CITY OF DEFUNIAK SPRINGS

2025 COMPREHENSIVE PLAN

Prepared By:

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EXHIBIT I: 2025 FUTURE LAND USE MAP (FLUM) SERIES
SECTION 1. FUTURE LAND USE ELEMENT

GOAL 1: MANAGE THE FUTURE DEVELOPMENT OF THE CITY IN A MANNER CONSISTENT WITH THE ABILITY TO PROVIDE ADEQUATE INFRASTRUCTURE AND PROTECT IMPORTANT NATURAL RESOURCES.

Objective 1.1: The City will continue to enforce the Land Development Code adopted pursuant to the requirements of Chapter 163.3202, Florida Statutes.

Policy 1.1.1: The City will amend and enforce the Land Development Code that contains specific and detailed provisions to implement the Comprehensive Plan.

Policy 1.1.2: The Future Land Use Map series, Maps 1 through 12 herein, reflect City policy for managing the allocation of future land use, and are adopted as a part of the updated Comprehensive Plan (July 2010). The Data and Analysis document of the DeFuniak Springs 2025 Comprehensive Plan supports the Future Land Use Map series. The following maps are included within the DeFuniak Springs Future Land Use Map series:

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Title</th>
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<tbody>
<tr>
<td>Map 1:</td>
<td>Existing Land Use Map</td>
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<td>2025 Future Land Use Map</td>
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<td>Traffic Circulation Map (including Airport and Rail Facilities)</td>
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<td>Map 11:</td>
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<td>Map 12:</td>
<td>Military Influence Planning Area (MIPA) III Overlay Map</td>
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</table>

Policy 1.1.3: The subdivision and development of land shall be regulated subject to the densities and intensities of use identified on the Future Land Use Map.

Policy 1.1.4: The land development regulations shall include requirements for compatibility of adjacent land uses including buffers between certain land uses (e.g., commercial and low density residential) and provide for open space based on levels of service adopted in the Recreation and Open Space Element of this plan.

Policy 1.1.5: The land development regulations shall include requirements for the provision of stormwater management facilities by developers sufficient to meet the level of service adopted in the stormwater management sub-element of the plan.

Policy 1.1.6: Continue to provide for regulating signage in the land development regulations.

Policy 1.1.7: Require safe and practical ingress-egress points, on-site traffic circulation, and vehicle parking and loading needs during the site plan review process.
Policy 1.1.8: DeFuniak Springs will continue to encourage the use of innovative land development regulations including, but not limited to, incentive zoning, planned unit development, and performance zoning.

Policy 1.1.9: The City land development code will contain standards for buffering incompatible land uses. Standards may include provisions such as clustering of development to maintain open space and recreation areas or landscaped areas adjacent to abutting parcel boundaries.

Policy 1.1.10: The following densities and/or intensities of use:

<table>
<thead>
<tr>
<th>Future Land Use Category</th>
<th>Density/Intensity</th>
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<tbody>
<tr>
<td>Agricultural:</td>
<td>1 DU/5 gross acres</td>
</tr>
<tr>
<td>Conservation:</td>
<td>No more than 10% impervious area in wetlands and floodplain areas</td>
</tr>
<tr>
<td>Low Density Residential:</td>
<td>2.5 DU/gross acre</td>
</tr>
<tr>
<td>Low Density Residential-Alternate</td>
<td>4.0 DU/gross acre</td>
</tr>
<tr>
<td>Medium Density Residential:</td>
<td>16 DU/gross acre</td>
</tr>
<tr>
<td>Mixed Use:</td>
<td>24 DU/gross acre; FAR of 1.0</td>
</tr>
<tr>
<td>Commercial:</td>
<td>FAR of 1.0</td>
</tr>
<tr>
<td>Recreation:</td>
<td>FAR of 0.5</td>
</tr>
<tr>
<td>Industrial:</td>
<td>FAR of 0.5</td>
</tr>
<tr>
<td>Institutional:</td>
<td>FAR of 1.0</td>
</tr>
</tbody>
</table>

Note: The term ‘gross acres’ refers to the acreage only within a specific Future Land Use category and does not include wetlands or conservation areas as designated on the Future Land Use Map.

Policy 1.1.11: The Future Land Use categories for the City are as follows:

1. Residential
   a. Low Density Residential - The Low Density Residential land use category is intended to apply to primarily low density single family detached residential development and its ancillary uses from 0.0 DU/gross acre (dwelling units per gross acre) up through 2.5 DU/gross acre. The term gross acre applies to the total amount of land in the parcel. Other permissible land uses may include churches daycare centers, cemeteries, schools, and other similar uses.
   b. Low Density Residential-Alternate - The Low Density Residential-Alternate land use category is intended to apply to primarily low density single family detached residential development and its ancillary uses from 2.6 DU/gross acre (dwelling units per gross acre) up through 4.0 DU/gross acre. The term gross acre applies to the total amount of land in the parcel. Other permitted land uses may include churches daycare centers, cemeteries, schools, and other similar uses.
   c. Medium Density Residential - The Medium Density Residential land use category is intended to apply to residential development with a density of 2.6 DU/gross acre up to 16.0 DU/gross acre. Onsite ancillary recreation facilities are encouraged.
2. Commercial - The Commercial land use category is intended to provide areas for high intensity commercial development including retail sales and services, wholesale sales, shopping centers, office complexes and other similar uses. Commercial uses shall not exceed a Floor Area Ratio of 1.0.

3. Mixed Use - The Mixed Use land use category is intended to provide for a mixture of functionally integrated residential and non-residential uses. The mixed-use concept is specifically intended to provide flexibility in the planning and permitting process by allowing a range of land uses within one district, with particular emphasis on creating higher density, pedestrian-friendly environments where the variety of uses enables people to conveniently live, work, play, and shop within a short distance. The proximity of diverse uses and pedestrian orientation of this area will make it possible to reduce vehicular trips and to encourage walking and bicycling.

   1) Density: No more than twenty-four (24) dwelling units per gross acre.

   2) Intensity: Non-residential land uses shall not exceed a Floor Area Ratio of 1.0.

   3) Permitted Land Uses: Permitted land uses shall consist of the following land uses: retail commercial, office/service related commercial, and residential.

   4) Mixture of Land Uses: Properties in this category must be developed with at least two (2) of the permitted land use types, one of which is required to be residential. Within each area designated for Mixed Use a maximum of 50% of the parcel may be used for retail commercial land use, and/or office/service related commercial land uses, and 50% for residential land uses.

4. Industrial - The Industrial land use category is intended to apply to light manufacturing, warehousing, and storage associated with a business or industrial use, wholesaling, distribution, office, and other related activities. Operations shall not produce noxious effects or hazardous wastes. Extensive landscape buffering sufficient to mitigate nuisance and hazards is required between uses permitted in the Industrial designation and uses permitted in other land use designations, particularly where such land uses abut residential land uses or collector and arterial roadways. Industrial uses shall not exceed a Floor Area Ratio of 0.5.

5. Recreation - The Recreation land use category is intended to apply to all City, County, federal and state parks and public golf courses. Recreation uses shall not exceed a Floor Area Ratio of 0.5.

6. Conservation - The Conservation land use category is intended to identify and apply to areas where particular care should be taken in developing a site. Designation of a conservation area is not intended to necessarily exclude development in these areas, but rather to ensure that its natural resource value is promoted. The areas of particular concern in this regard are in identified wetland areas, in 100-Year floodplains, and in stormwater management areas. Development may not exceed 10% impervious area and may include boardwalks, docks, and other recreation-related structures.

7. Institutional - The Institutional land use category is intended to apply to City Hall,
Post Offices, and other government uses in the City. Institutional uses shall not exceed a Floor Area Ratio of 1.0.

8. Agricultural - The Agricultural land use category is intended to apply to areas characterized by agricultural activities. Allowable uses include agriculture, silviculture, farm dwellings, and associated accessory structures that are related to and supportive of agriculture and silviculture. The maximum density is 1 DU/5 gross acres.

**Policy 1.1.12:** Electric substations are permitted in the following Future Land Use Categories: Residential, Commercial, Industrial, Recreational, Institutional, and Agricultural.

**Policy 1.1.13:** Prior to the conversion of Agricultural land to other land use categories, the City will require a compatibility/needs analysis to determine whether the identified Agricultural land is appropriate for conversion to an urban land use.

**Policy 1.1.14:** By December 2011, the City shall enter into a joint planning agreement with Walton County, consistent with Chapter 163.3177(6)(h)1.a, F.S., regarding annexed lands that are currently designated as Walton County Estate Residential, Walton County Rural Village, and Walton County Urban Residential and are located within the incorporated limits of the City. The purpose of the joint planning agreement will be to coordinate with Walton County any development approvals for the areas within the incorporated limits of the City designated as Walton County Estate Residential, Walton County Rural Village, and Walton County Urban Residential. The City will also coordinate with Walton County through the joint planning agreement the conversion of the Walton County Estate Residential, Walton County Rural Village, and Walton County Urban Residential Future Land Uses to an appropriate City Future Land Use designation.

**Objective 1.2:** New development may be permitted in areas with existing public services consistent with the adopted Concurrency Management System, subject to meeting all requirements and compatibility analyses.

**Policy 1.2.1:** New uses will be located in conformance with the standards shown below:

1. New Commercial land uses shall be located on arterial or collector roadways.
2. New Medium Density Residential land uses shall be located on arterial or collector roadways.
3. New Institutional land uses shall be located on collector or arterial roadways.
4. The total amount of Recreational land use in the City will be a minimum of 0.02 acres per person.

**Objective 1.3:** The City will ensure that all future development is consistent with adopted or City-accepted demonstrated planning principles and natural area limitations.

**Policy 1.3.1:** The City will continue to encourage the elimination of non-conforming uses that are inconsistent with the Future Land Use Map.
Policy 1.3.2: The City will consider enacting impact fees which fairly attribute the costs of development to those generating the impacts.

Objective 1.4: All development orders and permits for all development undertaken after adoption of this Plan, including any redevelopment activities, shall be issued only if there are adequate public facilities and services available concurrent with the impacts of proposed development.

Policy 1.4.1: The City will make a finding that adequate public facilities as defined by the Level of Service standards are available prior to issuing building permits.

Policy 1.4.2: Public facilities and services shall be located to minimize their cost, minimize their impacts on the natural environmental and maximize their efficiency.

