

**TOWN OF EATONVILLE
2018-2038
COMPREHENSIVE PLAN AMENDMENT:
GOALS, OBJECTIVES AND POLICIES
BASED ON THE EVALUATION AND APPRAISAL REPORT**



Prepared by
Solin and Associates, Inc. & Staff

Ordinance #2018-01
Adopted December 18, 2018

Town of Eatonville

Town Council

Mayor Eddie Cole
Vice Mayor Rodney Daniels
Councilman Theo Washington
Councilman Tarus Mack
Councilwoman Marilyn Davis-Sconions

Planning and Zoning Board

Mr. Robert Davidson, Chairman
Ms. Louisteen Cummings, Vice Chairperson
Mr. George Williams
Ms. Deborah Hammonds
Ms. Johnnie Rainey

Historic Preservation Board

Ms. Mae St. Julien, Chairperson
Mr. Tim Hudson
Ms. Cynthia Haywood
Ms. Rosa Pickett

Planning, Zoning, & Building Department

James Benderson, Director

Contributions

Les Solin, FAICP, Consultant
Katrina Gibson, Finance Director
Jasmyne Reese, CRA Neighborhood Coordinator

TABLE OF CONTENTS
2018-2038 COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES AMENDMENT
BASED ON EVALUATION AND APPRAISAL REPORT
TOWN OF EATONVILLE

TABLE OF CONTENTS

ORDINANCE:	1-2
CHAPTER 1:	FUTURE LAND USE ELEMENT 6-35
CHAPTER 2:	TRAFFIC CIRCULATION ELEMENT 36-44
CHAPTER 3:	HOUSING ELEMENT 44-52
CHAPTER 4:	SANITARY SEWER ELEMENT 53-56
CHAPTER 5:	SOLID WASTE ELEMENT 57
CHAPTER 6:	STORMWATER MANAGEMENT ELEMENT 58-62
CHAPTER 7:	POTABLE WATER ELEMENT 62-65
CHAPTER 8:	GROUNDWATER AND AQUIFER RECHARGE ELEMENT 65-67
CHAPTER 9:	CONSERVATION ELEMENT 67-72
CHAPTER 10:	RECREATION AND OPEN SPACE 72-74
CHAPTER 11:	INTERGOVERNMENTAL COORDINATION ELEMENT 75-77
CHAPTER 12:	CAPITAL IMPROVEMENT ELEMENT 77-85

MAP SERIES

TOWN OF EATONVILLE MUNICIPAL BOUNDARIES MAP	86
TOWN OF EATONVILLE HISTORIC DISTRICT MAP	87
TOWN OF EATONVILLE FUTURE LAND USE MAP	88-93
TOWN OF EATONVILLE WEKIVA STUDY AREA MAP	94
TOWN OF EATONVILLE PARKS AND RECREATION MAP	95
TOWN OF EATONVILLE FEMA FLOOD ZONES MAP	96
TOWN OF EATONVILLE MAJOR STREET CLASSIFICATION SYSTEM MAP	97

CHAPTER 1. FUTURE LAND USE ELEMENT

GOAL 1-1: COORDINATE CHARACTER OF DEVELOPMENT. The Town of Eatonville will encourage a future development pattern within its incorporated limits, as delineated on the map titled "Town of Eatonville Municipal Boundaries," coordinated with the availability of infrastructure and services consistent with the community's historical character, which preserves and protects existing natural resources, including fragile resources necessary for sustaining the Town's quality of life, drinking water, and health of the Wekiva River Basin and provides adequate space for future development in a manner the Comprehensive Plan.

OBJECTIVE 1.1: Development Regulations Consistent with Comprehensive Plan. The Town shall continuously ensure that the land development regulations and administrative policies remain consistent with recommendations in the Future Land Use Element and other applicable elements of the Comprehensive Plan.

Policy 1.1.1: Efficient Development Review Procedures. The Town shall continue to ensure an efficient development review and decision-making process by establishing suitable uniform time-frames for all processes.

Policy 1.1.2: Revise Development Regulations. The Town shall revise its development regulations to provide for the regulation of all land use categories, subdivisions, signage, flood plains, wetlands and other environmentally sensitive areas.

Policy 1.1.3: Consistent Development Regulations and Standards. The Town shall ensure that all development regulations are consistent with the Comprehensive Plan and based on similar standards.

OBJECTIVE 1.2: Development Procedures. The Town shall continue to coordinate development review processes that include analysis of issues and enforcement of policies within the Comprehensive Plan, including but not limited to ensuring availability of public facilities and services concurrent with the impacts of new development.

Policy 1.2.1: Implement Concurrency Management System. Development orders or permits, including those for institutional uses, will be issued subject to the condition that facilities and services standards will be available concurrent with the impacts of development consistent with Policy 1.10.3 and the applicable policies of the Capital Improvement Element of this Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied. Implementation of this policy shall not limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact pursuant to Chapter 380; or development that has been issued a final commencement order, has proceeded in accordance with that order and is continuing in good faith; or development that has vested rights as determined by applicable case law determining vested rights.

Policy 1.2.2: Ensure Adequate Land for Required Services and Facilities to Meet Future Needs. The Town shall ensure that adequate land is available for utilities and services for projected land uses.

Policy 1.2.3: Site Plan Review Process to Ensure Plan Implementation. The Towns' development and site review processes shall be used to ensure that provisions of the Comprehensive Plan are implemented.

Policy 1.2.4: Enforce Concurrency Management System. The Town shall require that all proposed developments seek confirmation of all needed utilities during the development process.

OBJECTIVE 1.3: Nonconforming Land Uses to Be Eliminated to the Extent Lawful. The Town shall continue to require to the extent lawful that existing land uses which are inconsistent with the Future Land Use Map be eliminated upon abandonment pursuant to the provisions governing nonconforming uses within the adopted land development code.

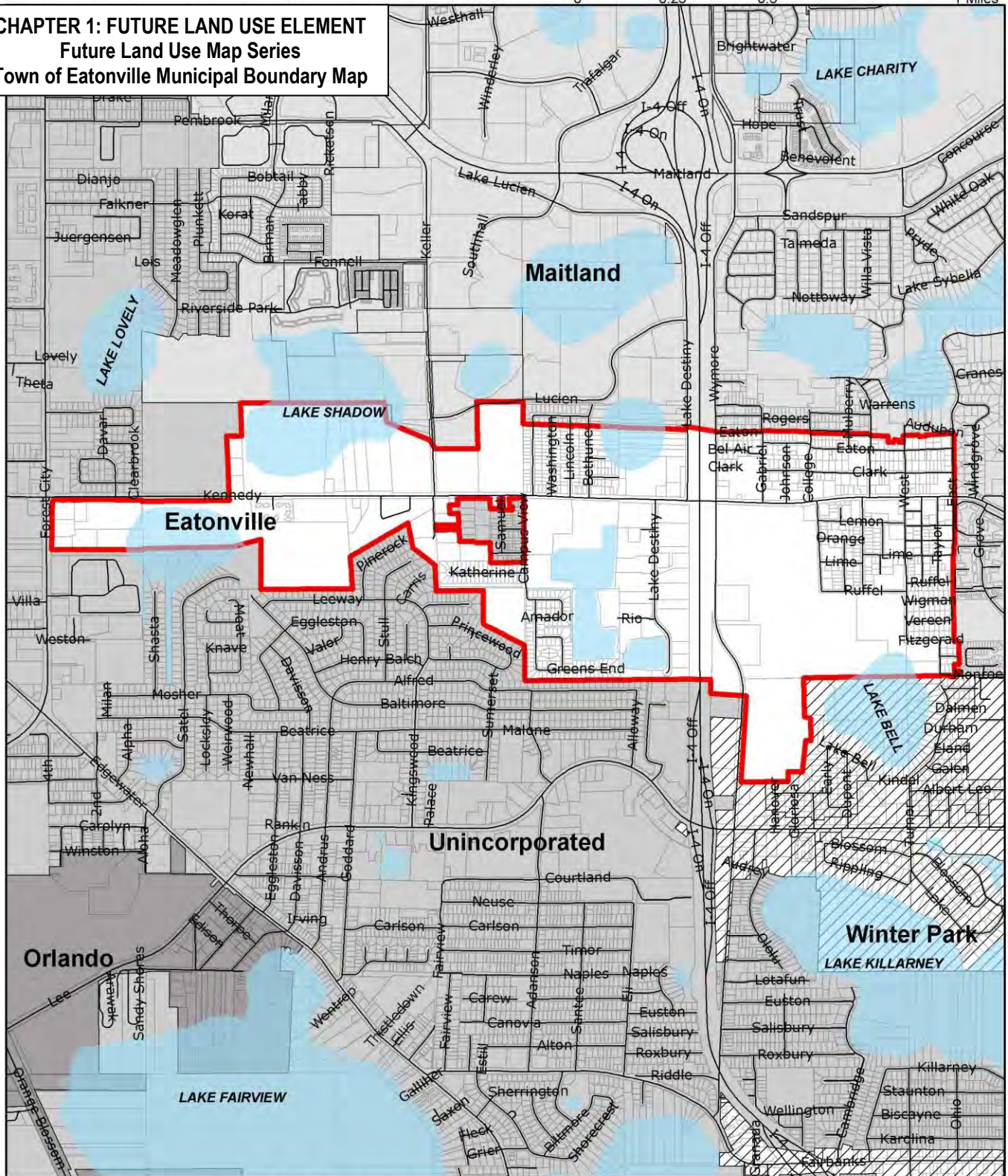
Policy 1.3.1: Uses Inconsistent with Comprehensive Plan or Uses Incompatible with Zoning. The Town shall not allow expansion or replacement of land uses which are inconsistent with the Comprehensive Plan and/or incompatible with applicable zoning district land use provisions or other applicable zoning regulatory criteria, except as otherwise provided in the Land Development Code.

Policy 1.3.2: Address Adequate Buffering between Incompatible Land Uses. The Town's Land Development Regulations shall continue to include and be enforced to require provisions requiring of adequate screening and/or buffering between potentially incompatible land uses.

1 in = 1,708 feet

0 0.25 0.5 1 Miles

CHAPTER 1: FUTURE LAND USE ELEMENT
Future Land Use Map Series
Town of Eatonville Municipal Boundary Map



Town of Eatonville
Municipal Boundaries



Eatonville



Maitland



Unincorporated



Orlando



Winter Park



CHAPTER 1: FUTURE LAND USE ELEMENT

OBJECTIVE 1.4: Land Use Intergovernmental Coordination. The Town shall coordinate land use policies with those of surrounding jurisdictions, to ensure that proposed uses in Eatonville do not adversely impact and are not adversely impacted by adjacent land uses within other jurisdictions developments.

Policy 1.4.1: Notifying Adjacent Local Governments of Development with Potential Intergovernmental Impacts. The Town will include other surrounding jurisdictions in the local development process to ensure that they receive notification of developments which might impact them.

Policy 1.4.2: Notifying Adjacent Local Governments of Regulatory Revisions. The Town shall notify surrounding jurisdictions of proposed regulatory changes that might impact them.

OBJECTIVE 1.5: Require Development to Reflect Town's Historical Quality and Nature. The Town shall require that all development reflects the historical quality and nature of the Town.

Policy 1.5.1: Use Historical Survey Map in Evaluating Historic Housing and Sites. The Town shall use the 1989 Historical Survey Map to identify and evaluate historic housing and sites.

Policy 1.5.2: Promote Town's Historical and Cultural Identity as Oldest Black Chartered Town in U.S.

Policy 1.5.3: Require Development to Be Consistent with Plan Policies and Adopted Regulatory Standards for Open Space and Infrastructure. All development must include open space, landscaping, and buffers to maintain and protect the natural environment, moderate storm water runoff and efficient drainage, and promote land use compatibility and overall community appearance as provided in the Land Development Code.

Policy 1.5.4: Use Historical Survey in Developing Policies and Regulations to Minimize Adverse Impacts to Historic and Archaeological Resources. The Town shall continue to maintain and enforce land development regulations that regulate development to minimize adverse impacts of such development on historic archeological sites and structures. The Eatonville Historic District Design Guidelines, adopted pursuant to Ordinance 2002-4, as may hereinafter be amended, shall be used as a principal source in ongoing land use, design and regulatory reviews and decisions to evaluate the design and impacts of proposed development within the adopted Eatonville Historic District which is listed on the National Register of Historic Places.

Policy 1.5.5: Use the Eatonville Historic District Guidelines in Updating the Historic Preservation Policies and Implementing Regulations. The Town of Eatonville Historic Preservation District, adopted by Ordinance #96-04, is hereby adopted into the 2018-2038 Comprehensive Plan Future Land Use Map series as part of the 2018-2038 Comprehensive Plan update and is inserted in the following page of the Future Land Use Element.

OBJECTIVE 1.6: Ensuring Land Use Compatibility. The Town's Future Land Use Map and the implementation of the Land Development Code shall ensure the compatibility of adjacent land uses by implementing the following policies.

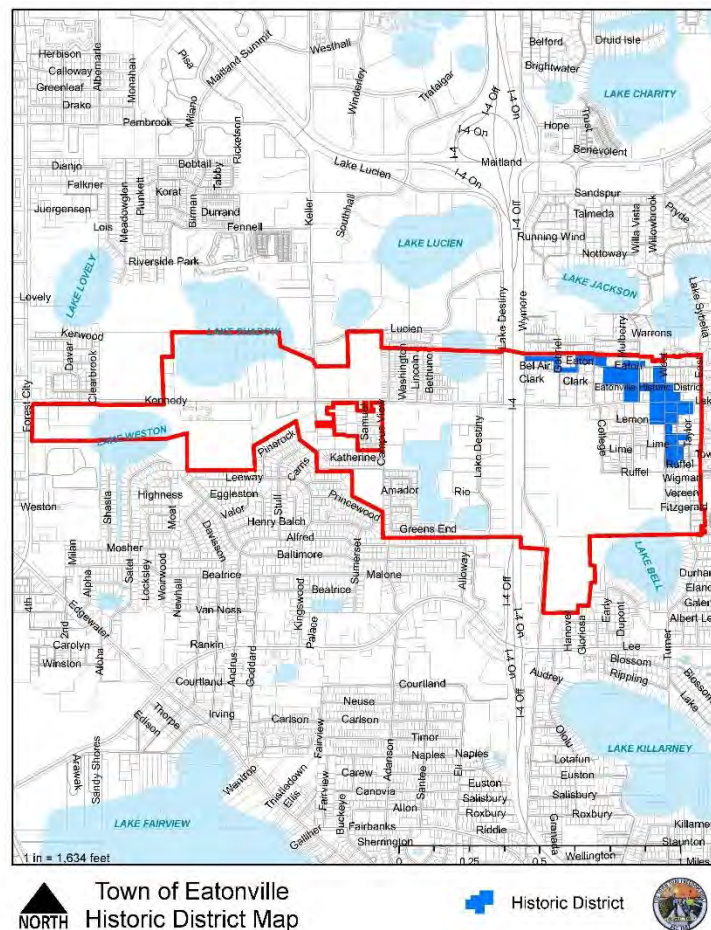
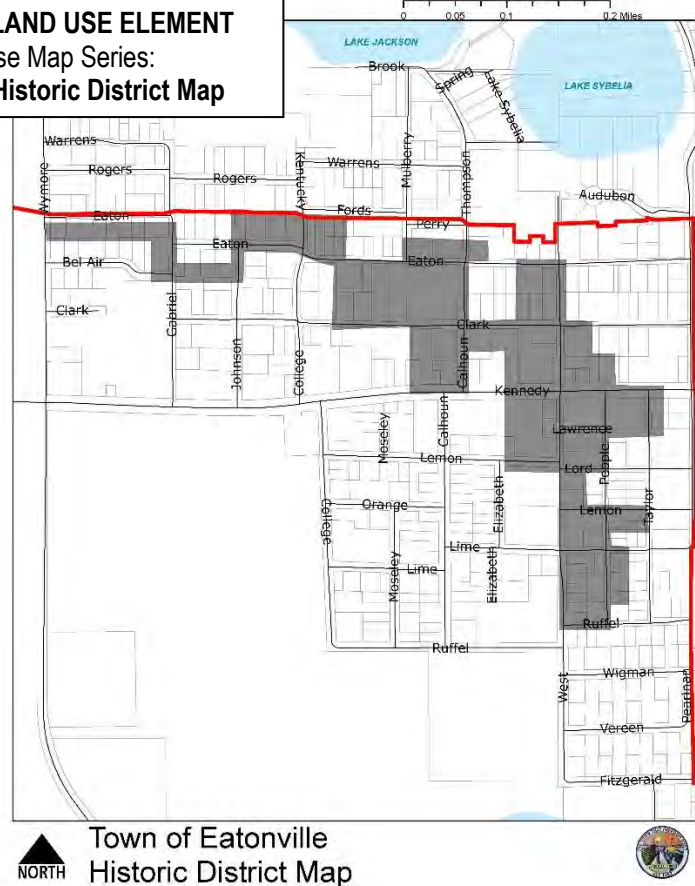
Policy 1.6.1: Maintain, Update, and Enforce Size and Dimension Criteria as well as Parking and Landscaping Criteria. By December 1, 2018, the Town shall develop and adopt land development regulations that include appropriate design controls for each zoning district such as, but not limited to, building setbacks, minimum lot size, building coverage ratio, off street parking requirements and landscaping.

Policy 1.6.2: Maintain and Enforce Design and Operation Criteria to Abate Noxious Impacts. The Town shall continue to maintain and implement best management principles for planning, design, and operation of land uses within the Town and shall prevent or minimize such detriments as: odor, unsightliness, pollution and contamination.

TOWN OF EATO

EATONVILLE HISTORIC DISTRICT
ORANGE COUNTY, FLORIDA

Map showing the layout of Eatonville, Florida, including streets, buildings, and landmarks. The map is oriented with North at the top. Key features include a large central building complex, a river on the left, and a scale bar at the bottom right. The title "TOWN OF EATO" is visible at the top right.



CHAPTER 1: FUTURE LAND USE ELEMENT

Policy 1.6.3: Land Development Code Content. To implement the Comprehensive Plan, the Town shall continue to maintain and enforce land development and land use controls with respect to:

- Subdivision of land;
- Use of land;
- Compatibility of adjacent land use;
- Open space;
- Protection of natural resources;
- Areas subject to flooding;
- Drainage and stormwater management;
- Potable water wellfields and aquifer recharge areas;
- Signs;
- Safe and convenient traffic flow on and off-site;
- Vehicular parking needs; and
- Protection of endangered and threatened wildlife and species of special concern.

Policy 1.6.4: Prevent Noxious Impacts of New Development. The Town's land development regulations shall ensure that industrial uses that produce or emit odors, loud noises or significant vibrations, or noxious/hazardous wastes/fumes, shall not be approved if they will have adverse impacts to nearby residential areas after considering mitigation measures required to be provided by the developer.

Policy 1.6.5: Land Use Compatibility Performance Standards. The Town shall continue to maintain performance standards to ensure that utility facilities are compatible with surrounding land uses and shall adopt appropriate implementing development codes. *[Note: Policy 1.6.6 was deleted in the 2012 Comprehensive Plan Amendment.]*

Policy 1.6.6.: Screening Requirements for Outside Storage. The Land Development Regulations shall establish screening requirements for outside storage of equipment and materials.

Policy 1.6.7. The Town shall continue to maintain and enforce density and intensity standards for all the land use designations on the Town's Future Land Use Map, which shall be as implemented by Town's Land Development Code.

Policy 1.6.8: The Future Land Use Map and Density/Intensity Tables. Below and on the following pages see the Future Land Use Map and Density/Intensity Tables.

