



Intergovernmental Coordination Element – Walton County Staff Analysis of Changes

Reorganization:

- **Goals** are general statements of desired outcomes of the community. While often broadly written, goals should be stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives** are more specific and are a subset of goals, providing measurable strategies. Objectives should not stand alone without a goal. If an objective does not fit under a goal and it is considered important, then it may be more appropriately written as a goal. It is undesirable to have an Objective statement that actually contains numerous Objectives, this make intent hard to discern for policy formulation/implementation and makes measurability very difficult.
- **Policies** are “operational” actions that a community will undertake to meet the goals and objectives. The Comprehensive Plan’s policies can be categorized as existing (operational) policies, or ones that need further approvals from the County Commission. However, the Plan should not contain policies that are not implementable due to financial or staffing constraints as including these types of policies confuses the vision or direction and diminishes the meaning of the Plan on an operational level.
- **Planning hierarchy related** – The Comprehensive Plan should provide authorization or general policy direction for regulations implemented within the Land Development Code. This aids in interpretation of the Code.
- **Relocation to other elements** – General policy direction or Plan related authorization should be located in a logical place to ease implementation.

Outdated or Duplicative:

- Policies may not have been implemented due to limited staff resources, limited funding or competing priorities.
- Policies and or objectives may be repeated elsewhere in the Plan creating opportunities for internal inconsistencies and difficult administration.

Statute and Administrative Code Related:

- Section 163.3180 was amended to provide concurrency on a statewide basis only for roads, sewers, solid waste, drainage, potable water, parks and recreation, and mass transit; a local government can extend concurrency to public schools if it first conducts a study to determine how the requirement would be met.

Substantive Changes:

- The proposed amendments strike the Public Schools Facilities Element in its entirety effectively striking the requirement for public school concurrency in Walton County. Policies and procedures for information sharing, coordination, school siting, etc. are relocated to the Intergovernmental Coordination Element.



Policy Issues:

- Removal of the public school concurrency requirement will require an update to the current Interlocal Agreement between Walton County, the incorporated cities of Freeport, DeFuniak Springs, and Paxton and the Walton County School Board. This agreement is required per Section 163.31777, F.S.
- Policy IC-2.2.3 which requires new developments within two miles of an existing or planned school to construct sidewalks along the corridor that directly serves the school requires implanting Land Development Code language. This is an existing policy. School Board representation will remain on the Technical Review Committee.
- Policy IC-2.4.2 and IC-2.4.4 (existing) provide that the County consider school facility capacity in the review of Comprehensive Plan amendments seeking additional development entitlement. Early dedication of school sites is encouraged and the Development Agreement authorizing language within the Land Development Code should be updated accordingly. Amendments to the LDC related to development agreements are also recommended creating consistency with Section 163.3221- 3241, F.S.
- The Joint Land Use Study (Eglin AFB) (Goal IC-3) has not yet been implemented within the Land Development Code. Staff recommends this be incorporated into the update consistent with Section 163.3175, F.S. requiring cooperation with military installations to encourage compatible land use.