Policy 1.4.3: The City will use the Equivalent Residential Unit Determination System for determining the impact of a development upon wastewater facilities. No development will be approved which results in reducing the established Level of Service standard set for wastewater.

Policy 1.4.4: The City will evaluate the impact development proposals would have upon traffic circulation utilizing the latest edition of the ITE. No development will be approved which degrade the established Level of Service standards for traffic concurrency unless mitigation or proportionate fair share contributions are made.

Policy 1.4.5: Consistent with 163.3180, F.S., new development shall be permitted only when the necessary facilities and services, including sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities, are in place and available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy.

Objective 1.5: The City will identify and inventory non-conforming land uses for the goal of eliminating 50% of them by the end of the 10 year planning period.

Policy 1.5.1: Expansion or replacement of land uses which are incompatible, as defined in the Future Land Use Element, shall be prohibited.

Policy 1.5.2: The City will define the terms “incompatible” and “inconsistent” in the Land Development Code.

Objective 1.6: Continue to protect identified significant historical and natural resources of the City through land development regulations criteria for their protection.

Policy 1.6.1: A comprehensive listing of historic and archaeological resources shall be maintained by the City. Sites listed in the Florida Master Site file shall be listed and updated annually.

Policy 1.6.2: The City will identify and require the preservation of significant historic resources.
**Policy 1.6.3:** The City will use the latest version of the Flood Damage Prevention Ordinance promulgated by the Federal Emergency Management Administration to determine the elevation line of the 100-year floodplain areas unless substantial evidence to the satisfaction of the City Engineer is provided to the contrary.

**Objective 1.7:** The City will provide well-managed and orderly expansion of the urban area to discourage the proliferation of urban sprawl.

**Policy 1.7.1:** The previous objective will be reached through the implementation of land development regulations which prohibit inefficient land development patterns and incompatible land uses.

**Policy 1.7.2:** A mix of land uses will be encouraged in appropriate high and medium density areas, in order to promote the maximization of travel opportunities between land use types without auto dependency.

**Policy 1.7.3:** The City will promote desired land uses by scaling developer fees based on desired criteria, for example:

1. Increasing or reducing fees proportionally with distance from the City center or preferred future transit sites;
2. Increasing or reducing fees based on the degree to which mixed uses are incorporated into the project;
3. Reducing fees for the re-use of brownfield sites; and
4. Increasing fees for the use of greenfield sites

**Policy 1.7.4:** The City shall promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.

**Objective 1.8:** The City will continue procedures at staff level to coordinate impacts of development proposed by the Plan with appropriate aspects of the Walton County Comprehensive Plan.

**Policy 1.8.1:** Walton County, pursuant to its current interlocal agreement with the City, shall provide transportation concurrency management reviews.

**Policy 1.8.2:** The City shall afford neighboring local governments the opportunity to review proposed Comprehensive Plan amendments within the City to determine for themselves if such amendments will affect their own Comprehensive Plan.

**Objective 1.9:** Continue to monitor for and develop plans for redevelopment and renewal of blighted areas.

**Policy 1.9.1:** Apply for grant funding to help in redeveloping blighted areas.

**Policy 1.9.2:** The City shall encourage high-density, mixed-use, infill development and creative use of brownfield, under-utilized, and/or defunct properties within the urban core.
Policy 1.9.3: To save energy and financial resources, development shall be encouraged along transportation corridors, and in business, civic, and cultural centers. Development shall be encouraged in the following locations:

1. Remediated brownfield sites;
2. Infill sites within the urbanized area;
3. Sites with reuse of existing structure; and
4. Sites with proximity to existing and/or future transit routes

Policy 1.9.4: To save energy and financial resources, development that incorporates the principles of traditional city design shall be encouraged. These principles include:

1. A mix of land uses that integrate a variety of uses;
2. Development with retail on the first floor;
3. Development that includes greenspace; and
4. Development that incorporates intra-modal transportation – connecting bicycle, pedestrian, and transit facilities

Policy 1.9.5: Development that ensures a balanced mix of housing, workplaces, shopping, recreational opportunities, institutional uses and mixed-use structures will be encouraged.

Objective 1.10: The City shall coordinate with Eglin Air Force Base on land use decisions that may affect the mission of the military installation.

Policy 1.10.1: Map 12: Military Influence Planning Area (MIPA) III Overlay Map, within the Future Land Use Map series, establishes the portion of the City that lies within the Military Influence Planning Area III for Eglin Air Force Base, as depicted in Figure 14-8 of the Eglin Air Force Base Joint Land Use Study, dated June 2009.

Policy 1.10.2: To foster close coordination and communication, the Planning Board shall include an ex-officio, non-voting member as a representative of the Commanding Officer of Eglin Air Force Base. The Commanding Officer, Eglin Air Force Base, will be asked to designate a representative to serve in this capacity. The designated representative shall be notified of all meetings and provided copies of agenda packages related to the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base, as well as any special planning studies, such as Evaluation and Appraisal Reports (EARs).

Policy 1.10.3: All proposed comprehensive plan amendments, proposed land development regulation changes, rezoning, waivers, exceptions, variances, planned unit developments and similar applications which, if approved, would affect the intensity, density, or use of land and/or would affect height of construction or lighting within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base shall be referred to the military representative for review and comment prior to final action. The military representative shall be invited to participate in all development of regional impact-related
activities within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base. Application for development orders requesting a variance or waiver from height or lighting restrictions within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base shall be referred to the military representative for review and comment prior to final action.

**Policy 1.10.4:** The City shall incorporate the recommended strategies listed in the *Eglin Air Force Base Joint Land Use Study, dated* June 2009, into the Comprehensive Plan and Land Development Regulations by June 30, 2012.

**Objective 1.11:** The City shall implement standards for the siting of public schools to increase the quality of life and local educational opportunities for its citizens.

**Policy 1.11.1:** The City will coordinate through an interlocal agreement with the School Board to encourage the location of schools proximate to residential and urban areas to the extent possible and shall seek to co-locate schools with public facilities, such as parks, libraries, and community centers to the extent possible.

**Policy 1.11.2:** Future schools shall be an allowable use (subject to siting criteria) in all land use categories except the Industrial and Conservation land use categories.

**Policy 1.11.3:** The City's Comprehensive Plan intends for future schools to be sited as closely to urban residential areas as practical, preferably within walking and/or bicycle distance of the primary residential areas to be served. Public schools that are located in the Agriculture land use category shall be located as close as possible to urban residential areas.

**Policy 1.11.4:** When considering the acquisition and establishment of public facilities such as parks, libraries, and communities centers, the City shall, to the greatest extent possible, select a location and/or design the facility in such a way that collocation of the facility with a public school is either achieved with an existing public school, or that the facility can be retrofitted for co-location with a future public school.

**Policy 1.11.5:** The City will continue to coordinate with Walton County which will continue to be the lead agency in coordination efforts to build new school facilities and facility rehabilitation and expansions, and designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. Walton County will continue to be the lead agency to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

**Policy 1.11.6:** The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.
SECTION 2. TRANSPORTATION ELEMENT

GOAL 1: PROVIDE A SAFE, COST EFFECTIVE MULTI-MODAL TRANSPORTATION SYSTEM

Objective 1.1: Streets will be maintained at a reasonable level of service to ensure flow of traffic. The City hereby adopts the following peak hour Levels of Service (LOS) for facilities as follows:

Freeways - C
Principal Arterials - C
Minor Arterials & Collectors - C

Policy 1.1.1: When LOS D is reached on SR 83, north of US 90, the City will request FDOT to consider alternative parallel routes to relieve congestion.

Policy 1.1.2: The City shall continue to maintain records to determine whether the 110% de minimus transportation impact threshold has been reached. These records shall be compiled annually and shall be submitted with the updated Capital Improvements Schedule each year.

Policy 1.1.3: The City will protect existing and future rights of way from encroachment by new buildings.

Objective 1.2: Through its membership with the Okaloosa-Walton Transportation Planning Organization, the City of DeFuniak Springs will continue to coordinate with the plans and programs of the Florida Department of Transportation’s Five Year Transportation Plan to provide a safe and efficient motorized and non-motorized transportation system.

Policy 1.2.1: Through its membership with the Okaloosa-Walton Transportation Planning Organization, the City of DeFuniak Springs will review the annual updates of the Five Year Construction Plan to ensure that the best interests of the City are included in the Plan to the greatest extent possible.

Policy 1.2.2: Continue to coordinate future land use decisions with the transportation system as adopted in the Future Land Use Map series.

Policy 1.2.3: The City shall coordinate with the Florida Department of Transportation and the Okaloosa-Walton Transportation Planning Organization on evaluating and developing a strategy to implement improvements identified on the Transportation Master Plan, which can be found in the Future Land Use Map series.

Policy 1.2.4: The City shall analyze the Capital Improvement Schedule on an annual basis in order to determine the feasibility of implementing the Transportation Master Plan.

Policy 1.2.5: By 2015, the City shall prepare a multimodal quality of service assessment (as detailed in the Florida Department of Transportation’s Multimodal Transportation Districts and Area Quality of Service Handbook (2003)).
**Objective 1.3:** The City shall regulate the provision of roadway access to the State Highway System and all other roads and streets for all new development through the following management techniques:

**Policy 1.3.1:** Limiting access to the State Highway System and all other streets by controlling the number and location of site access driveways and other intersecting roads according to the procedures and standards outlined in FDOT Rule Chapters 14-96 and 14-97.

**Policy 1.3.2:** Requiring shared driveways or cross-access easements for adjacent properties where the minimum driveway spacing requirements defined in FDOT Rule 14-97 cannot be met.

**Objective 1.4:** The City shall promote increased opportunities for public transportation, bicycle, and pedestrian circulation systems.

**Policy 1.4.1:** By 2013, the City shall develop and implement, to the extent financially feasible, a sidewalk and bikeway plan, which provides for improved pedestrian and bicycle travel opportunities within the downtown area and also provides for interconnectivity between the downtown area and other parts of the City. The sidewalk and bikeway plan shall be reviewed and revised as appropriate to be consistent with the most recent update of the Okaloosa-Walton Transportation Planning Organization’s *Bicycle/Pedestrian Master Plan*.

**Policy 1.4.2:** The City shall work to ensure that all sidewalks and circulation system elements are ADA compliant.

**Policy 1.4.3:** Sidewalks, shared use paths, street crossings, street lighting, pedestrian signals, signs, street furniture, transit stops and facilities, and all connecting pathways shall be designed so that all pedestrians can travel safely and independently.

