

TOWN OF SHALIMAR
COMPREHENSIVE PLAN
AMENDMENTS

ANNEX A OF ORDINANCE 2013-03

**APPROVED FOR ADOPTION BY THE SHALIMAR TOWN COMMISSION ON
FEBRUARY 12, 2013**

BASED UPON THE
EVALUATION AND APPRAISAL REPORT (EAR)

SECTION I
GOALS, OBJECTIVES, AND POLICES

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CHAPTER 1

LEGAL

Section 1.01 Legal:

WHEREAS, the Florida Legislature has enacted the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) which mandates the preparation of comprehensive plans and unified land development codes for all units of local government; and,

WHEREAS, the Florida Legislature has reconfirmed that Chapters 163.3161 through 163.3215, Florida Statutes provide the necessary statutory direction and basis for municipal and county officials to carry out their comprehensive planning and land development regulation powers, duties and responsibilities; and,

WHEREAS, The Florida Administrative Code mandates the MINIMUM CRITERIA FOR REVIEW OF LOCAL GOVERNMENT COMPREHENSIVE PLANS AND DETERMINATION OF COMPLIANCE; and,

WHEREAS, the Town Commission of the Town of Shalimar, Florida has determined that this Ordinance is compatible with and furthers the State Comprehensive Plan, the West Florida Comprehensive Regional Policy Plan and the Okaloosa County Comprehensive Plan; and

WHEREAS, the Town Commission adopted the Shalimar Comprehensive Plan: 2000 (Ordinance 92-08) on July 21, 1992 and said Plan was determined by the Florida Department of Community Affairs to be "In Compliance" with all relevant laws, rules and regulations; and

WHEREAS, the Town has analyzed and evaluated the Comprehensive Plan adopted in 1990 and has determined that certain amendments and modifications are necessary and appropriate in order to reflect changed conditions and circumstances in the Town and changes in Law; and

WHEREAS, this Plan contains those changes and modifications;

NOW THEREFORE BE IT ORDERED BY THE TOWN COMMISSION OF SHALIMAR, FLORIDA that this Ordinance is hereby adopted in conformance with the Florida Administrative Code and provides an effective date and repeals all provisions of Ordinances or Resolutions in conflict herewith.

Section 1.02 Title: This Ordinance shall be known as the "SHALIMAR COMPREHENSIVE PLAN: 2020 " and also may be known as Ordinance No. 2013-03.

Section 1.03 Jurisdiction: The lands subject to this Ordinance shall include all area within the corporate limits of the Town of Shalimar.

Section 1.04 Intent: It is the intent of this Ordinance to provide orderly growth management for those areas identified in Section 1.03 above. This Ordinance provides public policy mechanisms for growth management in order to serve the residents and property owners of the Town of Shalimar and maintain and improve the quality of life for all citizens of the Town.

The Shalimar Town Commission finds that the goals, objectives, policies, and regulations set forth hereunder are a necessary and proper means for planning and regulating the development and use of land in the Town and for otherwise protecting and promoting the public health, safety, and general welfare of its citizens. It is the intent of this Ordinance that the Comprehensive Plan sets general guidelines and principles concerning its purposes and contents and that this Ordinance shall be construed broadly to accomplish its stated purposes and objectives.

Section 1.05 Effective Date: The adoption date of this Ordinance is February 12, 2013.

CHAPTER 2
ADMINISTRATION

Section 2.01 Local Planning Agency:

(1) The Shalimar Planning and Zoning Board is hereby established as the Local Planning Agency (LPA) and Land Development Regulation Commission.

(2) Duties: The duties of the LPA shall be as specified in the Florida Administrative Code and include:

- a. Responsibility for the preparation of the Comprehensive Plan and development of recommendations submitted to the Town Commission regarding the adoption of the plan.
 - b. Monitoring the effectiveness and status of implementation of the Comprehensive Plan and recommend to the Town Commission any changes in the plan as may be required.
 - c. Monitoring, reviewing, and preparing periodic reports for the Town Commission as required by the Florida Administrative Code including regular assessments of the plan and preparation of the evaluation and appraisal report on the plan.
 - d. Reviewing any proposed land development regulations, codes or amendments thereto and making recommendations to the Town Commission as to the consistency of proposed regulations, codes, or amendments with the Comprehensive Plan.
 - e. Performing any other function, duty, or responsibility assigned to it by the Town Commission of the Town of Shalimar or by general or special law.
- (3) Resources: The LPA may utilize any resources provided by the Town

Commission in furtherance of the duties and responsibilities of the LPA. These resources may include, but are not limited to, facilities and equipment of the Town, temporary assignment of employees, utilization of Town committees, consultants, persons or entities to prepare or assist in the preparation of the plan, amendments thereto or any other land development regulation, proposed or existing, as it may deem appropriate.

Section 2.02 Administration: The Town Manager of the Town of Shalimar, or his designee, shall administer this Ordinance with assistance of other operating departments within the Town, as necessary. In addition, assistance may be provided pursuant to Section 2.01(3) above. The LPA shall make recommendations regarding Comprehensive Planning and/or Land Development Regulations to the Town Commission for its consideration and action.

Section 2.03 Public Participation and Notice: Refer to Chapter 4 for public participation and notices.

CHAPTER 3
DEFINITIONS

Section 3.01 Definitions: The definitions found in the Florida Administrative Code, are hereby adopted by reference.

Section 3.02 The Land Development Code (which shall be made part of the Town Code) which shall be adopted by the Town will contain any other specific definitions germane to any items within the Land Development Code (LDC).

Section 3.03 Unless the context clearly indicates otherwise, singular words include the plural, person or man includes both genders and words not otherwise defined shall have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary reference books.

CHAPTER 4
PUBLIC PARTICIPATION

Section 4.01 Purpose: This Chapter establishes procedures in accordance with the Florida Administrative Code and pursuant to current Town of Shalimar Ordinances.

Section 4.02 Intent: It is the intent of this Chapter and any Ordinances referenced in Section 4.01 above, that all citizens affected by Comprehensive Plans, the planning process or any land development regulation, proposed or enacted, be afforded the opportunity for input and comment throughout the preparation and enactment process.

Section 4.03 Procedures: It is the intent of this Ordinance that the procedures delineated in this Ordinance apply to the formal adoption process of the Comprehensive Plan, amendments to the Comprehensive Plan, preparation of the Land Development Code (LDC) including regulation of land subdivision, open space provisions, drainage and stormwater management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, impact fees, consideration of the Evaluation and Appraisal Report (EAR) and any other matters deemed appropriate by the Town Commission of the Town of Shalimar.

CHAPTER 5
GENERAL REQUIREMENTS

Section 5.01 Format: This Ordinance follows the format of the Florida Administrative Code

Section 5.02 Combined Elements: The Coastal Management Element and the Conservation Element have been combined into the Coastal Management and Conservation Element. The requirements of the Florida Administrative Code have been met within these combined elements. These elements have been combined in order to avoid repetition and provide clarity.

Section 5.03 Support Documents: Support data, analysis, and documents are not adopted as part of this Ordinance. Support data, analysis, and documents are available for public inspection at the Shalimar Town Hall (Reference Section II Data and Analysis; submitted for review with this amendment).

Section 5.04 Preparation Date: The preparation of the original Town Comprehensive Plan began in October 1986 and continued through January 1990 with public hearings and workshops. The original Plan was adopted by the Shalimar Town Commission on July 10, 1990. As a result of the findings and conclusions found in the adopted Evaluation and Appraisal Report, and the Department of Community Affairs Objections, Recommendations and Comments Report, the Plan was modified to reflect changed conditions and circumstances. This Ordinance, which constitutes the revised Comprehensive Plan of the Town, was adopted on February 12, 2013, by the Shalimar Town Commission.

Section 5.05 Name of Preparer: This Ordinance was prepared by the Shalimar Local Planning Agency. Support documentation has been prepared on behalf of the Local Planning Agency during the Evaluation and Appraisal process by the Town Administration with professional and technical assistance by the West Florida Regional Planning Council.

Section 5.06 Data and Analysis: Copies of Section II Data and Analysis shall be submitted to

the Florida Department of Economic Opportunity together with the Comprehensive Plan when the plan is submitted for compliance review.

Section 5.07 Population Projections: This Ordinance is based upon resident population projections only. There is no seasonal fluctuation in the population of Shalimar. The population projections are included within the Section II Data and Analysis supporting this Comprehensive Plan. All projections have been prepared in accordance with the Florida Administrative Code. Population projections are updated annually as new reports are issued by the Bureau of Economic and Business Research of the University of Florida or the U.S. Bureau of the Census.

Section 5.08 Planning Time Frame: The time frames for planning used in this Ordinance are from the year 2012 through the year 2035.

Section 5.09 Internal Consistency: Each Chapter of this Ordinance represents an Element of the Town's Comprehensive Plan. Each Chapter (Element) herein is consistent with the other Chapters (Elements) and this Ordinance shall be construed in its entirety as the Town's Comprehensive Plan. The Future Land Use Maps included as a part of this Ordinance reflect goals, objectives and policies contained within the ordinance.

Section 5.10 Plan Implementation: This Comprehensive Plan shall be implemented by the adoption or amendment of the Land Development Code and other land development regulations of the Town of Shalimar. In addition to the requirements in the Florida Administrative Code, the Land Development Code shall address regulations of specific items contained within the goals, objectives, and policies of this ordinance. Further, the Land Development Code shall require adherence to the policies within the Land Development Code as well as this ordinance.

Section 5.11 Monitoring and Evaluation: An Evaluation and Appraisal Report (EAR) shall be

prepared as required by Florida Statutes. In addition, continuous monitoring shall be maintained through the Concurrency Management System. The Capital Improvements Element and various portions of this plan shall be reviewed on an annual basis pursuant to Chapter 14 of this Ordinance.

Section 5.12 Procedural Requirements: This Comprehensive Plan shall be considered, adopted, and amended pursuant to the procedural requirements of the Florida Administrative Code.

Any applicant requesting an amendment to this Ordinance shall be responsible for and pay all costs associated with the amendment, including any required evaluation and appraisal reports, advertisements or other expenses incidental to the amendment.

CHAPTER 6
CONCURRENCY MANAGEMENT SYSTEM

Section 6.01 Concurrency Management: The Town has adopted a Concurrency Management System in compliance with the Florida Administrative Code within the Land Development Code to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit (order), the system shall ensure that the adopted level of service standards in this Ordinance for roadways, potable water, sanitary sewer, solid waste, stormwater and recreation will be maintained. The Shalimar Technical Review Committee (see Chapter 14) shall be responsible for ensuring compliance with the Concurrency Management System.

The Technical Review Committee, or its designee, will be responsible for the four (4) primary tasks which are described below. The four tasks are:

- 1) Maintain an inventory of existing public facilities and capacities or deficiencies, to be known as the Concurrency Management Database;
- 2) Determine concurrency of proposed development;
- 3) Provide advisory concurrency assessments and recommend conditions of approval to the Town Commission for those applications for development orders which require Town Commission approval; and
- 4) Report the status of all public facilities covered under this system to the Town Commission and recommend a schedule of improvements for those public facilities found to have existing deficiencies.

The Town administration will collect and make available to the public information on various facilities. The information will contain data such as: design capacity for roadways and roadway types; existing and adopted levels of service for all roadways; improvements to be made to the roadway system in the current year by the Town and improvements to be made to the roadway system by the private sector; design capacity of wastewater and potable water facilities and the identification of any deficiencies within such systems; the existing and adopted levels of service

standards for water, sewer systems, waste systems, stormwater, and other public facilities; any programmed improvements to the facilities either by the Town or other providers; It should be noted that this is not an all-inclusive list of guidelines for use in the concurrency management system; rather it is indicative of the types of information to be contained within the Land Development Code and the method and manner of administering the Land Development Code.

Section 6.02 Coordination: The Town will establish Level of Service standards for the above-named facilities in coordination with State, regional or local entities having operational and maintenance responsibility for such facilities in accordance with the Florida Administrative Code.

Section 6.03 Consistency with Comprehensive Plan: No development activity will be approved unless it is found that the development is consistent with the Comprehensive Plan and that the provision of the public facilities enumerated in Section 6.01 above, will be available at prescribed levels of service concurrent with the impact of the development on those facilities.

