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**SECTION 5 – REVIEW OF THE PLAN ELEMENT
SUCCESSSES AND SHORTCOMINGS s.163.3191 (2)(h), F. S.**

INTERGOVERNMENTAL COORDINATION

I. PURPOSE

The purpose of this section of the Evaluation and Appraisal Report is to examine the Intergovernmental Coordination Element of the Washington County Comprehensive Plan for its successes and shortcomings.

II. INTRODUCTION

This document has been prepared by the Washington County Planning Commission and the Washington County Planning Department in cooperation with other County agencies. While many issues will be presented in this section, those identified at the scoping meeting will be presented and further elaborated on in the Identified Issues section the report.

III. THE EXISTING SYSTEM ANALYSIS.

The changes will be few with regard to the element itself. Much of the information remains unchanged.

A. Intergovernmental Coordination Inventory.

Adjacent Local Governments will remain the same with no changes except for the following recommendation:

Recommendation: Vernon Place (a school for girls) can be deleted as the facility is no longer operational.

B. Other Governmental Agencies/Districts

1. Federal Agencies

Recommendation: The inventory needs to be updated by adding:

Federal Emergency Management Agency (FEMA) under Inventory of Federal Agencies

2. State Departments. No changes.

C. Existing Intergovernmental Mechanisms

1. Recreation. No changes.
2. Solid Waste.

Recommendation: There are no changes to this section of the element except to state that no identifiable Construction (C&D) disposal pits are located in the County. Rather, the landfill at Springhill is utilized by builders and contractors. The contract with Waste Management continues with no basic changes. Springhill landfill is used exclusively for disposal of waste collected in Washington County by Waste Management.

3. Public Library. A new Washington County Library was constructed in Chipley offering services to all residents of the County. Due to current budget constraints, the library and satellite libraries have undergone a reduction in operating hours.

Recommendation: Update by adding this new facility to the element.

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 five to ten mile radius of the City limits. However, the City will respond to fires outside that radius when necessary. The County subsidized the City Fire Department in return for the service. The County also gives all the municipalities funds for fire protection and emergency services outside city limits. Each municipality have volunteer fire departments as do various communities in the surrounding areas – Greenhead, Five Points, Five Points Annex at Popular Head, Country Oaks, Sunny Hills, and Hinson Crossroads.

Recommendation: The following should be added to this paragraph:

An impact fee ordinance has been approved by the County to assist the County with fire department funding. The County is also considering a municipal service benefit (MSBU) area within the county that will assess each lot a set fee that will be used for fire department funding and emergency medical services.

5. Industrial Parks.

Recommendation: Update by with information on the Washington County Industrial Park. The park is owned by Washington County and is located adjacent to the CSX Railroad and the City of Chipley. Currently, there is one major economic developer scheduled to purchase and begin construction of a facility expected to employ approximately 80 employees. A commitment of 98 acres has been made for the Chipley WWTP spray field leaving a remaining 5 acres. Additional industrial land is need and can be added adjacent to existing industrial areas and the municipal Enterprise Zones.

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. Reference to the redevelopment projects should be deleted as these were for the Industrial Park that has essentially been completed. No other changes are necessary.

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

All goals, objectives and policies stated apply to all the local governments mentioned in the title unless otherwise stated.

The following assessment of the Intergovernmental Coordination Element is presented to analyze the Element as it relates to the major issues listed in the Identified Issues section of this EAR, as well as to assess the overall performance of the Element. Specific attention has been placed on Identified Issue 6, 8 & 9. These Identified Issues address the protection of open space, the revision of the Comprehensive Plan and the Land Development Code and the Public School Facilities Element. Many of the Objectives, below, call for policies to properly coordinate public school concurrency efforts among the County, municipalities and the School Board. The Element does not, however, contain any mention of open space or protection of the natural resources within the County. This does not mean that the Element is not a critical piece for many other Elements of this comprehensive Plan. Each Objective of this Element has been assessed to determine if further revision is necessary for both the Comprehensive Plan and the Land Development Code.

GOAL: 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.

Recommendation: This goal should be reworded to read:

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 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.

This policy is being met by the County. These meetings have occurred on occasion, but under the new guidelines established in the draft Public Schools Element, these meetings will be scheduled with enough lead time to make attendance by all more feasible.

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.

This policy is being met by all agencies. A Public Schools Facilities Element draft has been completed by West Florida Regional Planning Council. The review and approval process is ongoing at the time of this writing and is expected to be approved.

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.