TABLE 1.6.8 (A): FUTURE LAND USE DESIGNATIONS AND ALLOWABLE USES

FUTURE LAND USE DESIGNATIONS	CONSISTENT ZONING	ALLOWABLE USES/MAXIMUM INTENSITY
Conservation (Con)	Environmental Conservation (EC)	<u>Lakes and adjacent wetlands and environmentally fragile resources. Limited controlled access only for passive use.</u> There are no uses currently permitted in this category. Maximum Intensity is a Floor Area Ratio (FAR) of 0.05.
Industrial (I)	Planned Industrial (I-1)	Light manufacturing, wholesale, warehousing and similar uses <u>identified in the Town's Land Development Code.</u> Maximum Intensity: 48 feet in height.
Commercial (C)	Planned Commercial District (C-1) Planned Office (C-2) General Commercial (C-3)	Retail, professional offices, hotels & motels, shopping centers and similar uses <u>identified in the Town's Land Development Code.</u> Maximum Intensity: <u>Up to 40 feet</u> <u>Up to 60 feet</u> <u>Up to 48 feet</u>
Residential (R) Low Density (RLD) Medium Density (MD) High Density (RHD)	R-1 R-2, PUD R-3, PUD	<u>Maximum Density</u> up to 5 dwelling units per acre up to 8 dwelling units per acre up to 17 dwelling units per acre
Public Institutional	PU, R-1, R-2, PUD	<u>Public services, Institutional including municipal, county, state or federal land use, medical, semi-public uses and religious worship facilities.</u> Maximum Intensity: 40 ft in height.
Recreational (REC)	R-1, R-2	<u>Public parks and recreation areas and related open space for recreation or performing arts.</u> Maximum Intensity: 40 ft. in height.
<u>Medium Mixed Use (MMU)**</u>	<u>Lake Weston Overlay</u> <u>Planned Commercial District (C-1)</u> <u>PUD</u>	<u>Up to 13 dwelling units per acre</u> <u>Commercial .45 FAR</u>
<u>Mixed-Use (MU)</u>	<u>Planned Development</u> <u>Hungerford- Planned Redevelopment</u>	<u>Planned development or redevelopment featuring mixed land use. See Table 1.6.8(B) for Land Uses in the Hungerford Mixed Use designation.</u>

HUNGERFORD MIXED USE DEVELOPMENTS	MIN. % LAND USE MIX	MAX. % LAND USE MIX
Residential	5%	20%
Commercial Offices	20%	60%
Commercial Retail/Service Use	40%	60%
Public / Institutional, including Educational, Religious, and Philanthropic	5%	15%

** Medium Mixed Use Future Land Use. Within the Medium Mixed Use Future Land Use boundaries as shown on the Future Land Use Map, a mix of uses including Multi-Family Residential and/or Attached Single Family Townhomes (up to 13 units per acre), commercial and conservation uses (The maximum intensity for commercial is 0.45 FAR) may be allowed. The wetlands adjacent to Lake Weston within the Lake Weston Future Land Use boundaries are hereby designated as a Class I Conservation Area pursuant to §13- 5.3, Town of Eatonville Land Development Code (LDC) and shall be subject to applicable provisions of §13-5, LDC. The intent of this Future Land Use policy and related Lake Weston Overlay District is to allow a range of commercial, and residential uses on the subject property with appropriate development standards, protect environmental resources, mitigate negative impacts and promote compatibility with surrounding properties. Subject to requirements of this Future Land Use policy, the current industrial zoning of the property is hereby deemed consistent.

TABLE 1.6.8(B): ADOPTED DENSITY AND INTENSITY FOR HUNGERFORD MIXED-USE DEVELOPMENT

Residential Land Use	Min. Site Size	Maximum Density (Units/Acre)	Maximum Intensity (Height in (feet))
Low Density Single Family Residential: Detached or Attached	The minimum lot size and dimension shall be negotiated during the preliminary subdivision plat and site plan approval process as part of the terms of a duly executed H-PRD development agreement.	5 u/a	35 feet
Medium Density Single Family Residential: Detached Dwellings/Attached Town Houses Zero Lot Line Home		8 u/a	35 feet
High Density Multi-Family Residential or Attached Single Family Town Homes		17 u/a	40 feet
Non-Residential Land Uses		Intensity (Height)	
E. Kennedy-Wymore Commercial		40 ft.	
		40 ft.	
Public/Semi Public		48 ft.	
Civic or Medical		48 ft.	
Wymore Office South	2 acres	110 ft. Potential bonus up to 115 ft. ¹	

¹ **Bonus height may be permitted for building in the Wymore Office South and the Wymore Office Central Sector of the Hungerford-Planned Redevelopment Future Land Use Map Designated Area.** The height shall be measured from the weighted average of approved finished ground elevation of the property to the peak of the roof. Through a negotiated Hungerford-Planned Redevelopment Development Agreement an increase in height may be negotiated to achieve an additional height up to 115 feet in the Wymore Office South Segment if the applicant desires to negotiate an investment in storm water management, roadways, wastewater/potable water systems, mass transit system, fiber optics cable District system expansion to site, or other off-site or on-site community improvements within the Hungerford Planned Redevelopment District that is not a requirement pursuant to Town of Eatonville regulatory powers. The objective is for applicant and Town to achieve mutually proportionate benefits through terms of a negotiated Development Agreement through the development review process. The Town Council and the Applicant/Owner, and any successor in title, would be bound by the terms of a duly negotiated Development.

CHAPTER 1: FUTURE LAND USE ELEMENT

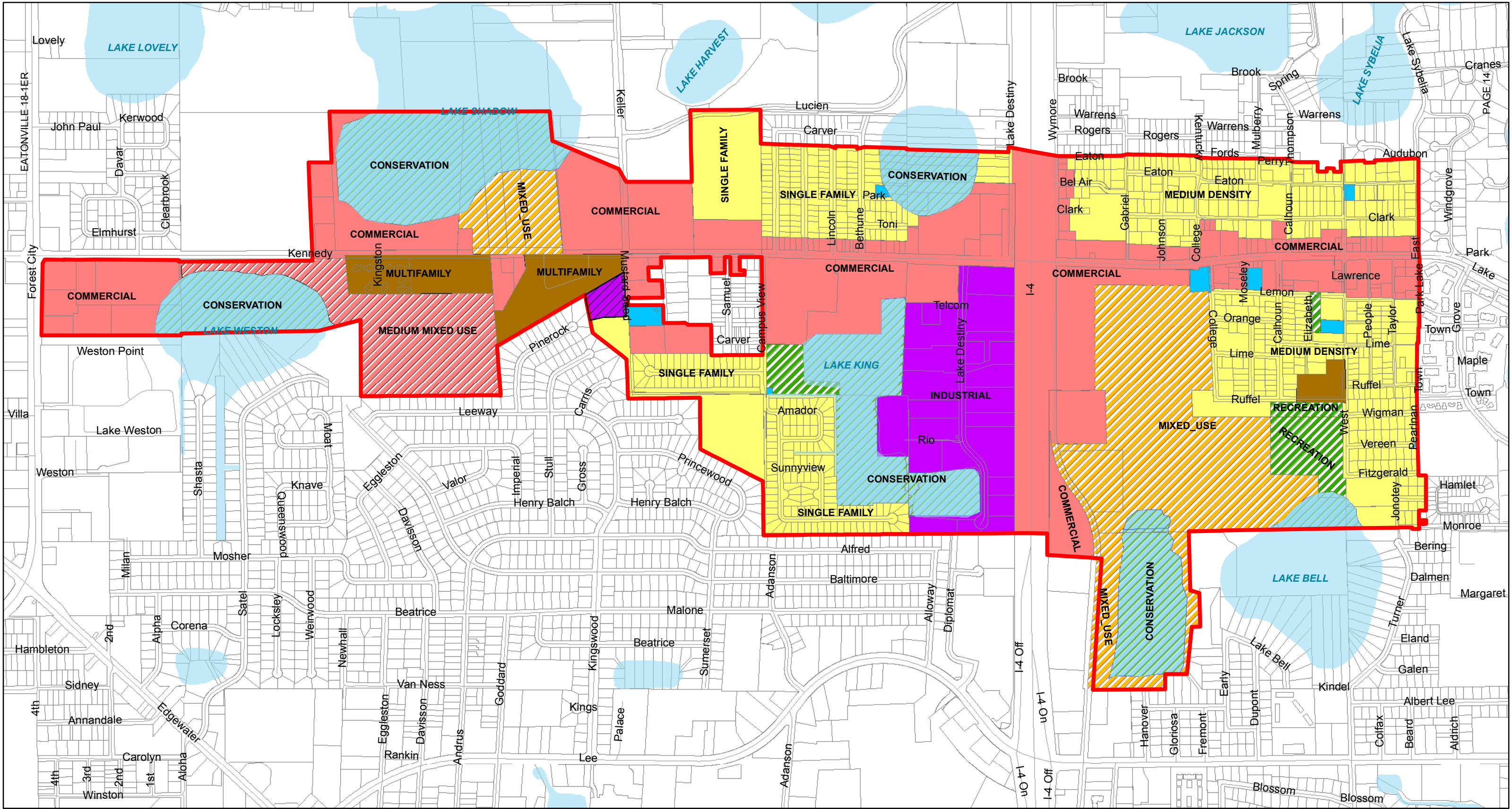
TABLE 1.6.8(C): ADOPTED DENSITY AND INTENSITY FOR LAND USE DESIGNATIONS EXCEPTING MIXED-USE		
	Maximum Density	Maximum Intensity (Height)
Low Density (R-1 Zoned) Single Family Residential	5,000 sq. ft. per acre	35 feet
Low Density (R-2 Zoned) Single Family Residential	7,500 sq. ft. per acre	35 feet
High Density Multi-Family Residential	17 units per acre	40 feet
Commercial (with C-3 General Commercial zoning)	Not Applicable	48 feet
Commercial (with C-2 Office Park zoning) currently undeveloped	Not Applicable	60 feet
Commercial (with C-1 shopping center zoning) currently undeveloped)	Not Applicable	40 feet
Industrial	Not Applicable	48 feet
Public	Not Applicable	40 feet
Recreation	Not Applicable	40 feet
Conservation	Not Applicable	0.05 (floor area ratio)

CHAPTER 1: FUTURE LAND USE ELEMENT

Policy 1.6.9: Consistency of Future Land Use Map Density/Intensity/ISR and Open Space Requirements.

Land development regulations shall provide for the protection of open space and aquifer recharge areas by limits to maximum impervious surface and minimum open space. Table 1.6.9 establishes maximum impervious surface ratios and minimum open space thresholds for the Town's Future Land Use Map designations, to be applied by the land development regulations for areas East of I-4 and the Wekiva Study Area. The Wekiva Study Area Maximum Impervious Surface Ratio and Minimum Open Space Ratio requirements only apply where Type A Most Effective Recharge Area soils are found to exist, as set forth in Rule 40C-41.063(3)(a). If Type A soils are not present, the land shall be subject to the Maximum Impervious Surface Ratio and Minimum Open Space Ratio requirements for East of I-4.

TABLE 1.6.9: ADOPTED IMPERVIOUS SURFACE AND OPEN SPACE RATIOS				
Future Land Use Map Designation	Maximum Impervious Surface Ratio		Minimum Open Space Ratio	
	Wekiva Study Area	East of I-4	Wekiva Study Area	East of I-4
Mixed-Use (MU)	<u>0.75</u>	<u>0.75</u>	<u>0.25</u>	<u>0.25</u>
Commercial (C)	<u>0.75</u>	0.75	<u>0.25</u>	0.25
Industrial (I)	0.90	0.90	0.10	0.10
Residential (R)				
Low Density	<u>0.75</u>	<u>0.75</u>	<u>0.25</u>	<u>0.25</u>
Medium Density	<u>0.75</u>	0.75	<u>0.25</u>	0.25
High Density	<u>0.75</u>	0.75	<u>0.25</u>	0.25
Public Use	<u>0.75</u>	0.75	<u>0.25</u>	0.25
Recreation	<u>0.75</u>	0.75	<u>0.25</u>	0.25
Conservation	0.05	0.05	0.95	0.95



TOWN OF EATONVILLE FUTURE LAND USE 2018-2038

0

0.175

0.35

0.7 Miles

FLUM 2018-2038

COMMERCIAL

INDUSTRIAL

HIGH DENSITY

LOW DENSITY

MEDIUM MIXED USE

MIXED_USE

CONSERVATION

PUBLIC

RECREATION

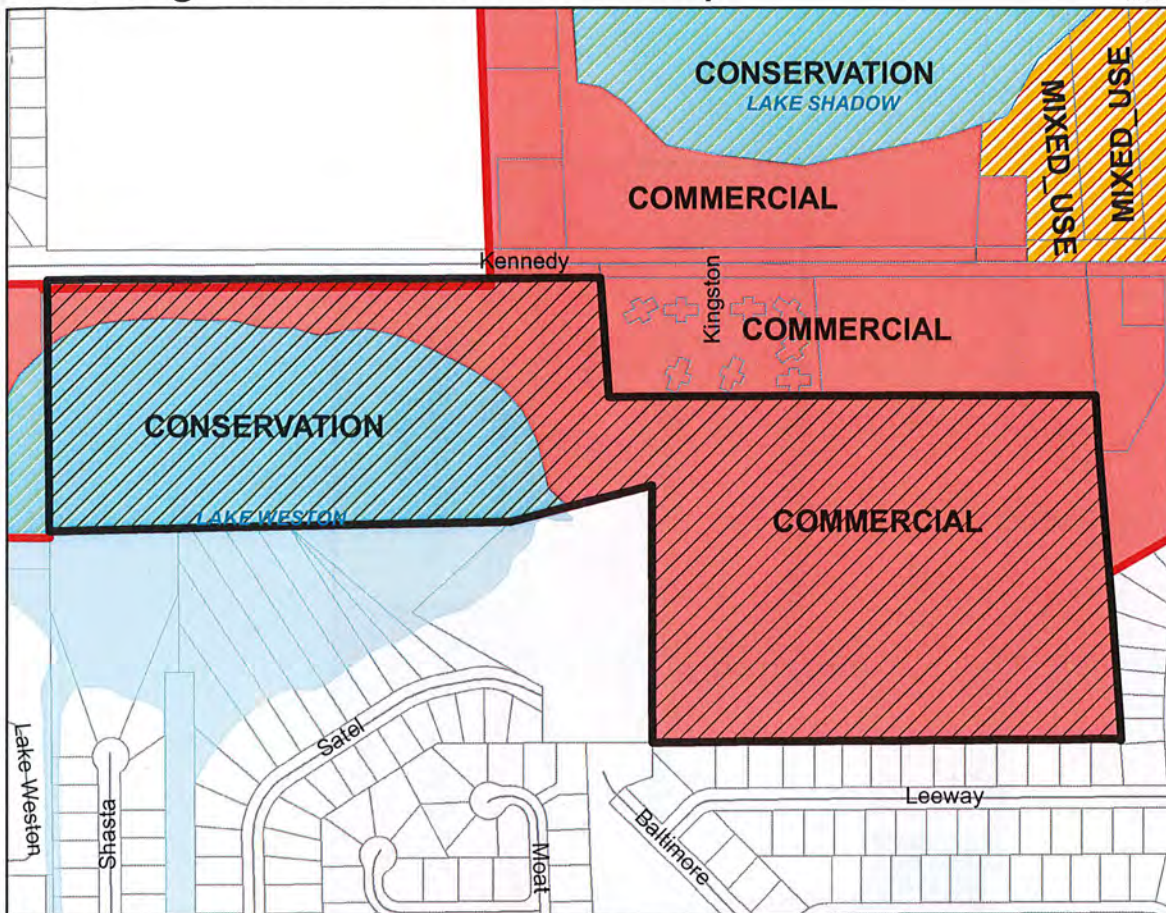
NORTH

1 in = 826 feet

Existing Future Land Use Map

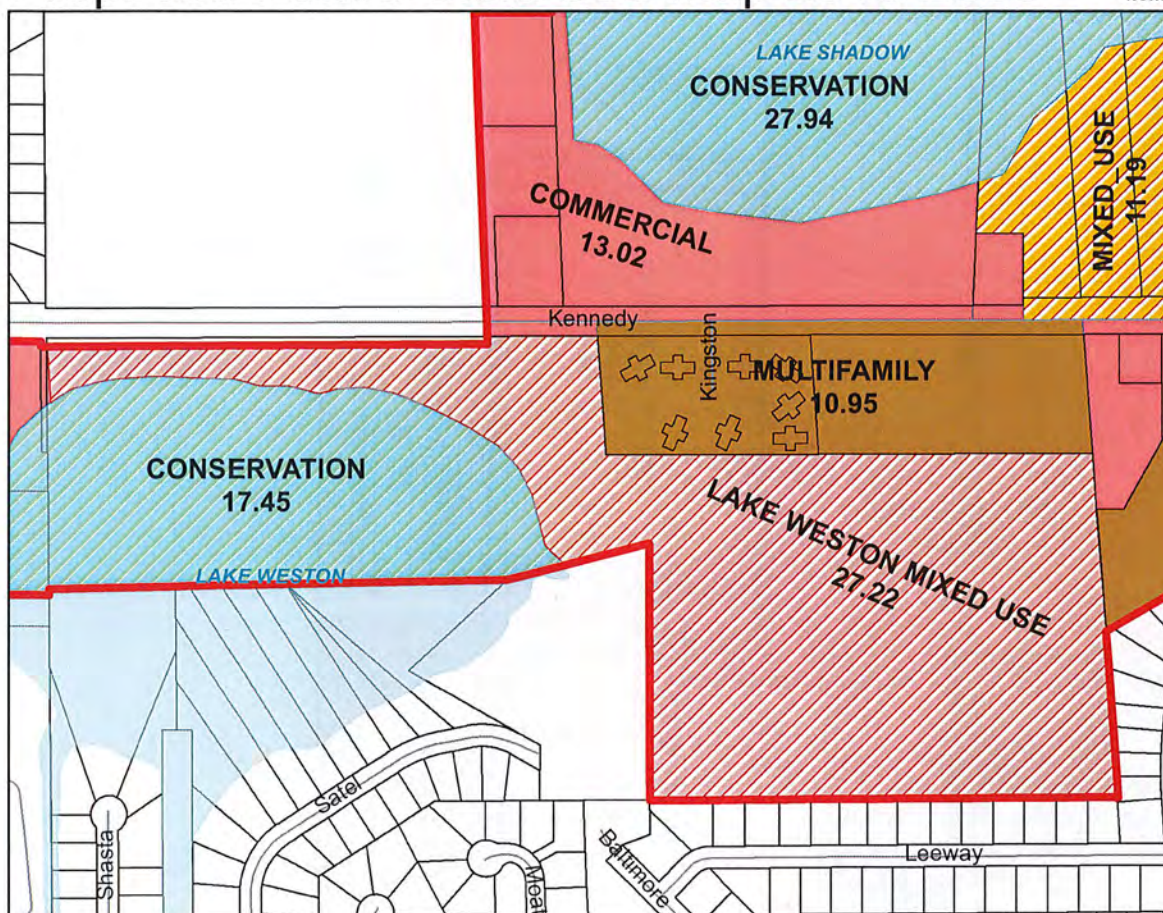
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