Section 6.04 Minimum Requirements: As a minimum, the concurrency management system will ensure that at least one (1) of the following standards will be met prior to issuance of a development order:

(1) The necessary facilities and services are in place at the time a development permit is issued; or

(2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or

(3) The necessary facilities are under construction at the time a permit is issued;
or

(4) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued. The Land Development Code will include a requirement that the provision or construction of a facility or service must commence within one (1) year of the issuance of the development order or permit.

(5) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to the Florida Administrative Code or an agreement or development order issued pursuant to the Florida Administrative Code. Any such agreement shall include provisions pursuant to paragraphs 1, 2, or 3 above.

Section 6.05 Levels of Service During Construction: The provisions of 6.04 above notwithstanding, the prescribed levels of service for any system or systems may be degraded during construction of new facilities if, upon completion of the new facilities, the prescribed Level of Service will be met and maintained.

Section 6.06 Phased Construction: The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the levels of service for such facilities are maintained upon completion of each phase or stage of the development project.

Section 6.07 Administration:

(1) The Land Development Code (LDC) shall designate the appropriate Town official(s) having responsibility for determining that levels of service are met and will be maintained prior to issuance of a development permit. The Town may place the burden of demonstrating compliance upon the developer or applicant. In order to be approved, applications for development approval shall provide sufficient information showing compliance with Level of Service standards.

(2) The Land Development Code shall include quantitative methods for determining levels of service that exist and which may be impacted by any particular development application. In addition, the Land Development Code will fully describe the process necessary for a finding of compliance with levels of service.

(3) The Land Development Code shall include standardized quantitative data that is to be used in determining the impact of any proposed development upon the public facilities and services within the Town (roads, stormwater, potable water, sanitary sewer, solid waste and recreation and open space). Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the Land Development Code must have the prior approval of the Town Commission before such data may be used for determining or projecting impacts of the proposed development.

CHAPTER 7
FUTURE LAND USE ELEMENT

Section 7.01 Purpose:

The purpose of this Element is the designation of future land use patterns as reflected in the goals, objectives, and policies in this Ordinance.

Section 7.02 Existing Land Use Data:

This Element is based upon the data requirements pursuant to the Florida Administrative Code.

Section 7.03 Land Use Analysis:

This Element is based upon the analysis requirements pursuant to the Florida Administrative Code.

Section 7.04 Goals, Objectives, and Policies:

The Goals, Objectives, and Policies of this element are as follows:

Goal 7.A – Manage the future development of the Town of Shalimar in a manner consistent with the ability to provide adequate supporting infrastructure and to protect the Town’s important resources, discourage urban sprawl, encourage energy-efficient land use patterns, and encourage greenhouse reduction strategies.

Objective 7.A.1 – Coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services, including existing and future electric power generating and transmission systems by implementing Policies 7.A.1.1 through 7.A.1.4 and by including regulations within the Town’s Land Development Code and adopting such Code within the time frame specified by the Florida Administrative Code.

Policy 7.A.1.1 – The Town’s land development regulations shall contain specific and detailed provisions to implement this Ordinance including, as a minimum, the following:

- a. Regulation of the subdivision of land;

- b. Regulation of the use of land by Land Development Code zoning districts which implement the land-use categories shown on the Future Land Use Map (Figure 7-1).
- c. Ensure compatibility of adjacent land uses by requiring buffers to prevent nuisances and other adverse impacts, such as from odors, noise, smoke, vibration or aesthetic value, on adjacent and nearby properties and adjacent arterial roadways.
- d. Provide for open space (reference Chapter 12 of this Ordinance);
- e. Protect potable water well fields and sources (reference Chapter 11 of this Ordinance);
- f. Regulation of areas subject to seasonal or periodic flooding.
- g. Provide for drainage and storm water management (reference Chapter 10 of this Ordinance);
- h. Protect the environmentally sensitive lands designated pursuant to this Ordinance (reference Chapter 11 of this Ordinance);
- i. The regulation of signage;
- j. Implement the Concurrency Management System described in Chapter 6 of this Ordinance; and
- k. Ensure adequate, safe and convenient on-site traffic flow and parking (reference Chapter 8 of this Ordinance).

Policy 7.A.1.2 – The Town shall integrate land use and water resource planning to verify that sufficient supply of potable water is available at time of development.

Policy 7.A.1.3 – All development permits for development undertaken after adoption of this ordinance, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.

Objective 7.A.2 – The Town continually shall encourage and support the redevelopment and renewal of blighted or under-utilized areas through provisions within the Land Development Code (LDC) and public policy.

Policy 7.A.2.1 – The Town shall direct its Development Grant efforts to those areas within the Town demonstrating greatest need. Areas of greatest need shall be defined as those areas within the Town meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development.

Policy 7.A.2.2 – The Land Development Code shall contain requirements for new development to utilize existing water, sewer, and solid waste collection systems in order to discourage urban sprawl and encourage commercial re-development.

Policy 7.A.2.3 – New commercial development shall locate on or be connected to arterial or collector roadways or at the intersection of arterial or collector roadways.

Policy 7.A.2.4 – The Land Development Code shall contain the Florida standard building codes and the Town shall continue to implement the provisions of said code.

Objective 7.A.3 – The Town shall encourage and provide for the elimination or reduction of uses inconsistent with the community’s character and future land uses. Regulations necessary to implement the policy standards shall be included in the Land Development Code.

Policy 7.A.3.1 – The Land Development Code shall contain provisions to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Map or the Land Development Code’s Zoning Ordinance (or any amendments or successor ordinances which may be adopted by the Town).

Policy 7.A.3.2 – The Land Development Code shall contain provisions to ensure that all future development is consistent with accepted planning practices and principles as well as natural area limitations. The provisions (regulations) will address items such as conservation of resources,

efficiency of use and development, aesthetic appeal and short- and long-term impacts of proposed development plans.

Policy 7.A.3.3 – Expansion or replacement of land uses that are inconsistent or incompatible with the Future Land Use Map shall be prohibited.

Policy 7.A.3.4 – Development within the residential, commercial, and mixed-use land use categories on the Future Land Use Map shall be limited to the following:

- a. Low density residential: 1.0 to 5 dwelling units per gross acre.
- b. Medium density residential: 5.0 to 15.0 dwelling units per gross acre.
- c. Within the low and medium density residential categories, compatible uses (such as home occupations, childcare centers, piers and docks, and public utilities.) also may be permitted.
- d. Mixed Use: 1.0 to 15.0 residential dwelling units per gross acre. The target mix of uses within the district shall be approximately 40% commercial, 50% residential, and 10% open space.
- e. Commercial: Permitted uses in this district include all types of retail and wholesale establishments, including shopping centers, grocery stores, automobile service stations, marinas, restaurants, tourist related facilities, and the like. The maximum floor area ratio for any commercial use shall be .74.
- f. Public Land: Permitted uses within the district are limited to municipal services and structures, parks and recreation activity, educational facilities/activities, and the lowest intensities of public uses necessary to provide only those public facilities or services to protect health or safety.
- g. In addition to the restrictions of this policy, land use intensities shall be further regulated and defined by the Town’s zoning ordinance and regulated by the bulk, height, and open space provisions within said ordinance.

Policy 7.A.3.5 - The Town shall continue enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classification districts, and restoration and occupancy of damaged buildings pursuant to the Land Development

Code Zoning Ordinance as a means to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Maps and the community's character.

Policy 7.A.3.6 - The standards for densities or intensities of use for each land use category shall be as reflected on the Future Land Use Map and as defined within the Land Development Code Zoning Ordinance.

Objective 7.A.4 – The Town shall encourage its traditional heritage as a Florida coastal community through the creation of a Working Waterfront District.

Policy 7.A.4.1 - Purpose of district. A waterfront district ~~may be~~ is established to promote redevelopment of the Town's waterfront with a compatible mixture of water-dependent and water-related uses which preserve the unique shoreline vista and scenic opportunities, provide public access, create a cultural meeting place for the public, preserve the working waterfront activities historically located in the waterfront area, and encourage a high quality of site planning and architectural design. Site-specific analysis of each development proposal within the district is intended to ensure that the scenic vistas and marine-oriented image of the district are maintained, that the development character of the waterfront is upgraded, and that the boundaries of the adjacent special districts are positively reinforced. Permitted uses to be considered are: single-family and multi-family residential (attached and detached) with a maximum density of fifteen (15.0) units per acre (minus acreage used for commercial purposes), home occupations, offices, community centers opened to the public, marinas, retail sales and services including personal service shops, clothing stores, specialty shops, restaurants, sale or rental of sporting goods or equipment including instructions in water activities only with limited upland storage, bars, and commercial fishing.

Objective 7.A.5 – The Town shall ensure the protection of natural and historic resources by implementing the Land Development Code regulations.

Policy 7.A.5.1 – The Land Development Code shall contain provisions that promote the natural functions of identified wetlands and wetlands enhancement projects will be encouraged or required any time a proposed project directly impacts, alters, or damages a functioning wetland.

Policy 7.A.5.2 – The Land Development Code shall include regulations that prohibit extraction of natural resources within the corporate limits of the Town. Nothing in this Policy shall be interpreted to prevent incidental excavations associated with approved construction.

Policy 7.A.5.3 – The Town shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the F.E.M.A. to determine the location of the 100-year floodplain and flood prone areas. The Town shall include provisions within the Land Development Code to regulate construction within the 100-year floodplain and flood prone areas.

Policy 7.A.5.4 – The Land Development Code shall include provisions that will require identification and preservation of significant archeological and/or historic sites or structures within the Town. At a minimum, the provisions will require the identification and protection of any site or resource within the Town listed on the Florida Master Site file.

Policy 7.A.5.5 – The Land Development Code shall contain regulations that must be followed any time a proposed development may impact an historic site identified as defined above.

Policy 7.A.5.6 - Development within designated public land areas shall be limited to municipal recreational/open space uses and other similar low intensity uses as defined in the Land Development Code.

Objective 7.A.6 – Coordinate coastal area population densities with the Northwest Florida Hurricane Evacuation Restudy upon adoption of this Ordinance.

Policy 7.A.6.1 – Population densities shall be limited to those limitations reflected on the Future Land Use Map.

Policy 7.A.6.2 – The Town shall promote, to the extent possible, improvements to the critical roadways segments delineated in the Northwest Florida Hurricane Evacuation Restudy. Promotion of roadway improvements shall be accomplished through the Town’s participation with the Okaloosa-Walton TPO and interaction with the Florida DOT (also, see Chapter 11).

Objective 7.A.7 – Proposed development, redevelopment, changes in zoning, and land use plan amendments shall be consistent with the Okaloosa County Local Mitigation Strategy and the 2010 Florida Statewide Regional Evacuation Study Program.

Policy 7.A.7.1 – The Town shall implement the guiding principles adopted in the Okaloosa County Local Mitigation Strategy, in part through the protection of environmentally sensitive lands and through land use policies that support sustainable communities.

Policy 7.A.7.2 – The Town shall implement the provisions of the Florida Statewide Regional Evacuation Study Program through appropriate land use and transportation planning activities and through development mitigation measures.

Objective 7.A.8 – Proposed development, redevelopment, changes in zoning, and land use plan amendments shall be coordinated with the Northwest Florida Resource Management Plan.

Policy 7.A.8.1 – The Town shall implement the provisions of the Northwest Florida Resource Management Plan.

Objective 7.A.9 – The Town shall discourage the proliferation of urban sprawl by encouraging redevelopment consistent with the Future Land Use Map upon adoption of this Ordinance.

Policy 7.A.9.1 – The Town shall prioritize its Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of existing, obsolete, or worn-out facilities in order to provide infrastructure capacity necessary to private sector development or redevelopment activities (reference Chapter 14).

Policy 7.A.9.2 – The Town shall encourage the rehabilitation and reuse of governmental facilities, structures, and buildings as the preferred alternative to new construction.

Policy 7.A.9.3 – The Town shall use its fiscal resources to encourage “infill” development.

Policy 7.A.9.4 – Public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment, and maximize their efficiency. Impacts on the natural environment and efficiency of proposed public facilities shall be considered and delineated by the Town (or its professional consultants, i.e., engineers) during the design phase of any public facility. Cost for such facilities shall be estimated by the Town (or its consultants) and finally determined pursuant to the Town’s bid process for the acquisition or construction of public facilities or services. Impacts on the natural environment, efficiency of public facilities and cost considerations shall be determined in advance of project construction for those projects conducted by the Town using its own forces or the forces of others.

