

9J-5.015 INTERGOVERNMENTAL COORDINATION

WASHINGTON COUNTY, CARYVILLE, EBRO, VERNON, AND WAUSAU
COMPREHENSIVE PLAN

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INTERGOVERNMENTAL ELEMENT

WASHINGTON COUNTY, CARYVILLE, EBRO, VERNON, AND WAUSAU COMPREHENSIVE PLAN

Section G

I. PURPOSE

The purpose of this element is to inventory the existing relationships the County and the municipalities have with other governmental agencies, especially those agencies having service responsibilities. The Intergovernmental Coordination Analysis Section of the Element considers the effectiveness of these existing intergovernmental coordination mechanisms between the County, municipalities, and other governmental entities. The identification and review of these intergovernmental coordination mechanisms is crucial to determine problems and incompatible goals that exist between local governments and other agencies, and which need resolution.

II. INTRODUCTION

Coordination among the numerous entities that affect land development in Washington County is essential to meet the needs of County residents efficiently. Because of the number of governmental entities affecting the county, a substantial coordination effort is necessary. The county, five municipalities, the School Board, the Northwest Florida Water Management District, five planning districts, local drainage districts, and several other sub county, countywide, regional and state agencies, authorities, and taxing districts all make direct or indirect decisions influencing land development in Washington County. It is critical that the County create viable mechanisms to establish and maintain close working relationships with these agencies. All of these groups must work together to avoid conflict, build cooperation, and provide improved and efficient service to the public. Conflicts invariably arise if there is a lack of communication and interaction. Such conflicts can lead to a loss of trust among the various units of local government and more importantly the public.

Intergovernmental coordination is also critical because the county does not control growth and its impacts solely on its own initiative. As the county affects the municipalities and adjacent counties, the municipalities and adjacent counties also greatly affect the county. The Growth Management Act requires that the Intergovernmental Coordination Element show relationships and provide guidelines to be used in coordinating the county's Comprehensive Plan with the comprehensive plans of adjacent municipalities and counties, the plans of school boards and other units of local government providing services but not having regulatory authority over the use of land, and the plans of regional agencies and the state.

III. INTERGOVERNMENTAL COORDINATION INVENTORY

A. Local Governing Authorities

Washington County is governed by an elected board of five commissioners and has an appointed county administrator. There are five independent municipalities within the county; Chipley, Caryville, Ebro, Vernon, and Wausau.

Each of the five municipalities has a council form of government. All five municipalities have either city managers or elected mayors. The county regularly interacts and coordinates with these municipalities regarding many issues. Besides the municipalities, other governmental entities interact with the county. In fact, many federal, state, regional, and local agencies have legislative authority to carry out their various activities in the county. The basis for their interaction with Washington County lies in their enabling legislation. Their responsibilities may be regulatory, jurisdictional, or advisory. Through their various functions and activities, these agencies affect land use and life in the county in general. Since their involvement is at different levels, they are divided into primary agencies.

1. Adjacent Local Governments. Washington County is bounded by Holmes County in the northwest and north; Jackson County on the northeast; Bay County on the southeast and south; and Walton County on the southwest. The County's municipalities are spread throughout the area: Chipley, the County seat, in the extreme northeast, Wausau, south of Chipley on SR 77; Vernon, west of Wausau on SR 79; Ebro, in the extreme southeast of the County at the intersection of SR 79 and SR 20, almost at the border with Bay County; and Caryville, in the extreme northwest, just north of I-10.
2. Unincorporated Washington County. The Washington County Board of County Commissioners governs the unincorporated area of Washington County. The County government has jurisdictional responsibility for the unincorporated areas as granted within the Constitution of the State of Florida. The towns of Caryville, Ebro and Wausau are governed by town councils and the City of Vernon is governed by the City Council.
3. Washington County School Board. The Washington County School Board is an independent agency operating primary and secondary educational facilities countywide. Washington County also administers some special school programs through contract with the State Department of Education. These are the Dozier School for Boys, located in Marianna, Jackson County and the Okeechobee School for Boys, located in Okeechobee County. The Vernon Place (a school for girls) located in Vernon, Washington County is now closed.

B. Federal Government Agencies

1. Farmers Home Administration (FmHA). FmHA rents office space from the County, and is located in Chipley. The Washington County Board of County Commissioners has received financing from FmHA, and the County Clerk of the Court has daily dealings concerning the recording of mortgages and deeds, etc. which might involve FmHA financing. The

Washington County Administrator's office is the office with the primary responsibility for coordination with this agency.

2. United States Department of Agriculture. The Soil Conservation Service (a division of the U.S. Department of Agriculture) operates an office at the County's Agricultural Center located in Chipley. The Soil Conservation Service (SCS) is mainly involved with Washington County farmers, assisting them with soil and water conservation practices. The Soil Conservation Service also provides technical assistance to the County concerning water flows in culverts, soil borings, and general soil information. The SCS also has provided funds to the County in the past to correct severe erosion problems and was instrumental in assisting with directing soil stabilization procedures implemented following the recent flooding events along the Choctawhatchee River, as well as other low-lying areas of the County. The County Agent and the County Administrator's office are the offices with primary responsibility for coordination with this agency.