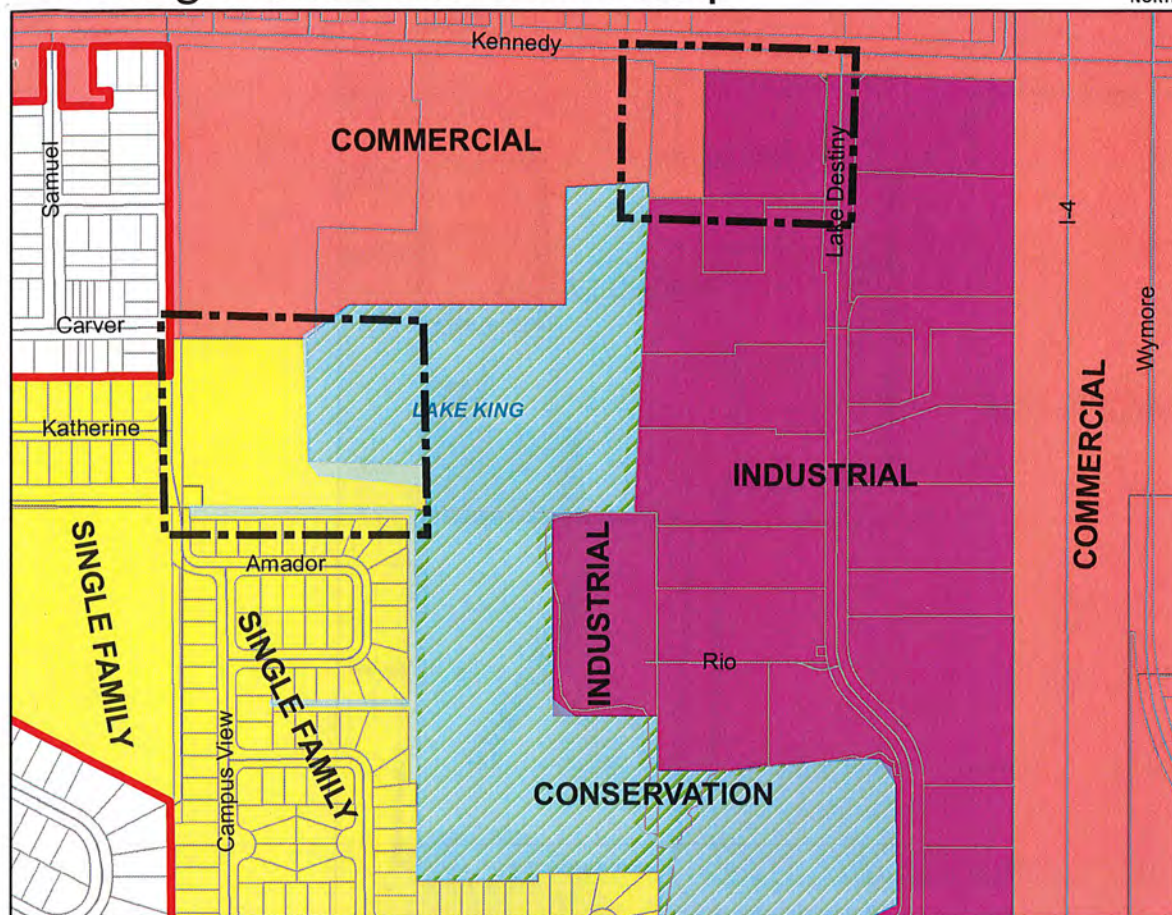
NORTH



Existing Future Land Use Map

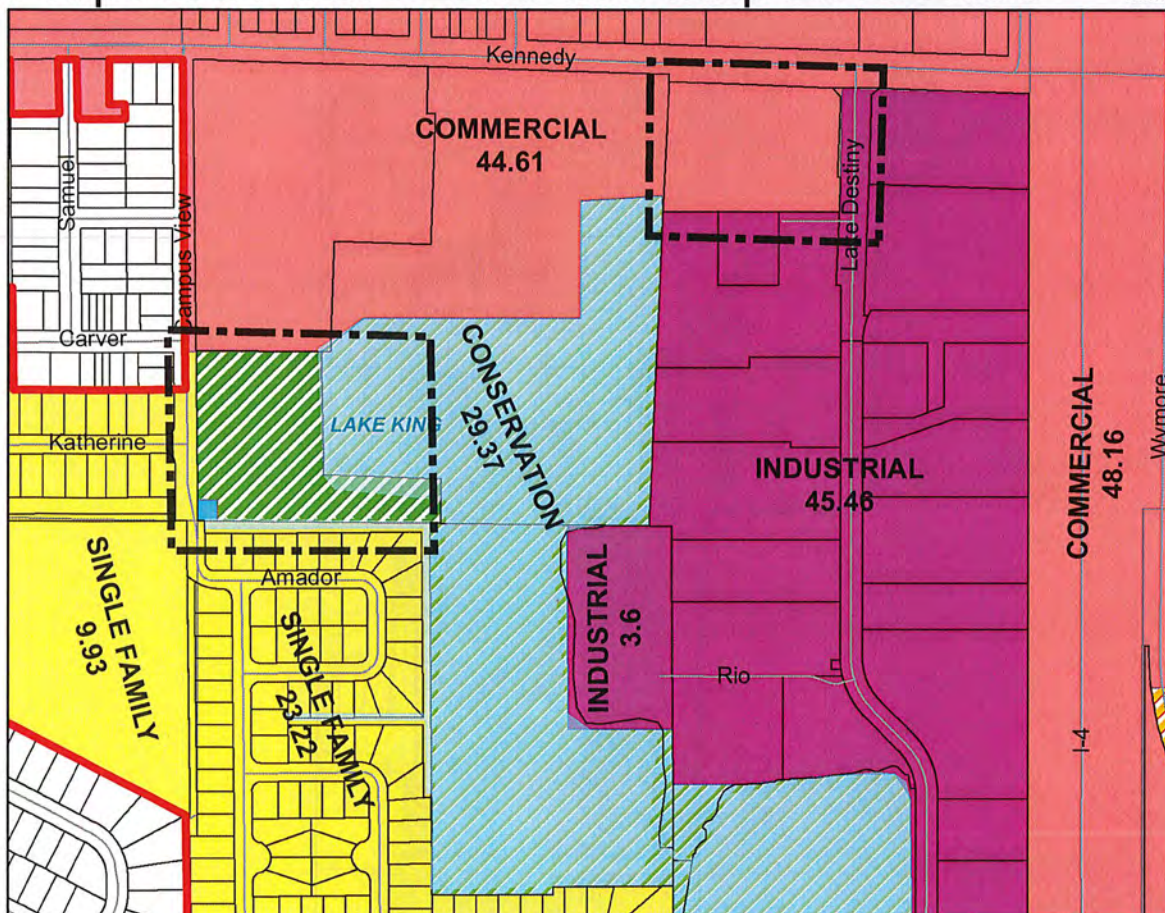
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

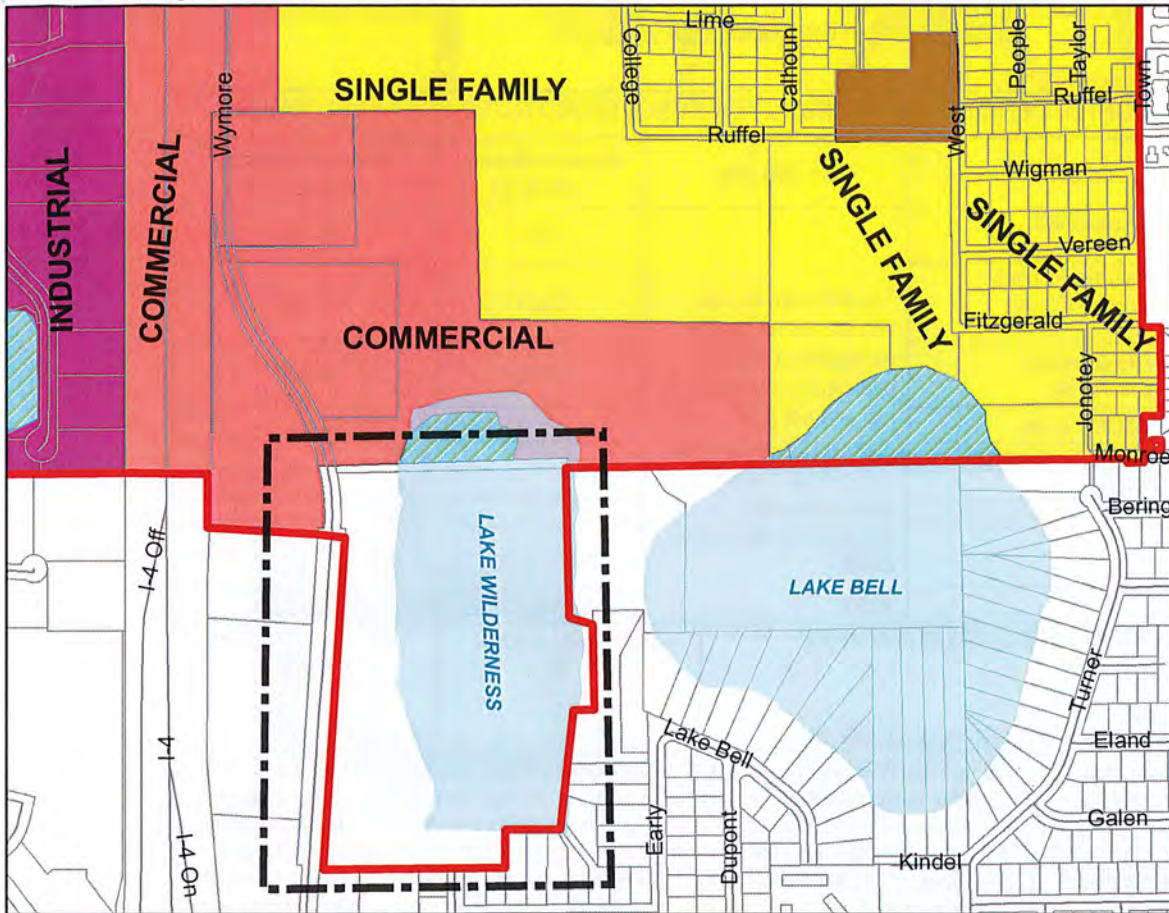
NORTH



Existing Future Land Use Map

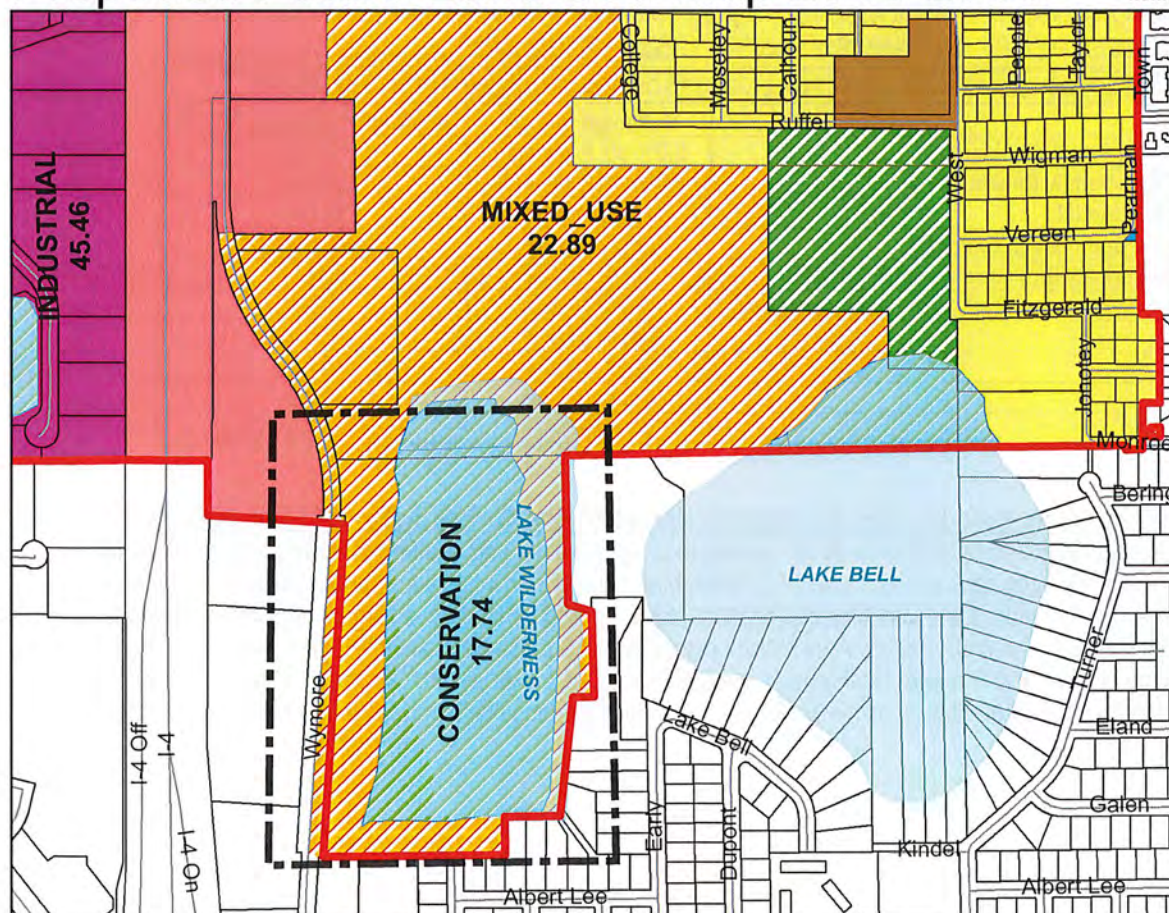
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

