

Institute for Senior Professionals
Okaloosa-Walton College
100 College Boulevard
Niceville, Florida 32578-1295

June 6, 2007

Chairman
Institute for Senior Professionals
100 College Boulevard
Niceville, FL 32578-1295

Dear Chairman Keener:

This is the final report on the Freeport Study. The formal participation of the Institute for Senior Professionals (ISP) on this project has ended. The original request from the Mayor of the City of Freeport to assist the city staff to identify critical issues associated with the city's rapid growth, has been fulfilled.

As the ISP participation in the Freeport Study proceeded during 2006, the project evolved into an Evaluation and Appraisal Report (EAR) for the city, a Florida State requirement of all municipalities. The EAR is intended to evaluate a city's Comprehensive Plan and identify critical issues. Since this paralleled the ISP Freeport Study, the two became one. ISP participants thus became involved in the EAR process and were active as members of what became known as the "EAR Team". This team was expanded to include not just ISP members, but two Freeport private citizens and four members representing developers.

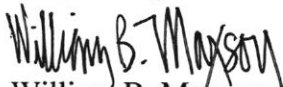
The enclosures are the products from the EAR Team that now go to the West Florida Regional Planning Council for further refinement. They are:

*The Freeport Letter of Understanding with Florida Department of Community Affairs (DCA) for the city's EAR

*EAR Scoping Meeting Document dated April 17, 2007

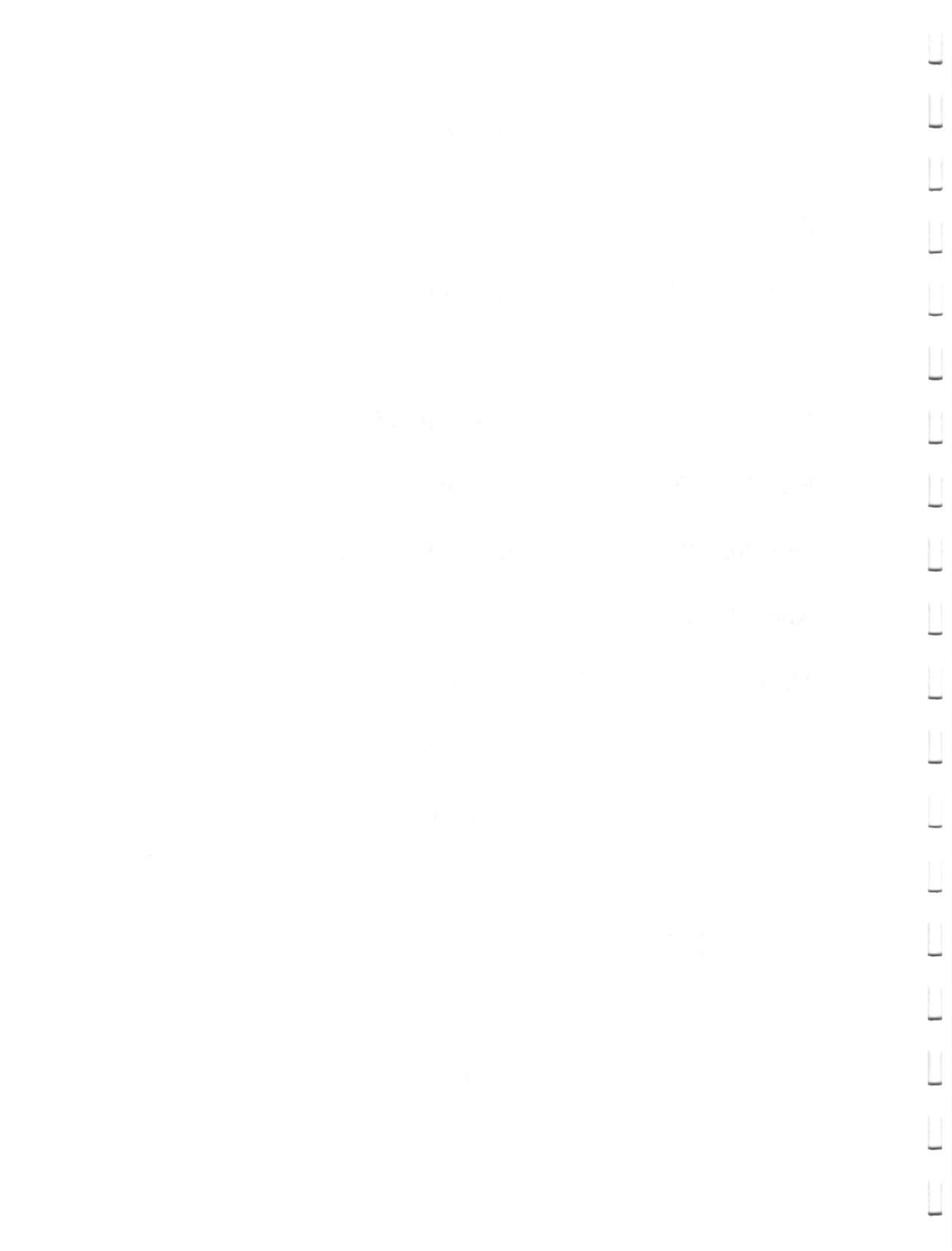
The ISP received many commendations from the City of Freeport for their participation in the Freeport Study. ISP participants who contributed were: Steve Cherny; George Dean; Ben Grafton; Doug Harvell; Bill Maxson; George Russell.

Respectfully Submitted,


William B. Maxson

SCHEDULE

Dec. 6, 2006	Brief Planning Board
Dec. 12, 2006	Brief City Council
Jan. 16, 2007	Public Workshop #1
Jan. 23, 2007	Public Workshop #2
Feb. 7, 2007	Planning Board Workshop
Feb. 20, 2007	City Council Workshop
Apr. 17, 2007	Scoping Meeting
TBD	1 st Draft of EAR
TBD	Hearings on Proposed EAR
TBA	Proposed EAR to DCA
Aug. 1, 2007	EAR Adoption Hearings
Sept. 1, 2007	EAR Submittal to DCA
TBD	DCA Final Approval
TBD	EAR-Based Amendment to Comp Plan



FREEPORT EAR PROJECT - timeline

March 4, 2007

Date	Location & time	Activity	Deliverables	Action Items
11/16/2006	Sandestin - Hilton 10:00am - 12:00pm	Hwy 331 Summit	Data gathering	
11/28/2006	Team Meeting 1:00pm City Hall	Prepare for an update to Mayor on 12/05/2006.	Preliminary presentation to both Planning board and City Council	Bill M to develop strawman for updates to Mayor
11/30/2006	Paul Miller - WFRPC 10:00am City Hall	1) Review EAR requirements and our progress todate. 2) Explore with Paul the possibility of obtaining assistance from WFRPC		1) Latilda to request approval for a GIS updates by WFRPC, to City Council 2) Team to develop an issues list 3) Invite/schedule "all" county & state agencies to scoping workshop
12/5/2006	Pre-brief Mayor - Bill 4:00pm	Bill M to meet with mayor to update on project status		
12/6/2006	Freeport Planning Board - 7:00pm	Brief Planning Board on status of the EAR.	George R to prepare overview and Bill M to present	1) Board recommended the team to proceed as presented 2) Suggestion by Board to obtain a copy of Bay County's EAR.
12/12/2006	Freeport City Council 7:00pm City Hall	Brief the City Council on status of the EAR, including recommendations	George R to prepare overview and Bill M to present	



FREEPORT EAR PROJECT - timeline

March 4, 2007

Date	Location & time	Activity	Deliverables	Action Items
12/14/2006	Team meeting 9:00am City Hall	Consolidate current list of issues from Planning Board & City Council		
12/20/2006	Team Meeting 9:00am City hall		Each team member to present current issues. scoping items from their assigned elements	Latilda to send notice of public meeting in the city water bills.
1/4/2007	Team Meeting 9:00am City Hall	Prepare for upcoming Citizens workshops	Prepare handouts & storyboards for Public meetings	
1/9/2007	Team Meeting 9:00am City Hall	Continue to prepare for upcoming Citizens workshops	Each team members will need to identify missing/lacking/outdated tables, codes, action items, stats, etc. in each elements-objectives and/or policies.	
1/11/2007	Team Meeting 9:00am City Hall		Finalize handouts & storyboards for Public meetings	
1/16/2007	Team Meeting 1:30pm Civic Center Public Workshop #1 7:00pm - Civic Center	Update Citizens and obtain their comments		
1/23/2007	Public Workshop #2 7:00pm - Civic Center	Update Citizens and obtain their comments	Update material from session #1	
2/1/2007	Team Meeting 9:00am			welcome new team member Nancy Brown



FREEPORT EAR PROJECT - timeline

March 4, 2007

Date	Location & time	Activity	Deliverables	Action Items
2/7/2007	Team Meeting 3:00pm Planning Board Workshop - 7:00pm	Update Planning Board on Citizen's comments and obtain Planning Board's comets	Update material from Citizens workshop	welcome new team member Karen Cuchens
2/15/2007	Joint hearing w/ City Council & Planning Board - 7:00pm	Regarding Land Development code revisions.		
2/20/2007	Team Meeting 4:00pm City Council Workshop 7:00pm	Update City Council on both Planning Board and Citizens workshops and obtain comments and next desired steps.	Reviewed the list of potential invitees for Scoping meeting	Utilize WF Regional Planning office to write EAR. Encourage/involve Public sector with EAR process
2/22/2007	Team Meeting - 9.00 am			
3/1/2007	Team Meeting 9:00am	Meet with Paul Miller regarding EAR results todate & potential support	Finalize and document results of each EAR element and submit current version to Latilda, along with a list of interviewees.	Identify a date for the Scoping meeting.
3/8/2007	Team Meeting 9:00am	Expanded team to begin review of each element. Revise/consolidate issues list.		
3/15/2007	Team Meeting 9:00am			
3/22/2007	Team Meeting 9:00am			
TBD	TBD	Scoping meeting		

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



January 16/23, 2007 EAR Workshop Meeting Brief

EAR Definition: Evaluation & Appraisal Report of the Freeport Comprehensive Plan

EAR Function: a “report card” on the Comprehensive Plan, required every 7 years. In previous years, Freeport was exempt from the EAR requirements due to its small population; new state legislation requires all local governments to prepare an EAR. The city’s EAR is due September 1, 2007.

EAR Focus:

1. Action Items required as a result of the Goals, Objectives and Policies of the Comprehensive Plan (which was found in compliance January of 2005)
 - a. Required studies/reports/work products
 - b. Required boards/agreements
 - c. Updates of existing tables/data in data & analysis
2. New Requirements which need to be incorporated into the Comprehensive Plan
 - a. Proportionate Fair Share Ordinance requirements
 - b. Capital Improvements requirements/changes
 - c. School Concurrency requirements
 - d. Incorporate City Vision/Identity into Comprehensive Plan
 - o Urban Service Boundary Area
 - o Design Charrette Results
3. Other overall concerns which may or should be addressed by establishing policy in the Comprehensive Plan or by some other means
 - a. Additional Staff to administer Comprehensive Plan/Land Development Code
 - b. Improved access to codes/information
 - c. Quantify City Economic Development Incentives
 - d. Define Capital Improvements Ranking process
 - e. Establish guidelines for annexations



City of Freeport

January 16/23, 2007 Workshop Handout

Evaluation and Appraisal Report



EAR: Evaluation and Appraisal Report of the Comprehensive Plan

- **Function:** A “Report Card” of how well the City’s Comp. Plan works

- **Process:** Plan
 1. Team Review/current Comp
 2. EAR Schedule
 3. Workshops/community input

- The City of Freeport was exempt from the requirement to generate an EAR until 2005, due to the City’s small population.

- The EARs for counties were due September 2006.

- The EARs for cities are due September 2007.

Background Information:

1975: The Florida Legislature mandated the Growth Management Act, requiring local governments to prepare Comprehensive Plans by 1980 (Chapter 163 F.S.)

1985: Local Government Comprehensive Planning and Land Development Code Regulation Act – revised the requirements for preparing Comprehensive Plans – commonly referred to as the “Growth Management Act”.

- Comprehensive Plans must meet minimum criteria
- A Capital Improvements Element must be prepared to determine costs/revenues associated with implementation



The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be clearly documented and supported by appropriate evidence. This ensures transparency and accountability in the financial process.

In the second section, the focus is on the regular review and reconciliation of accounts. It is advised that these tasks should be performed frequently to identify any discrepancies or errors early on. This proactive approach helps in maintaining the integrity of the financial data and prevents minor issues from escalating.