C. State Departments

1. Governor's Office of Planning and Budgeting. The Governor's Office of Planning and Budgeting is responsible for preparation of the State of Florida Comprehensive Plan that provides statewide goals and policies for which all regional comprehensive plans and local government comprehensive plans must be consistent. The County Administrator's office and the County Planning Commission office are the primary offices responsible for coordination with this agency.
2. Florida Department of Transportation - District 3. The Florida Department of Transportation is responsible for planning, construction, and maintaining the state road system. The central office is located in Tallahassee and the District 3 office is located in Chipley, Washington County. Given the very close relationship and interdependence between land use and transportation, it is important that the coordination of local, regional, and state plans be achieved in both areas. The Florida Department of transportation regulates access to state roads. Before new development is granted access to a state road, the developer must present plans for review to the Department. New developments adjacent to State roads may influence drainage by the amount of stormwater runoff that may flow into roadside ditches. New developments that expect to increase the amount of runoff to the drainage system of a State road, must submit a drainage plan for review to the Department. The County Public Works Department and the County Administrator's office are the offices with primary responsibility for coordination with this agency.
3. Florida Department of Community Affairs. The Florida Department of Community Affairs (DCA) is the designated state land planning agency. Located in Tallahassee, the Department is assigned the responsibility of reviewing local comprehensive plans to determine their consistency with Chapter 163, Florida Statutes, the Comprehensive Regional Policy Plan and the State Comprehensive Plan. Copies of the County's Comprehensive Plan is provided for this purpose to the Department prior to the plan's adoption. DCA is also the state agency responsible for administering many of the State's housing and economic development programs (i.e., through implementation of the CDBG

programs, HFA programs, etc.). The County Administrator's office and the County Planning Commission office are the primary offices with responsibility for coordination with this agency.

4. Florida Department of Environmental Protection - Northwest District. The Florida Department of Environmental Protection (FDEP) is primarily a permitting enforcement organization with respect to environmental quality. Plans and management strategies for achieving air and water quality goals have been set both at the federal and state levels. These programs are intended to maintain or improve air and water quality by regulating the discharge of pollutants into water and air. Regulations of environmental quality at the state level can have a significant impact on development in the County. Importantly, FDEP specifically regulates development in wetland areas determined to be within its jurisdiction as well as has the responsibility to regulate stormwater discharge as a source of pollution. The County Administrator's office and the County Planning Commission office are the primary offices with responsibility for coordination with this agency.

The Department of Environmental Protection also has responsibility for protecting many of the State's natural resources. It is involved in the permitting of development in coastal areas (which do not exist in Washington County), and oversees the operation of the numerous State Parks. The department is also the primary responsible agency for ensuring that the recreational needs of the State are met and administers numerous programs directed at this goal. These include the Florida Recreation Development Assistance Program (FRDAP), Rails to Trails Program, the Florida Boating Improvement Program, etc. The FDEP has an office in Washington County and is responsible for managing the Falling Waters State Recreational Area. The County receives funds from the Florida Boating Improvement Program that has been utilized to develop many of the numerous boat landings located throughout the County. (See Recreation and Open Space Element). The County Administrator's office and the County Parks and Recreation Department are the primary offices with responsibility for coordination with this agency.

5. Division of Forestry. The Division of Forestry plays an important role in all of Florida's counties, but is especially important in the rural north Florida counties, such as Washington County where forest land (both active silviculture and unused) comprises over 75 percent of the County's land area. The Division based in Holmes County covers Holmes, Washington, Walton, and Jackson counties, and is charged with protecting the woodlands and grasslands in the counties; a service for which the counties pay 3 cents per acre. The Division offers services and advice to the County Forester and individual landowners as well as attending forest fires and investigating their causes. The Forestry Division has a contract with the county to pay an amount not to exceed \$3,000 annually of the County Forester's salary and equipment. The County Forester is the office with primary responsibility for coordination with this agency.
6. Florida Fish and Wildlife Conservation Commission. The Florida Fish and Wildlife Conservation Commission (FWC) is also responsible for ensuring that the recreational needs of the public are met as well as overseeing the protection and/or management of the State's fish and wildlife. The FWC also manages and runs several boat ramps and recreational areas in the County, including Caryville Camp sites. The County

Administrator's office and the County Recreation Department are the primary offices with responsibility for coordination with this agency.