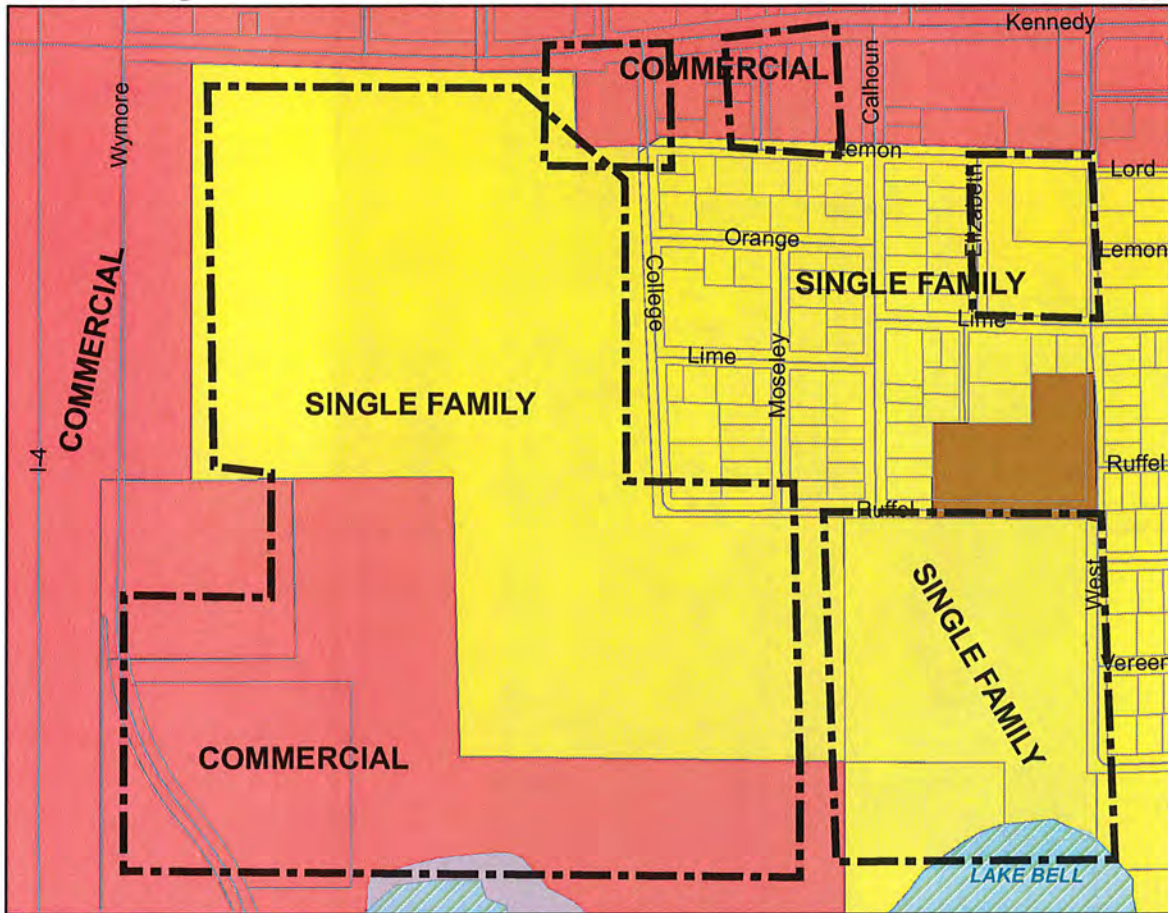
NORTH



Existing Future Land Use Map

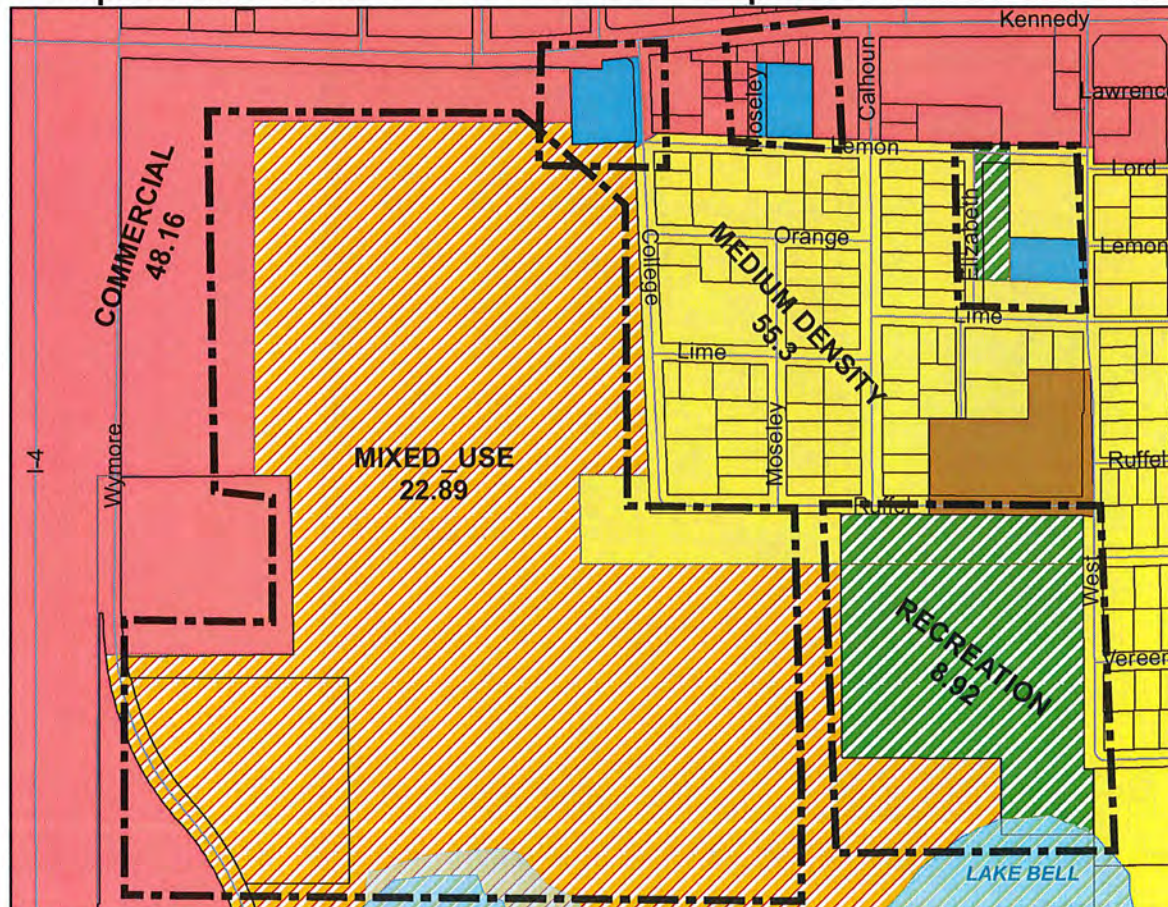
EATONVILLE 18-1ER

NORTH

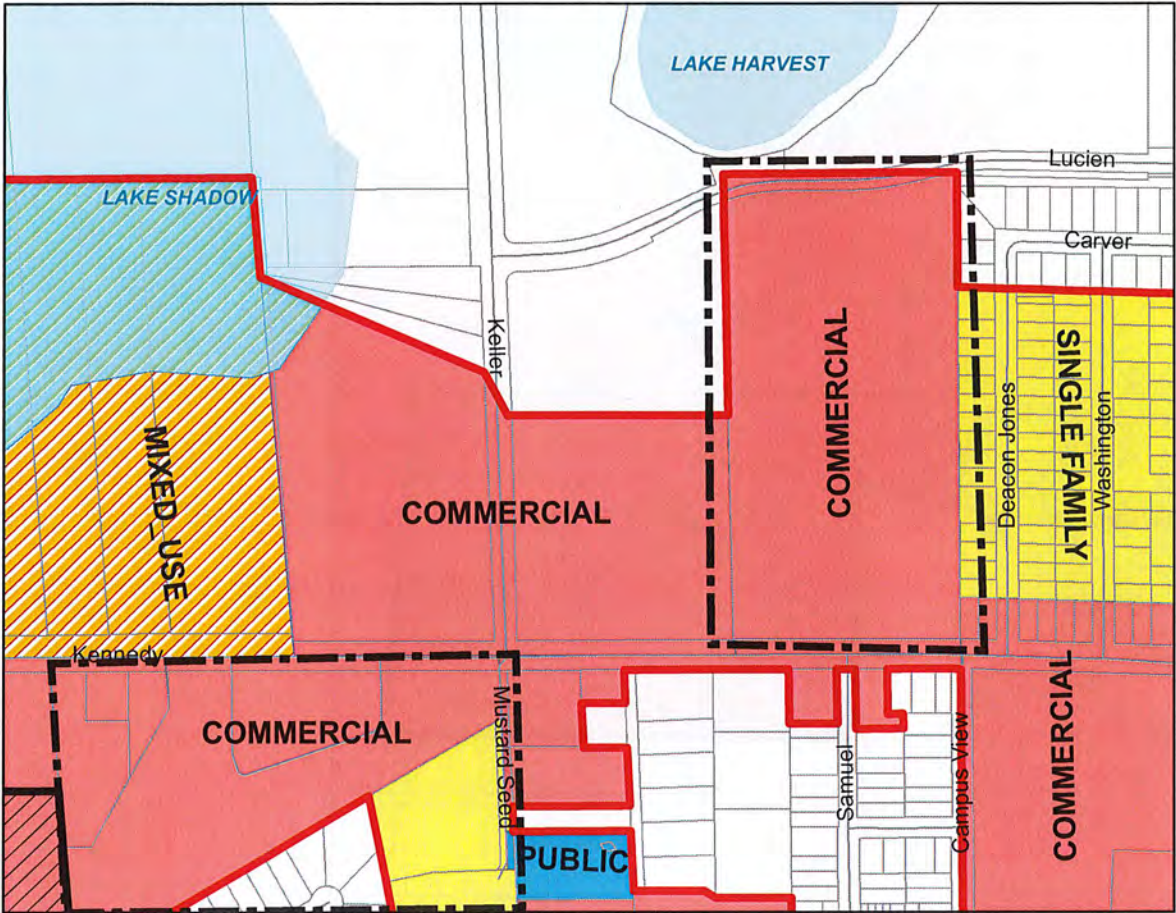


Proposed Future Land Use Map 2018-2038

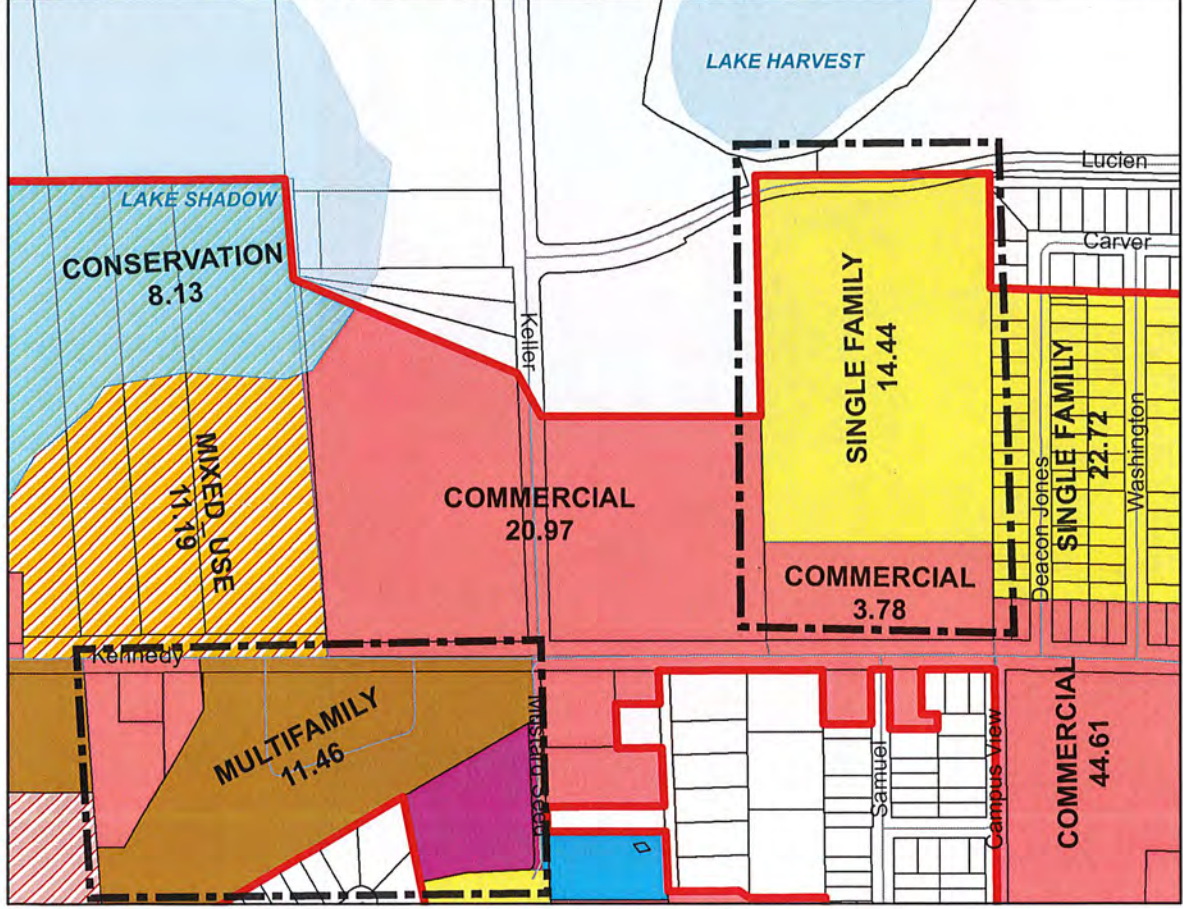
NORTH



Existing Future Land Use Map



Proposed Future Land Use Map 2018-2038



OBJECTIVE 1.7: Protect Natural Resources. The Town shall ensure the protection of the natural environment by continuing to enforce and amend as needed provisions in the Land Development Code that minimize adverse impacts from development by implementing the following policies.

Policy 1.7.1: Protect Groundwater Quality, Prime Recharge Areas, and Wellfields. The Land Development Code shall include regulations designed to protect groundwater quality from the effects of development in areas of prime water recharge and within the cones of influence of wellheads. These regulations will include, but not be limited to, protection zones or prohibiting land uses that may contaminate water quality.

Policy 1.7.2: Minimum Flood Plain Protection Criteria. The Land Development Code shall use the following techniques at a minimum to specify development criteria within flood plains:

1. Raising structures above flood elevations;
2. Flood proofing of structures;
3. Provide compensation storage of all flood water displaced by development.

Policy 1.7.3: Interlocal Agreements to Assist in Pollution Control. The Town shall establish and use interlocal agreements with Orange County and the Florida State Departments of Environmental Regulations to regulate business and industries which have an adverse impact on air and water quality and to ensure that proper pollution control devices are utilized and maintained.

Policy 1.7.4: Wetland Development Restrictions. If an activity directly impacting wetlands is determined to be in the public interest and development does occur, the developer must protect or mitigate the natural function and value of those wetlands. The development activities will be allowed based on the following development controls:

1. Density transfer to the least environmentally sensitive area of the site is required. Clustering, density reduction or reconfigured development plans must also be considered.
2. Design consideration, such as elevating structures, and minimizing the building footprint, will be considered to protect the wetland functions of the site.
3. A buffer of native vegetation at least sufficient to protect the natural function of the wetland including water quality shall be maintained between wetlands and any upland development (e.g., 50 feet).
4. All required permits must be obtained from the Florida Department of Environmental Protection, the St. Johns River Water Management District or the Corps of Engineers, as applicable.

Policy 1.7.5: Promote Alternative Transportation Modes to Abate Air Pollution. The Future Land Use Element and the Traffic Circulation Element promote bicycle lanes, enhanced system of pedestrian-ways (including a \$100,000 scheduled capital improvement program for improved sidewalks), and coordination with Orange County and MetroPlan Orlando programs directed at improving mass transit service on Eatonville major collector streets which are on the Orange County Major Thoroughfare System and maintained by Orange County. The Town of Eatonville will continue to make improvements to these alternative modes of transportation and support use of carpools to minimize emission impacts on air quality.

Policy 1.7.6: Site Plan to Demonstrate Compatibility with Soils. The Town shall continue to enforce the adopted Land Development Code site-plan review procedures that ensure that all proposed developments incorporate acceptable engineering practices to ensure their compatibility with on-site soils.

Policy 1.7.7: Development Compatible with Soils. The Land Development Code shall ensure that all proposed developments are compatible with the existing soil ratings.

Policy 1.7.8: Regulations to Protect Groundwater Quality. The Town's Land Development Code shall include regulations designed to protect groundwater quality from the effects of development in areas of prime water recharge and within the cones of influence of wellheads. These regulations may include, but shall not be limited to protection zones or prohibiting land uses that may contaminate the water quality.

Policy 1.7.9: Stormwater Management Requirements. The Town's Land Development Code shall require stormwater management systems to retain or detain with filtration, one-half inch of run-off from the developed site, or the run-off generated from the first one inch of rainfall on the developed site to provide for water quality treatment.

Policy 1.7.10: Regulations to Protect Groundwater Quality through Wellfield Protection. The Town of Eatonville shall enforce a wellfield protection program for the Town's two water wells, as provided in Policy 9.3.5 of the Conservation Element.

OBJECTIVE 1.8: Land Development Consistent with Requisite Public Facilities and Natural Environment. The Town will coordinate land development permits with the provision of utilities, facilities and services, as well as with the appropriate topography and soil conditions.

Policy 1.8.1: Development Required to Be Serviced by Adequate Facilities. No development shall be permitted by the Town unless and until adequate capital facilities levels of service exist or are ensured.

Policy 1.8.2: LDC to Include Level of Service Standards. The Town shall include level of service standards and concurrency management procedures within development regulations.

Policy 1.8.3: Ensure Adequate Land for Needed Facilities and Services. The Town shall ensure that adequate land is available for utilities and services for projected land uses by including the placement of these facilities as a conditional use within the land development regulations.

Policy 1.8.4: Ensure Adequate Land for Needed Facilities and Services. The Town shall continue to implement a concurrency management and monitoring system, as described in Objective 1.10. which will ensure that all provisions of the Comprehensive Plan are implemented by including permit systems which include service and facility requirements that are consistent with the Comprehensive Plan.

Policy 1.8.5: Monitor and Maintain LOS Standards and Needed Facility Improvements. The Town shall monitor its services and facilities to maintain or improve its service levels by preparing an annual report that addresses adopted levels of service and needed improvements and shall ensure that the Capital Improvements Element is amended annually to reflect the needed improvements to maintain adopted levels of services.

Policy 1.8.6: Enforce Concurrency Management in Review of all Development. All developers shall assess their needs for essential services and seek confirmation of availability from the appropriate utility suppliers. The availability of these services shall be confirmed by the issuance of a development order.

OBJECTIVE 1.9: Flood Plain Management. Town shall continue to enforce land development regulations that coordinate the designation of future land uses within the identified 100-year floodplain by specifying the following development criteria.

Policy 1.9.1: Dredge, Fill and Clearing Restrictions to Maintain Natural Topography and Hydrological Functions. All dredge, fill and clearing of natural vegetation will be minimized or prohibited to maintain the natural topography and hydrological functions of the floodplain.

Policy 1.9.2: Compensatory Storage for Displaced Flood Water. All developments shall provide compensating storage for all flood water displaced by development below the elevation of the base 100-year flood zone.

Policy 1.9.3: Land Uses Prohibited in 100 Year Flood Zone. All fuel storage, septic tanks and other toxic and sewer facilities shall be prohibited in 100-year floodplain this zone.

Policy 1.9.4: Criteria for Flood Plain Management. Through the Land Development Code, the Town shall:

1. Limit the densities or intensities requirements for developments in the floodplain.
2. Require that all structures be clustered on non-floodplain portions of the site.
3. Require that structures be raised above floodplains or flood-proofed through applicable flood-proofing regulatory elevations.

OBJECTIVE 1.10: Maintain and Enforce a Concurrency Management System. The Town shall maintain and enforce the Concurrency Management as provided in the Capital Improvement Element (CIE) and as generally described in the policies below.

Policy 1.10.1: Enforce LOS Standards in Measuring Service Levels. Availability of services and facilities shall be measured by the adopted level of service standards.

Policy 1.10.2: Concurrency Management System to Ensure Availability of Services. The Concurrency Management System shall ensure that all public facilities and services needed to support development are available concurrent with the impacts of development.

Policy 1.10.3: Concurrency Management System Requirements. The Concurrency Management System shall determine the availability of facilities and services based on the following criteria:

1. The necessary facilities/services are in place at the time a development permit is issued;
2. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur;
3. The necessary facilities are under construction at the time a permit is issued;
4. The necessary facilities and services are guaranteed in an enforceable development agreement that ensures the necessary facilities and services will be in place when the impacts of the development occur.

OBJECTIVE 1.11: Planning for Mixed Land Use Development. The Town Future Land Use Map Designations and the Land Development Code shall promote the physical and functional integration of a mixture of land uses by implementing the following innovative policies and regulations. Mixed use development shall occur consistent with a flexible planned development management framework for achieving comprehensive plan objectives for redevelopment consistent as below presented:

- (1) Create a quality sense of place, character and image with high performance infrastructure promoting green technology.
- (2) Require mixed use to exemplify best planning and management principles and practices of economic development, urban design, and amenities that fosters economic development, a healthy living and working environment and cultural enrichment.
- (3) Achieve unified design and function of the mix of uses.
- (4) Plans shall produce a land use pattern consistent with the public objectives and standards for accessibility, land use compatibility and effective connectivity with the East Kennedy Town Center corridor or activity centers and pedestrian ways existing or to be developed along the West Kennedy corridor.
- (5) Promote efficient use of land by facilitating cost effective infrastructure by ensuring implementation of master plans for drainage and stormwater management; transportation improvements, and expansion of upgraded water and wastewater systems.
- (6) Stimulate opportunities for economic development and varied housing opportunities and an attractive business climate.
- (7) Conserve and protect the natural environment including wetlands, flood prone lands, natural habitat, flood prone lands, and other environmentally sensitive lands; and
- (8) Ensure suitably located open space, recreational opportunities, waterfront amenities, an expansive pedestrian system that links pedestrians with civic amenities, working and living areas, consumer markets, communication venues, and places for gathering, cultural enrichment, education, and healthy life pursuits.
- (9) Achieve low impact designed “green streets” and sidewalks, and well-designed parking facilities throughout the district.
- (10) Effectuate CRA cost sharing policies for infrastructure improvements and coordinate infrastructure sharing with the proposed new elementary school.

Policy 1.11.1: Diverse Land Use Mix, Housing Types, and Densities/Intensities. The Town shall discourage continuous stretches of similar types and density of units and encourage a diverse mix of land uses, housing types and densities.

Policy 1.11.2: Location of Public Buildings. The Town shall encourage the location of public buildings and facilities in areas where they are convenient and to encourage multi-purpose trips.

Policy 1.11.3: Hungerford Mixed Use Redevelopment. The 2018-2038 Comprehensive Plan Future Land Use Element, including the Future Land Use Map, have designated the 99±-acre Hungerford property which abuts the south side of East Kennedy Boulevard and the east side of Wymore Road--east of the I-4 corridor--as a mix-use redevelopment area.

Policy 1.11.4: Mix of Residential Densities with Adequate Buffers for Multi-Family Residential Areas. The Town will allow a mix of residential densities in areas accommodating multi-family housing when appropriate buffering and adequate services are provided.

Policy 1.11.5: Manufactured Housing. The Town may allow manufactured housing.

Policy 1.11.6: Promote Retail Development along East Kennedy Gateway Corridor and Avoid Strip Development. The Town shall encourage retail commercial uses on the ground floor of buildings fronting East Kennedy Avenue and promote this area as the retail center for the Town, while directing development and redevelopment away from strip development.

Policy 1.11.7: Promote Town Center Special District East of I-4. The Town shall promote the preservation of the area on East Kennedy Blvd. east of I-4 as a Town Center Special District and discourage the widening of West Kennedy Blvd. beyond four lanes. The Land Development Code shall be amended by December 2020 to ensure that development and redevelopment in the East Kennedy corridor is based on best planning principles and practices for Town Center urban design and traditional pedestrian- friendly Town Center corridor development.

OBJECTIVE 1.12: Protect Historic Resources and Nature of the Oldest Black Incorporated Town in the U.S. The Town of Eatonville shall use the following policies to preserve and protect the historic resources and nature of the "Oldest All Black Incorporated Town in the United States.

Policy 1.12.1: Avoid or Minimize Adverse Impacts on Nature of the Town. The Town shall seek to avoid or minimize potential adverse impacts of private and public programs, projects or developments that adversely impact on the historical nature of the Town.

Policy 1.12.2: Oppose Widening of Kennedy Avenue East of I-4. The Town shall use all available resources to prohibit widening of East Kennedy Avenue east of I-4 to the Maitland City limits to protect the cohesive nature of the Town.

Policy 1.12.3: Work to Protect Town's Historic Resources. The Town shall work with the public and private sector organizations to protect the historic resources of the Town.

Policy 1.12.4: Reserved.

Policy 1.12.5: Continue to Improve facilities to Promote the Town's Historical Nature and Culture. The Town shape. The Town shall continue to improve the Nora Neale Huston Museum and other facilities that promote the historical nature of black culture.

CHAPTER 1: FUTURE LAND USE ELEMENT

OBJECTIVE 1.13: Coordinate School Facility Needs with the Orange County Public School Board. Eatonville acknowledges the need to coordinate school facility needs with the Orange County Public School Board and shall assist Orange County School Board planning efforts to allocate sufficient land proximate to residential development to meet the projected needs for schools.