The third part of the document addresses the need for clear communication and collaboration between all stakeholders involved. It highlights that effective teamwork and open dialogue are essential for the successful implementation of any financial strategy or policy.

Finally, the document concludes by reiterating the commitment to high standards of financial management and ethical conduct. It encourages all team members to uphold these values and contribute to the overall success and sustainability of the organization.

General Approach to Preparation of the Comprehensive Plan: prepare each Element in “draft form” (*originally 86/87 for counties and 87/88 for cities*)

There are eight (8) required Elements comprising the City’s Comprehensive Plan:

1. Future Land Use
2. Traffic Circulation
3. Housing
4. Infrastructure
 - a. Sanitary Sewer
 - b. Solid Waste
 - c. Drainage
 - d. Potable Water
 - e. Natural Groundwater Recharge
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements

The City also has an Economic Development Element, which is an optional element.

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Each Element must be internally consistent.

The Capital Improvements Element:

- identifies funding sources for payment of infrastructure and facility needs as identified in each Element and
- the timetables/prioritization of those improvements

The purpose of the Future Land Use Element is to tie together the future land use needs of the community, as determined in each Element of the Plan.

The planning period is normally ten years.

The Freeport Comprehensive Plan was updated and found in compliance January 2005.

After the Comprehensive Plan's Goals, Objectives and Policies are adopted, the Plan is implemented through the Land Development Code, which gives specific land development regulations.



How does one develop a Comprehensive Plan?

Chapter 9J-5 of the Florida Administrative Code gives specific guidelines of the information required to be included.

- Data Collection:

1. Population projections
2. Location of natural resources
3. Availability of facilities & services

- Analysis (Mapping & Tables)

1. Existing Land Use
 - a. residential
 - b. commercial
 - c. industrial
 - d. agricultural
 - e. recreational
 - f. educational
 - g. public service
 - h. vacant/undeveloped
 - i. historic resources

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2. Natural Resources

- a. wetlands
- b. floodplains
- c. wellhead protection zones
- d. shoreline protection zones

3. Public Systems/Infrastructure

- a. Roads/bridges
- b. Water lines/wells
- c. Sewer lines/treatment facilities
- d. Stormwater management/drainage

4. Other Data/Considerations

- a. Freeport Design Charrette Vision
- b. Urban Service Boundary Area
- c. Economic Development Needs
- d. Housing Needs
- e. Projected Annexations

Data is compiled on maps and tables, then analyzed for current sufficiency and future community needs.



Future Land Use designations are assigned based upon existing development patterns, future development needs with attention to protection of natural resources and historic resources, and promotion of economic development (jobs, housing services)

- Ordinance Adoption of Goals, Objectives & Policies
- Follow-Up

SYSCOM Report (Annual Report)

EAR (every 5 years)

1. Evaluation of Comp Plan
2. EAR Report Prepared
3. EAR-based Amendments to Comp. Plan adopted.

Other Factors to consider on EAR-Based Amendments:

- *Is it a Comp Plan issue or a LDC issue? (broad or specific)*



The following table shows the results of the experiment. The data is presented in a clear and concise manner, allowing for easy comparison of the different conditions. The results are as follows:

Condition	Result 1	Result 2	Result 3
Condition A	1.2	1.5	1.8
Condition B	1.5	1.8	2.1
Condition C	1.8	2.1	2.4
Condition D	2.1	2.4	2.7
Condition E	2.4	2.7	3.0

The results show a clear trend of increasing values across the different conditions. This suggests that the factors being tested have a significant impact on the outcome. Further analysis is required to determine the exact relationship between the conditions and the results.

- *Is the issue addresses via other ordinances/resolutions/jurisdictions?*
- *Short/Long-term impacts on the community*
- *Related Comp. Plan changes which may impact issue*
- *Potential for misinterpretations, enforcement issues, litigation*
- *Balancing individual property rights to broader community needs and issues*





2007 EAR REPORT ISSUES SURVEY

If you have additional issues/comments, please write them here:

We also ask that you check the items below that will help us evaluate participation from the community. Please check all that apply.

<input type="checkbox"/>	Resident within the incorporated limits of Freeport
<input type="checkbox"/>	Property owner within the City of Freeport
<input type="checkbox"/>	Business owner within the incorporated limits of Freeport
<input type="checkbox"/>	Resident outside City of Freeport but within 32439 Zip Code
<input type="checkbox"/>	Property owner outside City but within 32439 Zip Code
<input type="checkbox"/>	Business owner outside City of Freeport but within 32439 Zip Code
<input type="checkbox"/>	Resident outside 32439 Zip Code, but within City of Freeport water/sewer franchise area.
<input type="checkbox"/>	Property owner outside 32439 Zip Code but within Freeport water/sewer franchise area
<input type="checkbox"/>	Business owner outside 32439 Zip Code, but in City of Freeport water/sewer franchise area.
<input type="checkbox"/>	Other (please specify)

Workshop Evaluation:

Was the material covered pertinent to the subject matter? Yes ___ No ___

Were the speakers knowledgeable about the subject matter? Yes ___ No ___

Was the workshop location/facility adequate? Yes ___ No ___

If not, how could it have been improved?





**Freeport Planning Division
Department of Planning and Zoning**

P.O. BOX 339 * FREEPORT CITY HALL * 112 HIGHWAY 20 WEST * FREEPORT, FLORIDA 32439

Date: April 10, 2007

To: Freeport City Council

From: Latilda Henninger AICP, City Planner

Re: EAR Workshop Survey Results

As part of the EAR process the EAR Team conducted a survey of those participants in the Ear workshops. City Staff, in conjunction with others identified the following initial issues for the EAR (Evaluation and Appraisal Report) for the Freeport Comprehensive Plan. These major issues were discussed during the course of the January 16th and 23rd 2007 EAR Public Workshops. The identified issues were ranked in importance using the following scale by placing a check in the column which the participant felt best described the importance of the issue:

High: Very Important
Medium: Somewhat Important
Low: Not Important

#	Issues	High	Medium	Low
1.	More City Staff to effectively administer Comp Plan & LDC	88%	13%	
2.	Enhance access to detailed contents of Codes	38%	50%	13%
3.	Implement generation of SYSCOM Annual Report	38%	50%	13%
4.	Incorporate City Vision & Identity into Comp. Plan/LDC	38%	63%	
5.	Quantify Economic Development incentives	50%	50%	
6.	Define Capital Improvement Evaluation/Ranking Process	25%	75%	
7.	Update Comp Plan Data/Analysis	50%	50%	
8.	Incorporate Goals/Objectives./Policies for Annexation into Comp Plan or LDC	50%	50%	



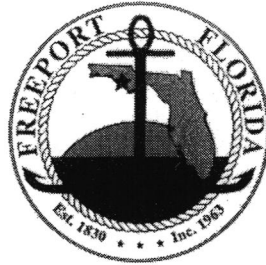
Participants were also given the opportunity to identify additional issues which they believed to be pertinent: Those comments are listed below:

- Pursue Village Center Concept from Design Charette
- Relocate Post Office to safer location
- Create Public Water/Sewer Connection Incentive Program
- Encourage Citizen Involvement
- Monitor Development Compliance with City Regulations
- Create aesthetic standards for scenic corridors and business corridors
- Expand the duties of the hammock Bay Recreation Board to cover the entire City; convert them into the Freeport recreation Board
- Infrastructure – roads, bridges, parks
- Environment – clean water and air
- Stop removal of protected trees and filling of wetlands
- Eliminate inconsistencies in LDC
- Update development requirements
- Update LOS standards

The participants were asked to check the items below to help evaluate participation from the community. The results are below:

-	Resident within the incorporated limits of Freeport
13%	Property owner within the City of Freeport
-	Business owner within the incorporated limits of Freeport
38%	Resident outside City of Freeport but within 32439 Zip Code
13%	Property owner outside City but within 32439 Zip Code
13%	Business owner outside City of Freeport but within 32439 Zip Code
-	Resident outside 32439 Zip Code, but within City of Freeport water/sewer franchise area.
13%	Property owner outside 32439 Zip Code but within Freeport water/sewer franchise area
-	Business owner outside 32439 Zip Code, but in City of Freeport water/sewer franchise area.
38%	Other (please specify) <i>all consultants, city and private</i>





Freeport Comprehensive Plan
Goals/Objectives/Policies Evaluations
For
2007 EAR REPORT

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1. Future Land Use
2. Traffic Circulation
3. Housing
4. Infrastructure
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Economic Development



FUTURE LAND USE ELEMENT

Goal: Manage Future Development to Provide Adequate Infrastructure & Protect Important Natural Resources

Objective	Policy	Intended Action	Status	Revision/Update
A. Adopt Future Land Use Districts	A.4 Special Development District Over 100 Lots Required to Meet Certain Guidelines	Review Developments Over 100 Lots For Compliance	Done	None Holding Category After Annexation
	A.5 Land Development Code Will Include Buffering of Incompatible Uses	Review Code for Compliance	Done	None See LDC 5.05
	A.6 Eliminate Undesirable Side Effects of Agriculture & Silviculture	Include Explicit Language	Done	Silvaculture= Forest Land See LDC Sec 3.05 and 4.01
	A.7 Land Development Code to Provide Opportunities for Innovative & Development Techniques	Review Planned Development Projects (PDPs) for Compliance	Done	None See LDC Sec 3.03

Objective	Policy	Intended Action	Status	Revision/Update
B. New Development Will Be Strongly Encouraged to Locate in Areas With Existing Public Services & In Conformance With Specific Standards	B.1 New Uses Will Conform to Standard Acreage Unless Unforeseen Need	Need to Review Standards & Compliance	Done	None See LDC Sec 2.0



FUTURE LAND USE ELEMENT

Goal: Manage Future Development to Provide Adequate Infrastructure & Protect Important Natural Resources

Objective	Policy	Intended Action	Status	Revision/Update
C. Ensure All Future Development Is Consistent With Accepted Planning Principles & Natural Area Limitations (?)	C.1 Eliminate Inconsistent Uses	Need to Review Code	Done	None See LDC Sec 2.0
	C.2 Enact Impact Fees Fairly	Enact Resolutions: 04-11 Fire 04-16Plaanni	Done	None

Objective	Policy	Intended Action	Status	Revision/Update
D. All Development Orders & Permits Shall Be Issued Only If There Are Adequate Public Facilities & Services	D.1 Level of Service Standards	Review Level of Service Standards	Done	None See LDC Sec 2.02
	D.2 Minimize Cost Maximize Efficiency	Review Code to Determine How Implemented	Done	None See LDC Sec 2.02

Objective	Policy	Intended Action	Status	Revision/Update
E. Ensure Land is Available for Utility Facilities & In Five Year Capital Improvement	None	Review Five Year Capital Improvement Plan	Done	Add Policies E.1 & E.2 Re: Availability & Land Acquisition



FUTURE LAND USE ELEMENT

Goal: Manage Future Development to Provide Adequate Infrastructure & Protect Important Natural Resources

Objective	Policy	Intended Action	Status	Revision/Update
F. Reduce Urban Sprawl & Encourage Compact Development	F.1 Allow Increased Development Densities in Developed Areas & Low Development Densities In Undeveloped Areas	Review	Done	See LDC 3.06; 3.08; 4.05
	F.2 Allow Higher Densities Where Public Services Exist Or Planned Not Allow Where Services Do Not	Review Code	Done	None

Objective	Policy	Intended Action	Status	Revision/Update
G. Eliminate Incompatible & Inconsistent Land Uses	G.1 Prohibit Expansion or Replacement of Land Uses Incompatible With Future Land Use Map	Review Future Land Use Map	Amendment Adopted Mar '06	None
	G.2 Define Terms "Incompatible" & "Inconsistent"	Review Land Use Code	Pending	Add new Defn

Objective	Policy	Intended Action	Status	Revision/Update
H. Ensure Protection of Historical & Natural Resources	H.1 Require Developers Be Cognizant & Protect Historical & Archaeological Resources	Establish Procedure	Pending: Need to Map Sites	Project Needed to Catalog Sites
	H.2 Identify & Require Preservation of Significant Historic Structures	Select On-Site or Relocate	Pending	Identify Persons, Places, & Structures
	H.3 Determine the 100-Year Floodplain Areas Using FEMA Guidelines	Review FEMA Flood Damage Prevention Ordinance	Done	See LDC Sec 4.04



FUTURE LAND USE ELEMENT

Goal: Manage Future Development to Provide Adequate Infrastructure & Protect Important Natural Resources

Objective	Policy	Intended Action	Status	Revision/Update
I. Actively Seek Funds to Redevelop & Restore Blighted Areas	I.1 Submit Community Block Grant Funding Requests	Review Requests w/Robin	Pending	If Necessary
	I.2 Seek Additional Sources of Funding	Check w/Robin	Pending	If Necessary