**Policy 1.4.4:** Traffic calming measures shall be employed to address safety issues on streets with a high level of pedestrian and/or bicycle traffic traveling to and from schools.

**Policy 1.4.5:** All major City roadways (minor collectors and above) shall, when feasible, include sidewalks and signed and marked bicycle lanes. Allowable exceptions include:

1. Where the cost of establishing bikeways or walkways would be excessively disproportionate to the need or probable use;

2. Where sparseness of population or other factors indicate an absence of need, e.g., the street is a cul-de-sac with four or fewer dwellings or the street has severe topographic or natural resource constraints;

3. Where bicyclists and pedestrians are prohibited by law from using the roadway.

**Policy 1.4.6:** New residential developments shall include provisions for bicycle and pedestrian facilities, which may include bike lanes, sidewalks or a system of multi-use trails. Such facilities shall connect to existing planned bicycle and pedestrian facilities and include provisions for connections to adjacent land uses.

**Policy 1.4.7:** New non-residential development shall include provisions for on-site bicycle and pedestrian facilities, including appropriate bicycle parking and lighting for the safety of the users.
These facilities shall connect with existing and planned bicycle and pedestrian facilities and will include provisions for connections to adjacent land uses. Bicycle and pedestrian facilities should be separate from the automobile facilities.

**Policy 1.4.8:** The design and development of the transportation infrastructure shall improve conditions for bicycling and walking through the following additional steps:

1. Projects shall be planned for the long-term goals of promoting walkability and alternative forms of transportation. Infrastructure shall be designed to accommodate bicycle lanes, right-of-way to accommodate sidewalks, and bridges to accommodate pedestrian and bicycling facilities.

2. The need for pedestrians and bicyclists to cross corridors, as well as travel along them, shall be addressed. The design of intersections and interchanges shall accommodate bicyclists and pedestrians in a manner that is safe, accessible, and convenient.

**Policy 1.4.9:** A mix of land uses will be encouraged in appropriate high and medium density areas, in order to promote the maximization of travel opportunities between land use types without auto dependency.

**Objective 1.5:** The City shall reduce Vehicle Miles Traveled (VMT)-related emissions by encouraging the use of public transit when available, promoting improvements to transit system infrastructure, increasing safety and accessibility, and by providing other incentives as appropriate and when feasible.

**Policy 1.5.1:** Evaluate the feasibility and effectiveness of funding projects that support alternative modes of transportation and reduce VMT, including transit, and bicycle and pedestrian access, before funding transportation improvements that increase roadway capacity and VMT.

**Policy 1.5.2:** Amend the Land Development Regulations to include the following standards for safe pedestrian and bicyclist accommodations:

1. “Complete Street” policies that foster equal access by all users in the roadway design;

2. Bicycle and pedestrian access internal to a development as well as in connection to other areas through easements;

3. Safe access to public transportation;

4. Safe road crossings at intersections for all, including school children and seniors;

5. Adequate, convenient and secure bicycle parking at public and private facilities; and

6. Urban street standards, including provisions for bicycle parking within the public right of way in areas where there are no other alternatives.
SECTION 3. HOUSING ELEMENT

GOAL 1: PROVIDE AFFORDABLE, SAFE, AND SANITARY HOUSING THROUGH PRIVATE AND PUBLIC EFFORTS TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS OF THE CITY OF DEFUNIAK SPRINGS.

Objective 1.1: By 2025, the City shall increase the number of affordable housing units for the existing and future population of DeFuniak Springs by 85 units.

Policy 1.1.1: Endorse private sector efforts to provide affordable housing through coordination and technical assistance during project planning and/or funding application.

Policy 1.1.2: Investigate and apply for grant monies which will aid in increasing the supply of safe and affordable housing.

Policy 1.1.3: Coordinate with the Tri-County Council by increasing communication between the City and the Council in order to ensure that all programs available for funding are being applied for.

Policy 1.1.4: Review ordinances, codes, regulations, fees, and the permitting process for the purpose of eliminating excessive City requirements, and amending or adding provisions to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare, and safety of the residents.

Policy 1.1.5: Continue a project approval process flow chart to expedite development activities and set an approximate timeframe for completion of approval process for all projects designed to provide affordable housing for extremely-low, very-low, low, and moderate income persons, the elderly, the handicapped, large families and rural and farm worker families.

Policy 1.1.6: Establish principles and criteria for proposed housing developments intended for persons with special housing needs, including the elderly, the handicapped, large families and rural and farm worker families.

Policy 1.1.7: Continue land development regulations that provide for affordable housing options such as manufactured and modular housing, zero lot line housing, cluster housing and planned unit developments.

Policy 1.1.8: Include in the land development regulations, site selection criteria for the location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

Policy 1.1.9: Continue the nuisance provisions of the Code of Ordinances to ensure safe and sanitary housing conditions.

Policy 1.1.10: Provide timely review of residential developments for the provision of adequate infrastructure so that developments of higher densities will have infrastructure in place to support the increased intensity of use. Development will not be approved if adequate capacity is not available.
Policy 1.1.11: Amend the Code of Ordinance provisions to address property and structural maintenance.

Policy 1.1.12: Housing for extremely-low, very-low, low, and moderate income households will not be subject to more restrictive or higher standards than other types of housing, with respect to location and site design standards.

Policy 1.1.13: Appoint an Affordable Housing Task Force to annually assess extremely-low, very-low, low, and moderate-income housing needs and recommend programs to facilitate the implementation of DeFuniak Spring’s Housing Goals, Objectives, and Policies.

Policy 1.1.14: Continue to provide an adequate supply of residential land to accommodate the extremely-low, very-low, low, and moderate income populations. Estimates of this population and their unmet need should be updated annually based on U.S. Department of Housing and Urban Development standards and analyses.

Policy 1.1.15: Distribute publicly assisted housing throughout the City consistent with land use densities to provide a wide variety of neighborhood settings for extremely-low, very-low, low, and moderate-income persons and to avoid undue concentration in single neighborhoods.

Policy 1.1.16: Apply for and utilize Federal, State and/or local funding for site acquisition and improvement for extremely-low, very-low, low, and moderate income housing and infrastructure.

Policy 1.1.17: The City shall permit accessory dwelling units in single family residential areas in order to increase the availability of affordable housing units in accordance with s. 163.31771, F.S. The addition of an accessory unit shall not exceed the allowable density on the underlying land use.

Policy 1.1.18: The City shall update the Land Development Code to permit the construction of accessory dwelling units when constructed with a single family residence. The City shall explore methods of allowing alternative transportation impact analyses, impact fee credits, and/or other policy incentives to promote the construction of accessory dwelling units meeting the affordability criteria for extremely low-income, very low-income, low-income, or moderate -income persons.

Objective 1.2: Continue to review the City’s housing stock, to identify substandard units as defined and identified by the U.S. Census Bureau, “Measuring the Quality of Housing” and units qualifying for conservation, rehabilitation or demolition programs. A substandard dwelling unit shall be defined as a dwelling that fails to meet the applicable building code, the minimum housing code, or that lacks complete plumbing; lacks complete kitchen facilities; lacks central heating; or is overcrowded.

Policy 1.2.1: Adopt criteria that define conditions warranting conservation, rehabilitation and demolition actions. Develop a numerical scoring system using adopted criteria to determine the housing stock in need of conservation, rehabilitation or demolition.

Policy 1.2.2: Apply for and utilize Federal, State and/or local funds for a City-wide housing conditions survey to identify and prioritize areas exhibiting substandard housing conditions.
Policy 1.2.3: Update on a yearly basis the inventory of substandard housing, removing rehabilitated housing from the inventory and entering housing that has become deteriorated or dilapidated since the last update.

Objective 1.3: Implement conservation, rehabilitation or demolition programs to extend the useful life of the existing housing stock and stabilize or improve residential neighborhoods.

Policy 1.3.1: By 2012, the City shall complete an inventory of substandard/dilapidated housing for purposes of rehabilitation or demolition of structures. This inventory shall consist of updated 2010 U.S. Census data, as well as a visual housing study of external conditions, to identify blocks or concentrations of substandard/dilapidated housing.

Policy 1.3.2: Apply for and utilize Federal, State and/or local funds for conservation, and rehabilitation activities.

Policy 1.3.3: Amend the Code of Ordinances to include Minimum Housing Code provisions that meet the criteria of Florida Building Code.

Policy 1.3.4: Permit, on a demonstration basis, consistent with adopted LOS standards, mixed-use, cluster housing, or other residential reuses of the existing housing stock, which will result in the removal or renovation of substandard housing units.

Policy 1.3.5: Continue to enforce the Abandoned Property Ordinance, Litter Ordinance, etc., to maintain the aesthetics of residential areas.

Objective 1.4: When necessary provide relocation housing in a uniform and equitable manner, for persons displaced by public and private relocation housing programs and projects.

Policy 1.4.1: Completion of a housing relocation plan shall be an element of any City program or project that requires relocation, and shall contain provisions for interim or permanent housing for persons being displaced.

Objective 1.5: The City shall continue to evaluate whether sites are appropriate for manufactured or modular housing, in accordance with the Land Development Code.

Policy 1.5.1: Include in land development regulations siting and references to the building code criteria for manufactured or modular housing to meet the future demand for such housing types.

Policy 1.5.2: Supporting infrastructure to manufactured or modular housing parks and subdivisions will be consistent with adopted level of service standards.

Objective 1.6: The City of DeFuniak Springs will facilitate meeting special housing needs through continued coordination of public and private and non-profit sectors involved in housing production.

Policy 1.6.1: Provide incentives to developers, such as the use of density bonuses and revised setbacks, to make their developments accessible to the physically disabled and/or handicapped.

Policy 1.6.2: The City shall support the actions and requests of appropriate local agencies such as the Area Agency on Aging, the Council on Aging, the Center for Independent Living, and the
Association for Retarded Citizens to the FBC Review Committee for recommended changes to the FBC to meet the needs of the physically disabled and frail handicapped to the extent such changes are feasible.

Policy 1.6.3: The City shall request appropriate local agencies such as the Area Agency on Aging, the Council on Aging, the Center for Independent Living, and the Association for Retarded Citizens to provide estimates, based on acceptable methodologies, of the unmet housing needs of the populations which they serve. The City shall encourage developers of housing to coordinate with these agencies to develop housing meeting the identified unmet housing needs, and encourage developers and the agencies to form public/private partnerships to obtain funding.