Policy 1.13.1: Location of Schools. All schools (public or private) shall be located in a residential or approved mixed use land use category. Daycare facilities are not considered schools for purposes of this policy.

Policy 1.13.2: Maintain a Vacant Land Map. The Town shall maintain a Vacant Land Map to assist in identifying undeveloped parcels of property townwide.

Policy 1.13.3: Coordination Activities with Orange County Public School Board. The Town shall coordinate with Orange County Public School Board to maintain data identifying public school facilities, capacity and utilization.

Policy 1.13.4: Town to Maintain Town Population Data to Assist School Board. The Town shall maintain Town population data to assist the Orange County Public School Board in the projection of future population growth and community characteristics.

Policy 1.13.5: Facilitate Joint Use of Facilities Having Complementary Functions. The Town shall encourage location of schools near parks and libraries, and shall facilitate joint use of facilities having complementary functions such as parks, libraries, and community centers with schools to the extent feasible, and shall encourage the use of elementary schools as focal points for neighborhoods. Site selection shall be coordinated with government service providers to enhance opportunities for such co-location and to ensure that the site selection process considers the spatial needs of not only the school plant but also the spatial needs of other potential joint users of the site.

Policy 1.13.6: Land Use Compatibility in Selection of School Sites. School sites shall be located and developed pursuant to plans that preserve land use compatibility. Compatibility determinations shall be undertaken to ensure that school sites are compatible with present and projected uses of adjacent property and that site plans reinforce long term compatibility. Land use compatibility shall require avoidance or successful mitigation of adverse impacts of noise and spill-over of outdoor lighting onto residential property consistent with best management principles and industry standards, shall accommodate safe and convenient internal circulation and queuing of vehicles, as well as off-street parking area design that avoids headlight illumination into adjacent residential properties. and shall require successful mitigation of the adverse impacts generated by outside unenclosed activity areas such as playgrounds and field sports areas.

Policy 1.13.7: School Sites to Be Served with Adequate Public Facilities. All school sites shall be served by adequate public facilities and services required to support elementary, middle, junior high, and senior high schools, including but not limited to: public potable water and sanitary sewer systems, stormwater management facilities, and fire, police and medical services as well as sidewalks and paved roads with convenient and safe access that create direct linkage to a major collector or arterial streets. The developed school site shall meet the Town's concurrency management level-of-service requirements.

Policy 1.13.8: School to Be Located on Sites Suitable for Development. School facilities shall not be located within wetlands, the 100-year floodplain, or threatened or endangered flora or fauna habitats. School facilities shall be planned and developed in a manner approved by all federal, state, and local agencies having jurisdiction over such natural resources, including applicable buffer standards. School sites shall be well drained and the soils shall not impose severe constraints to intensive development.

Policy 1.13.9: School Sites Not to Adversely Impact Archaeologically or Historically Significant Sites. School sites and development thereof shall not adversely impact archaeologically or historically significant sites listed in the National Register of Historic Places or the State list of historically or archaeologically significant sites.

OBJECTIVE 1.14: Protection of Natural Resources of Wekiva Study Area. By December 30, 2020. The Town shall amend the Land Development Code to protect the natural resources within the Wekiva Study Area as provided by the policies below. The Wekiva Study Area is the area identified in Section 369.316, Florida Statutes, including that portion of the Town of Eatonville located west of Interstate-4 (I-4).

Policy 1.14.1: Protective Strategies. The Town shall consider restrictions on activities such as mining, landfills, sprayfields, heavy industrial uses and intense animal operations. Strategies adopted include regulatory flexibility that preserves private property rights.

CHAPTER 1: FUTURE LAND USE ELEMENT

Policy 1.14.2: Implementing Best Management Practices and Development Standards. If avoiding impacts to ground water and surface water quality is not feasible by limiting land use activities, the Town shall consider implementing best management practices and development standards, such as clustering, buffering, setbacks and open space standards to minimize impact of development

Policy 1.14.3: Optimizing Open Space. Development and redevelopment throughout the Wekiva Study Area shall optimize open space pursuant to the following additional criteria:

1. Open space consists of green permeable surface that does not include impermeable ground cover. Open space areas may include stormwater management areas that follow recommended "best management practices" (BMPs).
2. Open space preservation should prioritize areas that contain karst features and sensitive natural habitats, including jurisdictional wetlands and 100-year flood plain.
3. Open space areas specifically required pursuant to buffering of a natural resource or required clustering shall be preserved by requiring dedication of a conservation easement on a plat or another recordable instrument.

Policy 1.14.4: Clustering Options for New Residential and Non-Residential Development Proposals. The Town shall provide and encourage clustering options for new residential and non-residential development proposals on sites of two acres or larger within the Wekiva Study Area. The following principles shall be applied, as appropriate:

1. Clustering of units to increase open space, decrease impervious surface and protect identified natural resources;
2. Continuity of open space areas, where feasible, to create more functional habitat and corridors;
3. Appropriate use of recordable easements, plats, or other recordable instruments to ensure ongoing protection of open space commitments;
4. Connection to central water and sewer treatment facilities.

Policy 1.14.5: Consider Other Code Amendments. The Town shall consider amendments to implement the following techniques within the Wekiva Study Area:

1. Recommended Springs, Sinkholes and other Karst Features Setbacks. Table 1.14.5 setbacks shall be considered as alternative techniques for protecting natural features, particularly where implementation might create undue hardship for property owners.

TABLE 1.14.5: RECOMMENDED MINIMUM SETBACKS FROM KARST FEATURES	
Feature	Minimum setback (feet)
Springs	300
Spring runs	100
Sinkholes, with a direct connection to the aquifer	200
Other sinkholes	100, measured from the drainage divide
Other karst features with direct connection to aquifer (swallet or stream to sink)	200, measured from the drainage divide

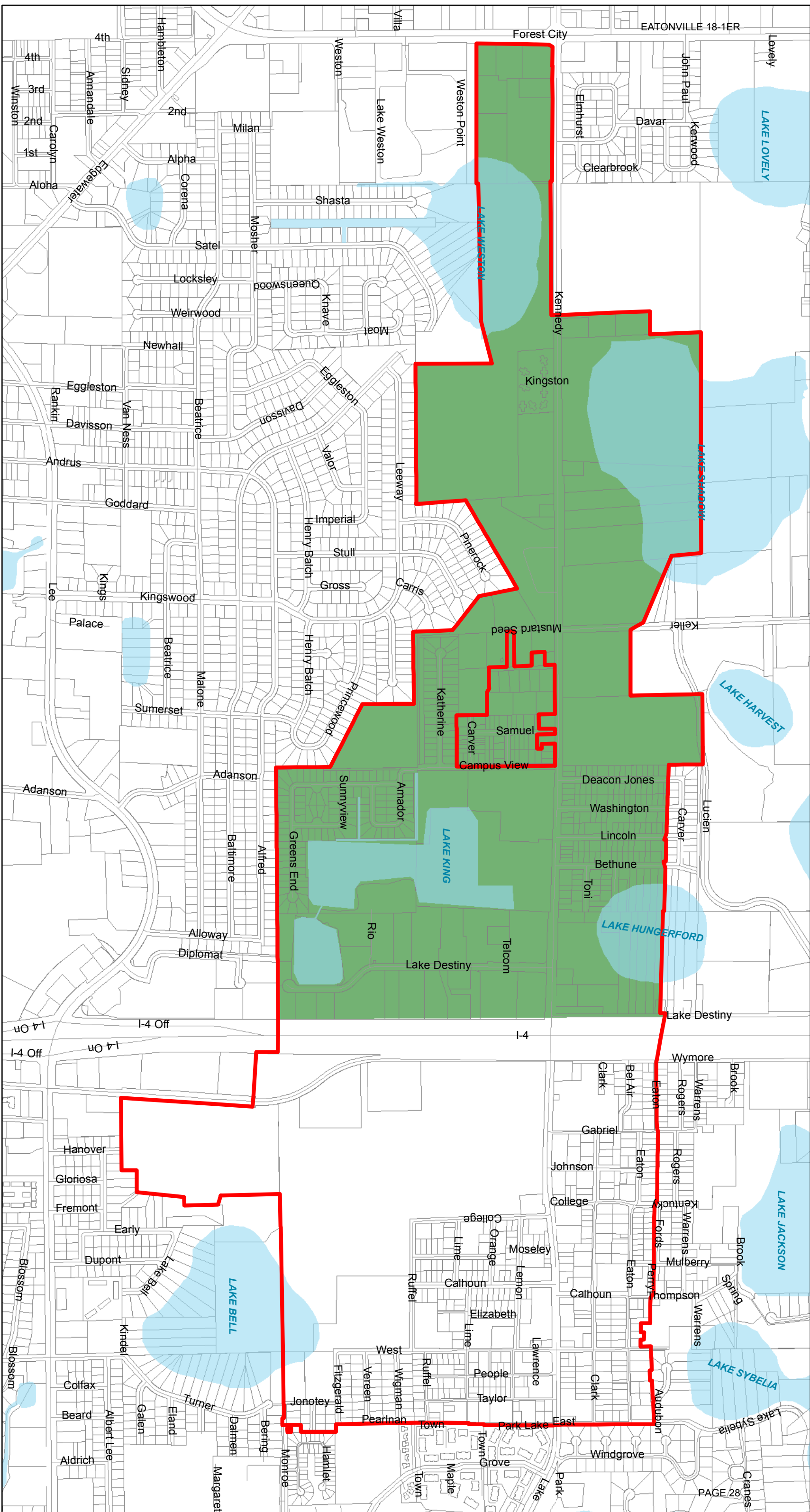
Source: "Model Goals, Objectives and Policies for the Wekiva Study Area," Prepared by the Division of Community Planning, Department of Community Affairs, April 14, 2006.

2. Joint or shared access and parking to minimize impervious surfaces.
3. Design of parking lots, sidewalks, buildings, and other impervious surfaces to minimize runoff and increase aquifer recharge through techniques such as:
 - a. Directing flows from roof drains to vegetated areas or rain barrels/cisterns for reuse of water;
 - b. Directing flows from paved areas to vegetated areas;
 - c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
 - d. Breaking up flow directions from large paved surfaces.
4. Use of porous pavement materials, pervious concrete, and pervious asphalt to reduce the amount of impervious surface within new development and redevelopment.
5. Low impact drainage design, such as roadside swales and berms for new streets and roads, within new development.
6. Development standards and practices to minimize site disturbance through the following:
 - a. Clustering development and reducing development footprint;
 - b. Reducing off-street parking;
 - c. Avoiding or minimizing the removal of existing trees and vegetation; and
 - d. Minimizing soil compaction by delineating the smallest disturbance area feasible.
7. Landscaping best management practices (BMPs), such as use of drought-tolerant and native landscaping, wherever feasible to reduce nitrate loading.

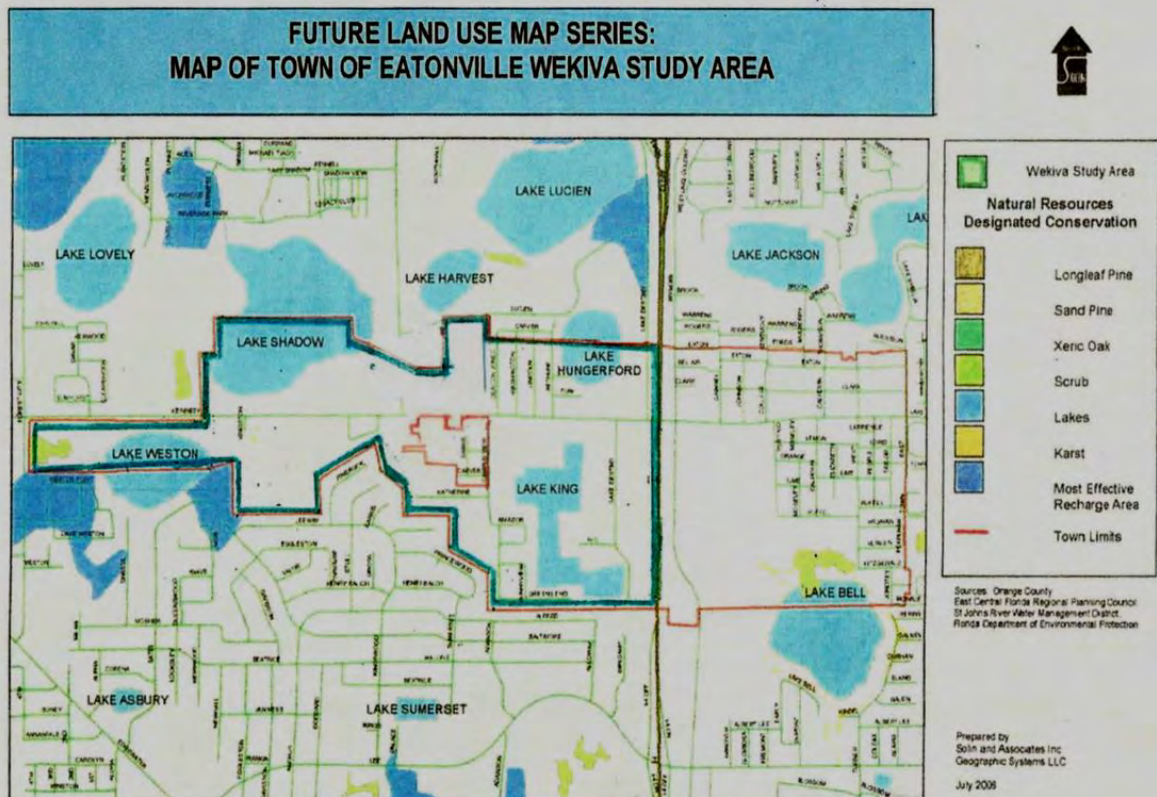
Policy 1.14.6: Other Protective Measures. Other significant resources within the Wekiva Study Area, such as wetlands, the 100-year floodplain and other sensitive natural habitats, shall be protected consistent with the other comprehensive plan objectives and policies requiring their protection.



TOWN OF EATONVILLE WEKIVA STUDY AREA MAP



CHAPTER 1: FUTURE LAND USE ELEMENT



CHAPTER 1: FUTURE LAND USE ELEMENT

OBJECTIVE 1.15: Land Use and Transportation Planning. The Town shall achieve a balance between land use and transportation by establishing land use and urban design criteria and transportation policies that embrace the following recommended actions:

Policy 1-15.1: Land Use Planning to Improve Pedestrian- and Bicycle-Friendly Environment. Establish a pedestrian- bicycle-friendly environment that is attractive and entertaining for residents and community guests. Pedestrian and bicycle route should connect residential area with destinations, including the following:

1. Establish a pedestrian- and bicycle-friendly environment for residents and community guests. Pedestrian and bicycle routes will connect residential areas with destinations, including shopping and employment centers as well as community facilities, especially schools, day care, parks and recreation facilities and gathering areas and places of spiritual inspiration.
2. Development densities should be allocated in a concentrated pattern that promotes economical operation of a transit system for residents and visitors.
3. Design, locate and construct a gateway entry program for the Town Center area using major intersections along the Town's collector streets: East and West Kennedy Boulevard, Wymore Road, Keller Road and South Lake Destiny Drive.
4. Continue to maintain and improve streetscape programs in areas scheduled for redevelopment based on approved streetscape plans.
5. Develop a "grid system" street network in the potential redevelopment area on within the planned Hungerford Redevelopment which is to become the southwest anchor of Town Center.
6. Work with Orange County and the local Metropolitan Planning Organization to coordinate economic development initiatives on the Hungerford property and on private land abutting the scheduled widening of the West Kennedy Boulevard corridor. Reinvestment in commercial and industrial land use initiatives are anticipated to accelerate with the completion of the corridor improvements and the addition of significant roadway capacity. However, the design of land improvements must incorporate streetscape amenities similar to those implemented along the East Kennedy gateway corridor.
7. Require bike facilities, including boulevards, bike lanes, bike ways, multi-use paths wherever feasible.
8. "Adopt Complete Streets" programs approach to support walking and biking infrastructure or incorporated design specifications into your rules and standards that make streets safe for users of all abilities and ages. Prioritize the support and maintenance of a network of walking trails or routes. Consider establishing a program to identify and fill connection gaps and make repairs in the system of sidewalks.
9. Support and maintain bicycling routes that are connected and lead to destinations such as shopping and employment centers, community facilities, especially schools, day care, parks and recreation facilities and other gathering areas and places of spiritual inspiration. Consider adopting a program to identify and remedy potholes and other hazards and repave bike lanes as necessary.
10. Continue to maintain and improve the Town's parks and continue to scheduling timely capital improvements to repair and upgrade existing parks. Implement planned facilities to accommodate field sports as part of the Hungerford redevelopment initiative and consider other areas that can accommodate such field sports facilities based on accommodating unmet demands.
11. Enhance access to public transportation. Coordinate with the Links transit program that has plans to improve service routes within the Town, especially considering the planned improvements to gateway corridors. Ensure that the Hungerford redevelopment accommodates needed bus stops and shelters and establish continuing efforts to initiate such transit support facilities to meet anticipated future demands as gateway improvements come online.
12. Coordinate with Orange County to ensure that appropriate street signage is installed and maintained on the Town's major collector streets and ensure that appropriate roadway, bikeway, and sidewalk improvements are generated to help maintain speed controls and design enhancements to promote safe travel and healthy life styles for motorists, bicyclists, and pedestrians.
13. Maintain efforts to conceive successful strategies for implementing enhanced personal safety at special events and other gathering places where law enforcement surveillance is a standard measure of safety. Also, continue to promote:
 - Neighborhood Crime Watch;
 - People-Scale Street Lights in gathering areas where night-time activity is prevalent.

OBJECTIVE 1.16: Land Use Considerations for Healthy Living and Health Lifestyles. The Town shall continue to support and advance programs to promote healthy living and healthy lifestyle, including combating obesity. The following activities are programs and activities that the Town shall participate in to promote healthy living and healthy lifestyles.

Policy 1-16.1: Implement Land Use Considerations for Healthy Living and Health Lifestyles. The Town shall participate in the following types of activities and programs to promote healthy living and healthy lifestyles.

1. Continue to support increased access to physical activity by implementing a system of "Complete Streets," to promote increased walking, pedestrian and bicyclists safety, and reduced conflict between pedestrians, bicyclists and motorized vehicles.

CHAPTER 1: FUTURE LAND USE ELEMENT

2. Coordinate with Orange County School Board through “Shared Use Agreements” that ensure that school sites and recreation facilities are co-located and promote educational and physical activities.
3. Consider generating incentives to attract a supermarket/grocery store, fresh food retailers to the Hungerford redevelopment to reduce travel needs to facilities outside of the Town limits.
4. Attract a farmer’s market that sell farm-fresh fruits and vegetables to locate in strategically located underserved areas.
5. Consider opportunities to accommodate incubator (start-up) businesses in strategically located underserved areas, with special attention to businesses that can create venues for serving healthy foods.
6. Continue the Town’s programs that promote healthy living and lifestyles. Support programs that engage the community in preventing health inequities in planning development and transportation projects, including:
 - Protocols for Assessing Community Excellence in Environmental Health (PACE EH); or
 - Health Impact Assessments (HIA)
7. Consider participating in programs such as the following that promote incorporating healthy lifestyles in municipal civic affairs:
 - School Health Advisory Committee (SHAC)
 - Community Health Improvement Plan
 - Mobilizing Action Through Planning Partnerships (MAPP)
 - Mayor’s Fitness Challenge
 - Adoption of a proclamation related to Healthy Weight Community Champions
8. Consider adopting a Healthy Living Element for Comprehensive Plan
9. Participation in any other health planning related to increased physical activity and improved nutrition

OBJECTIVE 1.17: Community Appearance. The Town’s shall upgrade the land development regulations to establish management principles that will improve how the built environment affects the quality of life for year-round residents and impacts the Town’s image and market attraction. Urban design guidelines that incorporate best management principles and practices for achieving compatibility and enhanced community appearance will be integrated into the Land Development Code to ensure an improve Town image and market attraction along the West Kennedy Boulevard gateway corridor.