7. Florida Department of Health. The Department of Health, through the Washington County Health Department, issues permits for septic tanks and inspects their placement. The Department is also responsible for providing programs for elderly housing, foster care, energy assistance, food stamps, disabled and homeless, persons, and alcohol and drug abuse counseling. The County Building Inspection office, the County Planning Commission office, and the County Administrator's office are the primary offices with responsibility for coordination with this agency (in addition to the County Health Department).
8. Florida Department of State (Division of Historical Resources). The Division of Historical Resources provides planning and technical assistance relative to the goals, policies and objectives for the historic preservation aspects of the Future Land Use, Coastal Management (where applicable) and Housing Elements of adopted comprehensive plans. The Division helps local communities with their historic preservation efforts by helping them identify, evaluate and maintain or mitigate damage to significant historical resources in their areas of jurisdiction. Furthermore, projects with any state or federal involvement (e.g., Community Development Block Grants, 201 Wastewater Treatment Plants, airports, Land and Water Conservation Fund Grants, Traffic Circulation projects, Developments of Regional Impact, U.S. Army Corps and DEP permits, etc.) must be submitted to the Division for review to determine the impacts they may have on significant historical resources. The Division also maintains the Florida Master Site File for each Florida county, which provides detailed information relative to the location and characteristics of historic and archeological resources. The County Administrator's office, the County Planning Commission, the County Planning office, and the County Building Inspection office are the primary offices with responsibility for coordination with this agency.
9. Department of Agricultural and Consumer Services. As noted earlier, the Forestry Service provides fire protection in the County's forestland for ~~approximately \$12,000 per year (see Division of Forestry).~~ As a result of a statutory change to the Florida Statute 125.27, the Fire Control Assessment for the County increased to \$.07 per acre (based on 314,623 acres) in 2008. There is also an assessment for the Washington County Forester.

C. Regional Agencies

1. West Florida Regional Planning Council. Washington County is located within the West Florida Regional Planning Council (WFRPC) area, a seven county district in the West Florida Panhandle. The WFRPC is located in Pensacola, around 125 miles west of Chipley. The WFRPC is charged with the preparation of a Comprehensive Regional Policy Plan pursuant to Chapter 186, Florida Statutes. The Comprehensive Regional Policy Plan for the West Florida Region provides regional issues, goals, policies, and standards, which further the goals and policies of the State of Florida Comprehensive Plan. Updated local government comprehensive plans must be consistent with the issues, goals, policies, and standards of the

WFRPC's Comprehensive Regional Policy Plan. Another function of the WFRPC is the review of Developments of Regional Impact pursuant to Chapter 380, Florida Statutes. The Regional Planning Council's primary function is to determine the positive and negative impacts of a proposed development and prepare an advisory report with recommendations to the local governments affected by the development.

In addition, the WFRPC is responsible for reviewing all applications for federal domestic assistance where the federal program requires area wide clearinghouse reviews. The purpose of this review process is to ensure that the proposed project is in conformance with regional and local plans and programs. The ultimate objective of the process is to provide for intergovernmental coordination between local, state, and federal agencies, and for this reason is a primary mechanism to ensure that intergovernmental coordination is maintained. The County Administrator's office and the County Planning Commission office are the primary offices with responsibility for coordination with this agency.

2. Northwest Florida Water Management District (NFWFMD). The NFWFMD was established by the Water Resources Act of 1972. The District is governed by a Governor appointed board. The District's head office is located in Havana, about 10 miles west of Tallahassee, with field offices in Marianna and Pensacola. The District's responsibilities include water resource planning, permitting for specific and consumptive water uses, well drilling, and surface water. The NFWFMD also acquires environmentally sensitive lands and manages such lands once acquired. The Building Inspection Office, the County Planning Office, and the County Administrator's office are the primary offices with responsibility for coordination with this agency.

D. Existing Intergovernmental Mechanisms

There are numerous formal and informal interlocal agreements, which, in coordination with the above entities, serve the needs and responsibilities of Washington County. The major intergovernmental functions and mechanisms, which relate to the elements of the comprehensive plan, are presented below.

1. Recreation. By unwritten agreement, the County donates monies for recreational subsidies to Chipley, Caryville, Ebro, Vemon, and Wausau. The amounts vary yearly. The County Commission and the governing bodies of the municipalities are primarily responsible for coordination of recreation.
2. Solid Waste. There are no solid waste landfills in Washington County. ~~There are a limited number of Construction and Demolition (C&D) disposal facilities.~~ Washington County has a franchise contract with Waste Management to collect and dispose of Solid Waste. Residents make their own arrangements for pick-up of solid waste. Solid Waste Collection is no longer mandatory. Springhill Landfill in neighboring Jackson County is used exclusively for disposal of solid waste collected by Waste Management in Washington County and some types of construction and demolition (C&D).
3. Public Libraries. The Washington County Public Library is located in a relatively new building constructed in 2003 within the city limits of Chipley. The building was

constructed by private donations, grants, and general funds. The County has two extension libraries, one in Vernon and one in Wausau. The County Commission and the governing bodies of the municipalities are primarily responsible for coordination of library services.