Policy 1.6.4: Support private sector efforts to secure Federal and/or State funds to provide housing for elderly, disabled, rural, and homeless citizens.

Policy 1.6.5: Apply for and utilize Federal and/or State funds which provide housing as a priority to the elderly and disabled.

Policy 1.6.6: Consider and develop location criteria for group housing for the elderly or disabled and foster care facilities which consider proximity to current and planned transportation assistance, recreation, and health care facilities.

Policy 1.6.7: Adopt land development regulations that provide for housing options to meet the diverse housing needs of the elderly such as accessory apartments, adult foster homes, and congregate living facilities.

Policy 1.6.8: Assist local entities in maintaining special needs housing units through measures such as expedited permitting and inspections.

Policy 1.6.9: Coordinate with West Florida Regional Planning Council efforts to establish a regional clearinghouse to receive and disseminate information on housing opportunity ordinances, programs, and initiatives to encourage the development of housing opportunity ordinances, programs, and initiatives to encourage the development of housing units for special needs housing groups.

Policy 1.6.10: The City shall adopt land development regulations which establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities, serving in excess of 14 residents, and continue land development regulations which limit the number of group homes within a defined area, consistent with state law, to prevent over concentration.

Objective 1.7: Update the City’s inventory of historically significant housing every two years.

Policy 1.7.1: Submit applications for State and/or Federal funding to update the comprehensive survey of DeFuniak Springs’ historic resources.

Policy 1.7.2: Identify housing that merits protection or preservation due to its unique characteristics or representative nature. Identify these structures on a “Historic Resources Map” to be used as reference in revising the City’s Comprehensive Plan and applicable ordinances.
**Objective 1.8:** Comply with procedures for the protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of their period.

**Policy 1.8.1:** Adopt an ordinance allowing for the timely evaluation of housing sites involved in public programs and projects for historical or architectural significance prior to alteration or demolition. Housing sites determined to be of historical or architectural significance shall be recorded prior to alteration or demolition.

**Policy 1.8.2:** The City will continue to enforce the provisions of the Land Development Regulations which require that any alteration or rehabilitation of historically or architecturally significant housing shall be done in such a manner as to ensure that the historical or architectural significance of the structure is protected.

**Policy 1.8.3:** Continue to enforce the provisions of the Land Development Code which requires a delay of demolition provision for structures over 75 years old and/or housing found to be of historical or architectural significance by the City Council. Preservation alternatives shall be evaluated and a survey of the site shall be completed during the delay period.

**Policy 1.8.4:** The City will preserve the historical character within the historic district by identifying areas with historic district designation potential. An update of the *Historic Property Survey of the City of DeFuniak Springs, Florida* (October 1990) shall be completed by 2016.

**Policy 1.8.5:** Should historical or archaeological resources be discovered during development, construction, excavation, or renovation, the City must be notified and activity on the site ceased until a survey by a competent authority can be completed. The City, taking into consideration the results of this survey, shall then determine how the development should proceed.

**Objective 1.9:** The City shall encourage the development of structures that adhere to the Florida Green Building Coalition Green Building Standards or other nationally recognized green building standard.

**Policy 1.9.1:** The City shall coordinate with the various power companies to implement the company’s programs for conserving and producing green energy. These programs may include, but are not limited to, the green cents program, the net metering program, and the house weatherization program.

**Policy 1.9.2:** The City shall identify and remove or otherwise address barriers to renewable energy production, including:

1. Review and revise building and development codes when feasible;
2. Work with related agencies, such as fire, water, health, and others that may have policies or requirements that adversely impact the development or use of renewable energy technologies to revise such policies and requirements; and
3. Utilize industrial development reports to identify and develop protocols for safe storage of renewable and alternative energy products with the potential to leak, ignite, or explode, such as biodiesel, hydrogen, and/or compressed air.
SECTION 4. INFRASTRUCTURE ELEMENT (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT

SANITARY SEWER

GOAL 1: THE PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT WASTEWATER TREATMENT AND DISPOSAL SYSTEM.

Objective 1.1: Continue to monitor development to ensure that future development is consistent with Level of Service Standards and provide sanitary sewer service to encourage compact growth. Compact growth refers to development that:

1. Is located in close proximity to existing urban areas and does not ‘leap over’ undeveloped lands which are available and suitable for development;
2. Maximizes the use of existing and future public facilities and services;
3. Encourages accessibility among linked or related land uses;
4. Encourages an attractive and functional mix of uses; and
5. Encourages cluster development, infill development, and the redevelopment of existing neighborhoods and brownfields

Policy 1.1.1: The City will monitor development to ensure that sanitary sewer service, as defined by the Level of Service Standards, is available concurrent with the impact of proposed development.

Policy 1.1.2: Expenditures for extension of the wastewater collection system shall be prioritized in the following order: the existing developed areas, areas experiencing growth, and those not suited for on-site septic systems as determined by the City’s Wastewater Master Plan.

Policy 1.1.3: The City shall track existing and committed flows to the sewage treatment plants to ensure that capacity is available to maintain the adopted level of service.

Policy 1.1.4: All improvements or expansions made to the facility shall be consistent with the Level of Service Standard and shall be coordinated with the Future Land Use Element of this Plan.

Policy 1.1.5: The City will issue a development permit when criteria of the Concurrency Management System have been satisfied.

Policy 1.1.6: The City will update facility demand and capacity information as development orders are issued and prepare an annual report for the Capital Improvement Coordinating Committee.

Policy 1.1.7: Property owners utilizing septic tanks shall be required to be tied into the City sewer system within one year of availability, as defined by the Department of Health and Rehabilitative Services, Chapter 10 D-6, F.A.C.

Policy 1.1.8: When the actual flow plus committed flow to City sewage treatment facilities reaches 90% of design capacity, the City will develop and implement an expansion program that will result in expansion of plant facilities to accommodate projected needs prior to the time design capacity is reached.
Objective 1.2: The City will maintain a five-year schedule of sewer improvement needs to be updated annually in conformance with the review process of the Capital Improvement Element of this plan.

Policy 1.2.1: A Capital Improvement Coordinating Committee is hereby created, composed of the City Manager, the Assistant City Manager, the City Finance Director, the Public Works Director, the Mayor, and other department heads as appropriate, for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Policy 1.2.2: The City will pursue a capital improvement program that will seek to eliminate septic tanks over a ten year period.

Policy 1.2.3: No new subdivision plat will be approved without the installation of the necessary infrastructure to provide functional sewer collection facilities.

SOLID WASTE

GOAL 1: PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT SYSTEM FOR SOLID WASTE DISPOSAL.

Objective 1.1: The City will continue to monitor development to ensure that at the time a development permit is issued, adequate facility capacity is available consistent with adopted Level of Service standards.

Policy 1.1.1: The City will cooperate with the County to implement Level of Service standards which have been established for the Springhill Regional Landfill.

Policy 1.1.2: The City will provide collection services for 4.5 pounds per capita per day of solid waste.

Policy 1.1.3: The City will continue to implement its yard trash composting program, in order to reduce contribution to the County landfill, thus maximizing the use of existing facilities.

Objective 1.2: As facility deficiencies are anticipated and future improvements are planned, the City will coordinate with Walton County.

Policy 1.2.1: Permits for new development that creates an increase in demand on deficient solid waste facilities shall not be issued prior to completion of needed improvements to meet Level of Service standards.

STORMWATER MANAGEMENT

GOAL 1: PROVISION OF AN ENVIRONMENTALLY SAFE AND EFFICIENT STORMWATER MANAGEMENT SYSTEM.

Objective 1.1: The City will complete a preliminary assessment of drainage issues within the planning period to identify any drainage facility deficiencies and develop cost estimates for
inclusion in the Capital Improvement Program (CIP). Construction of any needed facilities will be prioritized in the CIP.

**Policy 1.1.1:** The City will continue to enforce the stormwater management provisions of its Land Development Code.

**Policy 1.1.2:** The City will amend the Capital Improvements Element to include system improvements, funding sources and timing of stormwater management facility projects, based on the assessment committed to in Objective 1.1.

**Policy 1.1.3:** The City will continue to enforce a minimum city-wide water quality level of service standard that require stormwater facilities which provide retention, or detention with filtration, of the runoff from the first one inch of rainfall; or, as an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of runoff or provide for the discharge of stormwater equal to pre-development levels, whichever is greater.

**Policy 1.1.4:** The City will continue to enforce a minimum city-wide water quantity level of service that requires stormwater facilities which attenuate the 24-hour, 25-year storm event while limiting discharge to pre-development levels or to the capacity of the receiving water. It shall be assumed that the capacity of the receiving water will allow for discharges equal to pre-development levels or the first inch of rainfall, which ever is greater, unless an engineering analysis using professionally accepted methodologies demonstrates that a differing discharge rate should be used. In requiring a lesser rate of discharge, the burden of analysis shall be the responsibility of the developer. Upon completion of the drainage assessment, the stormwater management regulations shall be re-evaluated. If a more or less stringent level of service is dictated, then this Plan shall be modified to conform to the needed level of service.

**Policy 1.1.5:** The City will continue to monitor compliance with the Florida Department of Environmental Protection’s and the Northwest Florida Water Management District’s stormwater management requirements.

**Objective 1.2:** Stormwater management regulations will continue to be included in the City’s Land Development Code.

**Policy 1.2.1:** Stormwater management regulations will prohibit the alteration of existing drainage features unless such alterations will not create adverse impacts in the form of decreased performance for upstream and downstream areas. The evaluation of adverse impacts shall be by acceptable engineering methodologies and shall consider storage volume, conveyance capacity, water quality, and maintenance.

**Policy 1.2.2:** Stormwater management regulations will:

1. Require that new developments provide stormwater management systems which meet the water quality and quantity levels of service defined in Stormwater Management Policies 1.1.3 and 1.1.4. This requirement shall not be imposed on any single family dwelling unit, duplex, triplex, or quadruplex provided it is not part of a larger common plan of development or sale.
2. Require that appropriate stormwater engineering, design and construction standards for on-site systems are provided and utilized.