Policy 1.17.1. Improving Community Appearance. The following principles and practices will be considered for incorporation into the land development code:

1. New development and redevelopment shall be planned to achieve a general appearance and scale consistent and compatible with the best management principles and practices of planning and design.
2. Landscaping and buffering requirements that reinforces an overall design theme that preserves functional open space and incorporates high quality principles of landscaping for vehicular and non-vehicular areas, pedestrian walkways, the internal circulation system, and building entryways and facades;
3. An overall design that fosters pedestrian connectivity as well as a design that demonstrates harmony in the relationships of buildings within the project and compatibility with the land uses, scale of development, and design of the surrounding environs;
4. Site plans should address specific design principles that result in a compatible and harmonious scale of development and massing of buildings, use of high quality building materials, and shall include building facade elevations, rooflines and fenestration (i.e., character and interrelationships of facade design components including windows, dormers, doors, and roof design), intensity/density, height, setbacks, and an open space system that successfully demonstrates how the above criterion 3 shall be met.
5. Site plans for signage should prevent incompatible signage in terms of style, size and location negatively impacts the West Kennedy gateway. The update of the Land Development Code should include recommended revisions to the existing sign regulations, including a review process that considers urban design criteria. The Land Development Code should also address appropriate review and approval mechanisms for accommodating the implementation of design guidelines.

COMMUNITY REDEVELOPMENT AREA (CRA) OBJECTIVES AND INITIATIVES

CRA OBJECTIVES (Section 1-18): The CRA Plan objectives for CRA improvements are summarized below with CRA Plan implementing policies bulleted below under each objective. Table 1.18: “CRA Redevelopment Objectives and Policies” lists CRA Plan policies for implementing each objective and describes, including a matrix that provides four (4) distinct types of resource allocation that may be used to implement each objective as explained in the introduction to Table 1.18.

CRA Objective 1.18.1: Creating a Quality Sense of Place, Character and Image. Enhancement of the image of the CRA is encouraged to provide greater investment options, improve business recruitment and retention opportunities, enhance overall market brand, and create a greater sense of pride in the community.

Policies for accomplishing this objective include:

- Continue master planning
- Enhance landscaping along Kennedy Boulevard (east& west)
- Adopt best planning & management principles in codes
- Design stormwater facilities as amenities
- Infrastructure sharing with proposed new elementary school
- Enforce development design guidelines
- Create open space and recreational amenities
- Continue neighborhood investment & enhance code enforcement

CRA Objective 1.18.2: Require High Performance Infrastructure and Environmental Enhancements for Sustainable Development. Policies for accomplishing this objective include:

- Develop area-wide stormwater system.
- Upgrade existing stormwater, sanitary sewer, and water systems.
- "Green streets," sidewalks, & low impact techniques for stormwater collect, detain, retain and cleanse the stormwater cleansing.
- Require environmentally designed parking facilities to maximize ability to
- Require infrastructure cost sharing in new developments as appropriate.

CRA Objective 1.18.3: Embrace History, Culture and Education. Policies for accomplishing this objective include:

- Establish cultural arts area in master planning amenities.
- Support development of cultural, art, & educational facilities
- Seek partnerships to leverage local assets in economic development
- Support promotion of Town's cultural history initiatives.
- Create awareness of the Town's cultural and educational assets and

CRA Objective 1.18.4: A Connected Town: Access and Mobility Linking Activity Centers. Provide residents with sidewalks and bicycle paths with crossways over streets. Assist pedestrian and cyclists by improving linkage between residential areas shopping areas, employment centers, and recreation, library, and education facilities to encourage a healthier lifestyle. Policies for accomplishing this objective include:

- Continue enhancements to W. Kennedy Boulevard
- Develop a New East-West Connector to Wymore Road
- Support connecting S. Lake Destiny Road to Lee Road
- Design & install gateway enhancements
- Establish a district parking system
- Promote pedestrian connections using sidewalks, trails & paths

CRA Objective 1.18.5: Attractive for business and economic development opportunities. Physical, regulatory and administrative, and financial policies promoting public and private investment for business retention, recruitment and job generating economic development.

- Modify land use policies to enhance development
- Provide incentives for retention & recruitment of businesses
- Establish cost sharing policies for infrastructure on Kennedy.
- Support public/private partnerships in high-impact development, incl.
- Improve criteria to manage/attract high-impact development
- Support job training, education & business development bonus provisions that achieve mutually proportionate benefits.
- Support redevelopment planning, land assembly & code enforcement. incentive programs to support CRA district investment opportunities.
- Advance tax increment financing and other public/private financing

Town of Eatonville Comprehensive Plan AmendmentGoals, Objectives and Policies

CRA Objective 1.18.6: Resource Allocation for Program Implementation. Four (4) distinct types of strategies that may be used by the Town to assist in implementing CRA Plan Objectives and Policies. The four distinct strategies are:

(1) Administrative; (2) Regulatory, ((3) Financial, and (4) Infrastructure.

1. Administrative strategies would include such action as the creation of. a one-stop permitting; reorganization of Town services to consolidate planning and project management, etc.

2. Regulatory strategies are adopted plans, policies, procedures, standards and criteria for promoting best planning and management principles and practices applicable to development, land use, zoning, property improvements, economic development and environmental protection, subdivision land, site planning, signage, adopted by Town addressing land use, property improvements. Public-private partnership agreements are often based on planned development agreements that provide equitable proportionate benefits to the developer through negotiated incentives provisions. The developer generally may propose a well-planned commercial or mixed-use development. that contributes to economic development within the Town, complies with generally accepted best principles for planning and management practices, generates well paid jobs, and is complying with the Town's communitywide objectives for planning and economic development. In negotiating incentive bonus provisions, the Town strives to achieve a public-private partnership that often includes a partnership in generating infrastructure improvements. Such improvements may target water supply and distribution, wastewater system improvements, storm water management, access to mass transit system, roadway/parking/traffic safety improvements, fiber optics cable system expansion to strategically located sites, or other on- or off-site community improvements within the Hungerford Planned Redevelopment District. The objective of bonus requirements should be for the applicant and Town to achieve mutually proportionate benefits through terms of a negotiated Development Agreement through the development review process. The Town Council and the Applicant/Owner, and any successor in title, would be bound by the terms of a duly negotiated Development.

3. Financial strategies would deal with the direct allocation of funds such as facade grants and loans, land assembly, business improvement grants, demolition of distressed properties, and incentive programs needed to achieve transformational public/ private partnerships.

4. Infrastructure strategies and public/private partnerships to fund construction of an area-wide comprehensive stormwater management system that would serve multiple sites; construction of parking facilities, connection of trails and other features incorporating recreational infrastructure, signage, road improvements, sidewalk improvements, and other improvements.

CHAPTER 1: FUTURE LAND USE ELEMENT

TABLE 1-18: "CRA REDEVELOPMENT OBJECTIVES & POLICIES:		Optional Strategies			
		Regulatory	Administrative	Financial	Infrastructure
Objective 1.18.1	Creating Quality Sense of Place, Character & Image				
<u>Policy 1.18.1.1</u>	Master Planning	X	X	X	
<u>Policy 1.18.1.2</u>	Adopt Best Planning & Management Principles in Codes	X			
<u>Policy 1.18.1.3</u>	Infrastructure Sharing with Proposed Elementary School			X	X
<u>Policy 1.18.1.4</u>	Create open space and recreational amenities	X		X	X
<u>Policy 1.18.1.5</u>	Enhance landscaping along Kennedy Boulevard corridor			X	X
<u>Policy 1.18.1.6</u>	Design stormwater facilities as community amenities			X	X
<u>Policy 1.18.1.7</u>	Adopt overall community development design guidelines	X	X		
<u>Policy 1.18.1.8</u>	Enhance code enforcement program		X		
<u>Policy 1.18.1.9</u>	Continue neighborhood Investment & Enhance Code Enforcement	X	X		X
Objective 1.18.2	High Performance Infrastructure & Environmental Enhancements				
<u>Policy 1.18.2.1</u>	Develop area-wide stormwater system			X	X
<u>Policy 1.18.2.2</u>	Upgrade existing stormwater, sanitary sewer, & water systems			X	X
<u>Policy 1.18.2.3</u>	Support low impact green streets and sidewalk designs	X		X	
<u>Policy 1.18.2.4</u>	Require infrastructure cost sharing in new developments as appropriate.	X	X	X	X
<u>Policy 1.18.2.5</u>	Require environmentally designed parking facilities & stormwater systems	X			X
Objective: 1.18.3	Embracing History, Culture, & Education				
<u>Policy 1.18.3.1</u>	Establish cultural arts area in master planning	X	X	X	
<u>Policy 1.18.3.2</u>	Support development of cultural, art, & educational facilities		X	X	
<u>Policy 1.18.3.3</u>	Support promotion of Town's cultural history		X	X	
<u>Policy 1.18.3.4</u>	Seek partnerships to leverage assets in economic development initiatives.	X	X	X	X
Objective: 1.18.4	Improve Mobility and Accessibility by Linking Activity Centers				
<u>Policy: 1.18.4.1</u>	Continue enhancements to Kennedy Boulevard			X	X
<u>Policy 1.18.4.2</u>	Support connecting S. Lake Destiny Road to Lee Road	X	X	X	X
<u>Policy 1.18.4.3</u>	Establish improved system of managing parking	X	X		
<u>Policy 1.18.4.4</u>	Develop a New East-West Connector to Wymore Road			X	X
<u>Policy 1.18.4.5</u>	Design & install gateway enhancements	X	X	X	X
<u>Policy 1.18.4.6</u>	Promote pedestrian connections using sidewalks, and pathways	X		X	X
Objective: 5	Create Successful Business & Economic Development Opportunities				

Town of Eatonville Comprehensive Plan Amendment**Goals, Objectives and Policies**

<u>Policy 1.18.5.1</u>	Modify land use policies to enhance development opportunities	X			
<u>Policy 1.18.5.2</u>	Establish cost sharing policies for infrastructure		X	X	X
<u>Policy 1.18.5.3</u>	Improve criteria for managing and approving high-impact developments	X	X	X	
<u>Policy 1.18.5.4</u>	Support job training, education, & business development programs		X	X	
<u>Policy 1.18.5.5</u>	Support planning, land assembly, code enforcement and redevelopment	<u>X</u>	<u>X</u>	<u>X</u>	
<u>Policy 1.18.5.6</u>	Provide incentives for retention & recruitment of businesses along Kennedy Blvd.		<u>X</u>	<u>X</u>	
<u>Policy 1.18.5.7</u>	Support public/private partnerships in high-impact development, incl bonus provisions that achieve mutually proportionate benefits.	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Policy 1.18.5.8</u>	Advance tax increment financing incentive programs to support CRA district investment opportunities and infrastructure improvements.	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

CHAPTER 2: TRAFFIC CIRCULATION ELEMENT [TCE Page 1 of 6]

GOAL 2-1: SAFE, CONVENIENT AND EFFICIENT TRANSPORTATION SYSTEM. To provide a safe, convenient and efficient transportation system to enhance traffic circulation within the Town as well as to and from the surrounding areas.

OBJECTIVE 2.1: Traffic Circulation System Improvements. The Town of Eatonville will adopt a Master Traffic Circulation Plan by 2020 which will provide for a safe, convenient and efficient motorized and non-motorized transportation system. The Town's Major Street Classification System Map is on the following page. Table TE-1 presents the adopted level of service standard (LOS) for major streets and the adopted level of service for local roads shall be "C".

Policy 2.1.1: Table TE-1: Generalized Peak Hour Level Of Service (LOS) Standards: The Town will continue to enforce the following minimum level of service standards on all roads within the incorporated area of the Town.

TABLE TE-1: GENERALIZED PEAK HOUR LEVEL OF SERVICE (LOS) STANDARDS: WITH SUPPORTING DATA FOR COUNTY ROADWAYS IN EATONVILLE Including Available Capacity of Orange County's Network of Major Roadways within the Town of Eatonville ¹										
Collector Roadways	Roadway Segment		Functional Classificat'n	Existing # Lanes	Capacity	Peak	Encumbered Reserved Trips	Available Capacity	Urban County Maintained LOS	
	From	To							Exist'g ³	2030
Keller Rd	W. Kennedy Bld.	Maitland Limit	Collector	2	880	410	0	470	B	E
W Kennedy Bld. ²	Forest City Rd.	Keller Rd.	Collector	2	860	980	15	0	F	E
W Kennedy Bld. ²	Keller Rd.	Wymore Rd.	Collector	2	860	980	1	152	D	E
W Kennedy Bld.	Wymore Rd.	Lake Av.	Collector	2	860	707	0	219	C	E
Wymore Rd.	Lee Rd.	W. Kennedy Bld.	Collector	2	880	564	0	316	C	E
Wymore Rd.	W. Kennedy Bld.	Maitland Bld.	Collector	2	880	551	0	329	C	E

Source: Orange County 2030 Long Range Transportation Plan: Description of Roadways in Transportation Element Data and Analysis.

¹ The County Collector Street segments identified above are the only major roadways within the Town of Eatonville.

² The W. Kennedy Boulevard segment from Forest City Road to Keller Road is the only deficient link on the Town's network of major roadways. This facility is programmed for completion in 1019. See Table TE-3. The W. Kennedy Boulevard.

Table TE-2: "MetroPlan Orlando Cost Feasible Projects: Year 2040 Long Range Transportation Plan" describes planned funding for roadways located in the town of Eatonville. Each of these facilities are collector roadways maintained by Orange County.

TABLE TE-2: METROPLAN ORLANDO COST FEASIBLE PROJECTS: YEAR 2040 LONG RANGE TRANSPORTATION PLAN Orange County Project Costs (\$000's) by Plan Year									
Collector Roadways	Segment		Improvement	Distance	2013	2020	2025	2030	2040
	From	To							
Wymore Rd.	Lee Rd.	E. Kennedy Blvd.	Widen to 4 Lanes	0.89 mile	\$6,000	\$7,200	\$8,100	\$9,540	\$12,180
W. Kennedy Blvd.	Forest City Rd.	Keller Rd.	Widen to 4 Lanes	1.02 miles	\$6,800	\$8,228	\$9,180	\$10,812	\$13,804
W. Kennedy Blvd.	Keller Rd.	Wymore Rd.	Widen 4 Lanes	0.74 mile	\$5,000	\$6,050	\$6,750	\$7,950	\$10,150

Source: Technical Report 3: Plan Development & Cost Feasible Projects: Adopted—January 2016; Updated August 2016, MetroPlan Orlando "A Regional Transportation Partnership"

W. Kennedy Blvd Improvement Program in MetroPlan Orlando Prioritized TRIP Funding List. --Candidate Projects for Transportation Regional Incentive Program (TRIP) Funds. Table TE-3: "MetroPlan Orlando MetroPlan Orlando FY 2021-2022 through 2039-2040 Prioritized Project List" presents the MetroPlan Orlando prioritized schedule for roadway projects within the Town of Eatonville adopted by the MetroPlan Board on September 14, 2016. Table TE-3 indicates that the right-of-way acquisition and construction for the 4-lane widening of W. Kennedy from Forest City Road east to Wymore Road is scheduled to be completed by 2019. The improvements are also included in the Orange County Five-Year Capital Improvements Program.

CH 2: TRAFFIC CIRCULATION ELEMENT, page 2 of 6

MAP II-1: MAJOR STREET PLAN

All Major Streets Except I-4 Are Orange Co. Collector Streets

■ Interstate 4 (I-4)

■ West Kennedy Boulevard

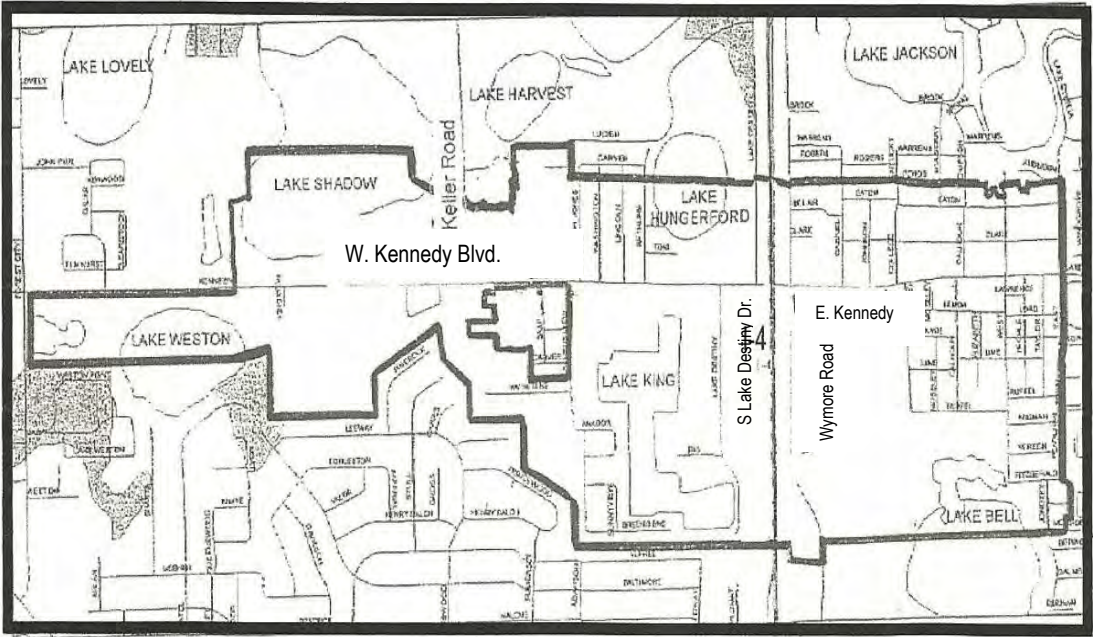
■ East Kennedy Boulevard

■ Wymore Road

■ Keller Road

■ Lake Destiny Drive

All other streets are local streets.