Objective	Policy	Intended Action	Status	Revision/Update
J. Close Coordination & Evaluation With Other Agencies	J.1 Code Will Delineate Specific Process	Review Code	Done	LDC Sec 2-03

Objective	Policy	Intended Action	Status	Revision/Update
K. Use the Informal Conflict Resolution Process With Local Governments In the County	K.1 Comprehensive Plan Committee Will Mediate Conflicts	Check With Committee	Done	None
	K.2 Use the WFRPC Informal Mediation Process	Check With Committee On History of Conflict Resolution	Done	None



FUTURE LAND USE ELEMENT

Goal: Manage Future Development to Provide Adequate Infrastructure & Protect Important Natural Resources

Objective	Policy	Intended Action	Status	Revision/Update
L. Coordinate Impacts Of All Development Proposed With County Comprehensive Plan	L.1 Municipalities & County Will Have Opportunity to Review Proposed City Developments Affecting Them	Review History of Coordination	Done	See Sec 2.01
	L.2 Internal Review Will Identify Development Proposals That Impact Others	Review Current Procedure	Done	None

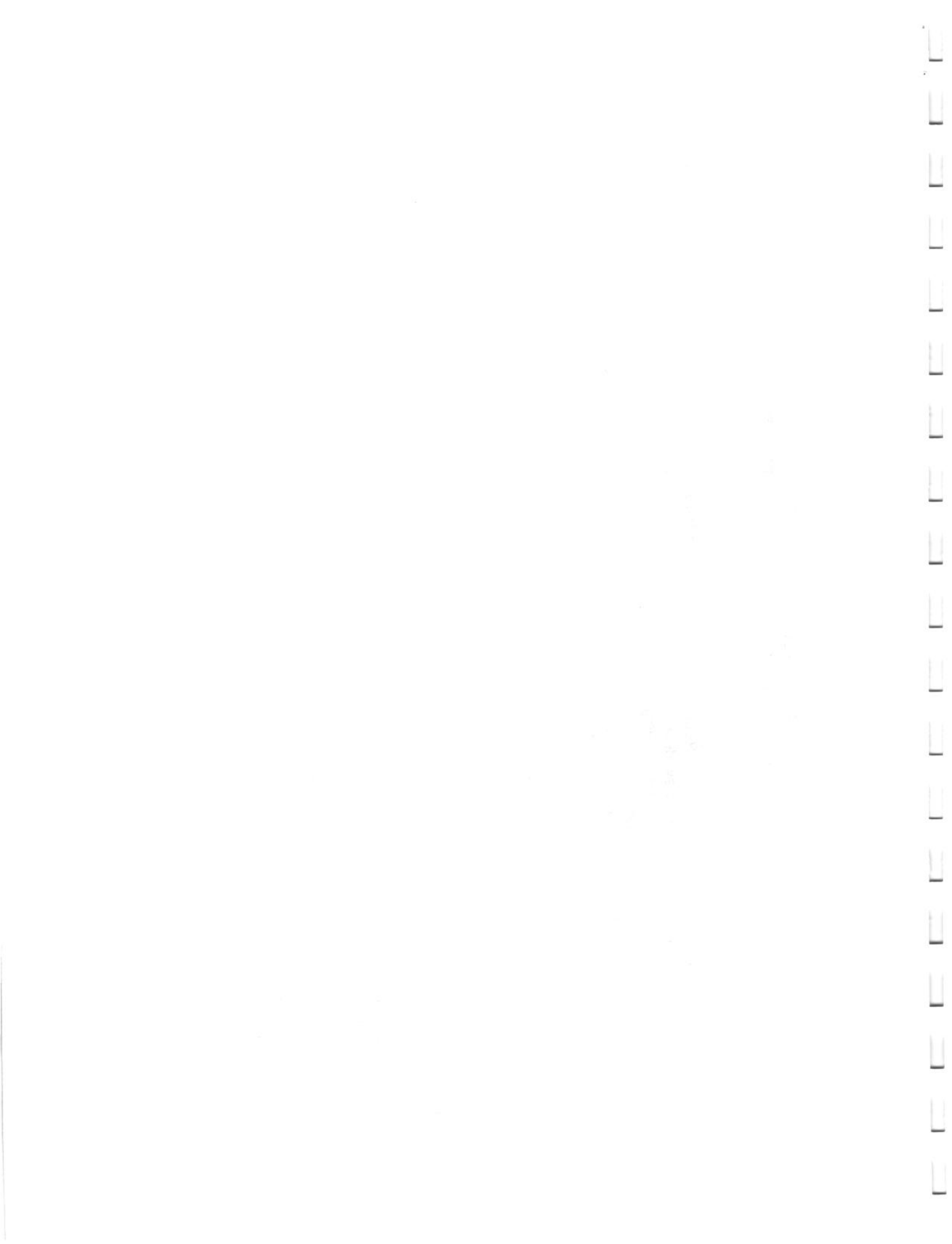
Objective	Policy	Intended Action	Status	Revision/Update
M. Coordinate Proposed Development With Northwest Florida Coast Resource Management Plan	M.1 Establish Procedure For Northwest Florida Coast to Review Proposed Development	Check for Established Procedure	Pending	Revise Convoluted Language Check w/ Paul Miller



TRAFFIC CIRCULATION ELEMENT:
 Goal: To provide a safe, cost effective transportation system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	A. Cooperation with county, regional and state transportation orgs.; provide efficient transportation system	A.1 New development should be designed to provide continuous traffic flow. This may include, but is not limited to, interconnection between developments and/or provision of parallel access.	LDC regulations	LDC Section 2.02.04 (C) (Pg 2-49) levels of service in place	None needed

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	B. The City hereby adopts the peak hour level of service standards as described in Policy B.1.	B.1 The city adopts the O-W TPO levels of service for the roadways listed in the TPO's long range plan and level of service C for all local streets.	LOS standards in LDC	LDC Section 2.02.04 (C) (Pg 2-49) levels of service in place	None needed

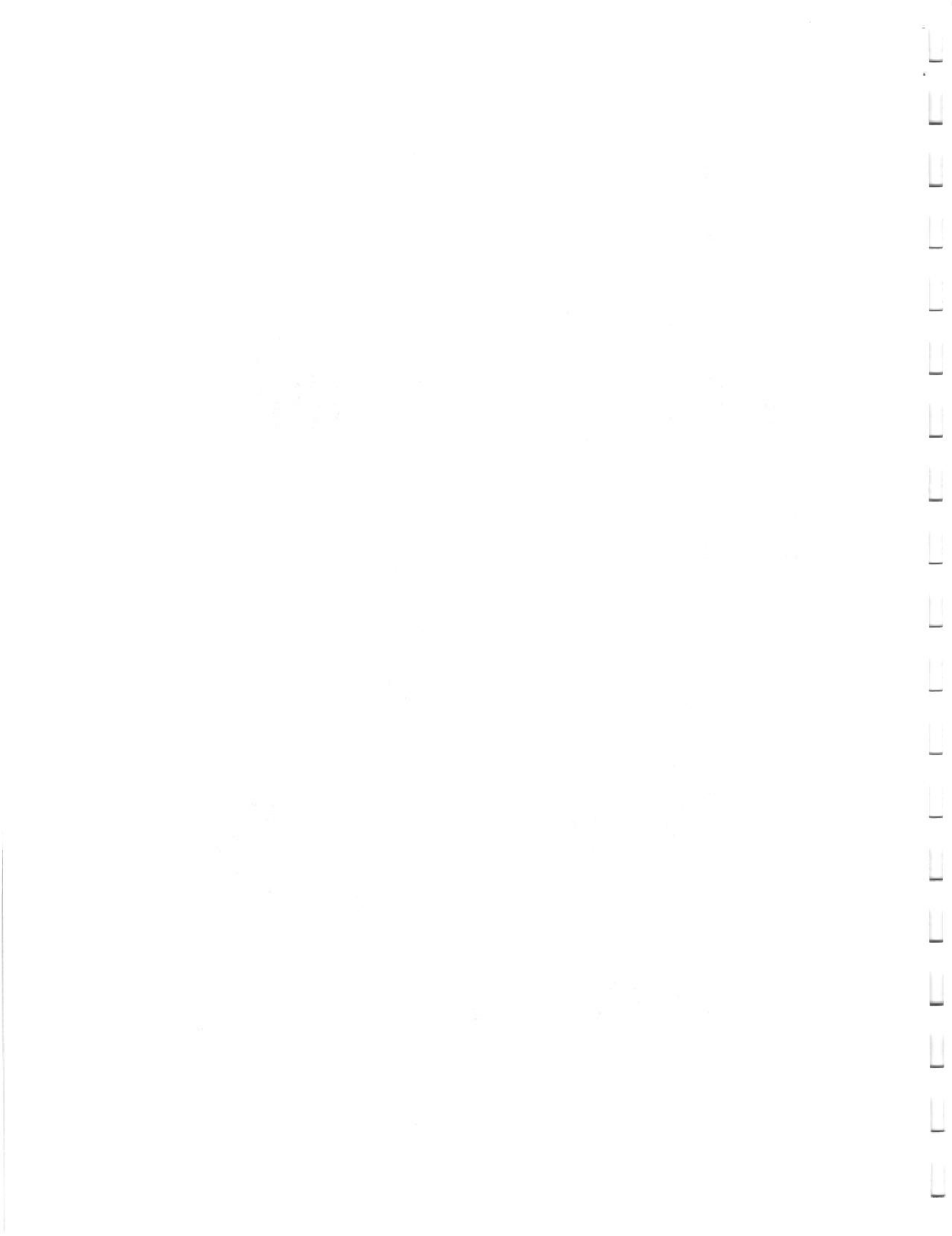


TRAFFIC CIRCULATION ELEMENT:

Goal: To provide a safe, cost effective transportation system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	C. The City will coordinate with the Plans and programs of the O-W TPO and the Florida Department of Transportation's Five-Year Transportation Plan.	C.1 The City of Freeport 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.	Monitoring FDOT's five-year plan	City has representative on TPO-TCC committee to monitor status of roadways affecting Freeport	None needed

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	D. The City will coordinate improvements to the traffic circulation system based upon projected future land uses in the plan.	D.1As changes are made to the future land use map, the City will determine if they will impact adopted level of service standards and make or coordinate with State, TPO, and/or County agencies to make any necessary improvements concurrently with such impacts	Review land use amendments for traffic impact	LDC page 2-34: City's review process included traffic study for roadway impacts per the requirements of FS Chapter 163	None needed

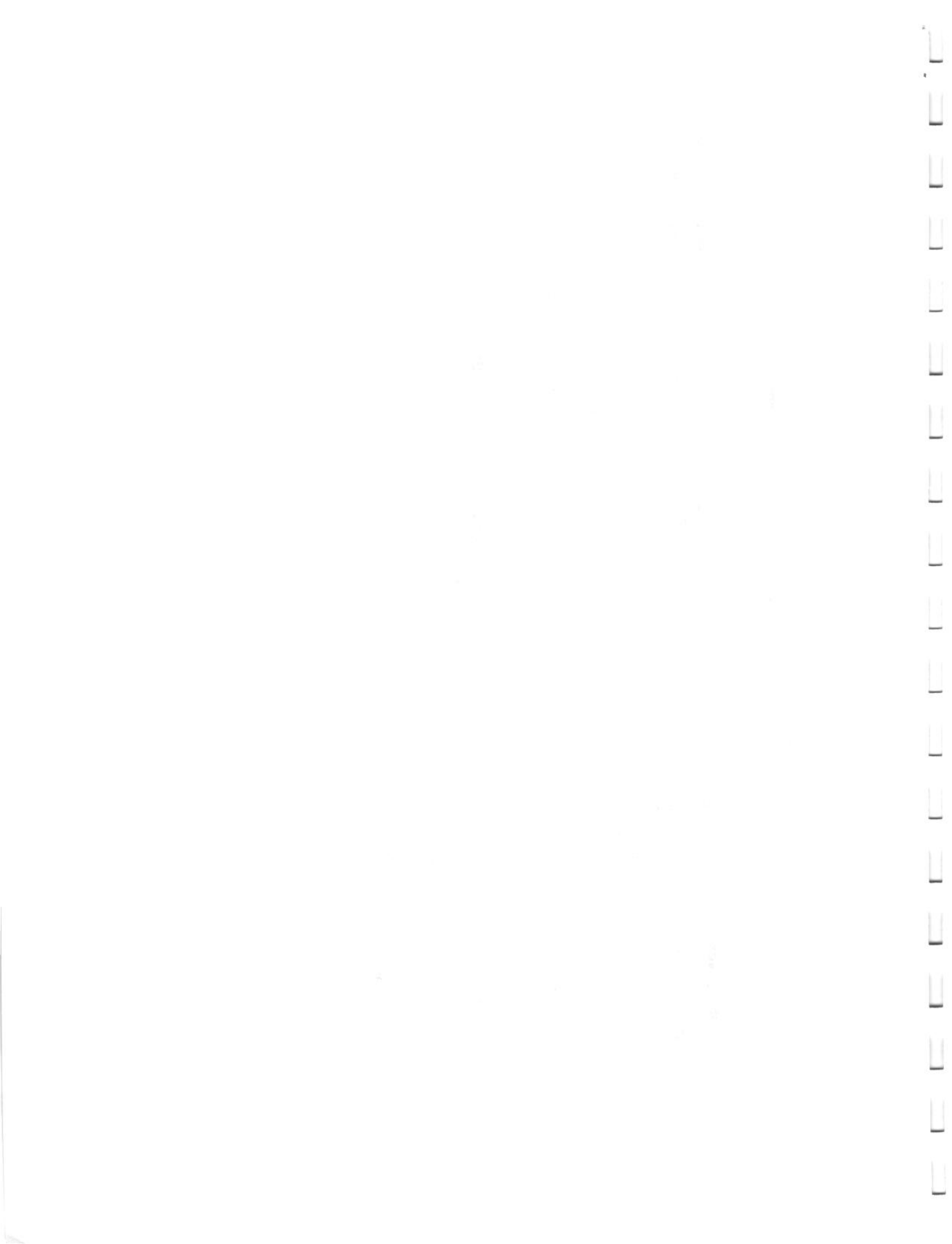


TRAFFIC CIRCULATION ELEMENT:

Goal: To provide a safe, cost effective transportation system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	E. The City will protect existing and future rights-of-way from encroachment by new buildings.	E.1 The City will adopt rights-of-way standards and minimum building setbacks substantially similar to those recommended by the O-W TPO.	LDC regulations	5.01.02(G) ROW standards in LDC ; 5.01.03 Right of Way Standards; Appendix A LDC Setback Requirements	None needed

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	F. The City will limit new access to arterial and collector roads.	F.1 To the maximum extent possible, a system of service roads will be required for new development along arterial roads in the city.	LDC regulations	LDC 5.01.07 Access management Standards	None needed



TRAFFIC CIRCULATION ELEMENT:

Goal: To provide a safe, cost effective transportation system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Traffic	<p>G. The impact of proposed development activity on available capacity shall be determined as follows:</p> <p>1. The area of impact of the development (a traffic shed) shall be determined. The traffic shed shall be that area where the primary impact of traffic to and from the site occurs. If the city/county has designated sectors of the jurisdiction for determining development impacts and planning capital improvements, such sectors or planning areas may be used.</p> <p>2. The projected level of service for roads within the traffic shed shall be calculated based upon estimated trips to be generated by the project. Where the development will have access to more than one road, the calculations shall show the split in generated traffic and state the assumptions used in the assignment of traffic to each facility.</p>		No policies in place		Create policy language as shown
		G.1	<u>The area of impact of the development (a traffic shed) shall be determined. The traffic shed shall be that area where the primary impact of traffic to and from the site occurs. If the city/county has designated sectors of the jurisdiction for determining development impacts and planning capital improvements, such sectors or planning areas may be used.</u>	LDC Section: 2.02.04(C)(2)	None
		G.2	<u>The projected level of service for roads within the traffic shed shall be calculated based upon estimated trips to be generated by the project. Where the development will have access to more than one road, the calculations shall show the split in generated traffic and state the assumptions used in the assignment of traffic to each facility.</u>	LDC Section: 2.02.04(C)(1)	None

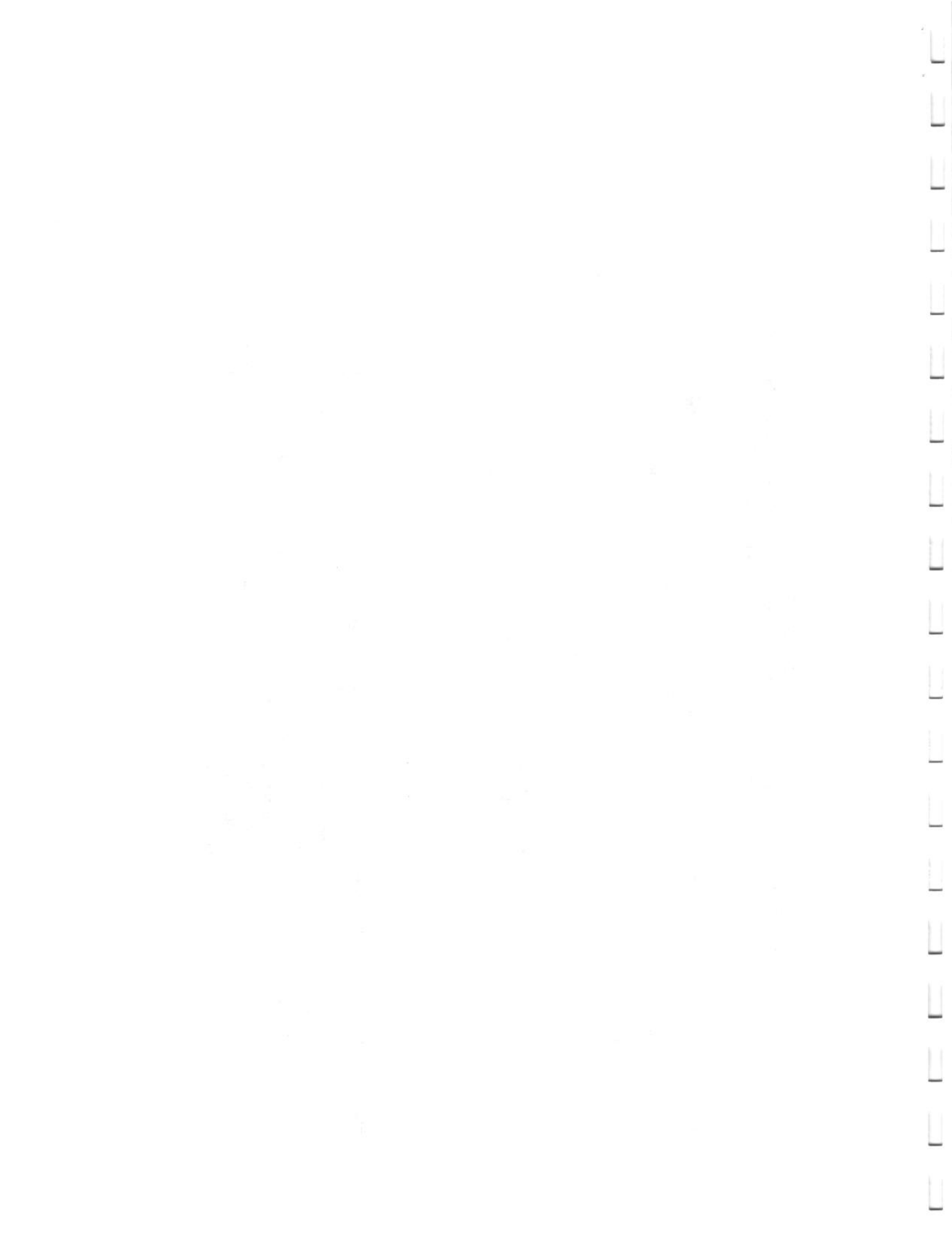


HOUSING GOAL:

Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of present and future residents of Freeport.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	A. Provide/assist public sector to provide 412 additional living units over the 2000 level by the year 2020 (144.35% low and moderate income accessible)	A.1	Establish Housing Assistance Task Force	Citizen Housing Board for CDBG Program (not active)	Appoint new members and activate
		A.2	Review ordinances, codes, regulations & permitting process to expedite private sector participation in provision of low/moderate income housing	Affordable Housing Resource Center; joint participation by county & cities	Revise to recognize current program
		A.3	Design LDC to promote/encourage housing for elderly and special needs households	Stated generally in LDC	
		A.4	Affordable Housing Trust Fund	None in place; housing assistance through Affordable Housing Resource Center	Revise to recognize current program

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	B. By 2010, eliminate all substandard housing	B.1	Code Enforcement: annual inspections of housing stock in areas with concentrations of substandard housing	No code enforcement position budgeted for City	
		B.2	Seek federal & state funds/demolition/rehabilitation of substandard housing	CDBG, randomly	Annual evaluation of need
		B.3	Neighborhood Revitalization Assistance: Code Enforcement assistance/removing blighting influences/targeting capital improvements to such areas	No code enforcement position budgeted for City	



HOUSING GOAL:

Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of present and future residents of Freeport.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	C. Provide adequate sites for the 797 new households to be formed in Freeport by 2020	C.1	Identify Target Areas : low income; special housing needs through Task Force	Task Force inactive	Activate Task Force; require annual review
		C.2	Participation: regional fair share housing distribution plan	Inactive	Get info from WFRPC
		C.3	Housing Assistance task Force: assess lower income/special needs housing annually and make recommendations	inactive	Activate task force
		C.4	Housing Assistance Task Force: assist low/moderate income persons including the homeless in finding housing	Affordable Housing Resource Center county/city partnership	Update policy with current program
		C.5	Mandate Non-discriminatory provision of housing	stated	current

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	D. Provide adequate sites for 279 factory built homes, by 2010	D.1	LDC: mobile home park requirements	City does not want to limit mobile homes to mobile home parks	Revise
		D.2	Developers infrastructure provided	Provided through development process	current
		D.3	Architectural/aesthetic standards adopted for residential land use districts	No architectural aesthetic standards in place	revisit



HOUSING GOAL:

Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of present and future residents of Freeport.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	E. provide suitable accessible sites for group homes and residential care facilities as required	E.1	Implementation of Non-discriminatory standards for group home locations	Section 3.03.18	current
		E.2	Assist sponsors of group homes with site selection assistance; identify funding sources	Affordable Housing Resource Center	Update with current program

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	F. Provide uniform and equitable treatment to all persons displaced by state and local government programs 421.55 F.S.	F.1	City assistance to displaced persons	stated	current

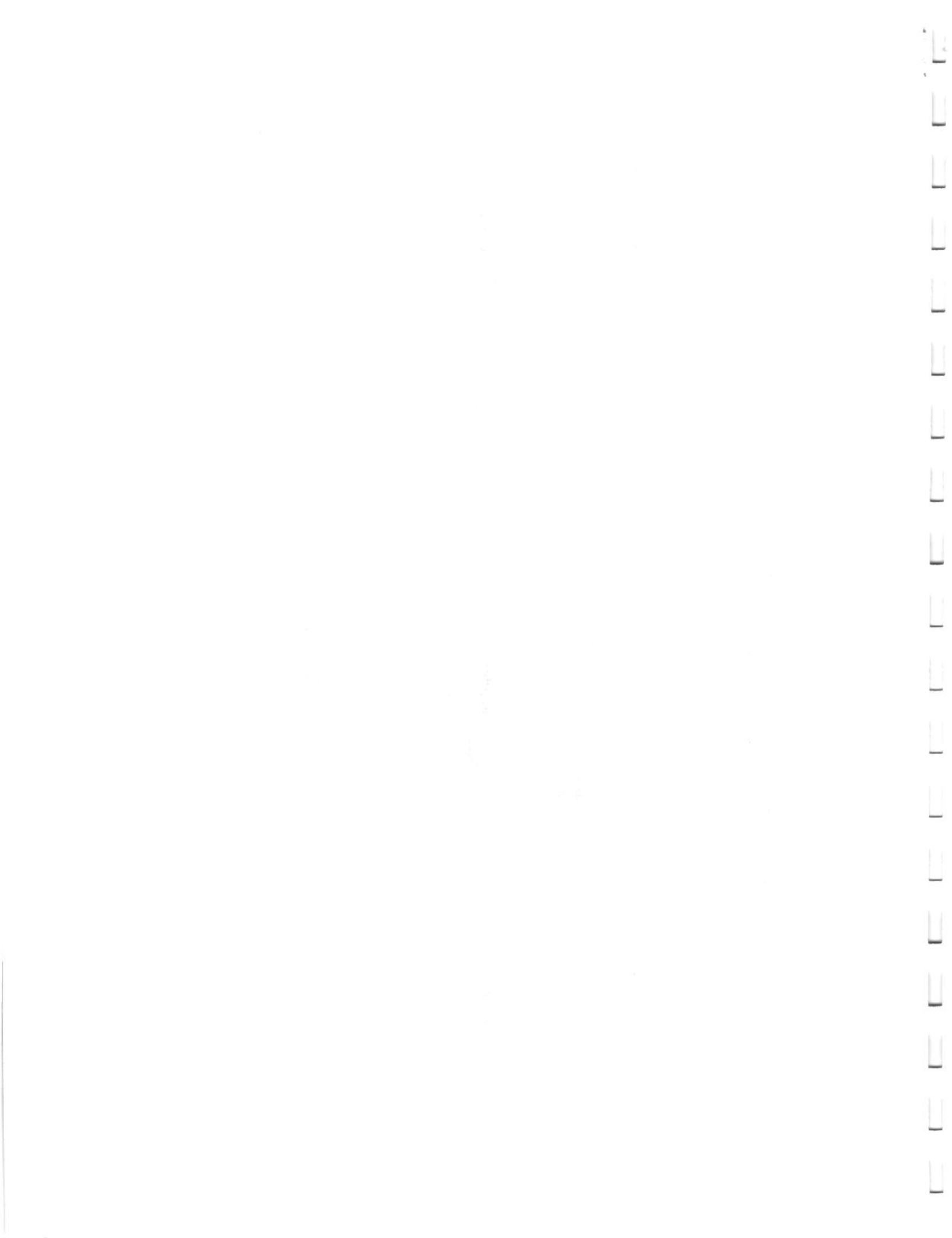


HOUSING GOAL:

Provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of present and future residents of Freeport.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	G. Preserve and protect historically significant housing	G.1	Housing Assistance Task Force: provide assistance to owners of historically significant housing to identify funds for preservation and adaptive reuse	City has no grants coordinator position	evaluate

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Housing	H. Conserve existing housing stock/improve neighborhood quality	H.1	Florida Building Code Congress Internationals' Standard Housing Code for housing code enforcement	City has no code enforcement position	
		H.2	Designate CDBG Target Areas	Completed in 2005 via City Staff for grant application	Revise to update on regular schedule
		H.3	Target public infrastructure improvements in existing neighborhoods to upgrade quality/encourage infill development		
		H.4	Encourage individual home improvements through Affordable Housing Task Force Programs for home improvements & repairs	No program under task Force	Activate Task Force; establish program



INFRASTRUCTURE ELEMENT:

Goal 1: The provision of an environmentally safe and efficient wastewater treatment and disposal system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Sanitary Sewer Sub-Element	A. The city will maintain and expand as necessary its centralized wastewater treatment and disposal system.	A.1	The City will use USDA/RD, EPA, FDEP Loan/Grant funds and local sources to maintain and expand the centralized wastewater treatment system as proposed in the Facility Plan.	LDC 2.02.04 (Pg. 2-48)	None needed

Element	Objective#	Policy #	Intended Action	Status	Revision/Update																		
Sanitary Sewer Sub-Element	B. The City will continuously monitor development to ensure that future development is consistent with established Level of Service Standards.	B.1	<p>The city hereby adopts the following Level of Standards to determine when improvements and additions to the existing system are required. Level of Service Standards for sanitary sewer are defined below:</p> <table border="0" style="margin-left: 40px;"> <tr> <td></td> <td align="center" colspan="2">LOS</td> </tr> <tr> <td>Type of Use</td> <td align="center">Average Flow</td> <td align="center">Peak Flow</td> </tr> <tr> <td>Residential</td> <td align="center">60 gpd/p</td> <td align="center">90 gpd/p</td> </tr> <tr> <td>Commercial</td> <td align="center">60 gpd*</td> <td align="center">90 gpd*</td> </tr> <tr> <td>Industrial</td> <td align="center">200 gpd*</td> <td align="center">300 gpd*</td> </tr> <tr> <td></td> <td align="center" colspan="2">* Per 1000 square feet</td> </tr> </table>		LOS		Type of Use	Average Flow	Peak Flow	Residential	60 gpd/p	90 gpd/p	Commercial	60 gpd*	90 gpd*	Industrial	200 gpd*	300 gpd*		* Per 1000 square feet			
	LOS																						
Type of Use	Average Flow	Peak Flow																					
Residential	60 gpd/p	90 gpd/p																					
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Industrial	200 gpd*	300 gpd*																					
	* Per 1000 square feet																						



INFRASTRUCTURE ELEMENT:

Goal 1: The provision of an environmentally safe and efficient wastewater treatment and disposal system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
		B.2	The City will develop and implement methodologies for determining available capacity and demand of a proposed development upon the system.		
		B.3	All improvements or expansions made to the sanitary sewer facility shall be consistent with Level of Service Standards.		
		B.4	New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards.		
		B.5	Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for wastewater treatment as established in Policy 2.1.		
		B.6	The City will develop and implement procedures for updating facility demand and capacity information as development orders are issued.		



INFRASTRUCTURE ELEMENT:

Goal 1: The provision of an environmentally safe and efficient wastewater treatment and disposal system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
	C. The City will maintain a five-year schedule of capital needs for sanitary sewer system facilities improvement, to be updated annually in conformance with the review process for the capital improvement element of this plan.	C.1	<p>The Director of Public Works will evaluate and rank capital improvement projects for the sanitary sewer system proposed for inclusion in the five-year schedule of capital improvements needs based upon the following priority system:</p> <ol style="list-style-type: none"> 1. Correction of existing facility deficiencies. 2. Scheduled replacement of existing facilities as they were out. 3. Provision for future expansion to meet realistic projected needs. 		



INFRASTRUCTURE ELEMENT:

Goal 2: The provision of an environmentally safe and efficient system for solid waste disposal.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Solid Waste Sub-Element	A. The City will continuously monitor development to ensure that future development is consistent with Level of Service Standards.	A.1	The City will cooperate with the County to implement Level of Service Standards which has been established for the Central Landfill.		
		A.2	The City adopts the following Level of Service Standards for solid waste disposal. Types of Use LOS Residential 4 lbs per capita per day Commercial 1 lb per capita per day Industrial 2 lbs per capita per day Other Users .5 lbs per capita per day		
		A.3	The City will provide or contract for transportation to achieve adopted levels of service.		
		A.4	Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the solid waste as established in Policy A.2.		
		A.5	The City will coordinate with Walton County to insure the correction of existing deficiencies and extension of or increase in the capacity of solid waste facilities serving Freeport.		



INFRASTRUCTURE ELEMENT:

Goal 2: The provision of an environmentally safe and efficient system for solid waste disposal.

		A.6	<p>The Director of Public Works will evaluate and rank capital improvement projects for solid waste facilities and coordinate their upgrade with Walton County based upon the following priority system:</p> <ol style="list-style-type: none">1. Correction of existing facilities deficiencies.2. Scheduled replacement of existing facilities as they wear out.3. Provision for future expansion to meet realistic projected needs.		
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INFRASTRUCTURE ELEMENT:

Goal 3: The provision of an environmentally safe and efficient drainage system.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Drainage Sub-Element	A. The City will conduct periodic assessments of drainage problems in order to include appropriate costs related to upgrading of the system in the Capital Improvements Element.	A.1 A.2 A.3	<p>The City enforces storm water management through its Land Development Code.</p> <p>The City will maintain an inventory of existing drainage conditions and set priorities for system improvements and identify funding sources and timing in the Capital Improvements Element.</p> <p>The City establishes the following Level of Service Standards for drainage:</p> <p>Types of Use</p> <p>All Uses 25-Year-24-Hour Design Story per FDOT Manual</p> <p>Design and performance standards shall be those established by Chapter 17-25.025, F.A.C. This regulation requires that treatment of the first inch of run-off on-site shall meet water quality standards required by Chapter 17-302, Section 17.302.500, F.A.C. These standards shall apply to all new development and redevelopment and any exemptions, exceptions, and thresholds, including project</p>		



INFRASTRUCTURE ELEMENT:

Goal 3: The provision of an environmentally safe and efficient drainage system.

		A.4	size thresholds are not applicable. The City will monitor compliance with Department of Environmental Protection requirements for storm water management.		
		A.5	Development activities shall not be approved unless there is sufficient available capacity to sustain the following levels of service for the drainage system as established in Policy A.3.		

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Drainage Sub-Element	B. The City of Freeport will correct existing drainage facilities deficiencies on a continuing basis within 24 months of initial identification of the deficiency.		No policies in place.		
	C. The City of Freeport will coordinate the extension of or increase in the capacity of drainage	C.1	The City will identify the responsible agency for drainage deficiencies when it has determined that they are out of the City's jurisdiction and work to insure that the responsible agency addresses the deficiency.		



INFRASTRUCTURE ELEMENT:

Goal 3: The provision of an environmentally safe and efficient drainage system.

	facilities to meet future needs with the Florida Department of Transportation, the Northwest Florida Water Management District, and the Walton County Road Department.				
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INFRASTRUCTURE ELEMENT:
Goal 4: Continue provision of high quality potable water.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Potable Water Sub-Element	A. Continuously monitor development to ensure that future development is consistent with established Level of Service Standards.	A.1	The City will work to implement Level of Service Standards to determine improvements in addition to the existing system. Level of Service Standards for potable water are defined as follows: Type of Use Aver Flow Peak Flow	LDC 4.02.03 (Page 4-13)	
		A.2	The City will develop and implement methodologies for determining available capacity and demand of a proposed development upon the system in accordance with the Concurrency Management System in the Future Land Use Element.		
		A.3	All improvements or expansions made to the facility shall be consistent with the Level of Service Standards and monitored in accordance with the Concurrency		

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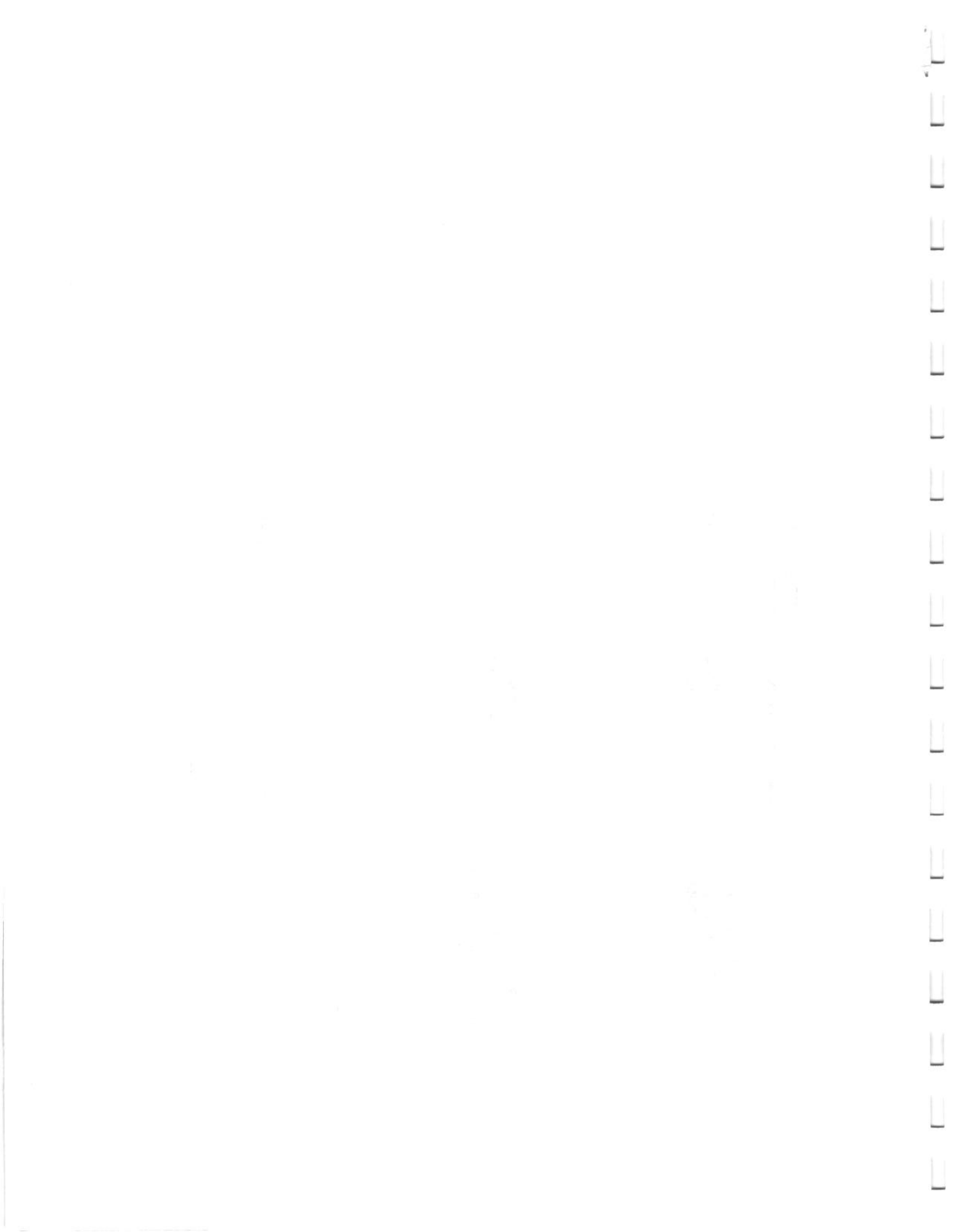
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INFRASTRUCTURE ELEMENT:
Goal 4: Continue provision of high quality potable water.