3. Require that erosion and sediment controls are used during development.

4. Require that periodic inspection and maintenance of on-site systems is provided by the owner, unless the system is accepted by the City for maintenance; and,

5. Provide for requirements for buffer zones adjacent to natural drainage features to be developed; and,

6. Provide for new commercial, industrial, public, and residential developments to integrate their stormwater management systems into their project’s landscaping, open space, or recreational areas and to require the maintenance of 10% of the building lot’s native vegetation in order to absorb stormwater runoff; and,

7. Include provisions to prevent the creation of breeding areas for disease-carrying vectors, such as mosquitoes.

POTABLE WATER

GOAL 1: TO CONTINUE TO STRIVE TO PROVIDE HIGH QUALITY POTABLE WATER.

Objective 1.1: Continue to monitor development to ensure that future development is consistent with established Level of Service Standards.

Policy 1.1.1: The City will work to implement Level of Service Standards to determine improvements and additions to the existing system. Level of Service Standards for potable water are defined as follows:

1. to provide water system customers with a minimum of 153 gallons per capita per day (average daily demand).

2. Pressure: 35-psi at point of delivery.

3. Sufficient storage to provide half the maximum daily system demand in combination with stand-by pumping capacity.

Policy 1.1.2: The City will continue to develop and implement a method for determining the available capacity and demand of a proposed development upon the potable water system.

Policy 1.1.3: All improvements or expansions made to the facility shall be consistent with Level of Service Standards.

Policy 1.1.4: Through implementation of the Concurrency Management System, the City will ensure that at the time a development permit is issued, adequate water system capacity is available to meet the needs of the proposed development.

Policy 1.1.5: The City will continue to implement procedures for tracking facility demand and capacity information as proposed developments are reviewed.
**Objective 1.2:** The City will continue to implement procedures to provide potable water as needed, to prevent deficiencies and to serve future development.

**Policy 1.2.1:** Proposed upgrades to the system, including extension of distribution lines, shall be prioritized according to the degree each promotes infill development and promotes growth in accordance with the Future Land Use Map. Infill development is defined as development that occurs on scattered vacant lots within a developed area.

**Policy 1.2.2:** Improvements to the potable water system shall be timed to ensure capacity is available to serve future development in accordance with the Future Land Use Element of this Plan. Development orders will not be issued until capacity equivalent to that identified in Potable Water Policy 1.1.1 becomes available from either public or private sources, including private wells.

**Policy 1.2.3:** The City shall maintain a *Water Supply Facilities Work Plan* for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the City’s water service area and to support other local and regional water supply plans. Pursuant to Rule 9J-5.005(2)(g), F.A.C., the City of DeFuniak Springs *Water Supply Facilities Work Plan (2008)* is hereby incorporated into the Comprehensive Plan by reference. Other elements of the Comprehensive Plan as noted in the *Water Supply Facilities Work Plan* shall be amended as necessary to support and be consistent with the *Water Supply Facilities Work Plan*.

**Policy 1.2.4:** Capital projects scheduled in the first five (5) years of the ten (10) year *Water Supply Facilities Work Plan* shall be included in the Capital Improvements Element, which is to be financially feasible. This schedule shall be updated annually, as necessary, to maintain consistency with the capital projects listed in the *Water Supply Facilities Work Plan* and within 18 months following an update to the Northwest Florida Water Management District’s *Regional Water Supply Plan* and subsequent revisions to the *Water Supply Facilities Work Plan*.

**Policy 1.2.5:** The City shall use the *Water Supply Facilities Work Plan* in conjunction with the City’s *Water Supply Master Plan* to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water to meet future needs.

**Policy 1.2.6:** The City shall coordinate with and be consistent with the Northwest Florida Water Management District’s most current *Regional Water Supply Plan* when proposing or amending the ten (10) year *Water Supply Facilities Work Plan*. At a minimum, this coordination shall take place within 18 months following an update to the Northwest Florida Water Management District’s *Regional Water Supply Plan*, generally done every five (5) years, and be documented in the text of the *Water Supply Facilities Work Plan*. Where appropriate and feasible, the *Water Supply Facilities Work Plan* shall include collaborative approaches with other local governments for water supply source use and development and water resource development.

**Policy 1.2.7:** The City shall seek to maximize the use of existing potable water facilities, when financially and technically feasible, through the implementation of management techniques that enhance a source of supply, sustain water resources and related natural systems, and/or optimize water supply yield.
Policy 1.2.8: The City shall coordinate with the Northwest Florida Water Management District on alternative water supply projects, if needed, within the Water Supply Facilities Work Plan. This Plan is to be adopted within 18 months after the adoption of the Northwest Florida Water Management District’s Regional Water Supply Plan.

Policy 1.2.9: The City shall coordinate with the Northwest Florida Water Management District when the Regional Water Supply Plan for Region II (Santa Rosa, Okaloosa, and Walton Counties) - 2006 Update, dated October 26, 2006, is revised. The City’s ten (10) year Water Supply Facilities Work Plan will be revised within 18 months after the Regional Water Supply Plan is updated.

Policy 1.2.10: During the Evaluation and Appraisal Report process the City shall assess:

1. The extent to which the City has considered the Northwest Florida Water Management District’s Regional Water Supply Plan and implemented a ten (10) year Water Supply Facilities Work Plan for building public, private, and regional water supply facilities, including the development of alternative water supplies, to meet the needs identified in the Potable Water Sub-Element.

2. The extent to which the City has been successful in identifying alternative water supply projects, traditional water supply projects, and conservation and reuse programs to meet the water needs identified in the Northwest Florida Water Management District’s Regional Water Supply Plan (2008) or subsequent updates.

Policy 1.2.11: Adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent.

Objective 1.3: The City will maintain a five-year schedule of capital improvement needs including water system facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan.

Policy 1.3.1: A Capital Improvement Coordinating Committee is hereby created, composed of the City Manager, the Assistant City Manager, the City Finance Director, the Public Works Director, the Mayor, and other department heads as appropriate, for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Objective 1.4: Based on the recommendations of the City’s Water Supply Plan, develop a schedule for implementation of water conservation measures so that all measures are in place by the end of the planning period.

Policy 1.4.1: The City shall require use of water conservation devices in all new development. Water conservation devices shall include water saving closets and flow restricting shower heads and faucets.

Policy 1.4.2: The City will require retrofitting of water conservation devices.

Policy 1.4.3: Improvements shall be included in the capital improvements plan as required to maintain efficiency of procurement, treatment, and delivery of potable water.
Policy 1.4.4: The City shall encourage the use of water efficient irrigation and xeriscape landscaping techniques for all new development and shall amend the landscape provisions of the Land Development Code to provide standards for xeriscape landscaping techniques.

Policy 1.4.5: The City shall coordinate with Walton County and the Northwest Florida Water Management District on reuse projects and programs. If and when a plan to extend reclaimed water facilities in the City is created, the City will require developers to install dry lines for reclaimed water when the availability of such facilities is imminent.

Policy 1.4.6: The City shall report annually through 2013 to the Northwest Florida Water Management District regarding its performance toward achieving each goal included within the City’s Water Conservation and Efficiency Plan.

NATURAL GROUNDWATER RECHARGE

No prime groundwater aquifer recharge areas have been identified in DeFuniak Springs. There are no goals, objectives or policies presented.
SECTION 5. CONSERVATION ELEMENT

GOAL 1: THE CITY OF DEFUNIAK SPRINGS WILL MONITOR EXISTING FACILITIES AND FUTURE DEVELOPMENT IN REGARD TO PROTECTION OF NATURAL RESOURCES.

Objective 1.1: The City will protect air quality by enforcement of the Municipal Code and/or the Land Development Code.

Policy 1.1.1: Industrial uses will be limited to those areas designated for industrial uses as shown on the Future Land Use Map and the Official Zoning Map, and as specified in the Land Development Code.

Objective 1.2: The City will protect water resources by enforcement of the City Municipal Code and compliance with the applicable policies of Chapter 40-A-2, Rules of the Northwest Florida Management District, of the Florida Administrative Code and implementation of Policies 1.2.1 through 1.2.5.

Policy 1.2.1: The applicable water permits will be obtained from the Northwest Water Management District.

Policy 1.2.2: The City shall cooperate with the Northwest Florida Water Management District in the event that it is designated as a Water Resource Caution Area, as established in Rule 40A-2.801, Florida Administrative Code.

Policy 1.2.3: The City shall coordinate with the Northwest Florida Water Management District when the Regional Water Supply Plan is revised. The City's ten (10) year Water Supply Facilities Work Plan will be revised within 18 months after the Regional Water Supply Plan is updated.

Policy 1.2.4: The City shall restrict land uses within 200 feet of existing public water supply wells and known future well sites to uses that do not have the potential to discharge materials with the potential to contaminate the water supply.

Policy 1.2.5: The City shall prohibit development within thirty (30) feet of all water bodies, including streams and wetlands, with allowances for visual and authorized pedestrian access to the shorelines of water bodies, such as docks or elevated walkways.

Objective 1.3: The City will conserve and protect top soils and unique vegetative communities existing within the City by implementation of conservation practices and restrictions on development.

Policy 1.3.1: Soil Conservation Practices will be outlined in the Land Development Code, as suggested by the Natural Resource Conservation Service.

Policy 1.3.2: Establish a development review process to include input from appropriate agencies, such as the U. S. Natural Resource Conservation Service, regarding soil suitability for proposed land uses.
Policy 1.3.3: Conservation practices regarding vegetative communities will be established and implemented in the Land Development Code.

Policy 1.3.4: The City shall continue to enforce the landscape provisions of its Land Development Code, which provides for the extensive use of native vegetation which promotes the regeneration of natural habitats.

Policy 1.3.5: All development other than individual single-family residential construction which is not part of a larger common plan of development shall preserve a minimum of 10 percent of its area as open space. The open space shall be located so as to conserve wetlands, vegetative communities and wildlife habitats if any, occurring on site. Naturally occurring, native vegetation shall be retained, however additional native or noncompetitive vegetation may be planted.

Policy 1.3.6: The City will continue to enforce the tree protection provisions of its Land Development Code.

Policy 1.3.7: The City shall cooperate with Walton County to conserve, appropriately use, or protect unique vegetative communities located within both the City and County, if such communities are identified.

Objective 1.4: The City will protect the current complement of wildlife and wildlife habitat within DeFuniak Springs.

Policy 1.4.1: The area embraced by the city limits of DeFuniak Springs will remain a bird sanctuary, as established in the City Municipal Code, Section 4-10.

Policy 1.4.2: Camping will be prohibited within the City, as established in the City Municipal Code, Section 15-8.