Objective 7.A.10 – The Town shall ensure the availability of suitable land for utility facilities necessary to support proposed development through provisions within the Land Development Code or acquisition of land by the Town (Chapter 6 of this Ordinance).

Policy 7.A.10.1 – The Town shall include land acquisition within its Capital Improvements Element (reference Chapter 14) and within its Capital Improvements Program when necessary to provide public lands for public facilities.

Policy 7.A.10.2 – The Land Development Code shall contain provisions that will require the dedication of adequate rights-of-way to the Town for use as roadways and by utilities for extensions or improvements./

Policy 7.A.10.3 – The Town will require new subdivision developments to utilize underground utility options, and will consider the development of incentives for developers who incorporate underground utilities into their designs.

Objective 7.A.11 – The Land Development Code shall allow and encourage the use of innovative land development techniques including, but not limited to, provisions for planned unit developments, cluster housing and other approaches to mixed-use development.

Policy 7.A.11.1 – The Town shall promote and encourage the use of the planned unit development technique by including such technique within the Land Development Code.

Policy 7.A.11.2 – The Land Development Code shall include provisions for the implementation of the commercial and mixed-use land use categories shown on the Future Land Use Map. The provisions shall, at a minimum, contain:

- a. Density, lot coverage requirements and height variations through the provision of one or more zoning districts designed to implement the category;
- b. Sight and sound buffers between residential uses and more intensive uses.;
- c. Planned unit development shall be encouraged to include local or neighborhood convenience facilities within such developments;
- d. Cluster housing as defined and described in the Land Development Code; and
- e. The Land Development Code will contain provisions pursuant to Okaloosa-Walton TPO Planning Guidance.

Section 7.05 Future Land Use Map:

The following Future Land Use Map is, by reference, made a part of this Ordinance including all future amendments, revisions, and updates:

Map 7-1, Town of Shalimar Future Land Use Map

- a. The following generalized land use categories are shown on the Future Land Use Map identified above (Figure 7-1):
 1. Residential (low density, medium density);
 2. Commercial use;
 3. School Board;
 4. Public lands (includes educational facilities, public buildings and grounds and other public facilities); and

5. Mixed use.

b. There are no agricultural or historic zoned lands within Shalimar nor are any planned, therefore these land use categories have been eliminated from the Future Land Use Map.

c. Beaches and shorelines of the Garnier's Bayou and Choctawhatchee Bay are shown on the Future Land Use Map (Figure 7-1).

Section 7.06 Amendments:

The Future Land Use Map may be amended by following the requirements in Chapter 5 of this Ordinance. However, it is not necessary to amend the Future Land Use and Traffic Circulation Map when a re-zoning occurs within the same land use category or when a down zoning occurs to lessen density or intensity of development within the same land use category.

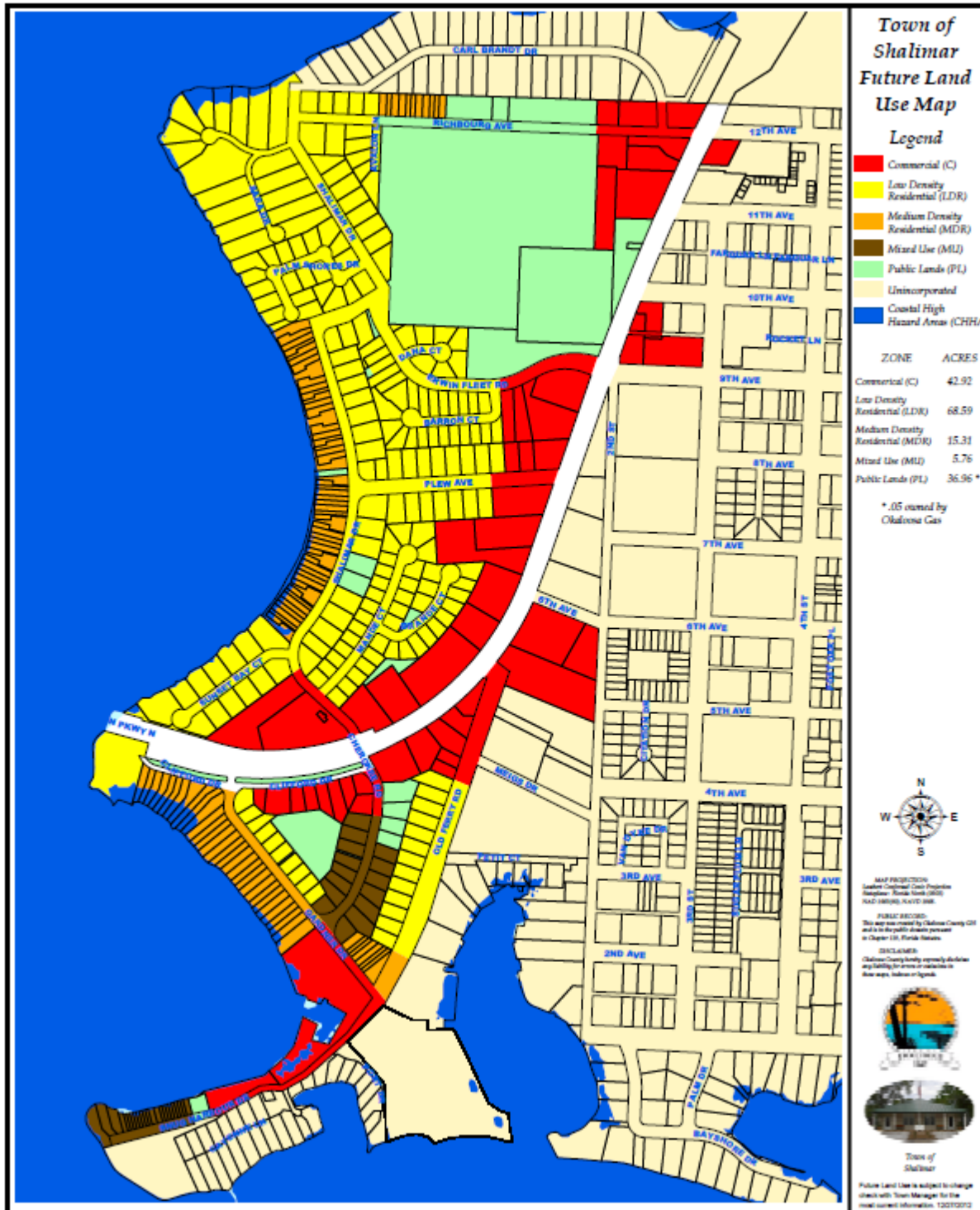
Section 7.07 Zoning Map:

The Land Development Code shall contain the Town of Shalimar Zoning Map. The Zoning Map is designed to implement the Future Land Use Map. Thus, within any given future land use category there may be one or more zoning district designations. For example, the future land use commercial category may include several zoning districts and such districts will be delineated on the zoning map as opposed to the Future Land Use Map.

Section 7.08 Implementation:

The Future Land Use Map will be implemented through inclusion within the Land Development Code of the necessary regulatory devices to promote, control, and regulate land uses. These devices include, but are not limited to, a zoning ordinance, a subdivision ordinance, a standard building code and other ordinances controlling land development or construction practices.

Figure 7-1 Future Land Use Map ~~Figure 7-1 Future Land Use Map~~



CHAPTER 8
TRANSPORTATION ELEMENT

Section 8.01 Purpose:

The purpose of this Element is to establish the desired and projected transportation system within the Town and to plan for future motorized and non-motorized traffic circulation systems. Future traffic circulation systems are supported by the goals, objectives, and policies of this element.

Section 8.02 Data and Analysis:

This Element is based upon data and analysis requirements pursuant to Florida Administrative Code (Section II Data and Analysis).

Section 8.03 Mass Transit, Aviation, Rail Lines, and Deep Water Ports:

There is a transit stop within the Town and additional express service routes are identified in the Okaloosa-Walton Transportation Planning Organization (TPO) Transit Development Plan.

There are no airports, rail lines, or deep-water ports located within the Town.

Section 8.04 Goals, Objectives, and Policies:

The Goals, Objectives, and Policies of this element are as follows:

Goal 8.A – Provide a safe, economical, and efficient transportation system that maximizes the mobility of people and goods.

Objective 8.A.1 – Develop a Long Range Transportation Plan that identifies multi-modal and intermodal transportation facilities that will function as an integrated system and address the mobility needs of the area.

Policy 8.A.1.1 – Continue to participate in the Okaloosa-Walton Transportation Planning Organization (TPO) planning process in coordination with adjacent local governments and other public agencies and private organizations whose purpose is to implement the transportation, land use, parking and other provisions of the transportation element.

Policy 8.A.1.2 – Participate in the development of the Okaloosa-Walton TPO Transit Development Plan, especially in the establishment of numerical indicators against which the achievement of the mobility goals of the community can be measured, such as modal split, annual transit trips per capita, and automobile occupancy rates.

Objective 8.A.2 – Maintain level of service standards on regionally significant roadways consistent with the latest Florida Department of Transportation (FDOT) policy.

Policy 8.A.2.1 – The Town hereby adopts level of service C as the minimum operating level of service for local non-connector roads within the Town unless otherwise specified by this chapter. All locally maintained connector roads and all collector roads are hereby assigned LOS C for the planning period. Connector roads are defined as local roads connecting different land use areas (for example, residential with commercial). The above standards have been established in cooperation with the Florida Department of Transportation and the Fort Walton Beach MPO.

Policy 8.A.2.2 – The following peak hour (100th highest hour) LOS standards for state roads within the Town are hereby adopted:

SR 85 from The Garnier’s Bayou Bridge to Richbourg Avenue – Level of Service D.

The Level of Service Standards are based upon the methodologies contained within the latest edition of the FDOT Level of Service Handbook.

Policy 8.A.2.3 - The Town will include right-of-way protection provisions within the Land Development Code (reference Chapter 7).

Policy 8.A.2.4 – The Town will continue to work with the Okaloosa-Walton TPO and the Florida Department of Transportation in exploring methods and funding options to reduce traffic on SR 85.

Objective 8.A.3 – Coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map (Figure 7-1) upon adoption of this Ordinance.

Objective 8.A.4 Give the highest priority to transportation improvements that will relieve existing traffic congestion.

Policy 8.A.4.1 – Coordinate with the Okaloosa-Walton TPO in the development of the Traffic Operations Project Priorities for the five-year Transportation Improvement Program.

Policy 8.A.4.2 – Prior to approving new road construction projects to add capacity, the Town shall investigate the feasibility of alternative improvements to the existing roadway system such as:

- a. Intersection improvements;
- b. Synchronization of traffic signals;
- c. Traffic calming measures;
- d. Installation of auxiliary lanes;
- e. Redesign or realignment of roadways; and
- f. Multi-modal systems

Objective 8.A.5 – Minimize accidents, including automobile/pedestrian/bicycle conflicts, by emphasizing safety features and by developing a multi-modal and intermodal transportation system.

Policy 8.A.5.1 – Direct through traffic onto principal arterials and away from local streets, and promote the use of traffic calming strategies to protect local streets from high traffic volumes and speeds.

Policy 8.A.5.2 - Facilitate the provision of a network for pedestrians, bicyclists, and low speed vehicles (golf carts) that allows shortcuts and alternatives to traveling along high volume streets.

Policy 8.A.5.3 - The Town shall continue its practice of providing or requiring the provision of non-motorized and low speed transportation systems to link residential areas with recreational and commercial areas in a safe manner through Land Development Code regulations that require the construction of sidewalks, bike lanes, cart paths, installation of signage, and striping of roadways so as to accommodate non-motorized and low speed transportation facilities.

Objective 8.A.6 - Provide for adequate emergency evacuation by supporting alternative evacuation routes and adequate highway capacity on evacuation routes, and by mitigation measures adopted in the Okaloosa County Hazard Mitigation Strategy.

Policy 8.A.6.1 - Coordinate with the Okaloosa-Walton TPO, FDOT, and Okaloosa County in evaluating major evacuation routes and determining where deficiencies occur and where operational improvements can be made to maintain or reduce hurricane evacuation times.

Objective 8.A.7 - Support Florida Intrastate Highway System (FIHS) transportation facilities that provide connectivity to areas outside the urbanized area and serve important national and regional functions.

Policy 8.A.7.1 - Participate in implementation of Okaloosa-Walton TPO Plan strategies to facilitate local traffic use of alternatives to the FIHS to protect its interregional and intrastate functions.

Objective 8.A.8 - Maintain and improve access to important regional facilities including airports, educational facilities, parks, historical and recreational areas, and military installations.