4. Fire Protection and Emergency Services. The City of Chipley and Washington County have an interlocal agreement whereby the City of Chipley Fire Department handles fire protection and emergency services within a 5-10 mile radius of the City limits. However, the City will respond to fires outside that radius when necessary. The County subsidizes the City Fire Department in return for the service. The County also gives all the municipalities funds to provide fire protection and emergency services outside city limits. Each municipality, Caryville, Ebro, Vernon, and Wausau, have volunteer fire departments. ~~Also, the subdivisions or communities of~~ Communities within the surrounding areas -- Greenhead, Five Points, Country Oaks, Sunny Hills, and Hinson Crossroads -- maintain volunteer fire departments. An impact fee ordinance has been approved to assist the County with fire department facility funding. Planning for the future may also include a municipal services benefit unit (MSBU) that will assess a set fee to be used for fire department funding and emergency medical services (EAR-Based).

A Mutual Aid Agreement for fire protection and emergency services also exists between surrounding Holmes, Jackson, Walton, and Washington Counties. The County Commission through delegation to the Emergency Services Director have primary responsibility for coordination of fire and emergency services.

5. Industrial Parks. The Tommy McDonald Industrial Park located in the southeast portion of Chipley is owned by the City of Chipley. A second industrial park, the Washington County Industrial Park, is under construction and is located adjacent to the northeastern city limits. A CSX spur will be installed to accommodate an future concrete plant that will locate within the park. The City of Chipley, the Chamber of Commerce, and the County work together to attract new industry to the area. The County grants ad valorem tax exemptions to prospective industries and has helped the City to build/improve access roads to the industrial park.
6. Redevelopment. The Chipley Redevelopment Agency (CRA) is a City/County entity charged with redevelopment activities within a specified area. The Redevelopment Plan for Chipley, dated 1985 was adopted and is the guide for all revitalization activities. The CRA is an agency financed with City and County tax increment funds, specifically for projects in accordance with the 1985 Redevelopment Plan. The Chipley/Washington County Enterprise Zone Strategic Plan adopted by the City of Chipley and Washington County sets forth a strategy by which the enterprise zone is established and redevelopment is based on the use of many intergovernmental linkages.

~~Also, since 1993, the State of Florida in connection with the consolidation of the Beef Demonstration unit in Jackson County, has transferred two parcels of property to Washington County for economic development purposes. These sites have been used to locate a prison facility as well as a youth conservation corps facility. The State may transfer additional land in the future to the County for similar purposes.~~

7. ~~Emergency Management and 911 Office. This office, which reports to the Board of County Commissioners, coordinates emergency-related matters countywide including issuance of 24 hour hurricane warnings, establishing and monitoring the 911 System, and all other Emergency system related matters. The County Emergency Management Office also is responsible for monitoring hazardous waste generators within the County. Emergency Operations Center and 9-1-1 Office. This office, reports to the Board of County Commissioners and coordinates countywide emergency-related matters. Issuance of 24-hour hurricane warnings, establishment of and monitoring the 9-1-1 address system, and all other emergency system related matters are also the responsibility of this office. The County Emergency Operations Center is also responsible for monitoring hazardous waste generators within the County.~~
8. Adjacent Counties. The existing Land Development Regulations for Washington County (which are applied in all municipalities contained in this Plan) require that all development located within 500 feet of an adjacent county boundary submit the proposed development plans to each county for review and comment. Washington County takes such comments into account when reviewing such development proposals.

The County also cooperates with adjacent counties through its support of the Tri-County Community Council (which serves Washington, Holmes, and Walton Counties). Many of the programs administered and implemented by the Tri-County Council (which is a nonprofit organization) have a direct impact on many of the goals, objectives, and policies contained within this comprehensive plan. The Tri-County Community Council provides support for the following programs:

- Headstart
- Retired Senior Volunteer Programs
- Weatherization Program
- HUD (Section 8) Rental Assistance
- Transportation Disadvantage Program
- Emergency Food and Shelter
- Canning Centers
- USDA Food Distribution
- Rural Community Action Project
- VISTA Volunteer Project

The County also serves as a participant in the Tri-County Airport Authority serving Washington, Jackson, and Holmes County. The small airport is physically located in Holmes County and the County has provided funding in the past.

The County and Municipalities also are aided in their governmental coordination efforts through their participation at a variety of programs offered at the Institute for Government located at Chipola Junior College in Jackson County. The Institute for Government routinely offers programs designed to increase intergovernmental coordination.

9. Comprehensive Plan. The Municipalities of Caryville, Ebro, Vernon and Wausau, have signed interlocal agreements with Washington County, which provided for the preparation of a single one Comprehensive Plan that serve the municipalities and Washington County includes them all. Each of these local governments has designated the Washington County Planning Commission as their Local Planning Agency (LPA). This ensures that intergovernmental coordination is maintained throughout the planning period.
10. Land Development Regulation and Administration. The Washington County Building Inspection Department presently conducts inspections and issues development permits for all municipalities (including the City of Chipley) located within the County. This ensures that all development orders and permits issued will be consistent with the Comprehensive Plan and adopted Land Development Code, and serves to ensure that the concurrency provisions of the plan are implemented.