Policy 1.4.3: Garbage and trash will be controlled as established in the City Municipal Code, Section 9.

Policy 1.4.4: Nuisances, hazardous, or unsanitary conditions will be controlled, as established in the City Municipal Code, Section 14.

Policy 1.4.5: The City shall coordinate with Walton County to provide for the proper storage, transfer and disposal of hazardous waste generated within the City.

Policy 1.4.6: The City shall coordinate with the Florida Natural Areas Inventory and the Florida Fish and Wildlife Conservation Commission to identify areas with documented occurrences of threatened or endangered species and to develop appropriate requirements for protection of these habitats. These protection requirements shall be implemented as part of the Land Development Regulations.

Policy 1.4.7: The City shall require a developer to provide an assessment of the potential adverse effects on threatened and endangered species for all proposed development sites.

Policy 1.4.8: When one or more of a threatened or endangered species is found on a development site, development activities which may cause harm to the species shall not be allowed until a management plan has been prepared which reduces the adverse effect of the
project on the species. The portion of the site that provides habitat for the species plus a buffer between development and the habitat shall be designated as open space. The size of the buffer shall be determined based on the intensity of the proposed development and shall be included in the land development regulations.

**Objective 1.5:** The City shall conserve natural resources such as water and open space to minimize energy used and GHG emissions and to preserve and promote the ability of such resources to remove carbon from the atmosphere.

**Policy 1.5.1:** The City shall require the use of water-conserving fixtures in all new construction and redevelopment projects.

**Policy 1.5.2:** The City shall require the connection to reclaimed water facilities when they become available.

**Policy 1.5.3:** The City shall coordinate with Walton County to provide education regarding water conservation.

**Policy 1.5.4:** The City shall encourage the use of the Florida Friendly Landscaping Program to encourage water efficient landscapes.

**Policy 1.5.5:** The City shall encourage the use of Low Impact Development techniques, such as rain gardens and ecologically enhanced stormwater basins.

**Policy 1.5.6:** An Alternative Transportation Map, depicting energy conservation measures for the City, can be found in the Future Land Use Map series.

**GOAL 2:** THE CITY OF DEFUNIAK SPRINGS WILL EXAMINE THE POTENTIAL FOR CONSERVATION USES, PRACTICES, AND PROTECTION WITHIN THE INCORPORATED LIMITS OF THE CITY.

**Objective 2.1:** The City shall outline potential properties or lands for conservation.

**Policy 2.1.1:** The City will continue to identify and inventory lands that are appropriate for conservation.

**Policy 2.1.2:** Publicly owned land shall be managed so as to maintain the viability of native vegetative communities and wildlife habitats occurring onsite.

**Policy 2.1.3:** Environmentally sensitive lands shall include, not be limited to: floodplains as identified by the Federal Emergency Management Agency; wetlands under the jurisdiction of the Department of Environmental Protection and the U. S. Army Corps of Engineers, whichever jurisdiction is greater; and areas identified by the Florida Natural Areas Inventory. Development will be allowed in these areas only to the extent that the natural functions of these areas are not impaired.
SECTION 6. RECREATION & OPEN SPACE ELEMENT

GOAL 1: THE CITY OF DEFUNIAK SPRINGS SHALL CONTINUE TO PROVIDE ADEQUATE RECREATIONAL FACILITIES FOR THE CITIZENS OF AND VISITORS TO DEFUNIAK SPRINGS.

Objective 1.1: Oversight of recreational facilities shall be the responsibility of City staff and police, who shall provide, conduct, and supervise public playgrounds, athletic fields, recreation centers, and other recreation facilities and activities on any of the properties owned or controlled by the City, after said playgrounds, fields, and recreation centers have been designated by the council; or on other properties, with the consent of the owners and authorities thereof.

Policy 1.1.1: The City shall appoint or designate a recreation superintendent, and other personnel.

Policy 1.1.2: The City staff shall annually submit a budget to the City Council regarding recreational facilities. The City shall also submit grant applications for funding resources.

Policy 1.1.3: The City shall make full and complete monthly and annual reports to the City Council.

Policy 1.1.4: The City shall continue to adopt rules and regulations regarding the use and maintenance of recreation facilities within DeFuniaq Springs.

Policy 1.1.5: The City shall provide public access to designated public recreation sites and facilities, including public access to the waterfront and waterways on City-owned land.

Objective 1.2: Recreation and open space needs for the projected population shall be met at the level of service adopted herein, concurrent with that need.

Policy 1.2.1: The Land Development Code shall include requirements for the provision of open space in all development other than individual single-family residential construction not part of a larger development as specified in Conservation Element policies.

Policy 1.2.2: The City of DeFuniaq Springs will evaluate the need for open space within the City of DeFuniaq Springs.

Policy 1.2.3: When necessary in the future, the City may develop a program for the purchase of open space needed to meet adopted level of service standards and to protect environmentally sensitive areas identified through implementation of the Conservation Element of this Plan not provided for by the private sector in meeting development requirements.

Policy 1.2.4: The City of DeFuniaq Springs hereby adopts the following level of service for recreation:

<table>
<thead>
<tr>
<th>Facility</th>
<th>Acre per Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks &amp; Open Space</td>
<td>0.02</td>
</tr>
</tbody>
</table>
Policy 1.2.5: The City Planning Department shall keep an inventory of recreation land and facilities, updated annually, to determine if level of service standards are being met. If deficiencies are identified or are imminent, the City Planning Department, in conjunction with the City Manager, shall determine the extent of the need. The City Manager shall cause an amendment to the City’s Capital Improvements Plan (CIP) to be prepared for correcting or preventing the deficiency and present it to the City Council for consideration of funding.
SECTION 7. INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: IMPROVE THE EXISTING SYSTEM OF INTERLOCAL COORDINATION TO ENSURE IMPLEMENTATION OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND TO RESOLVE ANY CONFLICTS THAT MAY ARISE.

Objective 1.1: The City will continue to coordinate and evaluate development proposals with the School Board and Walton County.

Policy 1.1.1: The City will advise the school board, and the County of proposed developments which would impact their jurisdiction.

Policy 1.1.2: The City will coordinate with the school board on population projections from University of Florida Bureau of Economic and Business Research and siting of school facilities within allowable Future Land Use Categories.

Policy 1.1.3: As required by Chapter 163 F.S., the City agrees to recognize campus master plans of the State University System and to work with the Board of Regents on the development of a campus development agreement if the need arises.

Policy 1.1.4: The City shall coordinate with the School Board, Walton County, and adjacent municipalities regarding the siting of facilities with county-wide significance.

Policy 1.1.5: The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Objective 1.2: The City and Walton County will develop an informal conflict resolution process.

Policy 1.2.1: The City Planner and the City’s Planning Department will function as the initial agency to mediate comprehensive planning conflicts.

Policy 1.2.2: The informal mediation process established by Rule of the West Florida Regional Planning Council will be used to mediate conflicts which cannot be resolved by the City Planner and the City’s Planning Department.

Policy 1.2.3: Annexation issues will be resolved using established procedures to facilitate intergovernmental review of proposed annexation.

Objective 1.3: The City shall coordinate with Walton County on growth management issues related to proposed development common to both jurisdictions.

Policy 1.3.1: The City will continue procedures in their internal review of development proposals that identifies the effects, if any, on the comprehensive plan of Walton County. Identified potential conflicts will be resolved as they arise.

Policy 1.3.2: The City shall coordinate with Walton County in the implementation of joint planning areas between the County and the cities within, for the purposes of annexation and municipal incorporation when considering the annexation of areas exceeding fifty (50) acres.
**Objective 1.4:** The City will continue to coordinate level of service standards with all other affected state agencies and/or local jurisdictions. This process will be facilitated by the City Planner.

**Policy 1.4.1:** The Public Works Director and other department heads, as applicable, will provide information regarding the availability or capacity of services to the City Planner who will maintain data on the ability of the service or capacity availability for planning purposes.

**Policy 1.4.2:** The City will coordinate with the Northwest Florida Water Management District on the implementation of the *Regional Water Supply Plan*, adopted October 2006.

**Objective 1.5:** The City shall coordinate with Eglin Air Force Base on land use decisions that may affect the mission of the military installation.

**Policy 1.5.1:** To foster close coordination and communication, the Planning Board shall include an ex-officio, non-voting member as a representative of the Commanding Officer of Eglin Air Force Base. The Commanding Officer, Eglin Air Force Base, will be asked to designate a representative to serve in this capacity. The designated representative shall be notified of all meetings and provided copies of agenda packages related to the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base (as depicted on Map 12 of the Future Land Use Map series), as well as any special planning studies, such as Evaluation and Appraisal Reports (EARs).

**Policy 1.5.2:** All proposed comprehensive plan amendments, proposed land development regulation changes, rezoning, waivers, exceptions, variances, planned unit developments and similar applications which, if approved, would affect the intensity, density, or use of land and/or would affect height of construction or lighting within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base (as depicted on Map 12 of the Future Land Use Map series) shall be referred to the military representative for review and comment prior to final action. The military representative shall be invited to participate in all development of regional impact-related activities within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base. Application for development orders requesting a variance or waiver from height or lighting restrictions within the portion of the City that lies within the established Military Influence Planning Area (MIPA) III for Eglin Air Force Base shall be referred to the military representative for review and comment prior to final action.

**GOAL 2:** COLLABORATE AND COORDINATE WITH THE SCHOOL BOARD OF WALTON COUNTY (SCHOOL BOARD) TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES THAT MEET THE NEEDS OF THE CITY’S EXISTING AND FUTURE POPULATION.

**Objective 2.1:** Implement the interlocal agreement with the School Board, other municipalities, and the County 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, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

1. Transmission of a monthly memo from the City's Planning Department to the School Board and others on the Comprehensive Plan mailing list (as applicable) describing proposed developments and planning activities.

2. Provision for a feedback process/information exchange so the above entities can inform the City Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the Citizen Advisory Committees and the Local Planning Agency as well as through public meetings with notices published in the weekly paper.

**Objective 2.2:** Strive to maintain and enhance joint planning and decision-making processes and procedures for coordination of public education facilities among the City, other municipalities, the County, and the School Board.