Policy 8.A.8.1 - Coordinate roadway and transit service improvements with the Okaloosa County Airport Master Plan, the Okaloosa-Walton TPO, and the FDOT 5-Year Transportation Plan, to ensure that future transportation access needs of the County's airport facilities are met.

Policy 8.A.8.2 - Promote the implementation of the Okaloosa-Walton Long Range Transportation Plan as it relates to roadway improvements that improve access to major

attractors in Okaloosa County, including airports and other related public transportation facilities.

Policy 8.A.8.3 - Ensure that the Okaloosa-Walton TPO Transit Development Plan includes strategies to address motorized and non-motorized access to all major attractors in Okaloosa County, including intermodal terminals and access to aviation and rail facilities.

Goal 8.B - Provide an energy efficient transportation system resulting in the reduction of greenhouse gas emissions.

Objective 8.B.1 - Reduce energy consumption by recommending transportation system improvements such as traffic calming measures that lessen the need for stop signs and traffic signals and result in less vehicle idling, a major contributor to air pollution, greenhouse gas emissions, and wasted fuel.

Policy 8.B.1.1 - Promote design of subdivision street systems that incorporates multiple interior connections and relatively direct routes between major transportation arteries.

Policy 8.B.1.2 - Promote the use of traffic calming measures that reduce the need for traffic signals.

Objective 8.B.2 - Reduce energy consumption by promoting actions to increase the occupancy of vehicles (e.g. ridesharing, mass transit, High Occupancy Vehicles (HOV) lanes) or to reduce travel demand.

Policy 8.B.2.1 Review the recommendations in the West Florida Regional Planning Council (WFRPC) *West Florida Park & Ride Lot Planning Guide* in order to determine how to promote existing usage and where to establish new Park & Ride lots, if analysis warrants the need for such facilities.

Policy 8.B.2.2 - Coordinate with the Ride Share Program of the WFRPC to develop and maintain car/vanpool programs that serve area employers, especially those that employ more than 50 employees.

Policy 8.B.2.3 - Coordinate with the Economic Development Council to support and promote commute trip reduction programs, telecommuting, electronic communications, variable workweeks and flextime.

Policy 8.B.2.4 - Participate in the development of the Okaloosa-Walton TPO Long Range Transportation Plan and the Transit Development Program, especially in support of travel demand management strategies aimed at reducing the number and length of car trips and increasing the efficiency of the transportation system.

Objective 8.B.3 - Reduce energy consumption by promoting measures to facilitate pedestrian, bicycle, and low speed facilities into the design of transportation projects.

Policy 8.B.3.1 - All new road construction projects within the Town shall promote non-motorized transportation facilities. Such promotion may include the installation of signage, striping of roadways, installation of sidewalks, installation of bike lanes, widening of shoulders, installation of sidewalk ramps at intersections, and the like.

Objective 8.B.4 - Reduce energy consumption by promoting use of alternative fuels (e.g. compressed natural gas).

Policy 8.B.4.1 - Monitor the use of alternative fuels at other public agencies with large fleets of vehicles and coordinate with Okaloosa County Transit., private sector industries and other public agencies to consider the use of low and zero-emission vehicles by large fleet operators.

Goal 8.C - Provide a transportation system in harmony with environmental, social, economic and aesthetic features of the area.

Objective 8.C.1 - Minimize adverse impacts on the environment, natural and scenic views, and existing developments by balancing the location, design, construction and operation of the transportation system with environmental and existing development features.

Policy 8.C.1.1 - Design and build transportation facilities to reflect the scale and character of the surrounding natural and developmental features using:

- a. Varying street widths and traffic calming measures to allow views of any scenic or historic resources;
- b. Appropriate paving materials, including intersection treatments;
- c. Appropriate styles of traffic control facilities; and
- d. Landscape materials that complement the character of the resources.

Objective 8.C.2 - Encourage accessible public transportation for the transportation disadvantaged through coordination of local social service transportation.

Policy 8.C.2.1 - Continue to support the provision of transportation services to the transportation disadvantaged by the designated provider.

Policy 8.C.2.2 - Coordinate plans for transportation-disadvantaged services with the development of the Okaloosa and Walton County Transportation Disadvantaged Service Plans.

Objective 8.C.3 - Enhance the urban area economic vitality by providing a transportation system that takes into consideration the needs of the business community and economic development strategies.

Policy 8.C.3.1 - All new developments, including but not limited to, planned unit developments, shopping centers, multi-family residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow, non-motorized transportation facilities and sufficient vehicular parking to accommodate the needs of the development. Said provisions shall be delineated within the Land Development Code.

Objective 8.C.4 - Improve the environmental and aesthetic features of the existing transportation system by developing Intermodal Surface Transportation Efficiency Act (ISTEA) enhancement projects, including but not limited to pedestrian and bicycle facilities, scenic easements, landscaping, historic preservation, mitigation of water pollution due to highway runoff and control of outdoor advertising.

Policy 8.C.4.1 - Identify potential ISTEA enhancement projects and apply for the funds on an as needed basis.

Goal 8.D - Provide a transportation system that optimizes preservation and efficiency of existing transportation facilities.

Objective 8.D.1 - Minimize the need for construction of new highways through identification of strategies to reduce travel demand, encourage alternative modes of travel and implement traffic operations improvements.

Policy 8.D.1.1 - Participate in the development of the Okaloosa-Walton TPO Transit Development Plan and the Long Range Transportation Plan as they address establishment of transportation demand management programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region.

Policy 8.D.1.2 - Participate in the development of the Okaloosa-Walton Long Range Transportation Plan as it addresses establishment of transportation system management strategies that are appropriate to improve system efficiency and enhance safety.

Policy 8.D.1.3 - Support and promote public awareness campaigns that focus attention on the societal and environmental impacts and costs of travel choices, and that make people aware of the range of travel choices available. Make information available at the Shalimar Town Hall on any commuter assistance programs, public transit, the coordinated transportation system program, and any bicycle/pedestrian programs endorsed by the Town and Okaloosa County.

Objective 8.D.2 - Maintain and enhance the safety and efficiency of the arterial road system and minimize transportation conflicts associated with development by coordinating FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.

Policy 8.D.2.1 - The Land Development Code shall limit new access points to arterial and collector roads by requiring minimum distances for separation of driveways and median cuts, consistent with FDOT and Town access management policy.

Policy 8.D.2.2 - Any time a development project requires installation of access ways at distances closer together than the number of feet approved by FDOT for the roadway, a system of service roads will be required to be installed by developers for new development along arterial roads and designated limited access highways within the Town, consistent with FDOT access management policy.

Policy 8.D.2.3 - Whenever possible require developments to provide direct vehicular and pedestrian connections to adjacent residential developments and/or service commercial or public land uses to reduce the need for additional access onto collector and arterial streets.

Policy 8.D.2.4 - The Land Development Code shall contain regulations which provide for all future developments to pay all costs and construct all roads within the development to Federal Department of Transportation standards so that the roads, upon construction, may be accepted into the Town's road system (reference Chapter 14).

Policy 8.D.2.5 - The Town shall continue its practice of reconstructing or resurfacing local streets as needed.

Policy 8.D.2.6 - The Town shall prioritize its maintenance and reconstruction activities pursuant to Chapter 14 together with any cost/benefit analysis, traffic safety analysis and analysis of the physical conditions of the various roadways within the Town. Said analyses may be performed

by the Town or others. If performed by others, the manner and methods of analyses must be approved by the Town.

Goal 8.E - Provide measures to relieve financial constraints on improvements to the transportation system.

Objective 8.E.1 - Obtain adequate funding for needed transportation improvements by encouraging greater state and federal participation and local adoption of measures to augment these revenue sources.

Policy 8.E.1.1 - Continue to levy a local option gas tax as a user fee and use the funding obtained to construct and maintain roads and associated transportation facilities.

Policy 8.E.1.2 - The Town will remain informed regarding funding sources and will support the Okaloosa-Walton TPO Long Range Transportation Cost Feasible Plan.

Objective 8.E.2 - Equitably distribute transportation costs by requiring applicable development projects to construct appropriate transportation improvements on the public road system based on the proportional impacts of the development.

Policy 8.E.2.1 - The Land Development Code shall require that development projects install applicable ingress/egress lanes and any traffic control measures deemed appropriate to ensure efficiency and safety of connections to the public roadway system commensurate with the project's impact.

Policy 8.E.2.2 - Encourage or require where appropriate new residential subdivisions, depending on their relation to congested or deficient arterial roadways, to design an internal public street system that will implement other goals, objectives and policies adopted in the transportation element to mitigate further congestion on the arterial roadway system.

Policy 8.E.2.3 - The Town will evaluate roadways that may benefit from proportionate fair share mitigation as the need arises.

Objective 8.E.3 - Town shall provide for the protection of existing and future rights-of-way from encroachment by including regulations within the Land Development Code to minimize rights-of-way acquisition costs of planned transportation corridors. Methodology may include advanced purchase of right-of-way, requiring donation of rights-of-way and regulating development setbacks from proposed rights-of-way.

Policy 8.E.3.1 - The Town shall enforce all Zoning Ordinances and categories within the Land Development Code. The Land Development Code Zoning Ordinance shall provide adequate setbacks along all area roadways, including state highways, so that existing rights-of-way are protected from building encroachment.

Policy 8.E.3.2 - The Land Development Code shall require rights-of-way standards and minimum building setbacks from proposed rights-of-way of roads requiring improvements and/or re-construction with additional lanes, consistent with the Okaloosa-Walton Long Range Transportation Plan and Town Capital Improvement Element.

Goal 8.F - Provide a cooperative, continuing and comprehensive transportation process.

Objective 8.F.1 - Achieve a coordinated area transportation system through a local, regional, state and national decision-making partnership.

Policy 8.F.1.1 - The Town will continue plan review and its active participation in the Okaloosa-Walton TPO planning process to ensure that TPO recommendations and activities are consistent with this Ordinance. The Town's participation will include efforts to ensure that needed projects within the Town are included within the TPO and FDOT plans.

Policy 8.F.1.2 - The Town will participate in, and review, the annual updates of the FDOT Five Year Work Program to ensure that activities of the Town and the construction plan are consistent.

Policy 8.F.1.3 - Provide representatives to serve on the TPO and the various advisory committees of the TPO, as required.

Objective 8.F.2 - Ensure that the transportation system is supportive and compatible with growth management goals by coordinating the transportation plan with local, regional and state comprehensive plans.

Policy 8.F.2.1 - Coordinate the Town's transportation planning process with the plans and programs of the Okaloosa-Walton TPO, FDOT, and WFRPC Strategic Regional Policy Plan.

Policy 8.F.2.2 - All land use decisions shall be consistent with the Future Land Use Map.

Policy 8.F.2.3 - The Town Commission and designees shall review all plans and proposals for development or redevelopment within the Town by using the Future Land Use Maps adopted herein. The review shall include a determination of consistency with the map. Note: The review is not limited to the map but must include the map.

Objective 8.F.3 - Ensure the transportation system chosen as the optimum design is user acceptable by taking into consideration local desires and preferences.

Policy 8.F.3.1 - Continue to promote a high level of citizen participation in the transportation planning process through an active TPO Citizen's Advisory Committee and public meetings.

CHAPTER 9
HOUSING ELEMENT

Section 9.01 Purpose:

The purpose of this Element is to provide guidance to the Town for appropriate plans and policies needed to meet identified or projected deficits in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.

Section 9.02 Data and Analysis:

This Element is based upon the data and analysis requirements pursuant to Florida Administrative Policy (reference Section II Data and Analysis).

Section 9.03 Goals, Objectives, and Policies:

The Goals, Objectives, and Policies of this element are as follows:

Goal 9.A – Ensure the provision of safe, affordable and adequate housing for the current and future residents of the Town.

Objective 9.A.1 – Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing for present and future residents and for households with special housing needs.

Policy 9.A.1.1 – The Future Land Use Map (and Land Development Code Zoning Map) continually shall provide for sufficient development or redevelopment opportunities within residential areas.

Policy 9.A.1.2 – The Town will review its regulatory and permitting process continuously and evaluate changes necessary to improve the public and private sector housing delivery process.

Policy 9.A.1.3 – The Land Development Code shall include an efficient and easily followed permitting process. The process will include the use of check lists and referral to Regulatory Agencies.

Policy 9.A.1.4 – The Land Development Code shall include guidance criteria concerning the location of all permitted housing.

