goal: Protect and preserve natural resources and environmental quality § GOAL 5-1
- (b) Policies:
 - (58.1) Land use decisions consistent with environmental planning principles § OB 1-1.5
 - (58.2) Land use decisions consistent with natural resource protection policies § PN 1-1.5.3
 - (58.3) Utilize inventories which reflect limitations of groundwater § OB 5-1.2

ISSUE 59: MAXIMIZING THE USE OF EXISTING PUBLIC FACILITIES

- (a) Goal: Protect public facilities § GOAL 4-1
- (b) Policies:
 - (59.2) Establish intergovernmental coordinating committee § PN 4-1.1.5
 - (59.3) Implement policies regarding wastewater reuse and waste recovery systems § OB 4-2.1
 - (59.6) Long-term maintenance for public stormwater management systems § PN 4-3.1.1

§ 507, F.S., and §27E-4, F.A.C.

(59.7) Establish stormwater management practices in conjunction with other capital improvements

§ PN 4-1.2.1

ISSUE 60: PLANNING FOR PUBLIC FACILITIES

- (a) Goal: Public facilities to meet existing and future needs § GOAL 4-1
- (b) Policies:
 - (60.1) Establish public water and wastewater facilities service area boundaries § PN 4-1.1.5
 - (60.2) Management of wastewater and water supply facilities without political and jurisdictional boundaries § PN 4-1.3.4
 - (60.3) Implement cost-effective, environmentally sound wastewater treatment and disposal systems § PN 1-1.6.2
 - (60.5) Develop criteria for establishing water and wastewater services § PN 4-1.1.1
 - (60.6) Policies for central water and wastewater systems in new development § PN 1-1.6.3
 - (60.7) Policies for the safe yield of potable water supply sources § PN 1-1.5.6
 - (60.8) Standards for potable water supplies § PN 4-1.1.1
 - (60.9) Enforcement of use of potable water resources § PN 1-1.5.6
 - (60.10) Emergency potable water supply plans § PN 5-1.2.8
 - (60.11) Stormwater management plans § OB 4-2.1
 - (60.12) Establish programs for existing nonpoint source pollution abatement systems § PN 5-1.2.(1-2)
 - (60.13) Research of stormwater management practices § PN 1-1.9.9
 - (60.14) Alternative methods for stormwater treatment § PN 1-1.7.1
 - (60.15) Develop standards for stormwater management § OB 4-3.1
 - (60.16) Educate the public on the value of stormwater management for support and funding § PN 1-1.9.5
 - (60.17) Utilization of nonstructural methods of stormwater management § OB 4-3.1
 - (60.18) Provision of public facilities and services to serve as growth management measure § OB 1-1.6
 - (60.19) Develop policies for designating public facilities and service areas § PN 7-1.1.3
 - (60.20) Future public facility and service needs plans § GOAL 4-2
 - (60.21) Public facilities and services planned for future growth § OB 4-2.2
 - (60.22) Public facilities designed to serve projected development § PN 1-1.6.4
 - (60.23) Short and long range public facility plans § GOAL 4-2
 - (60.24) Encourage future growth within designated service areas § PN 4-1.1.5
 - (60.25) Public facilities to service future development to be consistent with comprehensive plan § PN 1-1.1.2
 - (60.28) Public facilities in undeveloped areas should consider suitability for urbanization § PN 1-1.1.2

36.507, F.S., and §27E-4, F.A.C.

Local Government
Comprehensive Plan

- (60.29) Priority given to areas suitable for development § PN 1-1.1.2
- (60.30) Discourage "leap-frog" development into undeveloped areas § PN 1-1.6.3
- (60.31) Prohibit public facilities within 100-year floodplain unless water-related § PN 5-1.3.1
- (60.32) Establish intergovernmental coordination in providing public facilities § PN 4-1.1.5
- (60.33) Interjurisdictional coordination
- (60.34) Encourage public and private partnerships § PN 4-1.1.5
- (60.35) Use stable revenue sources for financing § PN 4-1.2.1
- (60.36) Users of facilities to be responsible for costs of facilities § PN 1-1.9.7
- (60.37) Impact fees to be used for new public facilities § PN 9-1.2.1
- (60.38) Implement policies to require developers to provide land or pay fees § OB 9-1.2