**Policy 2.2.1:** On an ongoing basis, the City shall review existing and establish as necessary new 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 (as applicable) providing services but not having regulatory authority over use of land or the State, by attending a County- or School Board-sponsored annual county-wide forum, joint meeting or other type of forum 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, when requested by the City, the School Board shall provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the City, 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 Walton County, the Walton County Board of County Commissioners, the Walton County School Board, and the City of DeFuniak Springs, City of Freeport and Town of Paxton shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of Walton County, the annual educational facilities report and Five-year School Plant Survey of the Walton 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 data base including population (forecasts of student population), land use and facilities.

5. Use of the Parks/Schools Planning Group (with representatives 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.
SECTION 8. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: PROVIDE PUBLIC FACILITIES TO PREVENT DEFICIENCIES AND MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS AS IDENTIFIED IN THE COMPREHENSIVE PLAN.

Objective 1.1: Capital improvements and fiscal resources shall be included in the Capital Improvements Element and shall be consistent with the needs identified in other elements of the Comprehensive Plan.

Policy 1.1.1: Evaluation of capital improvement projects shall include the following criteria and shall be ranked in the following order of importance: 1) Elimination of capacity deficiencies and public hazards. 2) Accommodation of new development consistent with the Future Land Use Element and Map. 3) Financial feasibility and the impact on the city budget. 4) Compatibility with the Northwest Florida Water Management District and other state agencies providing public facilities within DeFuniak Springs.

Policy 1.1.2: The City shall meet statutory requirements for maximum ratio of total annual debt service to total revenue in keeping with financial feasibility requirements for capital improvements.

Policy 1.1.3: Funding for infrastructure replacement and renewal shall be evaluated and allocated to minimize operating costs and maximize the useful life of infrastructure.

Policy 1.1.4: Capital projects scheduled in the first five (5) years of the ten (10) year Water Supply Facilities Work Plan shall be included in the Capital Improvements Element, which is to be financially feasible. This schedule shall be updated annually, as necessary, to maintain consistency with the capital projects listed in the Water Supply Facilities Work Plan and within 18 months following an update to the Northwest Florida Water Management District’s Regional Water Supply Plan and subsequent revisions to the Water Supply Facilities Work Plan.

Policy 1.1.5: The City shall coordinate with the Northwest Florida Water Management District when the Regional Water Supply Plan is revised. The City’s ten (10) year Water Supply Facilities Work Plan will be revised within 18 months after the Regional Water Supply Plan is updated.

Policy 1.1.6: The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

Objective 1.2: A five-year schedule of capital improvements shall reflect the needs identified in other elements of the adopted Comprehensive Plan and shall be consistent with the City’s projected fiscal resources.

Policy 1.2.1: The City shall, on an annual basis, evaluate the need for capital improvements with regard to other needs of the City and shall annually update its financially feasible five-year schedule of capital improvements (Capital Improvements Program) to reflect priority needs. The capital improvements schedule shall meet the financial feasibility requirements as defined by S. 163.3164 (32) F.S.
Policy 1.2.2: Capital improvement projects shall be included in the Capital Budget to be adopted concurrently with the city budget.

Policy 1.2.3: Capital improvements projects adopted by the Capital Budget shall maintain the following level of service standards:

Traffic Circulation Facilities:

<table>
<thead>
<tr>
<th>Roadway Type</th>
<th>LOS Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freeways</td>
<td>C</td>
</tr>
<tr>
<td>Principal Arterials</td>
<td>C</td>
</tr>
<tr>
<td>Minor Arterials &amp; Collectors</td>
<td>C</td>
</tr>
</tbody>
</table>

Sanitary Sewer Facilities:

Capacity 100 gallons/capita/day

Solid Waste Collection:

Capacity 4.5 pounds/capita/day

Drainage Facilities:

- **Capacity (Quality)**: City-wide water quality level of service standard to require stormwater facilities which provide retention, or detention with filtration, of the runoff from the first one inch of rainfall; or, as an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of runoff or provide for the discharge of stormwater equal to pre-development levels, whichever is greater.

- **Capacity (Quantity)**: City-wide water quantity level of service that requires stormwater facilities which attenuate the 24-hour, 25-year storm event while limiting discharge to pre-development levels or to the capacity of the receiving water. It shall be assumed that the capacity of the receiving water will allow for discharges equal to pre-development levels or the first inch of rainfall, whichever is greater, unless an engineering analysis using professionally accepted methodologies demonstrates that a differing discharge rate should be used. In requiring a lesser rate of discharge, the burden of analysis shall be the responsibility of the City. In requesting a larger rate of discharge, the burden of analysis shall be the responsibility of the developer.

Potable Water Facilities:

Provision 153 gallons/capita/day

Recreation Facilities:

Parks & Open Space 0.02 Acres per Person

Objective 1.3: The City will maintain provisions by which developers shall bear a proportionate cost of facility capital improvements necessitated by such development to adequately maintain adopted level of service standards.
Policy 1.3.1: When assessing a pro rata share of costs associated with providing public facilities and services the City shall use the following guidelines, unless otherwise specifically waived by the City Council:

1. Developers shall be required to provide adequate water, sewer, drainage, roadways, sidewalks, and parking for all residential, commercial, institutional, or other development intended for human occupancy. Such facilities shall be constructed to City standards as specified in the land development regulations or this Plan.

2. Developers of residential subdivisions consisting of over ten (10) residential lots shall provide land area to be dedicated for public or private recreation use. Land area dedicated for residential use shall be at least equal to the size of one (1) residential lot and shall be located on upland property with the same site characteristics as the subdivision as a whole. Upon approval of the City Council, developers may provide funds in lieu of property dedication if such funds are at least equal to the market value of one (1) residential lot within the subdivision. The developer will be responsible for payment of a City sponsored appraisal of the property.

3. Developers of development activities which cause deficiencies in levels of service below minimum adopted standards shall provide funds to correct such deficiencies. The specific amount of such funds shall be based upon the actual cost of correcting level of service deficiencies as determined by the City.

Policy 1.3.2: Existing and future developments directly benefitting from storm water management improvements shall bear a proportionate cost of stormwater facility capital improvements. Cost may be collected through a stormwater utility or developer provision of stormwater facility.

Policy 1.3.3: Adequate water and sewer tap fees shall be collected to offset facility deficiencies caused by growth.

Objective 1.4: Through implementation of the Concurrency Management System, development orders or permits shall be issued consistent with the provision of needed capital improvements and adopted level of service standards.

Policy 1.4.1: Development permits will be issued subject to the necessary facilities and services being available to serve at time of occupancy, or as otherwise established by Florida Statutes.

Policy 1.4.2: Review of proposed developments shall be coordinated by the City Planning Director to determine the sufficiency of existing and planned infrastructure to serve the development.

Policy 1.4.3: Capital Improvement projects listed in the Capital Improvement Program shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the DeFuniak Springs Comprehensive Plan.

Policy 1.4.4: Amendments to the Comprehensive Plan shall be determined to be financially feasible contingent on whether they meet the requirements of Ch. 163.3177(3)(e), FS.
GOAL 2: THE CITY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS

Objective 2.1: Implement school concurrency by managing the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 2.1.1: Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in the City:

<table>
<thead>
<tr>
<th>Type of School</th>
<th>Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Middle</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>K-8</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>High</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Special purpose</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Combination</td>
<td>100% of permanent FISH capacity for each level</td>
</tr>
</tbody>
</table>

Policy 2.1.2: The City shall coordinate with the School Board to ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available to the School Board and appropriate development conditions.

Policy 2.1.3: The City hereby incorporates by reference the Walton County School Board's District Facilities Work Plan 2009-10 to 2013-14, approved September 24, 2009, [prepared by Chief Financial Officer James T. McCall], The work plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board’s projections of student enrollment, based on the adopted level of service standards for public schools.

The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 2.1.4: The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy 2.1.5: The City shall update its Capital Improvements Schedule on an annual basis by December 1st, to incorporate the upcoming five years of the School Board’s Capital Improvement Program, coordinate with the 5-year District Facilities Work Plan, the plans for other local
governments, and as necessary, any changes to the concurrency area service map. These annual plan amendments must ensure that the capital improvements program continues to be financially feasible and that level of service standards are achieved. The City shall coordinate with the Walton School Board during updates or amendments to the City's Comprehensive Plan and updates or amendments to long-range plans for School Board facilities.

**Policy 2.1.6:** The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

**Policy 2.1.7:** The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained;

2. Identification of adequate sites for funded and planned schools; and

3. The establishment of an impact fee ordinance (a School Board responsibility) in order to generate additional revenue to help fund school improvements.
SECTION 9. PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: COLLABORATE AND COORDINATE WITH THE SCHOOL BOARD OF WALTON COUNTY (SCHOOL BOARD) TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES WHICH MEET THE NEEDS OF THE CITY OF DEFUNIAK SPRINGS' EXISTING AND FUTURE POPULATION.

Objective 1.1: The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;

2. Improved student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs;

3. The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and

4. The expansion and rehabilitation of existing schools so as to support neighborhoods.

Policy 1.1.1: Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students from the property seeking a change, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development.

Policy 1.1.2: In cooperation with the School Board, the City of DeFuniak Springs, will implement the Agreement for Public School Facility Planning for the County of Walton, Florida between Walton County, and all legislative bodies of the municipalities within Walton County, as required by Section 1013.33, Florida Statutes, which includes procedures for:

1. Joint meetings;

2. Student enrollment and population projections;

3. Coordinating and sharing of information;

4. School site analysis;

5. Supporting infrastructure;

6. Comprehensive plan amendments, rezonings, and development approvals;

7. Education Plant Survey and Five-Year District Facilities Work program;

8. Co-location and shared use;
9. Implementation of school concurrency, including levels of service standards, concurrency service areas, and proportionate-share mitigation;

10. Oversight process; and


**Policy 1.1.3:** The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

**Policy 1.1.4:** The City shall coordinate with the School Board regarding annual review of school enrollment projections, and procedures for annual update and review of school board and local government plans consistent with policies under Objectives 1.1 and 1.2.

**Objective 1.2:** The City shall enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

**Policy 1.2.1:** The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the City's Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

**Policy 1.2.2:** Consistent with Section 163.3177, Florida Statutes, the City will include sufficient allowable land use designations for schools proximate to residential development to meet the projected needs for schools.

**Policy 1.2.3:** All public schools shall provide bicycle and pedestrian access consistent with Florida Statutes. Bicycle access to public schools should be incorporated in the city and countywide bicycle plan. Parking at public schools will be provided consistent to applicable Land Development Regulations.