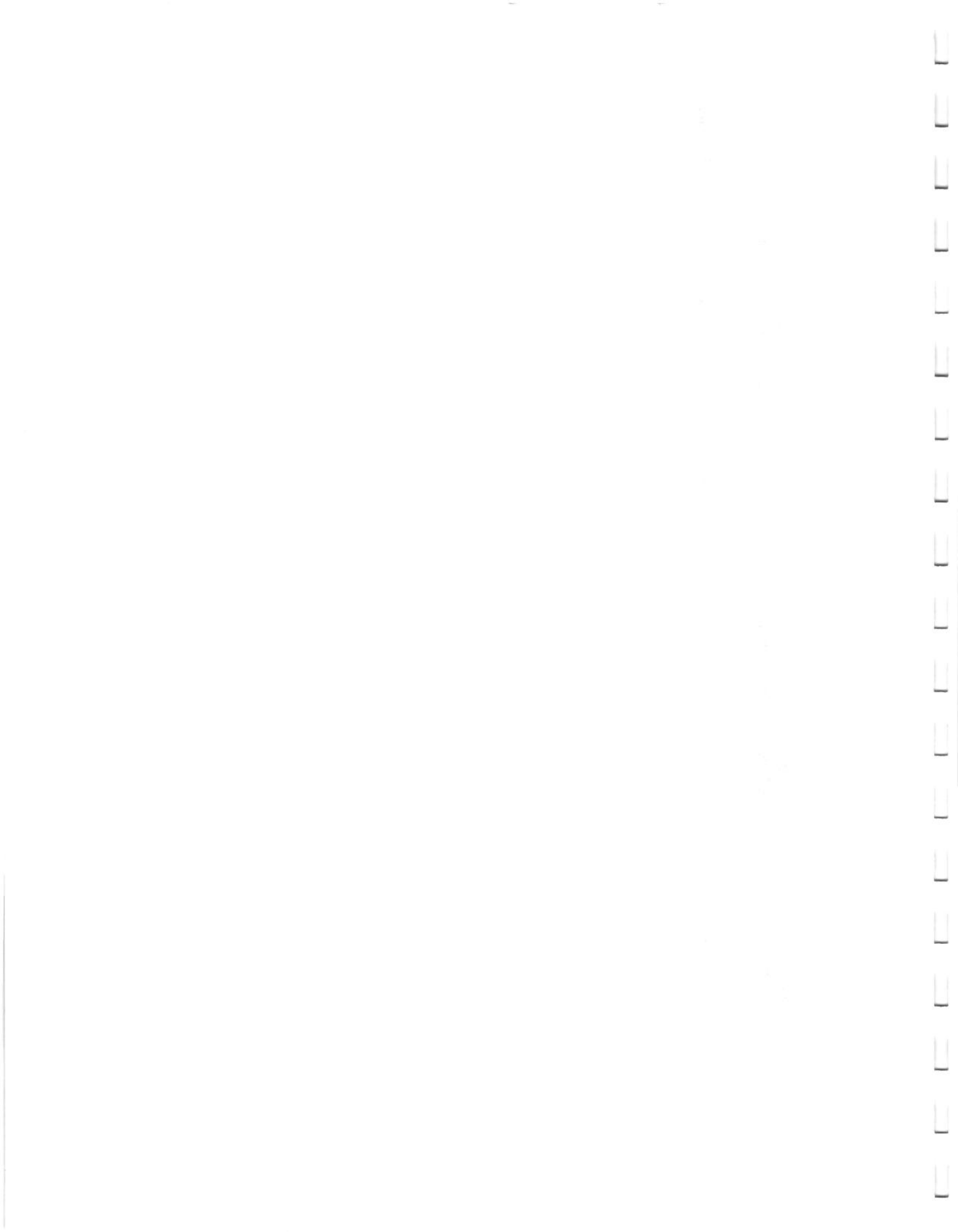
	<p>C. The City of Freeport will correct existing potable water facilities deficiencies on a continuing basis within 24 months of initial identification of the deficiency.</p> <p>D. The City of Freeport will coordinate the extension of or increase in the capacity of potable water facilities to meet future needs with Walton County and the Northwest Florida Water Management District.</p> <p>E. By 2010, reduce potable water demand by 10 percent of the 2000 demand.</p>	<p></p> <p>D.1</p> <p>E.1</p> <p>E.2</p>	<p>No Policy language in place for this objective.</p> <p>The City will seek joint funding through the USDA/RD, Community Development Block Grant and coordinate such funding and construction with Walton County and the Northwest Florida Water Management District.</p> <p>The City will require that all new development install water conservation devices.</p> <p>The City will require retrofitting of water conservation devices.</p>		
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INFRASTRUCTURE ELEMENT:

Goal 5: identify and protect natural groundwater aquifer recharge areas within Freeport in order to ensure availability of sufficient potable water for residential, business and agricultural uses for both the City and downstream lands.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update



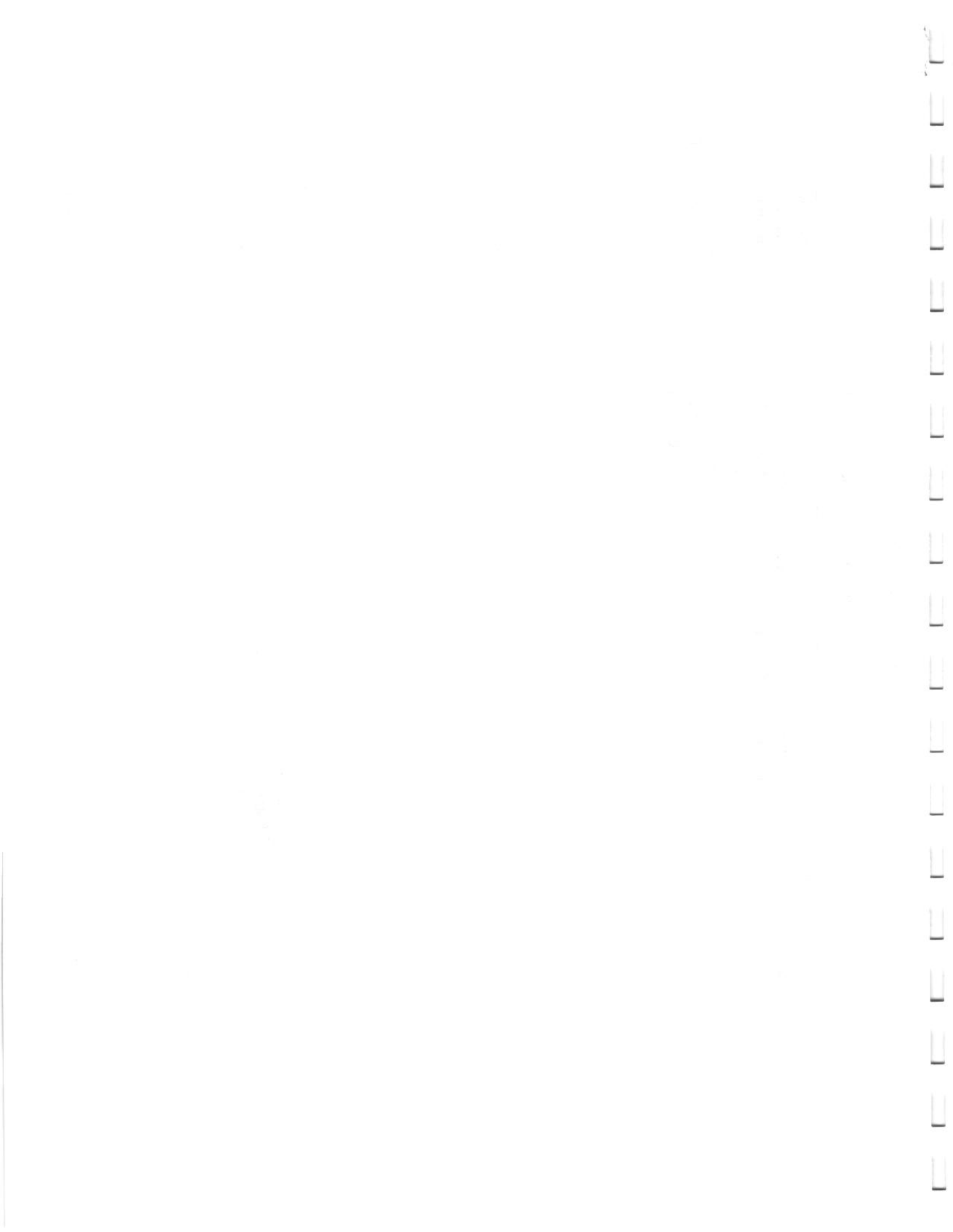
CONSERVATION ELEMENT

Goal: Promote protection conservation and use of natural resources

Objective	Policy	Intended Action	Status	Revision/Update
A. Protect Air Quality	A.1	Maintain streets at adopted LOS and audit in annual SYMCOM	LOS reviewed by POMA by SYMCOM not done	Formalize responsibility for annual publication of SYMCOM
	A.2	Limit industrial land use to adopted FLUM and enforce performance standards	Insufficient staff to enforce all performance standards identified in LDC Articles	Recommend additional staff to enforce all LDC standards

B. Protect Water Resources	B.1	Obtain necessary water permits from NFWFMD	Done	
	B.2	Enforce LDC Standards for streams	Enforced	Expand comp. plan policy to include all parts of LDC Article 4.04., Floodplains, and recommend additional staff to enforce
	B.3	Adhere to Rule 40A-2,801, 802 Fl Admin Code	Done	

C. Protect soils and vegetation	C.1	Enforce LDC practices for soil conservation suggested by USDA Soil Cons. Svc.	Not in LDC	Identify and add USDA Practices to the LDC
	C.2	Establish and enforce practices for conservation of vegetation	Not in LDC	Research practices for conservation of vegetation and add to the LDC



CONSERVATION ELEMENT

Goal: Promote protection conservation and use of natural resources

D. Protect wildlife and wildlife	D.1	Enforce measures in the LDC	Missing sensitive areas list; missing protection criteria.	Add to LDC
	D.2	Enforce standards/LOS to control nuisances/hazardous conditions	Comp Plan Policy A.2; LDC Policy 3.07, 10, 11, and 12	Remove Policy D.2; covered elsewhere

E. Protect Environmental Sensitive Resources	E.1	Enforce standards in LDC 4.01 on dev. Of environmental. sensitive land	Done	none
	E.2	Establish Wetland Protection Zone	Illustrated on FLUM	none
	E.3	Shoreline Protection Zone	Done	none
	E.4	Development exceptions in LDC	LDC 4.01.04	none
	E.5	Wetland mitigation measures	LDC Article 4	none



RECREATION AND OPEN SPACE ELEMENT

Element	Objective	Policy	Intended Action	Status	Revision/Update
GOAL I	A. Meet the needs of residents	A.1	Provide recreation and open space facilities at LOS of 6.25 per 1000 population	Exceeds	
		A.2	Establish definitions and standards and apply them to developments	Definitions of open space have been developed. Are others needed?	Have this reviewed by the committee established in Goal IV
		A.3	Require that new development provides for recreation needs created by the development.	There are no established standards. Should the City's LOS apply?	Refer to the committee.