Policy 9.A.1.5 – The Town shall cooperate with the appropriate local, state and federal agencies (Fort Walton Beach Housing Authority, Okaloosa County, Escambia County Housing Finance Authority, the Florida Department of Health and Rehabilitative Services and the U.S. Department of Housing and Urban Development) so as to provide housing assistance for present or future residents in need of same.

Policy 9.A.1.6 – Low and moderate-income housing may be located in any residential area of the Town provided that the plans for such housing comply with all relevant rules and regulations governing the use of land and construction practices within the Town. The provisions will include the use of the zero-lot line development technique, cluster housing, townhouses, apartment units, and the like pursuant to the planned unit development technique enacted within the Land Development Code. In addition, applicants may be allowed to seek variances so as to provide for zero-lot line developments.

Policy 9.A.1.7 – The Town may continue to grant density bonuses for the construction of affordable housing according to the provisions set forth in the Land Development Code.

Policy 9.A.1.8 The Town shall support economic solutions to affordable housing, such as establishing job training and job creation programs to assist low and moderate-income households. The Town shall investigate and support grant funding for the development of such programs if deemed to be beneficial.

Policy 9.A.1.9 – The Town shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the Town's affordable housing needs if the Town

determines that meeting the demand for affordable housing is not economically feasible due to unusually high property values, or not environmentally feasible due to the physical constraints of the Coastal High Hazard Area.

Objective 9.A.2 – Eliminate or reduce substandard housing conditions and support the structural and aesthetic improvement of existing housing stock.

Policy 9.A.2.1 – The Town shall use the data generated by the U.S. Census to identify substandard housing within the Town.

Policy 9.A.2.2 – The Land Development Code shall include provisions and regulations which direct the elimination of substandard housing.

Policy 9.A.2.3 – The Land Development Code shall contain provisions which continue the Town’s practice of removing, or causing the removal of, housing stock with structural deficiencies.

Policy 9.A.2.4 – The Town shall continue to enforce its Landscape and Open Space requirements for new development and shall include such requirements within the Land Development Code.

Policy 9.A.2.5 – The Town will continue to strictly enforce its building and housing codes as well as its planning and zoning codes to ensure that all housing developments, including affordable housing developments, are attractive and compatible with surrounding residential developments. In addition, the Town will review its building, housing, planning and zoning codes and building code requirements to ensure that quality of housing and integrity of neighborhoods are adequately addressed.

Objective 9.A.3 – Provide adequate areas and infrastructure for all housing.

Policy 9.A.3.1 – The Town shall implement the Concurrency Management System (reference Chapter 6 of this Ordinance) upon adoption of the Land Development Code.

Policy 9.A.3.2 – The Land Development Code shall contain provisions which prohibit the connection of facilities described in Objective 9.A.3 to septic systems and require the connection of said facilities to the central sewage system. This rule applies to all structures with sanitary requirements within the Town.

Policy 9.A.3.3 – Principles and criteria guiding the location of housing for low and moderate-income families, shall be included within the Land Development Code.

Policy 9.A.3.4 – The Future Land Use Map shall designate sufficient sites at sufficient densities to accommodate the need for affordable housing over the planning timeframe.

Objective 9.A.4 – The Land Development Code shall contain regulations necessary for the continual conservation, rehabilitation or, when necessary, demolition of housing within the Town.

Policy 9.A.4.1 – The Town shall continue enforcement of its land development regulations so that conservation or rehabilitation of housing may be achieved and extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

Policy 9.A.4.2 – The Land Development Code shall contain techniques and methods necessary to the conservation or rehabilitation of existing housing stock. These methods may include, but are not limited to, the following:

- a. Incentives for adaptive re-use of existing structures; and
- b. Participation in state and federal weatherization programs.

Objective 9.A.5 – The Town will ensure the protection of historically significant structures.

Note: There are no identified historically significant structures within the Town.

Policy 9.A.5.1 – The Land Development Codes shall include regulations which require the identification of historically significant structures in advance of the issuance of a building permit.

Policy 9.A.5.2 – The Town shall continue to use the Florida Department of State, Division of Historic Resources as a resource for identification of historic sites within the Town.

Objective 9.A.6 – Provide relocation assistance or housing during the process of housing rehabilitation upon adoption of this Ordinance.

Policy 9.A.6.1 – The Town will seek grants to provide for relocating low and moderate income persons during the housing rehabilitation process.

Objective 9.A.7 – Implement housing programs on an “on-going” basis upon adoption of this Ordinance.

Policy 9.A.7.1 – The Town will cooperate with all other agencies to facilitate bond backed low interest mortgage loans for home purchases by qualified individuals or families.

Policy 9.A.7.2 - The Town will review its regulatory and permitting program continually and evaluate changes necessary to improve the public and private sector housing delivery process. Opportunities for involvement of the Town, including partnerships, with the private and non-profit sectors involved in housing delivery programs shall be analyzed. When opportunities become known for involvement of the Town, such opportunities shall be reported to the Town Commission for guidance and decision.

Objective 9.A.8 – The Town shall support energy efficiency and the use of renewable energy resources in existing housing and the design and construction of new housing.

Policy 9.A.8.1 – The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the

Florida Green Building Coalition standards, or other nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

Policy 9A.8.2 – The Town shall pursue resident education on home energy reduction strategies.

Policy 9.A.8.3 – The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 9.A.8.4 – The Town shall provide guidance on educational materials related to placement of landscape materials to reduce energy consumption.

CHAPTER 10
INFRASTRUCTURE ELEMENT

**(SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER,
AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT)**

Section 10.01 Purposes:

The purpose of this Element is to provide for necessary public facilities and services correlated with the Future Land Use Map (projections) and consistent with the goals, objectives and policies contained in this Ordinance.

Section 10.02 Data and Analysis:

This Element is based upon the data and analysis requirements pursuant to Florida Administrative Code Reference Section II Data and Analysis.

Section 10.03 Natural Groundwater Aquifer Recharge: NOT APPLICABLE

There are no identified prime (potable) groundwater aquifer recharge areas within the Town.

Section 10.04 Sanitary Sewer Goals, Objectives and Policies:

The Goals, Objectives, and Policies for sanitary sewer are as follows:

Goals 10.A – The provision of an environmentally safe and efficient wastewater collection, treatment, and disposal system.

Objective 10.A.1 – Coordinate Correction of any wastewater facility deficiencies with wastewater facility providers.

Policy 10.A.1.1 – The Town will cooperate with Okaloosa County to monitor development to ensure that adequate sanitary sewer service, as defined by the Level of Service standards, is available concurrent with the impact of proposed development. The cooperation referenced in

this policy shall be defined in the Inter-local Agreement between the Town and Okaloosa County for the provision of sanitary sewer services within the Town.

Policy 10.A.1.2 – The Town shall include level of service standards within the Land Development Code and shall ensure the maintenance of Level of Service standards through implementation of the Concurrency Management System (reference Chapter 6 of this Ordinance).

Policy 10.A.1.3 – The Level of Service standard for sanitary sewer within the Town shall be 100 gallons per capita per day (average daily demand) for both collection and treatment established in the Land Development Code.

Policy 10.A.1.4 – The Town will cooperate with Okaloosa County to develop and implement methodologies for determining available capacity and demand of a proposed development upon the system. Note: Okaloosa County provides service through a thirty (30) year contract with the Town of Shalimar.

Policy 10.A.1.5 – The Town will cooperate with Okaloosa County to implement a program of improvements in order to decrease Infiltration/Inflow rates.

Policy 10.A.1.6 – The Town will prohibit package treatment plants. Nothing in this policy shall be interpreted to prohibit pre-treatment facilities when necessary to serve individual businesses or industry.

Policy 10.A.1.7 – No development or redevelopment activities will be approved by the Town unless plans for the development or redevelopment include connection to the central sewer system.

Objective 10.A.2 – Coordinate extensions of the collection system and increase in capacity of the entire system with the Future Land Use and future facility needs upon adoption of this Ordinance.

Policy 10.A.2.1 – Extension of collection systems shall be provided by the private sector/County and consistent with the Future Land Use Map.

Policy 10.A.2.2 – Prioritization of the reconstruction or rehabilitation of existing collection lines will be accomplished in coordination with the service provider.

Policy 10.A.2.3 – The Town will continue its practice of “pay as you go” growth as it occurs by periodically adjusting impact fees and user fees as necessary.

Section 10.5 Solid Waste Goals, Objectives, and Policies:

The Goals, Objectives, and Policies for solid waste are as follows:

Goal 10.B – An environmentally safe, efficient, and cost effective system for the collection and disposal of solid waste.

Objective 10.B.1 – Coordinate with service provider for correction of solid waste facility deficiencies and coordinate the increase in capacity of facilities to meet future needs. NOTE: There are no existing facility deficiencies in the solid waste system of the Town of Shalimar. The Town will continue monitoring the condition and utility of existing facilities to assure that deficiencies do not occur.

Policy 10.B.1.1 – The Town shall continue enforcement of all Ordinances so that solid waste generated within the Town is properly collected.

Policy 10.B.1.2 – The Town, through its franchisee, shall transport solid waste collected within the Town to the disposal facilities provided by the franchisee.

Policy 10.B.1.3 – Continue to cooperate with the Regional Utility Authority and other units of local government in efforts to develop technologically sound, cost effective and long-term solid waste disposal solutions.

Policy 10.B.1.4 – The Town shall include level of service standards for solid waste collection within its Land Development Code and shall ensure the maintenance of Level of Service standards through implementation of the Concurrency Management System (reference Chapter 6).

Policy 10.B.1.5 – The level of service standard for solid waste within the Town shall be designated in the Land Development Code.

Policy 10.B.1.6 – The Town shall continue to participate in recycling programs so that a reduction in the solid waste stream going to landfills or the transfer station is reduced. Note: The program is designed to remove at least 30% of the solid waste from the waste stream. Notably, as of the transmittal date of this Ordinance, the program is experiencing an approximate 75% participation rate.

Section 10.06 Storm Water Drainage Goals, Objectives, and Policies:

The Goals, Objectives, and Policies for storm water drainage are as follows:

Goal 10.C – An environmentally safe and efficient drainage system

Objective 10.C.1 – Develop a program for correcting existing stormwater management facility deficiencies and ensure that maximum use is made of existing facilities.

Policy 10.C.1.1 – The Town shall continue its practice of not issuing development permits for projects not meeting the design criteria for correcting existing deficiencies or meeting future drainage requirements.

Policy 10.C.1.2 – The Town shall require the use of swale drainage on roadways (existing or new) to the maximum extent possible. Other engineered systems will be used where swale drainage is impractical.

Policy 10.C.1.3 – In cooperation with Okaloosa County and the Federal Department of Transportation, the Town shall continue its periodic inspection program of stormwater control structures to ensure the proper functioning of such structures.

Policy 10.C.1.4 - The Town continually monitors the stormwater management system and has a plan of action to correct any deficiencies and determine future needs in order to maintain the Town's adopted water quality and quantity level of service standards. The action plan identifies needed improvements, improvement priorities, recommend funding sources (such as a utility fee or other revenue source) to finance the needed improvements and includes a schedule or program for implementing the improvements.

Objective 10.C.2 – Provide drainage facilities concurrent with demand created by future development in accordance with the Land Development Code.

Policy 10.C.2.1 – Installation of drainage facilities made necessary by new development shall be the responsibility of the developer.

Policy 10.C.2.2 – The Land Development Code shall contain Level of Service standards for drainage and stormwater management.

Policy 10.C.2.3 – The Town shall implement the Land Use categories delineated on the future Land Use map so as to regulate land use and development and protect the functions of natural drainage features. In addition, the Land Development Code shall include regulations which require site-specific development plans to protect natural drainage features and incorporate such features into the site planning and development process.

Section 10.07 Potable Water Goals, Objectives, and Policies:

The Goals, Objectives, and Policies for potable water are as follows:

Goal 10.D – An environmentally safe and efficient system for provision of potable water.

Objective 10.D.1 – Coordinate with the provider all potable water facility deficiencies and maintenance.

Policy 10.D.1.1 – The Town shall include Level of Service standards within its Land Development Code and shall ensure the maintenance of Level of Service standards through implementation of the Concurrency Management System (reference Chapter 6).

Policy 10.D.1.2-. The LOS standard for potable water within the Town shall be a minimum of 100 gallons per capita per day

Objective 10.D.2 – Provide potable water facilities concurrent with demand (reference Chapter 6) through the Land Development Code.