~~The County also presently has a ordinances in place which do not allow any development permit to receive final approval unless final approval for the placement of a septic tank from the County Health Department or an approval of connection to central sewer service is received. The private electrical companies providing service in the County coordinate to ensure implementation of this ordinance by not providing connection to electrical service unless final building permit approval has been received. A building permit is not issued by the Building Department until the Washington County Health Department approves a permit for placement of a septic tank on the proposed development site. If the proposed development is to be connected to an urban wastewater treatment facility, a letter of availability for the connection to the central sewer service must be submitted during the permit application process. The private electrical companies providing service in the County coordinate to ensure implementation of this ordinance by not providing connection to electrical service unless final building permit approval has been received.~~

The County Health Department also checks future development proposals to ensure that minimum lot/land size comply with the County's adopted Comprehensive Plan and Land Development Code. These mechanisms serve to insure that the adopted LDC is implemented.

E. Utilities

There are three major electrical utility companies serving Washington County.

1. Electricity. Provided by Gulf Power, West Florida Electric Corporation, and Gulf Coast Electric. Gulf Power's service area encompasses the ten western-most counties in the Panhandle.
2. Potable Water. The Cities of Caryville, Chipley, Vernon, and Wausau provide central water to their residents. The community of Sunny Hills also has central water. The other unincorporated areas of the County as well as the Town of Ebro primarily rely on individual wells.
3. Sanitary Sewer. The Cities of Chipley and Vernon provide central sewer, as does the community of Sunny Hills. Other areas in the County utilize septic tanks.

4. Natural Gas. The City of Chipley is the only municipality providing its citizens with natural gas.
5. Telephone. The majority of service is provided by Bell South, but with the deregulation of phone Provided by Southern Bell and Centel.
6. Cable T.V. Provided by TCI and Multi-Vision Cable Companies, and Americable.

IV. INTERGOVERNMENTAL COORDINATION ANALYSIS

A. Effectiveness of Existing Coordination Mechanisms.

Overall, coordination between the County and municipalities as well as all Federal, State, and regional agencies is good and, as seen in this Element, there are many areas of coordination and cooperation. These formal mechanisms for intergovernmental coordination are strongly supported in Washington County by the many informal mechanisms that exist due to the relatively small size and general rural nature of the area. Such overlapping relationships which have developed primarily due to the rural nature of the area do much to ensure that intergovernmental coordination is maintained.

The formal and informal intergovernmental mechanisms cited in Section I vary in their effectiveness. The following sections evaluate the effectiveness of each mechanism.

1. Recreation. The existing agreements and arrangements with regard to recreational services are highly effective. As noted in the Recreation Element of this Plan, LOSS for recreation is expected to exceed the demand predicated by growth throughout the planning period.
2. Solid Waste. The existing mandatory countywide solid waste collection system has proved to be effective in the past. The capacity of disposal sites (all located outside of the County) exceeds the demand for services and although this is the case, the County should insure upon renegotiation of extension of the contract with the private collector that sufficient disposal capacity is guaranteed through written agreements.
3. Public Library. The existing library arrangement has proven to be effective in the past. Although due to current competition for limited funding, services have had to be curtailed to some extent. The County and municipalities should work with volunteer organizations in the future to insure that an acceptable level of service is maintained (i.e. even when funding for paid personnel is reduced). The County will also encourage the construction of community-type service buildings that will accommodate library services in the more isolated areas of the area.
4. Fire Protection and Emergency Services. These mutual aid agreements have served to provide adequate services in the past.

5. Industrial Parks. The operation of industrial facilities has been admirable in the past, and the County has continued to support such operations through tax exemptions, etc. For this reason, existing mechanisms have proven to be effective. This is critical to be maintained in the future since improvement of economic conditions is a major issue facing the County.
6. Adjacent Counties. Existing coordination mechanisms with adjacent counties have proven to be effective in the past and the citizenry of all areas have been provided with accepted levels of service. Although this is the case, the continued pattern of development occurring in the southern portion Washington County and across the county line in northern Bay County will serve to increase the future need for coordination between the two counties. Washington County will continue to send all development applications for development located within 500 feet of Bay County to Bay County for their review and comment, and should also seek to establish additional formal agreements to insure that future land use plans, infrastructure extensions/improvements, and development permitting is consistent between the two Counties and protects and enhances both the natural and built environment.
7. Comprehensive Plan. The joint planning effort undertaken to prepare this Comprehensive Plan has proven to be effective and the entire plan is structured at maintaining this relationship in the future. This arrangement makes for more consistent planning and serves to eliminate duplication of government services in the future.
8. Land Development Regulation. Past efforts at land development regulations have proven to be effective when initiated through the consolidated countywide approach. This mechanism should also prove to be effective in the future since as noted in the preceding section, the entire Comprehensive Plan as well as the LDR's have been and will be structured to support this approach.