ISSUE 61: ACCESS TO CULTURAL AND HISTORICAL RESOURCES

- (a) Goal: Preservation of historical, archaeological, architectural and cultural resources § OB 3-1.5
- Goal: Public access to historical, archaeological, architectural and cultural resources § OB 3-1.5
- (b) Policies:
 - (61.1) Preservation of historic resources § PN 3-1.5.1
 - (61.2) Preservation of publicly-owned historic resources § OB 1-1.4
 - (61.3) Implementation of historic resource element into comprehensive plan in conjunction with §9J-5, F.A.C. § PN 1-1.4.2
 - (61.4) Rehabilitation of historic properties § PN 3-1.5.2
 - (61.5) Impacts from adjacent land uses § PN 1-1.4.2
 - (61.6) Efforts to encourage protection of historical buildings § PN 1-1.4.1
 - (61.7) Incentives for usage of historic properties § PN 1-1.4.1
 - (61.8) Awareness and access to historical resources § PN 1-1.4.1
 - (61.9) Protection from vandalism and destruction § PN 1-1.4.2

ISSUE 63: INTEGRATED TRANSPORTATION SYSTEMS

- (a) Goal: Establish an integrated transportation system § GOAL 2-1
- Goal: Coordination of all agencies § GOAL 2-1
- (b) Policies:
 - (63.3) Development of bicycle and pedestrian facilities § PN 2-1.4.1

ISSUE 64: TRANSPORTATION TO AID GROWTH MANAGEMENT

- (a) Goal: Coordination of transportation to aid in the management of growth § GOAL 2-1

(b) Policies:

- (64.1) Levels of service standards consistent with State standards § PN 2-1.1.1
- (64.2) Coordination in setting and modifying levels of standards § PN 2-1.1.2
- (64.3) Acquire advanced rights-of-way for transportation projects § OB 2-1.2
- (64.4) Establish setbacks from roadways as determined by federal, State and local guidelines § PN 2-1.2.2
- (64.7) Ensure adequate pedestrian circulation and safety § PN 2-1.4.1
- (64.8) Private sector financing in roadway improvements § PN 2-1.2.3
- (64.9) Dedication of rights-of-way and easements from private developers § PN 2-1.2.3
- (64.10) Coordinate interlocal agreements between local governments § PN 2-1.5.1
- (64.13) Prohibit sprawl-type transportation development into undeveloped or urban areas § PN 2-1.6.1
- (64.15) Minimize costly reconstruction § PN 2-1.1.2
- (64.21) Encourage citizen participation § PN 1-1.10.3
- (64.23) Protect wetlands and natural resource areas § PN 2-1.6.3

ISSUE 65: INTERGOVERNMENTAL COORDINATION

- (a) Goal: Need for intergovernmental coordination to provide a high level of service and quality of life § GOAL 7-1

(b) Policies:

- (65.1) Consistent State, regional and local policies § PN 7-1.3.4
- (65.2) Prepare growth management policies in conjunction with neighboring jurisdictions § PN 7-1.1.2
- (65.4) Incorporate regional standards into planning activities § PN 7-1.3.4
- (65.5) Develop intergovernmental coordination mechanisms § OB 7-1.1

ISSUE 66: EFFICIENCY IN GOVERNMENT

- (a) Goal: Public services are efficiently and economically provided § OB 7-1.3
- (b) Policies:

- (66.1) Assess public facilities and operations § PN 7-1.3.1

ISSUE 69: AGRICULTURAL INDUSTRY

- (a) Goal: Protection of agricultural uses § PN 1-1.1.4

(b) Policies:

- (69.1) Protection of agricultural lands by local land use controls § PN 1-1.1.4

§186.507, F.S., and §27E-4, F.A.C.

- (69.3) Review impacts to water and soil resources
- (69.5) Use of water quality management techniques

Local Government
Comprehensive Plan

- § PN 1-1.1.2
- § PN 5-1.2.2