TOWN OF EATONVILLE

MAJOR STREETS CLASSIFICATION

Legend

I-4

I-4 Off

Kennedy

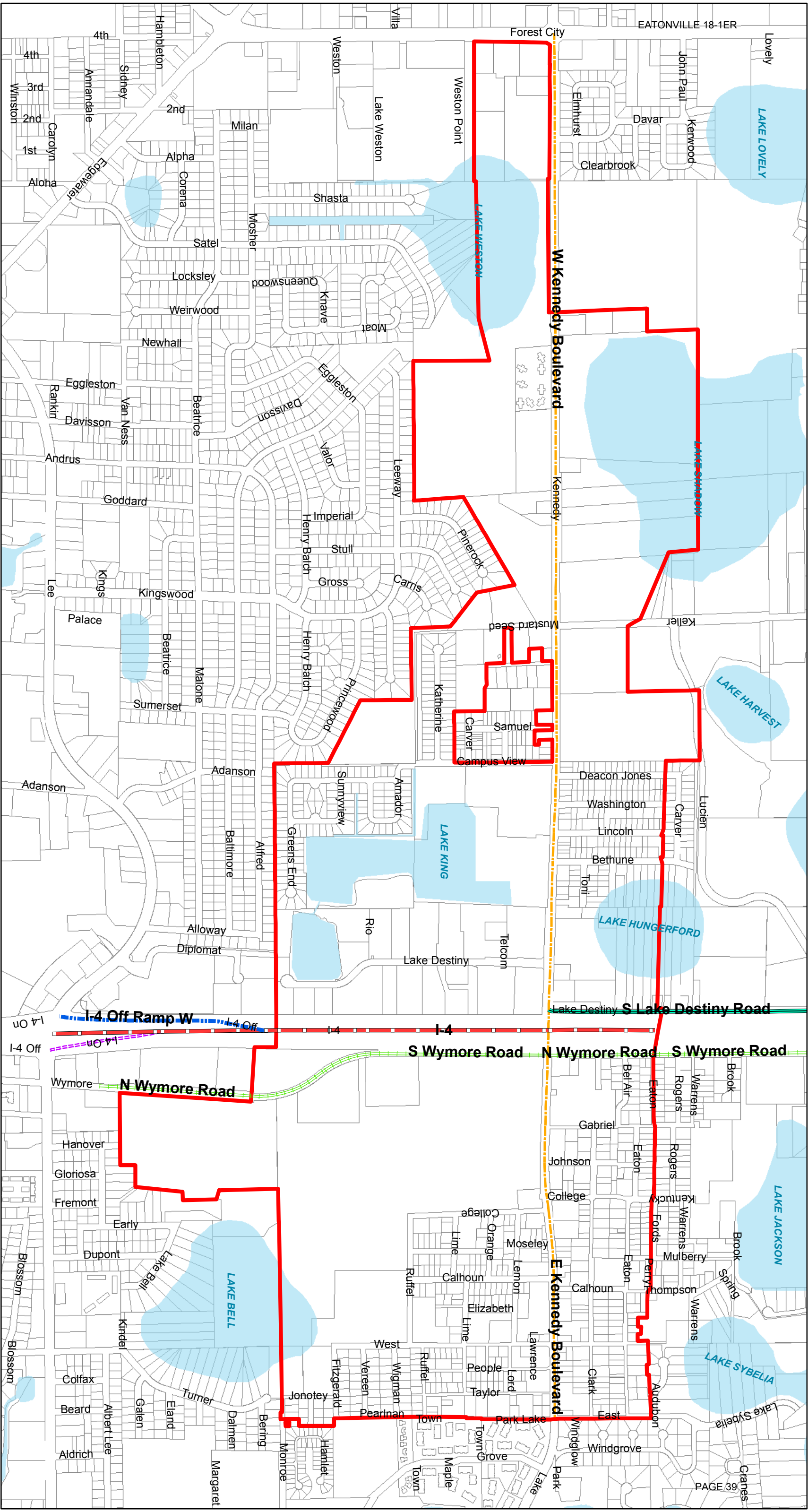
Wymore

Lake Destiny

00.150.30.6 Miles

NORTH

1 in = 826 feet



CH 2: TRAFFIC CIRCULATION ELEMENT, page 3 of 6

TABLE TE-3: METROPLAN ORLANDO: FY 2021-2022 through 2039-2040 PRIORITIZED PROJECT LIST W. Kennedy Blvd R/W Acquisition and Construction Program: Candidate Projects for Transportation Regional Incentive Program (TRIP) Funds									
Collector Roadways	Segment		Improvement	Distance	Project Phases	Fiscal Yr.	Estimated Cost Present Day	TRIP Funds Requested	Total Matching Funds To be Provided
	From	To							
W. Kennedy Bld.	Forest City Rd.	Wymore Rd.	Widen to 4 Lanes	1.8 miles	R/W	2015-16	\$12,000,000	\$6,000,000	\$6,000,000
					Construction	2018-2019	\$15,000,000	\$7,500,000	\$7,500,000
					Total		\$27,000,000	\$13,500,000	\$13,500,000
Source: Orlando Urban Area FY 2021-22 through 2030-40 Prioritized Project List, Adopted by MetroPlan Orlando Board September 14, 2016; MetroPlan Orlando “A Regional Transportation Partnership”, page 25. The TRIP matching fund request does not represent commitment to funds. However, this segment of W Kennedy from Forest City Road to Wymore is included in the Orange County Five-Year Capital Improvements Program.									

TABLE OF EXISTING LEVEL OF SERVICE (LOS) STANDARDS GENERALIZED PEAK HOUR LOS STANDARDS FOR STATE AND COUNTY ROADWAYS		
ROAD CLASSIFICATION	PEAK HR	LOS
Principal Arterial	121,770	D-E
Minor Arterial	14,550	D-E
Collector	13,225	C-E
Local Roads	7,150	B-C
CONSTRAINED FACILITIES. Maintain the operating conditions: The peak hour volume on State, County and local roads shall not increase more than that specified in the FDOT Level of Service Rule.		
BACKLOGGED FACILITIES. Maintain the operating conditions: The peak hour volume on State, County and local roads shall not increase more than that specified in the FDOT Level of Service Rule.		

Policy 2.1.2: Enforce Concurrency Management. The Town shall not issue development permits to any project that degrades the roadway level of service below the adopted level of service standard unless and until adequate capital facilities levels of service exist or are ensured.

Policy 2.1.3: Enforce Level of Service Standards. The Town shall ~~enforce develop~~ the Concurrency Management System which establishes procedures for reviewing the impact of development in conjunction with all development permits to ensure the adopted level of service standards are is maintained.

Policy 2.1.4: Coordination in Maintaining Levels of Service. The Town will work closely with the State, ~~and~~ Orange County and the Metropolitan Planning Office to ensure that levels of service are maintained on the roadways within the Town that they control and maintain.

Policy 2.1.5: Monitoring Level of Service with Assistance from MPO and FDOT. The Town shall adopt the MPO Transportation Modeling Structure and utilize the FDOT counting system for annually monitoring of level of service.

OBJECTIVE 2.2: Role of CIP. The Town shall annually prepare and maintain ~~develop~~ a Capital Improvement Program (CIP) which includes road improvements to provide for a safe, convenient and efficient motorized transportation system.

Policy 2.2.1: Annual Maintenance Program for Substandard Roads. The Town shall annually prepare ~~will develop by 2005~~ a maintenance program aimed at correcting all substandard roadways.

Policy 2.2.2: Prepare Annual CIP. The Town Council shall annually prepare ~~establish~~ a ~~financially feasible~~ Capital Improvement Program for implementing the identified transportation improvements required to maintain the designated level of service.

Policy 2.2.3: Annually Revise CIP. The Capital Improvement Program shall be revised on an annual basis.

Policy 2.2.4: Funding Needs. The Town shall seek all available funds for the construction and maintenance of local roadways.

CHAPTER 2: TRAFFIC CIRCULATION ELEMENT (TCE, page 4 of 6)

Policy 2.2.5: Factors in Funding. The Town shall fund transportation improvement projects based on the following factors:

1. To protect the health, safety and welfare of citizens;
2. To alleviate existing deficiencies;
3. To maintain or improve levels of service;
4. Economic feasibility.

Policy 2.2.6: Funding Transportation Improvements. The Town shall annually consider ~~by 2005 develop~~ available grants, public-private partnerships, ~~such measures as establishing special assessment fees, and other measures for funding as a means of paving streets in existing neighborhoods.~~

Policy 2.2.7: Coordination and Cooperation in Transportation Planning. The Town shall coordinate and cooperate with all private and public agencies' efforts to improve and maintain roadways in Eatonville.

OBJECTIVE 2.3: Coordinate Transportation Planning with Orange County and MPO. The Town of Eatonville shall ~~continue to enforce~~ ~~adopt the~~ Concurrency Management System ~~by 2005~~ and work with Orange County and the Metropolitan Planning Office in coordinating management of ~~that coordinate~~ the future traffic circulation system with the future land uses proposed in the Comprehensive Plan's Future Land Use Map.

Policy 2.3.1: Planning for Transportation System. The Town shall ~~by December 1, 2005~~ develop Land Development Regulations that ensure the following:

1. Coordination between transportation planning and future development patterns.
2. That road improvements are properly constructed and designed to avoid severing or fragmenting existing neighborhoods.
3. Public participation in the plan review process.
4. The inclusion of sidewalks and bikeways requirements.

Policy 2.3.2: Coordinate Transportation and Land Use. The Town shall use the Future Land Use Map as a guide to future transportation planning and ensure coordination between transportation and future development patterns.

OBJECTIVE 2.4: Develop and Maintain Safe and Efficient Transportation System. The Town's Land Development Regulations shall provide for the development and maintenance of a safe, convenient and efficient transportation system.

Policy 2.4.1: Connections and Access Points of Driveways and Roads. ~~By December 2005~~ The Land Development Regulations shall ~~continue to~~ contain site-plan requirements that require that all proposed and existing developments have access to roadways and require the permitting of all connections and access points of driveways and roads to roadways. At a minimum, the regulations shall ~~continue to~~ address the following:

1. Adequate storage and turning lanes;
2. Spacing and design of median opening and curb cuts;
3. Provision of service roads;
4. Driveway access and spacing;
5. Access to out-parcels; and
6. Signage.

Policy 2.4.2: Accommodating on-site Parking. All proposed development must provide a proper amount of on-site parking to accommodate its customers and employees.

Policy 2.4.3: Drive Connections and Curb Cuts. The Town of Eatonville shall require permits for all drive connections and curb cuts.

Policy 2.4.4: Enforce Roadway and Right-of-Way Design Standards. The Town shall ~~continue to enforce~~ ~~develop by December 1, 2005~~ Land Development Regulations that establish right-of-way and roadway design standards under the Town's jurisdiction.

CHAPTER 2: TRAFFIC CIRCULATION ELEMENT (TCE, page 5 of 6)

Policy 2.4.5: Avoid Traffic Hazards at Access Points. ~~By December 1, 2005~~ The Town shall continue to enforce ~~develop~~ Land Development Regulations that avoid traffic hazards at access points by using the following:

1. Proper signage;
2. Driveway access and spacing;
3. Spacing and design of median openings, curb cuts and turning lanes;
4. The inclusion of sidewalks and bikeways requirements.

Policy 2.4.6: Site Planning and Safe Traffic Flow. ~~By December 1, 2005~~ The Town shall continue to enforce ~~develop~~ Land Development Regulations that contain a site-plan review process that provides for a safe and convenient on-site traffic flow which considers motorized and non-motorized vehicles, such as bicycles, motorcycles and automobiles.

Policy 2.4.7: State Road Connection Spacing Standards. ~~By December 1, 2005~~ Eatonville shall continue to coordinate with FDOT to ensure the standards detailed in the Florida Administrative Code's Rule 14-97 "Minimum Connection Spacing Standards" and Rule 14-96, "State Highway System Connection Permits, as hereinafter may be amended.

Policy 2.4.8: Protect and Govern Right-of-Way Acquisition. ~~By December 1, 2005~~ The Town shall continue to coordinate with public and private entities to establish and adopt a right-of-way map and protect and govern right-of-way acquisition and by requiring developers to reserve or donate land for right-of-way in cases where such action is legally sound and justified.

Policy 2.4.9: Roads and Road Signs Maintenance and Upgrading. When duly empowered, the Town shall maintain and upgrade the signage on local roads and encourage the State and County to maintain and upgrade roads they maintain for both tourists and local residents.

Policy 2.4.10: Provision of Sidewalks. ~~By December 1, 2005~~ Eatonville shall continue to enforce provisions ~~include requirements~~ in the Land Development Regulations ~~include~~ that require sidewalks and promote walking ~~include sidewalk requirements.~~

Policy 2.4.11: Provision of Bikeways. ~~By December 2005~~ The Town Land Development Regulations shall continue to enforce provisions ~~requirements for the provision of bikeways.~~

OBJECTIVE 2.5: Reservation of Right of Way. The Town of Eatonville shall continue to reserve right-of-way, to the extent permitted by law to protect right-of-way from building encroachment for the provision of a comprehensive transportation system.

Policy 2.5.1: Maintenance of Right-of-Way Reservation Procedures. ~~By December 1, 2005~~ The Town shall maintain ~~develop~~ Land Development Regulations that ~~outline~~ provide right-of-way reservation procedures.

Policy 2.5.2: ~~The Town of Eatonville shall develop by 2005 a right-of-way reservation map.~~

Policy 2.5.23: Update and Revise Right-of-Way Reservation Procedures. The Town shall update and revise the right-of-way reservation procedures ~~map~~ as needed.

Policy 2.5.35: Public Participation. ~~By December 1, 2005~~ The Town shall continue to maintain ~~develop~~ Land Development Regulations ~~that include a~~ for public participation to ensure the wishes of local citizens and businesses are addressed in the planning of future transportation systems.

Policy 2.5.45: Encouraging Use of Alternative Modes of Transportation. ~~By December 1, 2005~~ The Town shall continue to ~~maintain~~ ~~develop~~ Land Development Regulations that encourage the use of alternative modes of transportation, through environmental design, as a method of providing for a safe comprehensive transportation system.

OBJECTIVE 2.6: Coordination through Site Planning Process. The Town shall continue to maintain in its site plan review process a mechanism that coordinates the plans and programs of the Metropolitan Planning Organization of the Orlando Urban Area, the Florida Department of Transportation as well as all other State and local plans.

CHAPTER 2: TRAFFIC CIRCULATION ELEMENT (TCE, page 6 of 6)

Policy 2.6.1: Continuance of MPO Membership. The Town of Eatonville will continue its membership in the Metropolitan Planning Organization.

Policy 2.6.2: Multi-jurisdictional Coordination of Transportation Planning. The Town shall develop policies and practices which coordinate transportation planning on a multi-jurisdictional basis.

Policy 2.6.3: Regulating Design of Future Roads. The Town shall ensure through its development codes that future roads are designed to be compatible with surrounding environment and local governments.

CHAPTER 3 HOUSING ELEMENT

GOAL 3 ADEQUATE SUPPLY OF DECENT, SAFE AND AFFORDABLE HOUSING. The Town of Eatonville will provide an adequate supply of decent, safe and affordable housing for all its citizens by using the following policies.

OBJECTIVE 3.1: Increasing Supply of Affordable Housing for Persons with Income Not Exceeding 80% of Median Family Income. The Town shall ~~continue to participate in develop a local housing programs by 2005 and coordinate with public and public private partnership activities~~ that increases the supply of affordable housing for those persons whose income does not exceed 80% of the Metropolitan Statistical Area (MSA) median family income for present and future populations as well as those persons with special housing needs by using the following policies.

Policy 3.1.1: Use All Housing Programs to Promote Housing for Low and Moderate-Income Citizens. The Town shall use the following activities and programs to ensure coordination of local housing programs with other municipal, state, and federal programs which promote housing for low and moderate-income citizens:

- 1A. The Town shall meet annually with Orange County and shall coordinate with other agencies as needed to address common housing issues that transcend the Town's jurisdiction.
- 2B. The Town shall ~~sign~~ continue to maintain an interlocal agreement with Orange County and ~~to~~ participate in its CDBG Program administered by Orange County;
- 3C. Provide assistance to individuals and groups for securing federal, state and private sector assistance and funds;
- 4D. Develop and make available informational services to all residents regarding local, state and federal housing programs and financial assistance.

Policy 3.1.2: Incentives for Private Sector Agencies Participation in Affordable Housing Programs. The Town shall develop incentives to encourage private sector agencies participation in housing programs aimed at providing housing for low and moderate income groups.

Policy 3.1.3: Use of Affordable Housing Measures. The Town's housing program shall ensure the provisions of affordable housing using the following measures: • Seek private sector investments

- Develop public-private partnerships
- Encourage infill development
- Stabilize and improve existing neighborhoods
- Include affordable housing in all residential districts
- Establish a local housing authority
- Reserve or extend infrastructure to support affordable housing
- Develop regulations that encourage innovative housing designs
- Design land use regulations to support affordable housing and expedite the plan review process.

OBJECTIVE 3.2: Housing Conservation and Rehabilitation Programs The Town shall continue to maintain and participate in develop by 2005 a comprehensive housing conservation implementation and rehabilitation programs, including participation with local, state and federal programs and public-private partnerships, which provides for the elimination of

substandard housing conditions and for the structural, aesthetic improvement of existing units and for the relocation and replacement of housing units.

Policy 3.2.1: Negotiate Incentives for Public-Private Partnerships/Agencies Participation in Affordable Housing. The Town shall continue to ~~negotiate the application and use of develop~~ the following incentives to encourage public-private partnerships and private sector agencies participation in housing programs aimed at providing housing for low and moderate-income-citizens;

1. Innovative housing designs;
2. Waiving of impact fees;
3. Streamlining the permitting process;
4. Providing technical assistance; 5. Density bonuses to developers.

Policy 3.2.2: Use of Available Town Funds for Affordable Housing. The Town shall utilize all available funds duly dedicated by the Town Council to provide or rehabilitate housing for low and moderate-income households.

CHAPTER 3 HOUSING ELEMENT

Policy 3.2.3: Rehabilitation/Demolition of Substandard Housing. The Town shall assist in the rehabilitation or demolition of existing substandard housing through local, State and Federal programs when economically feasible.

Policy 3.2.4: Housing Relocation Plans to for Displaced Families. The Town shall ~~continue to participate in develop~~ housing relocation plans in accordance with the Uniform Housing Act to facilitate lower income families displaced by demolition programs.

Policy 3.2.5: Enforce Standard Housing Code. The Town shall continue to enforce the Standard Housing Code to detect and eliminate housing code violations.

Policy 3.2.6: Annual Housing Condition Surveys. The Town shall conduct yearly housing condition surveys to inventory the general conditions of the Town's housing stock.

OBJECTIVE 3.3: Assist in Servicing Households with Special Needs. The Town's Comprehensive Plan shall promote and ~~assist in servicing ensure housing needs~~ for households with special housing needs, such as those that are physically or developmentally disabled, senior citizens and children in foster care.

Policy 3.3.1: Promote Housing for Families with Special Needs. The Town will coordinate and cooperate with all housing programs that promote housing for the Town's population with special needs.

Policy 3.3.2: Housing for Disabled, Senior Citizens and Children in Foster Care. The Town will support the efforts of all agencies that provide residential homes for the Town's physically or developmentally disabled, senior citizens and children in foster care.

Policy 3.3.3: Seek Funds for Special Housing for Citizens in Need. The Town will seek all ~~available~~ funds available for the provision of special housing for its citizens' needs.

Policy 3.3.4: Enforce Building Codes and Housing Regulations for Citizens in Need. The Town Land Development Regulations and adopted building codes shall ~~continue to~~ regulate the location and development standards for residential homes for persons with physical or developmental disabilities, senior citizens and children in foster care.

Policy 3.3.5: Help Regulate Availability of Needed Accessibility Improvements and Other Special Design Features. The Town shall ensure the needed accessibility improvements ~~ready accessibility~~ and other special design features needed by for the physically disabled by enforcing the Florida Building Code and the 1989 Fair Housing Act, as hereinafter may be amended.

Policy 3.3.6: Coordinating Location of Housing and Public Transportation Plans. The Town Development Regulations shall include standards to coordinate the location of housing with public transportation for persons with physical or developmental disabilities and senior citizens.

Policy 3.3.7: Special Features Needed in Housing Designed for Persons with Special Housing Needs. The Town Development Regulations shall assist in ensuring availability of needed accessibility improvements and other special housing design features required in for the location and development standards for housing for persons with special housing needs.