GOAL II	A. Rec Fac shall be accessible by auto, bile & foot	A.1	Acquire needed ROW for access to recreation fac.	Done	
	B. Rec Fac will be accessible to the elderly & handicapped	B.1	Provide handicapped parking and barrier free access to all recreation facilities.	Done	

RECREATION AND OPEN SPACE ELEMENT

GOAL III	A. Maintain the rec. fac. in a safe condition	A.1	Install signs, lighting, fences and rails at all recreation facilities.	Done	
		A.2	Children's facilities shall be 100 feet from traffic and separated by a barrier.	Done	

GOAL IV	Involve the public and private sectors	A.1	Appoint a committee of public and private sectors to provide recreational opportunities.	A committee was appointed but is dormant.	Refresh the membership and meet regularly.
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GOAL V	A. Protect against incompatibl uses of open space	A.1	Adopt land use regulations which provide requirements for open space for new developments.	See GOAL I, Policy A.3	
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INTERGOVERNMENTAL COORDINATION GOAL:

Improve the existing system of interlocal coordination to ensure implementation of local government comprehensive plans and to resolve any conflicts that may arise.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	A. Use existing interlocal agreements w. school board/adjacent communities; review and update as needed	A.1	Interlocal Agreement with School Board: jurisdictional impacts/new development	In place	
		A.2	Citizen participation notifications of changes	Done through amendment process	current
		A.3	Annexation request notification to county/adjacent municipalities	Not implemented	
		A.4	By 11/30/03 Interlocal Agreement w. School Board; planning coordination	In place	
		A.5	School Board interlocal agreement; same as above	In place for new development	

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	B. City/County fire districts maintain communications agreement	B.1	Fire Protection; county/city	current	current

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	C. City/County maintain informal conflict resolution process	C.1	Comprehensive Plan Committee	None; Walton County Coalition formed & active	revise
		C.2	Informal mediation process through WFRPC for Comp Plan Committee	available	



INTERGOVERNMENTAL COORDINATION GOAL:

Improve the existing system of interlocal coordination to ensure implementation of local government comprehensive plans and to resolve any conflicts that may arise.

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	D. City to use procedures for affected parties opportunity to review dev. Proposals affecting the Bay	D.1	Procedures for int. coordination on Bay impact projects.	Not developed.	
		D.2	Procedure/internal review for effects on Walton County plan/potential conflicts		

Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	E. City to ensure coordination/establishing LOS for public facilities	E.1	Contact list for state regional and federal contacts	On file	current

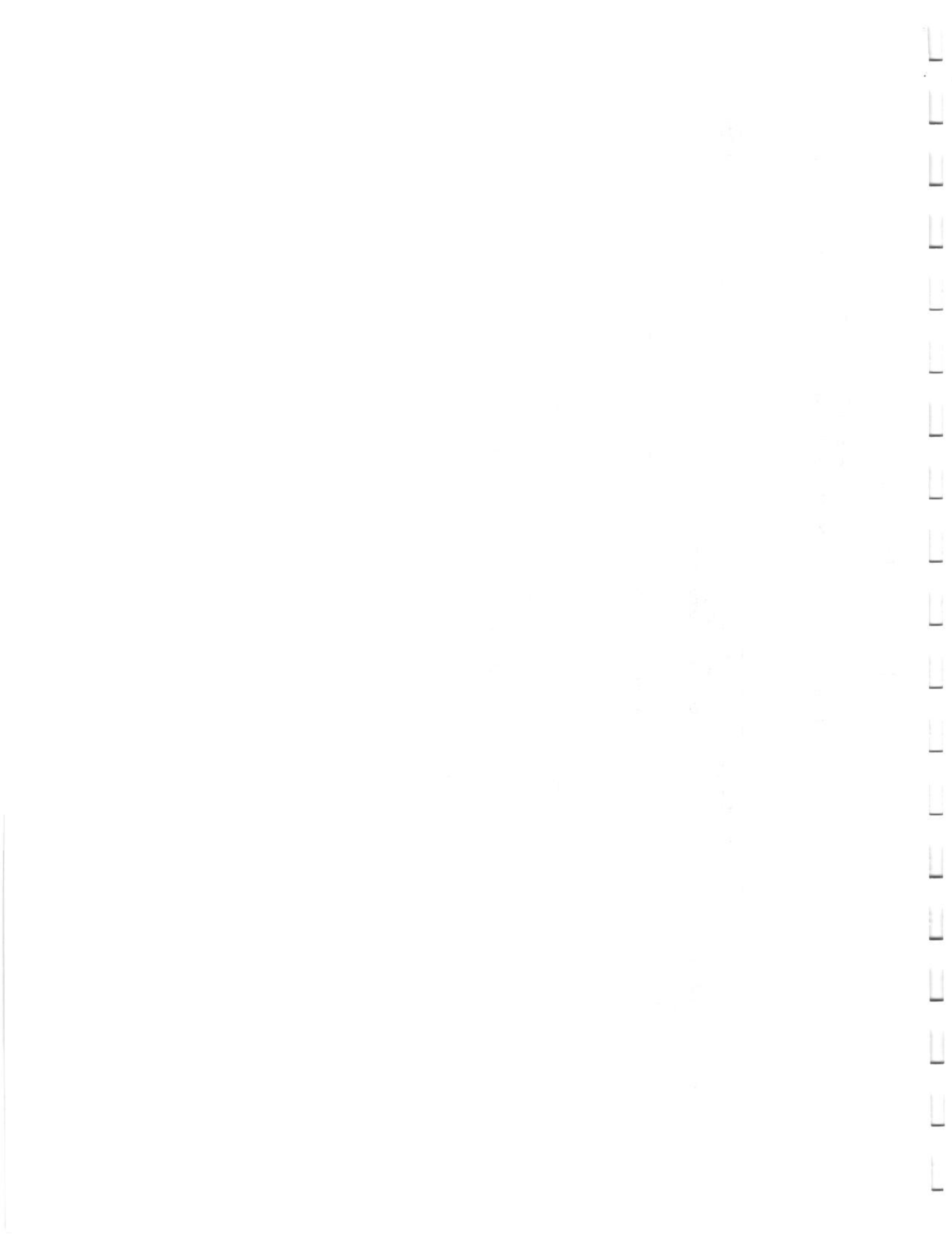
Element	Objective#	Policy #	Intended Action	Status	Revision/Update
Intergovernmental Coordination	F. City to continue working with Walton County/franchise agreement addressing Water Extension project for rural communities outside the City			Develop policies for objective	



CAPITAL IMPROVEMENTS ELEMENT

Goal: The City of Freeport shall undertake actions necessary to provide adequate public facilities to all residents in a manner which projects investments in existing public facilities, maximizes the use of existing facilities, and promotes compact urban growth.

Objective#	Policy #	Intended Action	Status	Revision/Update
A. CI will be provided to correct existing deficiencies to accommodate desire future growth, replace inadequate or obsolete facilities.	A.1	All CI improvements projects identified in the Comp. Plan of large scale (>\$100M) shall be included in the five year plan.	Five year plan is not current.	Update
	A.2	City shall give schedule and funding priority to correct existing deficiencies.	Formal review process currently not in place.	Revised
	A.3	City Council with input of department heads shall act as a capital improvements coordinating committee.	In place	
	A.4	Proposed capital improvement project shall be evaluated and ranked in order of priority. 1. Protect public health and safety. 2. Increase efficiency of existing facilities, reduce future cost, provide service to areas lacking full service. 3. Project represents an extension of facilities and services within designated service area.	No active or defined evaluation process in place. Note; A.2 and A.4 are in conflict regarding priority sequence.	Revised

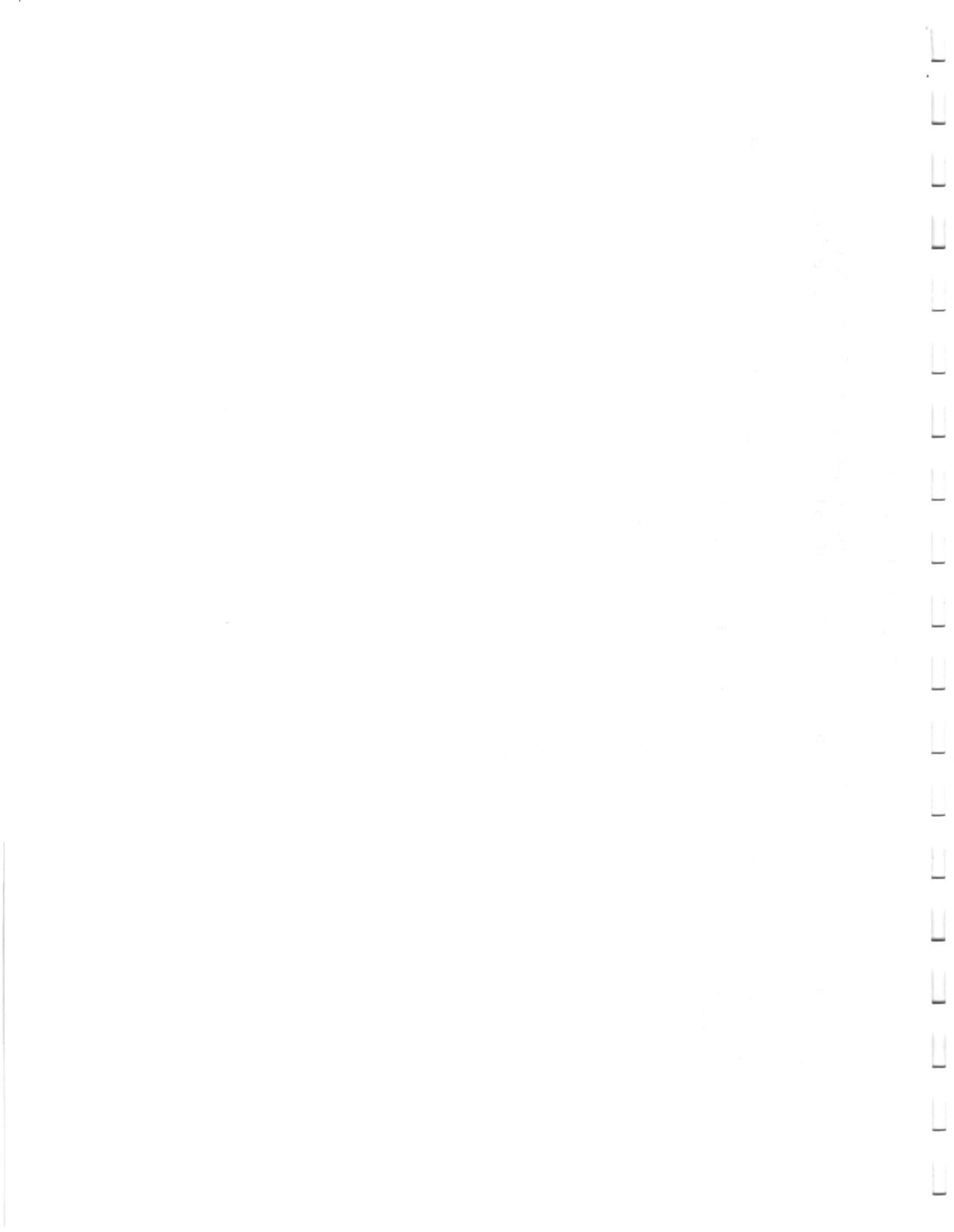


CAPITAL IMPROVEMENTS ELEMENT

Goal: The City of Freeport shall undertake actions necessary to provide adequate public facilities to all residents in a manner which projects investments in existing public facilities, maximizes the use of existing facilities, and promotes compact urban growth.