This policy has met by the County. While no formal agreement exists for all facilities, there is one for Hunter Park in Vernon that is located across the street from the school. There is a traditional spirit of cooperation between the County, the School Board and the public

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.

This objective is being met by the County. For example, current agreements include school interlocal agreements, code enforcement agreements (Wausau), and animal control services.

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.

This policy is being met by the County. The County Planner, Parks and Recreation Director and Grants Coordinator meet on a regular basis with the municipalities to assist, explain, and coordinate related issues with each agency. All three of these and other department heads meet with local civic organizations and groups to inform them of the status of projects and planning issues for the County.

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.

This policy is being met by the County.

Policies 2-3: *Previously deleted.*

Policy 2-4: *Previously deleted.*

Policy 2-5: *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.

This objective is being met by the County. Adjacent counties are notified of all changes that have the potential of affecting that county. Invitations are extended for scoping meetings, public hearings, and workshops where the issues have a potential of affecting adjacent and neighboring counties.

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.

This policy is being met by the County.

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.

This policy is being met by the County. However, this should be reworded to read:

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 Departments after review and approval of a 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.

This policy is being met by the County. All counties are active participants in the Comprehensive Plan procedures.

Policy 2-10: *Previously deleted.*

Policy 2-11: The County Planning Commission shall preliminarily review (acting as the 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.

This policy is being met by the County.

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.

This policy is being met by the County.

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.

Overall, this policy is being met by the County. In cooperation with the Budget Committee, the Planning Office has taken the role as the lead agency in ensuring that these projects appear on the Capital Improvements Element schedule. The various departments have been issued a mechanism to ensure that all projects are shown on the CIE schedule. The schedule is now being updated on a yearly basis. It is recommended that the County Administrator, the Planning Director and the Grants Coordinator be appointed to form this team.

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.

This policy is being met by the County and municipalities.

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.

This objective is being met by the County. Thorough review by the Planning Department, County Engineer and the municipalities ensure that all levels of service standards are met and maintained.

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

This policy is being met by the County. There has not been a dramatic increase in the population base of the County; therefore, little or no changes are expected in any of the levels of service within the County.

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.

This policy is being met by County. All levels of service pertaining to this report and the subsequent EAR-based revision of the Comprehensive Plan will be review by both agencies.

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.

This policy is being met by the County.

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.

This policy has been met by the County and can be deleted.

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.

This policy is being met by the 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.

This objective is being met by the County.

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.

This policy is being met by the County.

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.

This objective is being met by the County.

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

This policy is being met by the County.

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.

This policy is being met by the County.

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.

This policy is being met by the County.

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.

This policy is being met by the County.

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

This objective is being met by the County. The School Board and the County have entered into an Interlocal Agreement (2006) that addresses these issues and the School Board is represented by a voting member on the Planning Commission. The Public Schools Facilities Element

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.

This policy has been met by the County.

Recommendation: This policy should be reworded to read as follows:

The interlocal agreement with the Washington County District School Board will continue to specify the use of 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.

Recommendation: This policy should be added to the element.

Policy 7-5: In meeting the population projections and school location minimum requirements coordination between the Washington County School Board and the County, the inter-local agreement will address at a minimum:

- a. Collaboration on Department of Education enrollment projections and the population projections used in the Comprehensive Plan; and*
- b. Coordination between school siting compatibility requirements pursuant to section 235.19 and 235.193, F.S., including integration of the educational plan survey (required to be submitted every five years pursuant to s. 235.15, F.S.), the general educational facilities report (required to be submitted annually by the school board pursuant to s. 235.194, F.S.) and applicable policies and procedures of the school board, with the Comprehensive Plan Future Land Use Element and land development regulations of the County.*

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 in the development of a "campus development agreement" as provided for in s. 240.155(10) if the need arises.

This policy has been met by the County.

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

Policy 7-1: 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.

This policy has not been met as to formally forming a "joint planning area. However, the County and City of Chipley have worked well together during the planning period to ensure that planning and development issues between the two entities are settled in a satisfactory manner. Chipley actively participates in the County's Local Mitigation Strategy Committee to resolve planning and flood mitigation issues within Chipley and the surrounding unincorporated area of the County.

Recommendation: These policies should be added to the policies of this element:

Policy 7-2: Continue to coordinate and operate the 911 emergency systems for fire districts, law enforcement, ambulance service and other emergency services.

Policy 7-3: By 2015, execute inter-local agreements between the County and the municipalities setting forth provisions for. Any annexation issues which 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

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.