Policy 10.D.2.1 – Cost for potable water facilities will be funded by user fees, special assessments or other devices determined appropriate by the Town in cooperation with Okaloosa County. Note: Okaloosa County provides water service to the Town of Shalimar pursuant to a fifteen (15) year contract with the Town.

Policy 10.D.2.2 – Cost for water line extensions made necessary by new development shall be funded in total by the developer.

Objective 10.D.3 – Continually conserve potable water resources by implementing Land Development Code conservation regulations.

Policy 10.D.3.1 – Continue to participate in and cooperate with the Regional Utility Authority for water supply planning and financing alternatives.

Policy 10.D.3.2 – The Land Development Code shall include a Water Saving Devices Ordinance.

Policy 10.D.3.3 – An area of water resources concern has been established by the Northwest Florida Water Management District (NFWFMD) to protect the area’s water resources from depletion, saltwater intrusion, or man induced contamination, or from any other activity which may substantially affect the quality or quantity of the area’s water resources. Within the area, the NFWFMD has established lower permit thresholds, management (maximum) and minimum levels, and stipulate any limiting conditions as necessary to monitor, manage and control the use of water. The Town of Shalimar shall cooperate with the NFWFMD in its establishment of any areas of water resources concerns which may impact the corporate limits of the Town of Shalimar.

Policy 10.D.3.4 – The Town shall include, within the Land Development Code, appropriate regulations to assist in the enforcement of the Northwest Florida Water Management District (NFWFMD) regulatory provisions to protect the quality and quantity of groundwater serving the Town.

Section 10.08 Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies:

The Floridan Aquifer is not recharged within the Town..

CHAPTER 11
COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Section 11.01 Purpose:

The purpose of this element is to plan for and, where appropriate, restrict development activities where such activities would damage or destroy coastal resources; protect human life; limit public expenditures in areas that are subject to destruction by natural disaster; and promote the conservation, use and protection of natural resources.

Section 11.02 Data and Analysis:

This element is based upon data and analysis requirements pursuant to the Florida Administrative Code. (reference Section II Data and Analysis).

Section 11.03 Omissions:

There are no identified prime (potable) natural groundwater aquifer recharge areas or deep water ports within the Town.

Section 11.04 Goals, Objectives, and Policies:

The Goals, Objectives, and Policies of this element are as follows:

GOAL 11.A – Protect people and property by limiting public expenditures in areas subject to destruction by natural disasters and by restricting development activities that would damage or destroy coastal or natural resources.

Objective 11.A.1. – There will be no reduction in the number of acres and no decrease in the functional viability and productivity of seagrass beds within the Town as determined by Florida Department of Environmental Regulation.

Policy 11.A.1.1 – Limit the specific impacts and cumulative impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitats, living marine resources or other natural resources.

Policy 11.A.1.2 – The Town shall implement the land use categories shown on the Future Land Use Map (Figure 7-1) with the Land Development Code. Such implementation will ensure the continuation of environmentally sensitive land uses adjacent to the shoreline.

Policy 11.A.1.3 – Limit public expenditures in the coastal high hazard area to the provision of recreation uses, protection of natural resources or to increase the public’s access to the shoreline.

Policy 11.A.1.4 – The Town shall assist in the application of and compliance with all state and federal regulations which pertain to endangered or rare species and will provide for protection of areas known to provide habitats for these species when issuing development permits.

Policy 11.A.1.5 – New developments with the potential to impact the quantity or quality of natural resources will be required to obtain the necessary permits from all applicable state and/or federal agencies (Florida Department of Environmental Regulation, Florida Department of Natural Resources, Northwest Florida Water Management District (NFWMD) and/or U.S. Army Corps of Engineers) prior to the authorization of a development permit by the Town.

Policy 11.A.1.6 – The Land Development Code shall include shoreline protection regulations. The regulations shall include provisions which limit (restrict) the alteration of the shoreline. Further, the regulations and criteria used by the Town shall include site specific reviews for each development proposal for shoreline parcels.

Policy 11.A.1.7 – The Land Development Code shall contain mitigation provisions which must be followed by any development that impacts the resources listed in Policy 11.A.1.1. The provisions shall include:

- a. The elimination of any degradation of the natural systems; or
- b. Mitigate impacts on natural systems at a ratio of 2 to 1 whenever degradation occurs as a result of new development.

NOTE: Mitigation will be allowed only when development cannot occur pursuant to subparagraph a above.

Policy 11.A.1.8: The Land Development Code shall regulate any pier, dock, or walkway located over submerged land which is vegetated with seagrasses. The Land Development Code will also regulate boring to set pilings and any material removed.

Policy 11.A.1.9 – The Town shall cooperate with the Florida Department of Environmental Protection, the Florida Game and Fresh Water Fish Commission, or other state or federal agencies so as to provide the fullest protection to marine or wildlife habitats that may be impacted by existing or proposed development within the Town.

Policy 11.A.1.10 – No development permit shall be approved if construction pursuant to the permit would threaten the life or habitat of any species listed on the Federal Endangered Species Inventory. In addition, development activities will be restricted so as to protect any species designated “threatened” or as “species of special concern” by state or federal agencies. NOTE: No such species are known to exist or have been sited within the Town.

Objective 11.A.2 – The Town will not permit activities which will contribute to a decrease in the quality of water in Choctawhatchee Bay and Garnier’s Bayou below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in the Florida Administrative Code.

Policy 11.A.2.1 – Channeling run-off directly into Choctawhatchee Bay or Garnier’s Bayou shall be prohibited unless specifically approved by FDEP.

Policy 11.A.2.2 – Any stormwater detention or retention areas located near an estuary or estuarine systems or other water bodies within the Town limits shall be designated so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation.

Objective 11.A.3 – Provide criteria and standards for shoreline land-uses within the Land Development Code.

Policy 11.A.3.1 – In order to protect and conserve the natural functions of all seagrass beds and water bodies, a shoreline protection zone shall be regulated in the Land Development Code.

Policy 11.A.3.2 – The Land Development Code shall contain regulations for marina siting. The regulations shall include criteria such as:

- a. Land use compatibility and availability of support services;
- b. Existing ownership;
- c. Evacuation planning;
- d. Water quality and depth;
- e. Availability for public use;
- f. Economic need and feasibility;
- g. A requirement for all necessary regulatory agency permits prior to issuing construction (development) permits; and
- h. Use the model marina siting Ordinance produced by the Florida State University Center for Aquatic Research and Resource as a guide in developing the regulations herein referenced.

Objective 11.A.4 – Establish construction standards within the Land Development Code which minimize the impacts of man-made structures on the shoreline.

Policy 11.A.4.1 – The Land Development Code shall contain FEMA construction standards.

Objective 11.A.5 – Limit public expenditures that subsidize development in coastal high hazard areas (CHHA).

Policy 11.A.5.1 – Coastal high hazard areas shall be defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) latest computerized storm surge model.

Policy 11.A.5.2 – The Town shall limit public expenditures within the coastal high hazard area to the provision of recreational opportunities, protection of important natural resources, or to increase the public’s access to the shoreline.

Policy 11.A.5.3 – New construction and redevelopment shall be located landward of the Coastal High Hazard Area, if permitted by lot size at the time of adoption of this Plan. Building setbacks may be modified at the time of development approval to accomplish the intent of this policy.

Policy 11.A.5.4 – The Land Development Code shall contain building regulations regarding construction near the coastal high hazard area and the regulations shall include criteria such as:

- a. First floor elevation;
- b. Wind load requirements;
- c. Frangible ancillary structures; and
- d. The use of fill in floodplains shall be prohibited unless the applicant for such fill has obtained all necessary permits from state or federal regulatory agencies (DEP, COE, etc.).
- e. Other requirements necessary to protect and preserve the health and safety of the public.

Policy 11.A.5.5 – The Town shall review and analyze general hazard mitigation strategy reports/ plans produced by County, Regional, State, or Federal agencies in order to determine if any grants should be pursued, or if any changes to the Town’s building, land use, stormwater management, or other regulations are necessary or appropriate. The primary purpose of any changes or grants applied for will be to reduce or eliminate the exposure of lives and property to natural hazards.

Policy 11.A.5.6 – The Town shall consider the relocation, mitigation, or replacement of infrastructure currently present within the CHHA where state funding is anticipated to be needed.

Objective 11.A.6 – Direct population concentrations away from coastal high hazard areas.

Policy 11.A.6.1 – Except for the properties existing at the time of adoption of this ordinance, the Town shall allow no new permanent residential structures within the coastal high hazard area unless such construction is specifically addressed in the Land Development Code.

Objective 11.A.7 – Maintain or reduce hurricane evacuation times.

Policy 11.A.7.1 – The Town shall cooperate with Okaloosa County so as to manage and implement the Statewide Regional Evacuation Study.

Policy 11.A.7.2 – Continue to support critical roadway segment improvements through participation with the Okaloosa-Walton TPO and interaction with the Florida DOT to further reduce and improve hurricane evacuation times. Note: There are no identified deficiencies in the Hurricane Evacuation Analysis.

Policy 11.A.7.3 – The Town shall maintain a minimum roadway clearance time of 12 hours for hurricane evacuation on roads under local jurisdiction.

Objective 11.A.8 – The Town shall continue to implement post-disaster redevelopment plans that will reduce or eliminate the exposure of human life to natural hazards.

Policy 11.A.8.1 – The Town shall continue its participation in the national flood insurance program in conformance with the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended, 42 U.S.C. 5121-5207, and related authorities.

Policy 11.A.8.2 – The Town’s post-disaster redevelopment plan will distinguish between immediate repair and clean up actions needed to protect public health and safety and long-term repair and redevelopment activities.

Policy 11.A.8.3 – Primary structures (homes, businesses, or other primary use established in the Comprehensive Plan) that suffer damage in excess of 50% of their appraised replacement value (or as defined by FEMA regulations), including damage to pilings, foundations or load-bearing

walls shall be required to rebuild landward of the CHHA (if permitted by lot size), or as far landward as is possible on the lot to accommodate a primary structure of the same square footage, whichever location is further landward. However, all redevelopment must meet the density and intensity standards established for the land use in this Plan. The Town may vary lot setback requirements to accomplish the intent of this policy.

Policy 11.A.8.4 – The committee appointed pursuant to Policy 14.A.3.6 shall make recommendations to the Town Commission, as needed, regarding Comprehensive Plan and Ordinance Amendments to ensure consistency with the hazard mitigation annex of the local peacetime emergency plan (reference Policy 11.A.7.1) and applicable existing inter-agency hazard mitigation reports.

Policy 11.A.8.5 – Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane storm events or natural disasters. Such actions may include, but not be limited to, debris removal; roadway and infrastructure repair; water use restrictions; access restrictions and the like.

Policy 11.A.8.6 – If rebuilt, structures that suffer damage in excess of 50% of their appraised replacement value shall be rebuilt in accordance with all FEMA regulations or as defined by 11.A.8.3.

Policy 11.A.8.7 – The Town shall continue to implement a formal decision-making process to evaluate options for damaged public facilities, including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on environment, and public safety.

Objective 11.A.9 – Increase public access to the shoreline upon adoption of this Ordinance.

Policy 11.A.9.1 – The Town shall continue to enforce the public access requirements of the Coastal Zone Protection Act of 1985 and shall include such requirements within the Land Development Code.

Policy 11.A.9.2 – Shorelines re-nourished or protected at public expense shall be made available for public use.

Policy 11.A.9.3 – The Town shall continue to maintain any Public Land adjacent to Garnier’s Bayou or Choctawhatchee Bay.

Policy 11.A.9.4 – The Town will continue to seek all available federal and state financial assistance to increase public access to the shoreline.

Objective 11.A.10 – The Town will adopt, maintain, and enforce land development regulations within the Land Development Code which provide for the protection, preservation, or sensitive re-use of historic resources.

Policy 11.A.10.1 – The Town shall adopt, as part of the Land Development Code, performance standards, and guidelines for the preservation or adaptive re-use of historic resources upon identification of such resources.

Objective 11.A.11 – The Town shall allow no development in the coastal area (or elsewhere) unless LOS standards are maintained and infrastructure needs are fulfilled in compliance with the Town’s Concurrency Management System (reference Chapter 6 of this Ordinance).

Policy 11.A.11.1 – Infrastructure improvements and areas of service shall be phased and determined pursuant to Chapter 14 of this Ordinance.