**Policy 1.2.4:** The policy of the City is to reduce hazardous walking conditions consistent with Florida's safe ways to school program. The City, in coordination with the School Board, shall implement the following strategies:

1. New developments adjacent to school properties shall be required to provide a right-of-way and a direct access path for pedestrian travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network;

2. For new development and redevelopment within 2 miles of an existing or planned school, the City shall require sidewalks (complete, unobstructed, continuous with a minimum width of 5 feet) along the corridor that directly serves the school, or qualifies as an acceptable designed walk or bicycle route to the school;

3. In order to ensure continuous pedestrian access to public schools, priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes, and specific provisions for constructing such facilities will be considered in the schedule of capital improvements adopted each fiscal year;
4. Evaluate school zones to consider safe crossing of children along major roadways, including prioritized areas for sidewalk improvements including: schools with a high number of pedestrian and bicycle injuries or fatalities, schools requiring courtesy busing for hazardous walking conditions, schools with significant walking populations, but poor pedestrian and bicycle access, and needed safety improvements; and

5. Coordination with the MPO Long Range Transportation Plans to ensure funding for safe access to schools, including development of sidewalk inventories and list of priority projects, are coordinated with School Board recommendations.

Policy 1.2.5: The City and School Board will jointly determine the need for and timing of on-site and off-site improvements (including water, sewer, roads and drainage) necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.6: The City and the School Board will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Objective 1.3: The City shall encourage sustainable design and development for educational facilities.

Policy 1.3.1: Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and City facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County of Walton, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 1.3.2: Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 1.3.3: The City will continue to coordinate with Walton County which will continue to be the lead agency in coordination efforts to build new school facilities and facility rehabilitation and expansions, and designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. Walton County will continue to be the lead agency to fulfill the requirements of Section 1013.372, Florida Statutes, such that as appropriate new educational facilities will serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

Objective 1.4: The City shall coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board’s statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, zonings or final subdivision and site plans that generate students and impact the Walton County public school system.
Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

**Policy 1.4.1:** The City shall coordinate anticipated student growth based on future land use map projections of housing units with the School Board's long range facilities needs over the 5-year, 10-year and 20-year periods.

**Policy 1.4.2:** The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity when considering the decision to approve comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

**Policy 1.4.3:** The City shall give priority consideration to petitions for land uses, zoning and final subdivision and site plans for residential development in areas with adequate school capacity or where school sites adequate to serve potential growth have been donated to or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreements provided by the land owner and approved by the Walton County School Board.

**Policy 1.4.4:** Where capacity will not be available to serve students from the property seeking a land use change, the City will coordinate with the School Board to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long range facilities plans over the 5-year, 10-year and 20-year periods shall be amended by the School Board to reflect the needs created by the land use plan amendment.

**Policy 1.4.5:** In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites (consistent with Policy 1.11.1 and any subsequent amendment of the City's Future Land Use Element);
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encourage the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;

9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;

10. Available school capacity or planned improvements to increase school capacity; and

11. Whether the proposed location is consistent with school design and planning policies.

**Objective 1.5:** The City shall manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

**Policy 1.5.1:** Consistent with the Interlocal Agreement, the City and School Board agree to the following standards for school concurrency in the City:

1. Level of Service Standard: Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows, and are hereby adopted in the County's Public School Facilities Elements and Capital Improvements Element:

<table>
<thead>
<tr>
<th>Type of School</th>
<th>Level of Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Middle</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>K-8</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>High</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Special purpose</td>
<td>100% of permanent FISH capacity</td>
</tr>
<tr>
<td>Combination</td>
<td>100% of permanent FISH capacity for each level</td>
</tr>
</tbody>
</table>

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed by all municipalities, the County and the School Board. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be-achieved and maintained within the period covered by the first five-years of the Capital Facilities Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements. All LOS standards shall be met by the beginning of the 2011/2012 school year.

2. Concurrency Service Areas: The concurrency service areas shall be as shown in Map PSFE 6. Level of service standards in CSA South B shall be met through excess capacity in CSA South or CSA Central, depending upon available capacity,
student travel time and student preference. Level of service standards in CSA North B shall be met through excess capacity in CSA Central of CSA North, depending upon available capacity, student travel time, and student preference.

Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plan. The amended concurrency service area shall not be effective until all plan amendments and the amended Interlocal Agreement are fully executed by all municipalities, the County and the School Board. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible.

3. Maximizing Concurrency Service Areas: Concurrency areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors as determined by the School Board's policy on maximization of capacity. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of adjustments to school operations that will be considered in the City shall be determined by the School Board's policies on maximization of capacity.

4. Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the City's comprehensive plan.

5. School Capacity and Enrollment: The Department of Education permanent Florida Inventory of School Houses (FISH) capacity is adopted as the uniform methodology to determine the capacity of each school. Relocatable classrooms are not considered permanent capacity. School enrollment shall be based on the annual enrollment of each school based on actual counts reported to the Department of Education in October of each year.

6. Concurrency Availability Standard: The City shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The City shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:

a. Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan; or
b. Adequate school facilities are available in an adjacent concurrency area and the impacts of development can be shifted to that area; or

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement.

In evaluating a subdivision plat or site plan for concurrency, any relevant programmed improvements in the current year and years 2 or 3 of the 5-year schedule of improvements shall be considered available capacity for the project and factored into the level of service analysis. Any relevant programmed improvements in years 4 or 5 of the 5-year schedule of improvements shall not be considered available capacity for the project unless funding for the improvement is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means of assuring adequate capacity will be available within 3 years. Relocatable classrooms may provide temporary capacity while funded schools or school expansions are being constructed.

7. Subdivision and Site Plan Standards: In the event that the School Board comments that there is not sufficient capacity in the affected concurrency service area to address the impacts of a proposed development, the following standards shall apply. Either (i) the site plan or final subdivision must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or (ii) the site plan or final subdivision must be delayed to a date when capacity enhancement and level of service can be assured; or (iii) a condition of approval of the site plan or final subdivision shall be that the project’s development plan building permits shall be delayed to a date when capacity enhancement and level of service can be assured. The amount of mitigation required shall be determined by the Department of Education’s most current cost per student station applicable to Walton County.

Policy 1.5.2: Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;

2. Construction or expansion of permanent school facilities;

3. The creation of mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area; and

4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board’s Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant executed prior to the issuance of the final subdivision, site plan or
functional equivalent. If the school agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation on its Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

**Policy 1.5.3:** The amount of mitigation required shall be determined by calculating the number of student stations for each school type for which there is not sufficient capacity using the student generation rates applicable to a particular type of development and multiplying by the local costs per student station for each school type applicable to Walton County, as determined by the School Board, in addition to any land costs for new or expanded school sites, if applicable.

**Policy 1.5.4:** If a developer proposes to establish a charter school as a mitigation option, the charter school's facilities must be constructed in accordance with Florida Department of Education requirements.

**Objective 1.6:** Investigate the possible use of school impact fees as a way to realize the cost of new development and its impact on land use in regards to the local school system service provision.

**Policy 1.6.1:** Make decision regarding the use and amount (if applicable) of school impact fees.

**Objective 1.7:** The municipalities, County, and School Board shall jointly strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

**Policy 1.7.1:** The City and the Walton County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

**Policy 1.7.2:** Consistent with Section 163.3177(12)(g), Florida Statutes, the following three future conditions maps have been incorporated into the Public School Facilities Element:

- Map PSFE A: Future Conditions – 5 Yr Plan
- Map PSFE B: Future Conditions – 10 Yr Plan
- Map PSFE C: Future Conditions – 20 Yr Plan
MAP PSFE B: FUTURE CONDITIONS - 10 YR PLAN
City of DeFuniak Springs
2025 Future Land Use Map

Legend
- CITY LIMITS
- AGRICULTURAL
- COMMERCIAL
- CONSERVATION
- INDUSTRIAL
- MIXED USE
- INSTITUTIONAL
- LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL - ALTERNATE
- MEDIUM DENSITY RESIDENTIAL
- RECREATION
- WALTON COUNTY ESTATE RESIDENTIAL
- WALTON COUNTY RURAL VILLAGE
- WALTON COUNTY URBAN RESIDENTIAL

Data Source: City of DeFuniak Springs Planning Department and Walton County Geographic Information Services Department

Map 2: 2025 Future Land Use Map

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City of DeFuniak Springs
Floodplain Map

Legend
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD
ZONE A
No base flood elevations determined.
ZONE AO
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
OTHER FLOOD AREAS
ZONE X
Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Water Body
State Roads
City Limits

Data Source: Flood Hazard Area information was derived from the Federal Emergency Management Agency Digital Flood Insurance Rate Maps 2010

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Data Source: Polygon data was derived through the United States Department of Agriculture Natural Resources Conservation Service: http://solidatamart.nrcs.usda.gov/
City of DeFuniak Springs
Wetland Area Map

Legend
- Wetlands
- City Limits

Data Source: Data derived from National Wetland Inventory

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10/2010
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City of DeFuniak Springs
Alternative Transportation Map

Legend
- Sidewalks
- Bikepath
- State Roads
- Future Multi-Use Path
- City Limits

Sidewalk Length Total: 23.02 miles
Bikepath Length Total: 0.10 miles

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Data Source: City of DeFuniak Springs Planning Department derived the information through Field Verification.

Map 9: Alternative Transportation Map

10/2010
City of Defuniak Springs
Hurricane Evacuation Route Map

Legend
- City Limits
- Evacuation Route

Data Source: Walton County Geographic Information Services Department

Map 10: Hurricane Evacuation Route Map

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City of DeFuniak Springs
2025 Transportation Master Plan

Legend
- Railroad
- Municipal Airport
- Future Right of Way
- Future Multi-Use Path
- Right of Way Acquired by City

City Limits

Data Source: City of DeFuniak Springs Planning Department and Walton County Geographic Information Services Department

Map 11: 2025 Transportation Master Plan

10/2010
City of DeFuniak Springs
Military Influence Planning Area (MIPA) III Overlay District Map

Legend
- Low Level Helicopter and Tiltrotor Training Area
- Cruise Missile Corridor and MIPA III Designated Area
- City Limits

Data Source: Okaloosa County Geographic Information Systems Department and Figure 14-8 of the Eglin Air Force Base Joint Land Use Study (June 2009)

City of DeFuniak Springs
Military Influence Planning Area (MIPA) III Overlay District Map

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10/2010