B. Specific Problems, Needs, and Resolution

The follow section outlines the specific areas of increased intergovernmental coordination needs, most of which are directly derived from the other elements of the Comprehensive Plan.

1. Future Land Use. It is essential that existing intergovernmental coordination mechanisms be maintained. The County will continue to issue all building permits for all municipalities (including Chipley), and by the County Planning Commission being designated as the LPA for the municipalities of Caryville, Ebro, Vernon, and Wausau, it shall be ensured that all development approvals shall be consistent with this Comprehensive Plan (see Section I C.10 above).
2. Transportation. The Transportation Element notes that intergovernmental coordination is essential for the most cost-efficient provision of traffic circulation system improvements. Clearly, Washington County does not possess the resources, nor is it fiscally responsible for addressing all the traffic circulation system needs identified. For example, the FDOT has financial responsibility for some County roads and all State highway system roads; therefore, it is necessary for the County to review the transportation improvement plans and programs

prepared by the FDOT. In this way, the effort and dollars expended by the County to improve its traffic circulation system may be complemented and perhaps enhanced by the activities of the FDOT. The Transportation Element also notes that one area of coordination should include the preservation and protection of rights-of-way for future roadway improvements and construction. With the escalating value of land and costs entailed in right-of-way acquisition, it is essential that the County and municipalities protect roadway corridors in advance from building encroachment.

3. Infrastructure. By being responsible for issuing all development permits in the County (including all municipalities), the County should be in a continuing position to insure that public services are extended to serve unincorporated areas. By continually monitoring development trends through the permitting process the County will be in a unique position to identify future needs for the extension of public services.
4. Recreation. No specific future problems or needs requiring additional intergovernmental coordination mechanisms have been identified. All recreational planning for the County has been conducted on a County-wide basis and all existing and future recreational needs have been met.
5. Conservation. No specific problems or needs requiring additional intergovernmental coordination mechanisms have been identified. Through the centralized development permitting process (see Section IV C.10 above) the County should be in a continual position to ensure that lands warranting conservation are so protected. When jurisdictional questions arise, the County shall coordinate with FDEP and other applicable state and federal agencies to resolve such questions.
6. Housing. No specific problems or needs requiring additional intergovernmental coordination mechanisms have been identified.
7. Capital Improvements. As noted in the concurrency management section of the Capital Improvement Element, in order to insure that the concurrency provisions of this plan are maintained it is essential that there be a centralized point of responsibility charged with this task. The County Administrator and County Planning Commission Office by implementing the provisions outlined in Section I.C.10. above, have served as this centralized point of responsibility in the past. These offices working primarily with the County Building Inspection Office, the Road and Bridge Department and the County Recreation Office have been generally successful in insuring that the Concurrency Provisions standards of the Comprehensive Plan have been implemented and maintained for the county as well as for the municipalities included as part of this plan (Caryville, Ebro, Vernon and Wausau).

C. Coordination Among Local Comprehensive Plans

Chapter 163, F.S. requires the Comprehensive Plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." It is important to note that such coordination occurs by virtue of the fact that planning for the municipalities of Caryville, Ebro, Vernon, and Wausau is included within the Washington County Comprehensive Plan.

The County also has the opportunity to participate in the review and approval of amendments to the Comprehensive Plans of adjacent local governments, including the City of Chipley. When a proposed amendment is available for review, as part of the required public participation process, the County should review the proposal to ascertain any impacts to the County.

D. Recognition of Campus Master Plans

Chapter 163 also requires the Comprehensive Plan to "provide for recognition of campus master plans prepared pursuant to s. 240.155." Although there are currently no campuses of the State University system located in Washington County, the County will work with the Board of Regents in the development of a "campus development agreement" as provided for in s. 240.155(10) if the need arises.

E. Comparison with the Comprehensive Regional Policy Plan (CRPP)

All goals, objectives, and policies contained in the Comprehensive Plan were evaluated for consistency with the West Florida Comprehensive Regional Policy Plan and the State Comprehensive Plan.

F. Coordination with Plans of the School Board

This element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement) within one year after adoption into the Comprehensive Plan. To be consistent with the revised statutory requirements, procedures must be developed for coordination with the School Board regarding population projections and public school siting. An interlocal agreement has been adopted that specifies that the County and the School Board will both utilize the University of Florida Bureau of Business Research mid-range population projections for planning purposes and that specifies those land use categories in which public schools are allowed to be located.

G. Voluntary Dispute Resolution

Recognizing that disputes will occasionally arise between local governments over growth management issues, the County continues its policy to resolve conflicts with other local governments through the West Florida Regional Planning Council informal mediation process when considered necessary.