Policy 11.A.11.2 – Development in the shoreline (coastal) areas shall be consistent with the goals, objectives, and policies of the Future Land Use Element and the Infrastructure Element (reference Chapters 7 and 10 of this Ordinance).

Goal 11.B – Properly manage and conserve the important natural resources within the Town.

Objective 11.B.1 – Continually protect air quality by regulating (within the LDC) land uses which have, or may have, point source emissions.

Policy 11.B.1.1 – The Town shall maintain air quality within its jurisdiction in conformance with state and federal air quality guidelines.

Policy 11.B.1.2 – New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Department of Environmental Protection of the U.S. Environmental Protection Agency prior to authorization of a development permit by the Town.

Policy 11.B.1.3 – The Land Development Code shall contain provisions which require any development with point source emissions which may degrade air quality to comply with all applicable federal and state regulations regarding emission control. These regulations may include the installation of scrubbers, emission treatment facilities and the like.

Policy 11.B.1.4 – The Town will continue to cooperate with the Department of Environmental Protection so that minimum air quality levels, established by the Department, are maintained.

Objective 11.B.2 – Continually conserve, appropriately use and protect the quality and quantity of water sources and of waters that flow into Garnier’s Bayou or Choctawhatchee Bay by including regulations within the Land Development Code necessary to implement the policies of this chapter.

Policy 11.B.2.1 – The Town shall protect water quality by restricting or prohibiting activities known to adversely affect the water quality of Choctawhatchee Bay and Garnier’s Bayou.

Policy 11.B.2.2 – In cooperation with the Northwest Florida Water Management District (NFWFMD), the Town shall implement any emergency water conservation plans necessary to protect water sources during periods of insufficient supply.

Policy 11.B.2.3 – The Town of Shalimar and Okaloosa County shall continue to implement an inter-local agreement which will establish procedures whereby each government will be afforded the opportunity to review development proposals that affect Garnier’s Bayou or Choctawhatchee Bay so that adequate sites for water dependent uses are made available, estuarine pollution is prevented, surface water run-off is controlled, living marine resources are protected, exposure to natural hazards is reduced and public access to the shoreline is maintained.

Objective 11.B.3 – Continually conserve and protect earth resources (soils, minerals and vegetation).

Policy 11.B.3.1 – The Land Development Code shall contain requirements that limit land uses or construction techniques to those compatible with soil conditions specific to the site. The regulations shall include boring and soils test conducted by testing facilities licensed by the State of Florida, when necessary.

Policy 11.B.3.2 – The Town will cooperate with officials of the local governments within Okaloosa County to conserve, appropriately use, or protect unique vegetative communities located within more than one jurisdiction. The Okaloosa County Comprehensive Plan Committee shall be the vehicle used to facilitate the cooperation herein described.

Policy 11.B.3.3 – The Town will develop and maintain an environmentally sensitive lands inventory which shall include, but not be limited to, floodplains as identified by FEMA as wetlands under the jurisdiction of the Department of Environmental Regulation or the U.S. Army Corps of Engineers; and the areas identified by the Florida Natural Areas Inventory.

Policy 11.B.3.4 – Extraction of minerals or other natural resources except for shallow water well irrigation purposes shall be prohibited within the Town.

Policy 11.B.3.5 – The Town shall continue to enforce its open space, landscape, and buffer requirements contained within the LDC.

Policy 11.B.3.6 – The Land Development Code shall include provisions which require the preservation and protection of native vegetation and trees.

Policy 11.B.3.7 – In cooperation with Okaloosa County, the Town shall continue its practice of requiring identification of any and all hazardous wastes or materials used stored or transported by any licensed business within the Town. This practice shall continue to be implemented through the acceptance or rejection of a business tax based upon an adequately completed application form containing the hazardous materials information on the form.

CHAPTER 12
RECREATION AND OPEN SPACE

Section 12.01 Purpose: The purpose of this Element is to plan for a comprehensive system of public and private recreation and open space sites and facilities which are available to the public.

Section 12.02 Data and Analysis: This Element is based upon data and analysis requirements pursuant to Florida Administrative Code. (reference Section II Data and Analysis).

Section 12.03 Goals, Objectives, and Policies: The Goals, Objectives, and Policies of this element are as follows:

Goal 12.A – Provide an adequate, environmentally sound and cost effective recreation and open space system for all residents of the Town.

Objective 12.A.1 – Insure maximum public access to recreation sites, open spaces and the shoreline by implementing the policies of Chapters 7 and 12 of this Ordinance and the Land Development Code regulations).

Policy 12.A.1.1 – The Town shall continue to enforce open space requirements contained in its Land Development Code, which must be followed by any development within the Town.

Policy 12.A.1.2 – The Town shall continue to require the provision of open space by private development when such development is a planned unit development, a multifamily development, a mixed-use commercial area, or other similar types of developments where relatively large land areas are involved. The requirements shall be contained within the Land Development Code.

Policy 12.A.1.3 – The Town shall continue to protect and provide access to open spaces and the shoreline by including appropriate regulations within the Land Development Code to implement the policies of Chapters 11, 12, and 14 of this Ordinance.

Policy 12.A.1.4 – The Town shall continue to maintain and improve the public parks and recreation sites within the Town and the shoreline access sites maintained by the Town.

Objective 12.A.2 Encourage cooperative efforts between the public and private sectors in the provision of recreational opportunities and assure that such efforts are coordinated.

Policy 12.A.2.1 – The Town shall continue its cooperative efforts with the Okaloosa County School Board and with the private sector and non-profit organizations (i.e., YMCA) in the provision of recreational facilities and open space areas.

Policy 12.A.2.2 – The Town will cooperate with other local governments in the TPO area to implement the bikeway recommendations found within the Okaloosa-Walton TPO Bicycle/Pedestrian Master Plan.

Policy 12.A.2.4 – The Town shall continue to review the efforts of the Fort Walton Beach Chamber of Commerce and the Emerald Coast Tourist Development Council to ensure that such efforts are consistent with this Ordinance.

Objective 12.A.3 – Ensure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise.

Policy 12.A.3.1 – The Land Development Code shall include specific definitions for open space, parks, and recreation facilities.

Policy 12.A.3.2 – The level of service standard for recreation, parks, and open space for the Town shall be according to the Land Development Code regulations but not less than 5 acres per 1000 population.

Policy 12.A.3.3 – The Town shall continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve: (1) recreational opportunities for all

residents; and (2) the natural function of open space, wetlands and other sensitive lands within the Town.

Policy 12.A.3.4 – The Town will continue to apply for all available state and federal funds to implement recreation programs and provisions of this element.

Policy 12.A.3.5 – The Town shall continue to require the provision of recreational facilities and open space in any private sector development pursuant to regulations contained within the Land Development Code.

Policy 12.A.3.6 – The Town shall continue to preserve and protect the shoreline through regulations contained within the LDC (reference Chapters 7 and 11).

CHAPTER 13
INTERGOVERNMENTAL COORDINATION ELEMENT

Section 13.01 Purpose: The purpose of this Chapter (element) is to identify and resolve incompatible goals, objectives, policies and development proposed in this Ordinance (the Town's Comprehensive Plan) and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, regional and state agencies and nearby Military Installations.

Section 13.02 Data and Analysis: This element is based upon the data and analysis requirements pursuant Florida Administrative Code. (reference Section II Data and Analysis).

Section 13.03 Area of Concern: The area of concern for the Town of Shalimar is Okaloosa County, adjacent local governments, Eglin AFB, and the Okaloosa School Board.

Section 13.04 Goals, Objectives, and Policies: The Goals, Objectives, and Policies of this Chapter (element) are as follows:

GOAL 13.A – Improve the existing system of inter-local coordination to ensure implementation of local government comprehensive plans and provide coordination of this plan (Ordinance) with the governments indicated in Section 13.03, other local governments (as appropriate) and other governmental agencies providing services within the Town.

Objective 13.A.1 – To coordinate the Comprehensive Plan of the Town with the Plans of other units of government, military and the School Board.

Policy 13.A.1.1 – The Technical Review Committee (See Chapter 14) shall include within its review efforts an analysis of the coordination between Okaloosa County, Eglin AFB, and the School Board.

Policy 13.A.1.2 – The Town shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field, and the Okaloosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the Air Force and to provide information regarding proposed development; to identify and implement joint planning areas for the purposes of annexation, municipal incorporation and joint infrastructure service areas; and to discuss the siting of facilities with county-wide significance, including locally unwanted land uses, as needed.

Policy 13.A.1.3 – If the Town receives a request(s) for annexation, the Town shall follow the annexation procedures in Florida Statutes and will coordinate such annexation with Okaloosa County through the Okaloosa County Comprehensive Plan Committee.

Policy 13.A.1.4 – The Town shall consider participation with Okaloosa County and other units of local government in the acquisition and use of a computerized Geographic Information System (GIS).

Policy 13.A.1.5 – Continue to cooperate with other units of government and governmental agencies so as to provide for coordination and evaluation of development proposals which may impact Garnier’s Bayou or Choctawhatchee Bay.

Policy 13.A.1.6 – The Town shall implement the Northwest Florida Water Management District’s (NFWFMD) Regional Water Supply Plan.

Policy 13.A.1.7 – The Town shall ensure coordination of the comprehensive plan with the most current NFWFMD Regional Water Supply Plan.

Policy 13.A.1.8 – The Town will review and coordinate with the most recently published District Water Supply Plan and NFWFMD staff in projecting future supply and demand on potable water and alternative sources.

Policy 13.A.1.9- The Town will exchange water supply information and services with the NFWFMD, West Florida Regional Planning Council, and local governments through water supply planning work groups and through meetings on an as-needed basis.

Policy 13.A.1.10- The Town will examine, to the extent possible, the use of interconnectivity between water facilities with other local jurisdictions as recommended by the NFWFMD Regional Water Supply Plan.

Policy 13.A.1.11 - Continue to participate in the Okaloosa-Walton TPO planning process in cooperation with adjacent local governments and other public agencies and private organizations whose purpose is to implement the transportation, land use, parking and other provisions of the transportation element.

Objective 13.A.2 – Continually coordinate with appropriate state, regional and local agencies, which have operational and maintenance responsibility for public facilities in Shalimar, the impacts of development proposed in this plan upon development or plans of the affected state, county or local agency and to achieve, when necessary, mutually agreed upon level of service standards by implementing this chapter’s policies..

Policy 13.A.2.1 – The Okaloosa County Comprehensive Plan Committee shall function as the initial agency to mediate comprehensive planning conflicts.

Policy 13.A.2.2 – The Town shall use the West Florida Regional Planning Council’s informal mediation process to resolve conflicts with other units of government that cannot be resolved by the County Comprehensive Plan Committee.

Policy 13.A.2.3 – The Technical Review Committee (see Chapter 14) shall include within its review efforts:

- a. An analysis of the effectiveness of the conflict resolution process described in this chapter;

- b. An ongoing analysis of the adequacy of level of service standards which have been established by this Ordinance.
- c. An analysis of the adequacy of procedures established to review proposed development within the area to the existing Comprehensive Plans of Shalimar or adjacent local governments; and
- d. An analysis and/or review of development proposed in this ordinance or amendments to this Ordinance indicating the relationship of any proposed development contained within this Ordinance (or amendments) to the Comprehensive Plan of Shalimar or adjacent local governments. This review shall be based upon the consistency of the proposed development with the Comprehensive Plan (all development shall be consistent with this Ordinance).

Policy 13.A.2.4 – The Town will continue to execute agreements which establish standards for setting or changing levels of service with other entities providing such service and may include:

- a. FDOT for State Roads;
- b. Okaloosa County for solid waste disposal; and
- c. Okaloosa County for water and sewer service.

Objective 13.A.3: The Town will continue its interlocal agreement through the Okaloosa County Comprehensive Plan Committee regarding coordinated and cooperative planning, management and funding programs for identifying existing activities which contribute to the degradation of the environmental quality of Choctawhatchee Bay and the bayous and for limiting the specific and cumulative impacts of future development on the bay, bayous and their watersheds.

Policy 13.A.3.1: At a minimum, the agreement referenced in Objective 13.A.3 above shall include the following: Ensure adequate sites for water-dependent uses, prevent estuarine pollution, control run-off, protect living marine resources, reduce exposure to natural hazards, ensure public access, and provide for a continuing monitoring program.