Objective#	Policy #	Intended Action	Status	Revision/Update
B. A proportionate share based upon the benefits received by developments to maintain LOS standards shall be borne by said development.	B.1	City assesses development a pro rata share of the costs required to fund CI necessitated by such development.		
	B.2	City shall implement within the Land Development regulations a program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreational open space and land for school facilities		
	B.3	Plan for replacement and renewal of capital improvements budget and review process. At 80% of design capacity or life span facilities shall be included in capital Improvements.	Current process not in place	

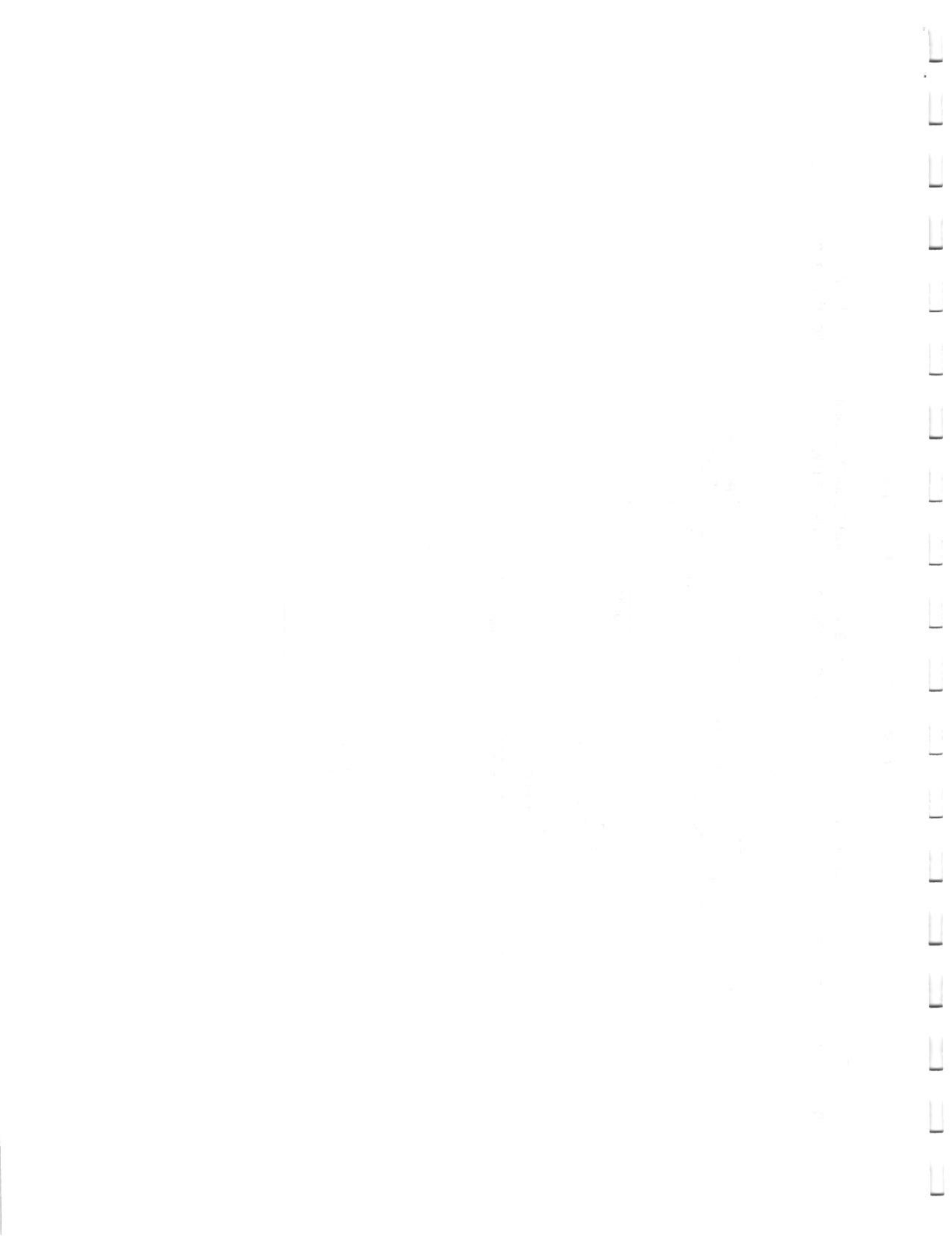
Objective#	Policy #	Intended Action	Status	Revision/Update
C. The City will manage its fiscal resources to ensure the provision of needed capital improvements previously issued development orders and for future development & redevelopment.	C.1	Prior to issuing new certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders have already been issued.	Current	



CAPITAL IMPROVEMENTS ELEMENT

Goal: The City of Freeport shall undertake actions necessary to provide adequate public facilities to all residents in a manner which projects investments in existing public facilities, maximizes the use of existing facilities, and promotes compact urban growth.

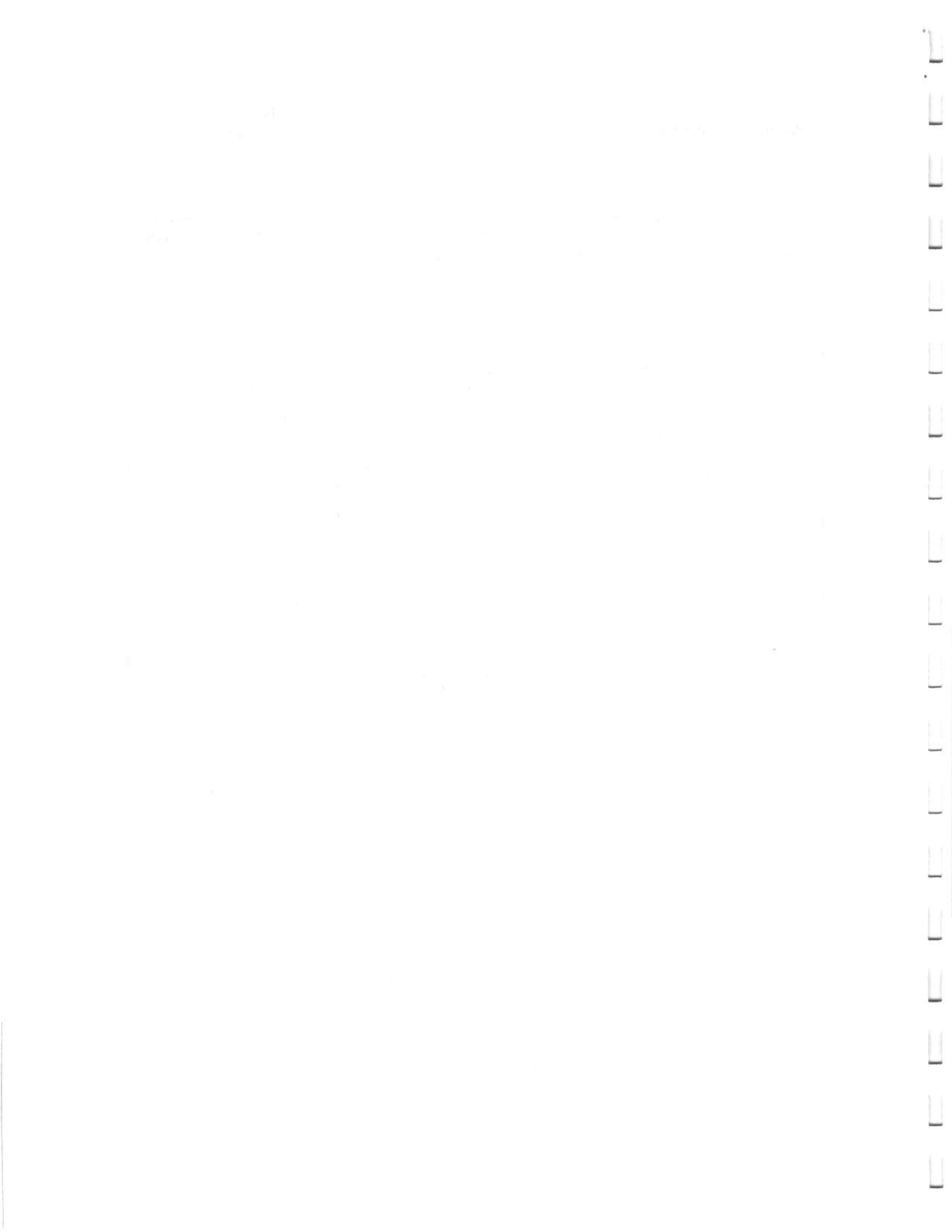
Element	Objective#	Policy #	Intended Action	Status	Revision /Update
Capital Improvements		C.2	The City shall adopt six year Capital Improvement program and annual capital budget	Not implemented	
		C.3	The shall transfer the unobligated balance of funds remaining in the General Fund to the Capital Improvements fund at the end of each fiscal year.	Not implemented	
		C.4	The City shall reserve unobligated Enterprise Fund surpluses for Capital Improvements	Not implemented	
		C.5	The City shall make efforts to secure grants or private funds whenever available to finance the provision of Capital Improvements	Current	



CAPTIAL IMPROVEMENTS ELEMENT

Goal: The City of Freeport shall undertake actions necessary to provide adequate public facilities to all residents in a manner which projects investments in existing public facilities, maximizes the use of existing facilities, and promotes compact urban growth.

Element	Objective#	Policy #	Intended Action	Status	Revision /Update
Capital Improvements	D. Development orders and permits will not be issued based unless necessary public facilities needed to support such development and to maintain adopted levels of service at the time impact. NOTE: Objective needs to be rewritten. Current reads more like a policy.	D.1	The City shall use the following "peak hour" LOS standards in reviewing impacts of new development and redevelopment upon public facilities.	Current	
		D.2	The City shall adopt the attached Concurrency Management System to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.	Concurrency Management System is not current. Requires annual review and/or updating	
		D.3	Proposed Comprehensive Plan amendments and requests for development or redevelopment permits shall be evaluated according to the following guidelines: <ol style="list-style-type: none"> 1. Will it contribute to a condition of public hazard as described in other elements? 2. Will it exacerbate any existing condition? 3. Will it generate public facility demands that may be accommodated by capacity increases already planned in the 5 yr. schedule of improvements? 4. Will it conform to the future land uses? 5. If the public facilities are developer provided, will it accommodate demands based upon the adopted LOS standards? 6. Are the facilities 	Recommend; develop a formal process for guideline reviews along with documentation.	



CAPTIAL IMPROVEMENTS ELEMENT

Goal: The City of Freeport shall undertake actions necessary to provide adequate public facilities to all residents in a manner which projects investments in existing public facilities, maximizes the use of existing facilities, and promotes compact urban growth.

			financially feasible? 7. Will it affect state agencies' & water management districts' facilities plans?		
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ECONOMIC DEVELOPMENT ELEMENT

Objective#	Policy #	Intended Action	Status	Revision/Update
A. Freeport's economy will become increasing diversified. Note: This is a statement not an objective.	A.1	Maintain a list of target private and public industries which are most suitable for the current & potential assets of the City	Maintain by Chamber of Commerce	
	A.2	Work with groups to promote economic developments in targeted areas. Note: This is an objective not a policy.	Exec. Director for County Economic Development and Chamber of Commerce.	
	A.3	Freeport shall establish an incentive program to redirect new economic development into existing vacant buildings within the CBD to hinder sprawl.	Not implemented	

Objective#	Policy #	Intended Action	Status	Revision/Update
	B.1	Provide community based educational support for entrepreneurs to develop business skills.	Not implemented	
	B.2	Promote development of a program to facilitate market identification, management training, technical assistance and improved capital access.	County Economic Development and Region Marketing - Greater Northwest Economic Council	
	B.3	Facilitate the development of business incubator facilities.	Not implemented	
	B.4	Support financial assistance & specialized training programs to encourage the development of small business, minority owned business and disadvantaged business enterprises.	County Economic Development	
	B.5	Identify local & special business funding needs & work with agencies to encourage funding.	Chamber of Commerce and County Economic Development	





ECONOMIC DEVELOPMENT ELEMENT

Objective#	Policy #	Intended Action	Status	Revision/Update
C. Modernize and continually improve access & communication links	C.1	Pursue annexation which proves to be cost beneficial in terms quantifiable & non-quantifiable benefit & costs.	Utilization of Industrial Parks.	
	C.2	Develop, maintain and promote the use of Port for commercial & industrial use.	Covered under Land Development Code 3.04	
	C.3	Promote the fiber optic capability for high speed electronic internet linkage.	COX cable provider. Note: Policy is too specific	Revision
	C.4	Establish by ordinance, minimum criteria for the location of all private & government water systems...	Covered under Land Development Code 4.02	
	C.5	Freeport shall review Economic Development proposals for impacts upon the adopted LOS standards for consistency of right-of-way needs listed in the TPO long range plan, six-year FDOT Gaming Plan and Florida Intrastate highway system plan.	Freeport currently has a representative on technical committee within TPO.	



EAR REVIEW TEAM'S "TOP THREE ISSUES"

1. Traffic – The element review did not reveal any significant issues related to the Goals, Objectives and Policies. While it appears all items are covered in the land development Code, there are external factors which are of concern to the City, which are not addressed in the Data & Analysis Section of the Freeport Comprehensive Plan. These external factors include funding for state roadways in the Central Walton County area where Freeport is located, continued intergovernmental coordination with Walton County and the City of DeFuniak Springs in pursuit of said funding, traffic volumes which are generated outside of the City but impact the City, and planning for the future traffic circulation needs of this rapidly growing area.

2. Economic Development – A majority of the element's objectives and policies should be either implemented or rewritten. A connection to the Housing Element is also lacking. In addition, the EAR Team recommends the creation of a Freeport Economic Development Council; to focus on the specific economic development needs of this City and to work in conjunction with the Walton County Economic Development Council.

3. Future Land Use – Current objectives are lacking documented citizen's requirements, desires and goals from both the Citizen Workshops and the 2005 Freeport Design Charrette. The primary focus of the Charrette was related to historical preservation, preservation of Freeport's "character", and planned city streetscapes, including landscaping, street lighting and corridor beautification. The specific action items which have not yet been implemented were as follows:
 - Historical Archiving
 - Mapping/Database Development
 - Historic Preservation Policies & Procedures