V. GOALS, OBJECTIVES AND POLICIES FOR WASHINGTON COUNTY AND THE MUNICIPALITIES OF CARYVILLE, EBRO, VERNON AND WAUSAU

Pursuant to Section 163.3177(f), FS and Sections 9J-5.015 (3)(b) and (c) FAC, the following represents the Intergovernmental Coordination Goals, Objectives and Policies of Washington County and the municipalities of Caryville, Ebro, Vernon, and Wausau. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a longterm directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

GOAL 1: Coordinate the goals, objectives, and policies addressed in the Comprehensive Plan between the County, municipalities, and other governmental and private sector entities to provide for consistent ~~land use functions and effective and efficient governmental services~~ development activities, resource conservation, and growth management and consistency among all government agencies, municipalities and the County.

Objective 1: The County and municipalities will meet as needed (not less than bi-annually) (through the Planning Commission) with the Washington County School District to establish agreements on the availability of services and population growth/trends with land use, and to improve the multiple use of municipal and County owned facilities.

Policy 1-1: Future educational facility locations will be made consistent with the Comprehensive Plan of the local governing body and will not create inconsistencies among adjacent land uses within the County or municipalities or towards school district properties.

Policy 1-2: Beginning immediately, agreements will be pursued that allow for the use of school board owned recreational facilities by residents of the County and municipalities.

Objective 2: Throughout the planning period, the County and municipalities shall continue to implement intergovernmental mechanisms, and will enter into interlocal agreements as needed to coordinate governmental functions and impacts within their jurisdictions and initiate joint efforts with all local governments providing services within the County, with adjacent local governments or regional government agencies, as well as state and federal agencies.

Policy 2-1: The County and municipalities will exchange intergovernmental information and services with appropriate local governments and agencies through scheduled meetings and as otherwise requested.

Policy 2-2: In order to promote economic growth and attract business, the County, municipalities, and Chipley shall pursue agreements to ensure that necessary public facilities and services are available to serve the needs of specifically identified potential businesses.

Policies 2-3 through 2-5 ~~have been~~ were previously deleted.

Policy 2-6: Land use designations in areas annexed by municipalities shall be consistent with adjacent land uses within the County or adjacent counties. Disputes over consistency will be negotiated through efforts of the local governments, the affected local planning agencies, mediation procedures through the regional planning council, or other methods agreed upon by the governments in dispute over the land use designations.

Policy 2-7: Development order and permits approvals (whether in compliance or not in compliance with this Comprehensive Plan) requested in areas within 500 feet of adjacent counties shall be submitted to the affected adjacent county for review and comment. Such comments shall be taken into account when rendering decisions on such development approval applications.

Policy 2-8: Development permits shall be issued in accordance with the Future Land Use Element of this Plan, and shall be issued by the Washington County Building Inspection Department after review and approval of an appropriate land use application by the Planning Department.

Policy 2-9: Concurrent with the adoption of this Plan, the County Planning Commission shall be designated as the Local Planning Agency (LPA) for the County as well as for the municipalities of Caryville, Ebro, Vernon, and Wausau.

Policy 2-10 was previously deleted.

Policy 2-11: The County Planning Commission shall preliminarily review (acting as LPA) and the appropriate governing bodies shall finally review development applications within their jurisdictions. Comments on the impacts of such development on adjacent local government jurisdictions in and outside of municipal or county boundaries, should be offered when requested.

Policy 2-12: The County shall coordinate with the NFWFMD to insure that all amendments to the Future Land Use Element of this Plan are consistent with final recommendations of the SWIM program.

Policy 2-13: By October 2000, the County and municipalities shall establish a Capital Projects Review Team in accordance with the provisions of the Capital Improvements Element, or will establish other mechanisms to insure that the Capital Improvements Schedule and Element are updated on an annual basis.

Policy 2-14: In the event that the impact of a planned development from an adjacent local government may potentially lower an adopted level of service standard within Washington County, the issue must be identified and addressed formally through written communication between the County, adjacent local government, and private developer if applicable. Conversely if a comparable development in Washington County affects an adjacent local government in the same manner the same procedures should be followed.

Objective 3: Through adoption and amendment of this plan, the County and municipalities shall establish and maintain Level of Service Standards throughout the planning period for all public facilities that are consistent with any state, regional, or local entity having operational and maintenance responsibility for the facility.

Policy 3-1: The Comprehensive Plan shall reflect coordinated Level of Service Standards for all public facilities now owned by the local governments.

Policy 3-2: The County and municipalities shall coordinate with the West Florida Regional Planning Council and the State Department of Transportation in setting Levels of Service Standards for transportation facilities.

Policy 3-3: Transportation improvement requirements shall be coordinated with other affected government entities (through the regional and Comprehensive Planning Process) to ensure the most efficient and cost effective course of action is followed.

Policy 3-4: The County shall support the City of Chipley's request to FDOT to begin a Corridor Management Study in order to identify future transportation improvements which may be required for SR 77 within the City limits

Policy 3-5: Until such time that the County provides sewer or water service, the municipalities of Chipley, Caryville, Vernon, and Wausau may wish to annex to have such service available. The Mayors of these areas and the Chairman of the BOCC shall maintain ongoing communication on development issues and potential annexations to ensure a coordinated service extension program and the discouragement of sprawl-type development inconsistent with adopted plans of the municipalities and County.