Policy 13.A.3.2: The Town will amend this Comprehensive Plan to include the results and recommendations of the programs developed to implement the interlocal agreement described

above. Also, the Town will consider any improvements recommended in the Stormwater Management and amend this plan pursuant to Chapter 10 of this Ordinance as well as the interlocal agreement referenced above so as to include the recommendations of the Stormwater Management Plan.

Objective 13.A.4 – Coordinate with adjacent military installations to ensure land use compatibility and support military missions while maintaining property rights and quality of life within the Town of Shalimar.

Policy 13.A.4.1 – The Town will continue to evaluate all development and land use change proposals for compatibility with Eglin Air Force Base, including the consideration of the Air Installation Compatibility Use Zone (AICUZ) noise contours and Air Force Land Use Compatibility Guidelines. All proposed land use changes and decisions will continue to be transmitted to Eglin Air Force Base for review.

Policy 13.A.4.2 – Through the regular meetings of the Town of Shalimar Planning and Zoning Board/Local Planning Agency and the Okaloosa County Comprehensive Plan Committee, Eglin Air Force Base will remain aware of any planning actions within the Town that have the potential to affect base operations within the Town. The Okaloosa Comprehensive Plan Committee will also serve as a forum for discussing recommendations of the AICUZ Study and Okaloosa County Joint Land Use Study (JLUS).

Policy 13.A.4.3 – The Town will work together with Okaloosa County and Eglin Air Force Base in evaluating and implementing recommendations set forth in the 2006 AICUZ Study, and in the Okaloosa County Joint Land Use Study, upon its completion, while ensuring that property rights are preserved to the maximum extent possible.

Policy 13.A.4.4 – The Town will implement regulations for outdoor lighting to avoid glare and reflection that may have a negative impact on military operations. Outdoor lighting will incorporate full-cutoff fixtures or will be shielded to prevent illumination that has a negative impact on aircraft operations.

Policy 13.A.4.5 – The Town will limit heights in areas where there are potential conflicts with Eglin missions and operations.

Policy 13.A.4.6 – The Town will provide information to the public regarding the location and impacts typically associated with military installations and military flight paths.

Goal 13.B - Collaborate and coordinate with the Okaloosa County School Board to ensure high quality public school facilities which meet the needs of Shalimar’s existing and future population.

Objective 13.B.1 - The Town will provide close coordination and evaluation of development proposals that may affect School Board operations.

Policy 13.B.1.1 - General types of coordination that will be conducted include:

1. Transmission of information from the Town of Shalimar to the School Board ~~above entities~~ and others on the Comprehensive Plan mailing list describing proposed developments and school planning activities.
2. Provision for a feedback process/information exchange so the School Board ~~above entities~~ can inform the Local Planning Agency of any potential adverse impact(s) from proposed developments and/or conflicting planning activities.
- ~~3. Provision for the district wide application of LOS standards.~~

Objective 13.B.2 - The Town of Shalimar shall strive to maintain and enhance joint planning processes and procedures for coordination of public school facilities for planning and decision-making. This coordination is currently pursuant to an Inter-local Agreement for Public School Facility Planning.

Policy 13.B.2.1 - On an ongoing basis, the Town shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 13.B.2.2 - 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 Town information detailing existing facilities and their locations and projected needs.

Policy 13.B.2.3 - In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Town,, the Okaloosa County Board of County Commissioners, School Board, and the municipalities of Cinco Bayou, Crestview, Destin, Fort Walton Beach, Laurel Hill, Mary Esther, Shalimar and Valparaiso shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement programs, the annual educational facilities report, and the Five-Year School Plant Survey of the Okaloosa County School Board.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

- ~~4. Use of a unified database including population (forecasts of student population), land and facilities.~~
- ~~5. Use of a Parks/Schools Planning Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Code, and other appropriate mechanisms as deemed necessary.~~
- 6.4. Use of a Staff Working Group (with representative from each of the entities) that will meet at least annually to review and coordinate School Level of Service standards and issues of mutual concern regarding coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population and enrollment projections and updates of comprehensive and work plans as part of annual review process to ensure the maintenance of the adopted LOS and financial feasibility of the CIP and work plan.

CHAPTER 14.

CAPITAL IMPROVEMENTS ELEMENT

Section 14.01 Purpose: The purpose of the Capital Improvements Element (CIE) is to evaluate the need for public facilities as identified in the other plan elements of this ordinance and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the Town has fiscal responsibility, to analyze the fiscal capability of the Town to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to provide for future scheduling of funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required, based on the public facility needs identified in the other plan elements of this ordinance.

Section 14.02 Amendments: The capital improvements element shall be reviewed on an annual basis and modified as necessary in accordance with Florida Statutes. However, corrections, updates, and modification concerning costs; revenue sources; acceptance of facilities pursuant to dedications, which are consistent with this ordinance; or the date of construction of any facility enumerated in the Capital Improvements Element may be accomplished by the Town Commission and shall not be deemed to be amendments to the Comprehensive Plan.

Section 14.03 Data and Analysis: This element is based upon data and analysis requirements pursuant to Florida Administrative Code.

This element is based upon the public facility needs identified in the other Comprehensive Plan Elements and supports the Future Land Use Element. The geographic service area and location of major system components for the Okaloosa County School System and the various health systems within Shalimar have been identified in other plan elements.

The existing revenue sources and funding mechanisms available for Capital Improvement financing are identified in Chapter 11 of Section II Data and Analysis. The current budgetary, administrative and policy practices which guide the timing and location of construction or improvements in capacity of public facilities by Shalimar have been analyzed. The goals,

objectives, and policies of this element have been formulated based, where appropriate, on this analysis.

Section 14.04 Goals, Objectives and Policies: The Goals, Objectives, and Policies of this element are as follows:

GOAL 14.A - The timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 14.A.1 - To provide for the construction of capital facilities necessary to meet current requirements, to accommodate desired future growth and to replace obsolete or worn-out facilities. .

Policy 14.A.1.1 - The criteria to evaluate capital improvement projects directly related to individual elements of this ordinance are:

- a. The elimination of future public hazards; at present, there are no identified existing public hazards;
- b. The elimination of existing capacity deficits;
- c. The impact of capital improvements on the annual operating budget of the Town;
- d. Locational needs based on projected growth patterns;
- e. The accommodation of new development and redevelopment facility demands;
- f. Financial feasibility; and
- g. Plans of The Northwest Florida Water Management District (NFWFMD) and state agencies that provide public facilities within the jurisdiction of the Town of Shalimar.

The above criteria shall be ranked by the Technical Review Committee while fulfilling its responsibilities pursuant to this Plan. In addition, the criteria may be further ranked (or re-ranked) by the Town Commission during its annual budget development process.

Policy 14.A.1.2 - The Town shall manage its debt so that the total amount of general obligation bonds of the Town, which may at any time be outstanding, shall be no more than 25% of the assessed valuation of the non-exempt real and personal property within the corporate limits of the Town.

Policy 14.A.1.3 - If, in the future, multiple capital projects are identified or needed, funding for those projects will be prioritized in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities; that assigns second priority to correcting existing deficiencies in public facilities; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude the Town of Shalimar from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards met.

- Policy 14.A.1.4 Promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new, if economically feasible.

Objective 14.A.2 - Limit public expenditures that subsidize development in coastal high hazard areas.

Policy 14.A.2.1 - Public expenditures in Coastal High Hazard Areas shall be limited to the provision, or support, of recreation uses such as parks and walkovers, erosion control devices, or to increase public access to the shoreline.

Objective 14.A.3 - Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements, when necessary, which maintains adopted level of service standards and meets the existing and future facility needs upon adoption of the Land Development Code.

Policy 14.A.3.1 - Land-use decisions and development approvals shall be consistent with this ordinance. New construction will be approved only in areas where existing facilities are available and LOS standards can be maintained.

Policy 14 .A. 3.2 - Establish level of service standards for public facilities which are within the jurisdiction of the Town, as provided by the Florida Administrative Code. These standards shall be those found in the other comprehensive plan elements of this ordinance or in the Land Development Code.

Policy 14.A.3.3 - Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance.

Policy 14.A.3.4 - The fiscal resources of the Town of Shalimar will be used, to the extent necessary, to maintain LOS standards.

Policy 14.A.3.5 - Provide for the availability of public facilities and services needed to support development by implementing the Concurrency Management System described in Chapter 6 of this Ordinance and the Land Development Code.

Policy 14.A.3.6 - The Technical Review Committee shall review the development activities within the Town and review the level of service conditions for the Town. The committee shall be comprised of members established by the Land Development Code. The committee shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the Town's Comprehensive Plan. In addition, the committee will monitor and evaluate the Capital Improvement Budget on an annual basis.

Objective 14.A.4 - Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards. Regulations will be included within the Land Development Code and include methods of assessment. The methods will include a series of variables based upon the size, character, type and location of the development and the development's impact upon all Town systems as well as the benefits the development is anticipated to receive from such systems.

Policy 14.A.4.1 - Provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards in the Land Development Code (LDC). The pro rata share of cost necessary to finance public facility improvements will be determined based upon the size of the proposed development, the land uses associated with the proposed development, the impact the land uses are projected to have on public facilities and services upon occupancy of the development, and the maintenance of LOS standards for all facilities impacted by the development.

Policy 14 .A. 4.2 - The Town shall exact physical improvements to systems impacted (roads, utilities. etc.) by new developments or redevelopment activities. Any improvements or construction of new facilities required to accommodate new development or redevelopment shall be 100% financed by the development causing the need for such improvements.

Objective 14.A.5 - The Town of Shalimar will provide or require provision of needed improvements which may be identified in the future, and will manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the Town or developers to fund.

Policy 14.A.5.1 - A capital budget will be adopted by the Town Commission as a part of the annual budgeting process when capital improvements projects are identified or deemed necessary. The Capital Budget (Capital Improvement Program) will be developed using the policies and objectives of this element as a guide and the Capital projects will be consistent with this ordinance.

Policy 14.A.5.2 - Use the Town of Shalimar's fiscal policies to direct expenditures for capital improvements, which insure the implementation of the Goals, Objectives, and policies of the other plan elements in this ordinance.

Policy 14.A.5.3 - The Town will implement the Concurrency Management System described in Chapter 6 of this ordinance.

Section 14.05 Implementation: The schedule of capital improvements, for which the Town may have fiscal responsibility, has been included so that the Capital Improvement Budget can accommodate the scheduling of capital projects which may be identified or be determined needed during the planning period. If projects are identified, those projects will be included within the annual update of the Capital Improvement Budget during the annual budget process and will reflect any identified need to reduce deficiencies, remain abreast of replacements or to meet future demands. When a capital project is approved for inclusion within the Capital Improvement Budget or the capital budget (capital improvement program), project information, and analysis will include:

- (a) Project description and general location; and
- (b) A determination of consistency with the other elements of this ordinance.

Section 14.06 Monitoring and Evaluation: The Technical Review Committee shall annually evaluate the implementation of the Capital Improvements Budget and this Comprehensive Plan. The Committee shall report all negative findings to the Shalimar Planning and Zoning Board (LPA). The LPA shall report to the Town Commission its evaluation of all Committee reports. Contained within the report shall be any recommendations the Planning and Zoning Board may promulgate in order to maintain levels of service standards and any adjustments necessary to the Town's annual Capital Improvement Program. The Town Commission shall consider the report of the LPA upon receipt and during its deliberations on the annual budget and capital improvements program. Any adjustments made to the Capital Improvements Budget or the Capital Improvements Program shall include consideration as specifies in the Land Development Code.

CHAPTER 15

CONSISTENCY OF THIS ORDINANCE WITH THE COMPREHENSIVE REGIONAL POLICY PLAN OF THE NORTHWEST FLORIDA REGIONAL PLANNING COUNCIL AND WITH THE STATE COMPREHENSIVE PLAN

Section 15-01 The Comprehensive Plan of the Town of Shalimar, Ordinance No. _____, is compatible with and furthers the "West Florida Comprehensive Regional Policy Plan" and the "State Comprehensive Plan," and is, therefore, consistent with the above named Comprehensive Plans.

Section 15.02 The State Comprehensive Plans, Goals and Policies have been reviewed by the Town of Shalimar and, at the time of transmittal, were consistent with said Goals and Policies.

CHAPTER 16
ADOPTION

Section 16.01 Adoption: This Comprehensive Plan shall become effective by Ordinance as approved by the Shalimar Town Commission.