Objective 4: Throughout the planning period, the County and municipalities shall provide for coordination with other agencies at the lowest level of conflict possible.

Policy 4-1: Through existing channels such as the Planning Commission, etc., the County and municipalities shall provide for regular and extensive exchange of information between jurisdiction and agencies.

Objective 5: When conflicts occur, conflict resolution with other local governments or agencies shall be achieved throughout the planning period using formal or informal processes.

Policy 5-1: Achieve conflict resolution through informal negotiation resulting in a "Memorandum of Agreement" or other statement of intent.

Policy 5-2: In the event of a conflict with the Comprehensive Plan of another local government, which cannot be resolved, the County will appeal to the WFRPC's informal mediation process. If possible, the appeal shall be submitted as a joint request by the local governments in dispute.

Policy 5-3: Provide for joint meetings of the County Commission and the town/city councils of adjacent local governments when needed to resolve intergovernmental coordination issues.

Policy 5-4: Formal mediation shall be entered into only after other alternatives have failed to arrive at a resolution of the issue. Formal mediation should be conducted by a professional mediator specifically trained in mediation techniques.

Objective 6: Coordinate with the Washington County District School Board on population projections and the siting of school facilities.

Policy 6-1: ~~By December 2000, execute an interlocal agreement with the Washington County District School Board to specifying the use of University of Florida Bureau of Business Research mid-range population projections for planning purposes and specifying those land use categories in~~

~~which public schools are allowed to be located consistent with the Future Land Use element. The interlocal agreement with the Washington County District School Board will continue to specify the use of the University of Florida Bureau of Business Research mid-range population projections for planning purposes and to specify those land use categories in which public schools are allowed to be located consistent with the Future Land Use element of the Comprehensive Plan.~~

Policy 6-2: As required by Ch. 163, F.S., Washington County and the municipalities of Caryville, Ebro, Vernon and Wausau agree to recognize campus master plans of the State University System and to ~~work with the Board of Regents~~ cooperate in the development of a "campus development agreement" as provided for in s. 240.155(10) if the need arises.

Objective 7: Consider the need for "joint planning areas" for areas adjacent to the City of Chipley.

Policy 7-1: ~~The County and the City of Chipley will continue to~~ By December 2000, the County will coordinate ~~with the City of Chipley~~ to determine the best use of the "joint planning areas" concept as it relates to the County.

Policy 7-2: The County will continue to coordinate and operate the 9-1-1 emergency systems for fire districts, law enforcement, and other emergency services. (EAR-based)

Policy 7-3: By 2015, an interlocal agreement should be executed between the County and the municipalities setting for the provisions for annexation. Any annexation issues that arise during the development of the inter-local agreements that cannot be resolved by the County and the municipality shall be addressed pursuant to Policy 3-5. (EAR-based)

Policy 7-4: The County will maintain a list of interlocal agreements that the County has with Federal, State, Regional, and County agencies to readily identify these agreements and analyze the effectiveness in providing services and mitigating conflicts. (EAR-based)

GOAL 2: Collaborate and coordinate with the School Board of Washington County to ensure high quality public school facilities which meet the needs of Washington County's existing and future population.

Objective 2-1: The County will implement the interlocal agreement with the School Board, municipalities and adjacent counties providing for close coordination and evaluation of development proposals.

Policy 2-1-1: General types of provisions that will be included in the inter-local agreement in order to advise the school board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

1. Transmission of a monthly memo from the Washington County Planning Department and or Planning Districts to the above entities and others on the Comprehensive Plan mailing list describing proposed developments and planning activities.

2. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the Local Planning Agency as well as through public meetings with notices published in the newspaper.
3. Provision of District wide application of LOS standards.
4. The Interlocal Agreement shall determine the process for completing the following tasks:
 - a. Implementation of school concurrency
 - b. School site selection process
 - c. Timing of on-site and off-site improvements of supporting infrastructure
 - d. Site plan review process
 - e. Local Planning Agency, comprehensive plan amendments, rezoning and development approvals
 - f. Collocation and shared use provisions
 - g. Resolution and disputes
 - h. Oversight process
 - i. Amendment and termination of agreement process
 - j. Notice process.

Objective 2-2: The County shall ensure intergovernmental coordination in order to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

Policy 2-2-1: On an ongoing basis, Washington County shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 2-2-2: On an annual basis, Washington County shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 2-2-3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Washington County, the Washington County Board of County Commissioners, the Washington County School Board, and the City of Caryville, Chipley, Ebro, Vernon and Wausau shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Washington County, the annual Facilities Work Program and Educational Plan Survey of the Washington County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified database including population (forecasts of student population), land use and facilities.
5. Use of the Staff Working Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.
6. Use of the Staff Working Group, with representation from all the entities that will meet at least once annually to review and coordinate school LOS and issues of mutual concern. The group will review population and enrollment projections to assure the maintenance of the LOS and financial feasibility of the CIP and work plan.