Policy 3.3.8: Guide Location of Group Houses and Foster Care Facilities. The Town shall ~~by December 1, 2005 develop~~ continue to implement local regulations to remain consistent with the following regulations that guide the location of group houses and foster care facilities that foster non-discrimination and encourage the development of community residential alternatives to institutionalization.

- 1A. Allow foster care home licensed by Division of Children and Families in all residential districts as a permitted use;
- 2B. Allow licensed group homes as a special exception use in residential districts;
- 3C. Expedite review of housing for persons with physical or development disabilities;
- 4D. Develop location criteria and development standards for group homes and foster care facilities that are consistent with the requirements of Chapter 409.001, Florida Statutes.

CHAPTER 3 HOUSING ELEMENT

OBJECTIVE 3.4 Provide Housing Types and Needed Acreage Based on Housing Need, Especially Meeting Needs of Affordable Housing Needs of Low- and Moderate-Income Households with Severe Housing Cost Burdens. The Town's Future Land Use Map shall provide for the housing types and needed sufficient acreage to accommodate the housing types and needed acreage to accommodate the housing needs based on continuing planning and identification of the Town's evolving demographic and housing characteristics and the housing needs of its residents as documented ~~determined~~ in the Housing Element data and analysis.

TABLE III-1: FUTURE MINIMUM HOUSING NEEDS BASED ON HOUSEHOLD PROJECTIONS: 2017, 2020, 2025, 2030, 2035, & 2040 TOWN OF EATONVILLE							
Year	Household Projection	Dwelling Units	Occupied Units	Owner Occupied Units	Rental Occupied Units	Vacant Units	Total Units Available
2017	746	897	746	402	344	151	897
2020	764	919	764	411	353	155	919
2025	804	955	804	433	371	161	955
2030	834	1,003	834	449	385	170	1,003
2035	864	1,040	864	465	399	176	1,040
2040	894	1,075	894	482	412	181	1,075
Source: Prepared by Solin and Associates, Inc. (SAI) based on SAI's research and analysis of land use and housing data, including population and housing data reported in the 2010 US Census and population and housing data reported by Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida. Land use data reported on the Orange County Property Appraiser's website was also researched by Solin and Associates.							

The Town will assist in planning for housing assistance needs by exchange of information, referral, promoting awareness of public and private resources available to very low-, low- and moderate income households eligible for federal assistance having severe housing burdens [i.e., household incomes \leq 80% HUD Area Median Income (AMI)] and by working jointly with the Orange County through the Consolidated Planning Process and other public and private sector entities to achieve the following projected benchmarks describing the Town's projected housing assistance needs of households having severe housing cost burdens as shown on Table III-2 on the following page.

Policy 3.4.1: Hungerford Mixed Use Healthy Living and Working Town Center Marketplace Accommodating Educational, Spiritual, and Cultural Enrichment. The Town's 2017 amended Future Land Use Element and Future Land Use Map shall designate the 99±-acre Hungerford property—abutting the east side of Wymore Road east of the I-4 corridor—as a mix-use redevelopment area. The redeveloped Hungerford property will become the southwest anchor of the Eatonville Town Center and shall accommodate a mix of single family townhomes and multi-family housing with convenient pedestrian access to a central place to for educational, spiritual and cultural enrichment, marketplace activities and other healthy pursuits within the historic Hungerford center. The Hungerford Planned Redevelopment District shall provide a flexible management framework for achieving objectives for redevelopment consistent with the Town of Eatonville Comprehensive Plan for the redevelopment for mixed use development in the historic downtown Hungerford property.

The Hungerford Planned Redevelopment is intended to accomplish the following objectives:

- (1) Create a quality sense of place, character and image with high performance infrastructure.
- (2) Require mixed use redevelopment within the Hungerford Town Center as well as commercial, residential, public and semi-public land uses that exemplify best planning and management principles and practices of economic development, urban design, and amenities that foster economic development, healthy living and working environments and cultural enrichment.
- (3) Achieve unified design and function of the various uses comprising the Hungerford-Planned Redevelopment District.
- (4) Encourage a more productive use of land consistent with the public objectives and standards for accessibility, land use compatibility and effective connectivity among activity centers in the Hungerford Planned Redevelopment District and to other portions of the Town Center along East Kennedy Boulevard.
- (5) Promote efficient use of land by facilitating cost effective infrastructure by ensuring implementation of master plans for drainage and stormwater management; transportation improvements, and expansion of upgraded water and wastewater systems.
- (6) Stimulate opportunities for economic development and varied housing opportunities and an attractive business climate.
- (7) Conserve and protect the natural environment including wetlands, flood prone lands, natural habitat, flood prone lands, and other environmentally sensitive lands; and
- (8) Ensure suitably located open space, recreational opportunities, waterfront amenities, an expansive pedestrian system that links pedestrians with civic amenities, working and living areas, consumer markets, communication venues, and places for gathering, cultural enrichment, education, and healthy life pursuits.
- (9) Achieve low impact designed “green streets” and sidewalks, and promote environmentally designed parking facilities throughout the district.
- (10) Effectuate CRA cost sharing policies for infrastructure improvements and coordinate infrastructure sharing with the proposed new elementary school.

CHAPTER 3 HOUSING ELEMENT (HsgE, page 4 of 8)

**TABLE III-13: SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN: 2010-2040
TOWN OF EATONVILLE****2010 SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN**

Householder Income as % of Area Mean Income (AMI)		Amount of Income Paid for Housing			
		>50%		Total Households	
		#	%	#	% HH with Severe Housing Cost Burden
YEAR 2010	0-30% AMI	54	61.36		
	30.01%-50% AMI	22	25.00		
	50.01%- 80% or more AMI	12	13.64		
	>50% AMI	0	0.00		
2010 Total Severely Impacted HH By Income and Cost Burden		88	100.00%	637	13.81%

2020 SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN

YEAR 2020	0-30% AMI	125	63.45		
	30.01%-50% AMI	43	31.83		
	50.01%- 80% or more AMI	29	14.72		
	>50% AMI	0	0.00		
2020 Total Severely Impacted HH By Income and Cost Burden		197	100.00%	754	26.13%

2030 SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN

YEAR 2030	0-30% AMI	116	63.05		
	30.01%-50% AMI	41	22.28		
	50.01%- 80% or more AMI	27	14.67		
	>50% AMI	0	0.00		
2030 Total Severely Impacted HH By Income and Cost Burden		184	100.00%	831	22.14%

2040 SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN

YEAR 2040	0-30% AMI	116	63.74		
	30.01%-50% AMI	40	21.98		
	50.01%- 80% or more AMI	26	2.97		
	>50% AMI	0	0.00		
2040 Total Severely Impacted HH By Income and Cost Burden		182	100.00%	875	20.80

Householder Income as % of Area Mean Income (AMI)	#	%	#	% HH with Severe Housing Cost Burden
	>50%		Total Households	
	Amount of Income Paid for Housing			

SEVERELY IMPACTED HOUSEHOLDS BY INCOME AND COST BURDEN: 2010-2040

Source: Florida Housing Data Clearinghouse at the Shimberg Center, University of Florida.

CHAPTER 3 HOUSING ELEMENT (HsgE, page 5 of 8)

Policy 3.4.2: Housing Resources to Accommodate Current and Future Demographic and Housing Analysis. The Future Land Use Map shall include sufficient acreage to accommodate single family and multi-family housing needs based on the demographic and housing profiles and projections in the supportive future land use and housing data and analysis.

Policy 3.4.32: Interrelationship of Future Land Use and Housing Elements. The Town shall use the Future Land Use Element to direct the density, intensity and location of residential land uses.

Policy 3.4.43: Annually Inventory Housing Stock and Available Acreage. The Town shall annually inventory its housing stock and available acreage to ensure that sufficient housing is available for the population.

Policy 3.4.54: Buffering to Prevent Incompatible Land Use. The Town shall ensure that all residential land uses are adequately buffered from non-residential uses.

OBJECTIVE 3.5: Eliminate Factors Negatively Affecting Housing Costs and Supply. The Town shall develop policies by 2005 continue to consider and administer regulatory incentives that help to eliminate the factors that negatively affect housing costs and supply follows:

Policy 3.5.1: Identify, Modify or Eliminate Unnecessary Procedures or Regulations and Increase Housing Cost. The Town shall annually review its' land development codes and building regulations to identify, modify or eliminate those procedures or regulations which are unnecessary and increase the cost of housing.

Policy 3.5.2: Encourage Private Investment in Development of Affordable Housing. The Town shall evaluate and, if appropriate, initiate public-private partnerships and adopt local regulatory incentives, including planned development regulations that enable negotiation of win-win strategic decisions that to encourage for private investment in the development of affordable housing.

Policy 3.5.3: Improve Regulatory and Permitting Process Impacting Affordable Housing. The Town shall include the following activities where feasible to improve the regulatory and permitting process impacting for affordable housing.

1. Fast-track and streamlining the process;
2. Transfer of development rights;
3. Reduce impact fees for affordable housing;
4. Innovative housing designs and development regulations that encourage consolidation of smaller parcels in order to achieve larger buildable sites that can accommodate more innovative development options and affordable housing.

Policy 3.5.4: RESERVED

Policy 3.5.5: Ensure Adequate Supply of Affordable Housing. The Town shall continue to consider the use the following techniques and programs to ensure the adequate provision of low and moderate income housing:

1. Develop regulations that incorporate performance standards and incentives for the provision of affordable housing;
2. Develop a local citizen based affordable housing task force to make specific recommendations to the local government;
3. Establish a definition of affordable housing in the land development code;
4. Support the development of mixed use projects to encourage and integrate development patterns;
5. Establishment of an affordable housing density bonus program to encourage on-site affordable housing opportunities;
6. Develop regulations that allow clustering and zero-lot-line developments and reduce house size and floor area requirements.

CHAPTER 3 HOUSING ELEMENT (HsgE, page 7 of 8)

OBJECTIVE 3.6: Identify and Inventory Historically Significant Housing. The Town shall identify and inventory all historically significant housing.

Policy 3.6.1: Use of Grants to Inventory Homes of Historical Significance. The Town shall continue to use State and other grants to inventory homes of historical significance.

Policy 3.6.2: Programs to Maintain and Improve Historically Significant Housing. The Town shall continue to maintain a program aimed at improving and maintaining historically significant housing in Eatonville by using the following:

1. Inventorying all significant historical structures;
2. Maintain an official adopted listing and map of historical structures;
3. Preserve historical structures through education and awareness of Historic District and National Register of Historic Places;
4. Coordination with state and federal historical agencies in the location and preservation of historical housing;
5. Evaluate all available resources for the preservation of historical housing;
6. Assist all public and private citizens to preserve and restore historical housing.

Objective 3.7: Protecting Neighborhoods. The Town's Land Development Regulations shall provide for proper development of local neighborhoods.

Policy 3.7.1: Regulatory Measures to Guide Neighborhood Development and Conservation. The Town's Land Development Regulations shall include the following measures to guide the development and conservation of neighborhoods:

- Encouraging regulatory incentives that encourage mixed use projects to provide as many housing alternatives as possible.
- Allow the location of housing for persons with special needs in all residential zones as a special exception.
- Allow day care centers as special exceptions within all residential zones.
- Include specific criteria for the design and location of special housing needs and day care.
- Encourage innovative housing design standards to provide the citizens with alternative opportunities.

OBJECTIVE 3.8: Adequate Sites for Affordable Housing. The Town will provide adequate sites for housing for low and moderate income families and for mobile homes by using the following policies.

Policy 3.8.1: Affordable Housing Zoning. Affordable housing will be allowed within all residential zoning categories.

Policy 3.8.2: Support the Location of Affordable Housing in Mixed Use Projects. Eatonville will encourage and support development patterns that support the location of affordable housing in mixed use projects that physically integrate rather than isolate low and moderate income and special needs groups from other sectors of the community.

Policy 3.8.3: Mobile Home Parks. Eatonville will allow mobile homes in licensed mobile home parks of 5 acres or more.

Policy 3.8.4: Design of Mobile Manufactured Homes. The Town shall continue to maintain performance standards in regulations applicable to the location and design of manufactured homes.

Policy 3.8.5: Modular Homes. Modular homes compliant with adopted building codes will be allowed within all residential zoning categories.

Policy 3.8.6: Modular Structures Compliant with Commercial Codes. Modular structures compliant with adopted building codes can be used to house small commercial developments in zoning districts that permit the proposed commercial land use(s).

Policy 3.8.7: Mobile and Manufactured Homes to Be Compliant with Applicable State and Federal Regulations. Mobile and Manufactured Single Family residential development shall be permitted only if the structures are consistent with State rules and statutory provisions including Sections 320.823 and 553.38, Florida Statutes and applicable Federal rules, as hereinafter may be amended.

Policy 3.8.8: Density of Mobile Home Development. The density of the mobile home parks or mobile home subdivisions shall be permitted up to a maximum of eight (8) units per gross acre; however, specific site densities must be consistent with of the Comprehensive Plan. The more restrictive density provision shall rule where any inconsistency may exist. Review of specific densities shall be directed toward preserving the density of established residential development.

Policy 3.8.9: Replacement of Mobile Homes. The Town shall allow replacement of existing mobile homes in existing mobile home plats and sites of record, as of the effective date of this ordinance, shall be permitted and shall not be deemed inconsistent with the Comprehensive Plan.

OBJECTIVE 3.9: Affordable Housing Encouraged. ~~By December 2005~~ The Town shall continue to encourage the provision of affordable housing by developing a housing implementation program that encourages on-site affordable housing opportunities.

Policy 3.9.1: Incentives for Private Sector to Participate in Providing Affordable Housing. The Town shall consider developing the following incentives to encourage private sector businesses participating in housing programs aimed at providing housing for low and moderate-income citizens.

1. Innovative housing designs;
2. Waiving of impact fees;
3. Streamlining the permitting process;
4. Providing technical assistance;
5. Density bonuses to developers.

CHAPTER 4 SANITARY SEWER ELEMENT

GOAL: 4-1: WASTEWATER SYSTEM COORDINATED WITH LAND USE, LEVELS OF SERVICE STANDARDS, AND NATURAL RESOURCE PROTECTION NEEDS. The Town of Eatonville's goal is to provide an efficient and adequate level of wastewater service in a cost-effective manner to accommodate existing and future development, designed and operated in a manner that protects natural resources.

OBJECTIVE 4.1: Monitor for Wastewater Facility Deficiencies and Seek Correction Action. The Town of Eatonville shall consistently monitor for wastewater facility deficiencies. In the event system deficiencies are identified, Eatonville shall provide for the correction of these deficiencies by implementing the following policies.

Policy 4.1.1: Continue to Maintain and Update Wastewater Master Plans. By 2013 The Town shall maintain and update as needed develop a wastewater master plans that shall identify and provide for the correction of system deficiencies. The only area of the town not served by central sewers is the northwest corner of the Town north of West Kennedy south and west of Lake Shadow. The Town has plans to extend sewer mains to this area; however, no public funding is currently available to fund the extension of sewer mains. The few developments currently on septic shall connect to the central sewer system within 365 days (1 year) after written notification that the central sewer system is available for connection as required by §381.00655, FS. The public or investor/owners of the proposed new sewerage facilities shall coordinate with the Town of Eatonville to notify owners of unserved parcels of the scheduled availability of central sewerage facilities no less than 1 year prior to the date the sewerage system will become available.

The Town shall coordinate with the Department of Environmental Protection and Department of Health to expedite plans for expanding the Town's wastewater collection system to the area that is not currently serviced by the Town's system. The wastewater collected shall be pumped to the City of Altamonte Springs treatment facility for treatment and reuse. The Town has no significantly large lands under single ownership that can provide a market for the reuse. However, the City of Altamonte Springs has a large market for its reuse program.

Policy 4.1.2: Improvement Priorities. The Town Capital Improvement Program shall give high priority to sewer improvements that eliminate health and safety hazards and maintain or improve the adopted level of service.

OBJECTIVE 4.2: Improve Wastewater System in Partnership with Altamonte Springs. The Town of Eatonville will coordinate the planning for the extension and increase in capacity of a wastewater system to meet future needs with the City of Altamonte Springs, as identified in the Town's and Altamonte's Comprehensive Policy Plans.

Policy 4.2.1: Adopt a Level of Service. The Town of Eatonville shall utilize a unit average daily flow (ADF) demand rate of 300 gallons per day for each equivalent residential unit (ERU) as the established level of service for the sewer system to determine available capacity and demand of the system.

Policy 4.2.2: Annual Review of Interlocal Agreement to Ensure Adequate Capacity. Town shall annually review the existing interlocal agreement with Altamonte Springs to ensure adequate capacity for future population and developments.

OBJECTIVE 4.3: Consistency of Wastewater Facility Plans with FLUE. The Town shall coordinate with the City of Altamonte Springs wastewater plans and programs to ensure that they are consistent with the Future Land Use Element (FLUE).

Policy 4.3.1: Ensure Proper System Design and Maintenance. The Town shall develop regulations for the proper design and maintenance of wastewater facilities.

Policy 4.3.2: Adequacy of Wastewater Facilities to Meet Projected Demands. The Town shall require that new facilities and improvements to existing facilities meet the projected demands.

OBJECTIVE 4.4: Wastewater Capacity Facilities Consistent with FLUE Projected Demands. The Town of Eatonville shall plan for the extension and increase in capacity of the local wastewater facilities to meet future needs within the Town, as identified in the Comprehensive Plan.

CHAPTER 4 SANITARY SEWER ELEMENT

Policy 4.4.1: Wastewater Master Plan Consistent with Projected Needs. The Town shall ~~develop~~ maintain and update as needed a Wastewater Master Plan that prioritizes and coordinates the expansion and upgrading of the existing system to meet future needs.

Policy 4.4.2: Update of Five-Year Wastewater Facilities Capital Improvement Program. The Town shall continue to plan for system improvements and annually update and maintain the Five-Year Wastewater Facilities Capital Improvement Program for the extension and increase in capacity of wastewater facilities.

Policy 4.4.3: Apply Adopted LOS Standards for the Wastewater System. The Town shall ~~apply use~~ the adopted level of service standards and future land uses projected in the Comprehensive Plan to approve expansion of the central wastewater facilities.

Policy 4.4.4: Wastewater System Criteria for Prioritizing Improvements. The Town will prioritize the provisions of wastewater service based on the following factors:

1. Encourage infill development of vacant areas to capitalize on existing service lines.
2. Providing service to areas that have annexation possibilities.
3. Improve service to existing areas that present an immediate threat to public health or safety.
4. Maintenance or upgrading to meet or exceed the adopted level of service standards.

Policy 4.4.5: Connections to Wastewater System. The Town will only allow connection to the existing wastewater system where capacity is available. If development generates a demand exceeding level of service capacity the new development shall pay for the system improvements required to maintain adopted level of service prior to the release of a final development order.

Policy 4.4.6: Mandate Wastewater Connections. The Town will require that all developments connect to the Town's wastewater system.

Policy 4.4.7: Self-Supporting Wastewater System. The Town shall require that all wastewater systems in the Town be selfsupporting.

OBJECTIVE 4.5: Maintenance Programs and Use of Appropriate Technology. The Town of Eatonville shall maximize existing wastewater facilities and available capacity through establishment of maintenance programs and the use of appropriate technology.

Policy 4.5.1: New Technologies and Operational Procedures. The Town shall shift to new technologies and operational procedures as they become feasible.

Policy 4.5.2: Regulatory Design and Performance Standards. By ~~2013~~ 2018, the Town shall develop minimum design and performance standards for wastewater facilities to protect against the contamination of groundwater.

Policy 4.5.3: Cost of Extending Wastewater Transmission Facilities. The Town shall require that the cost of extension of wastewater transmission facilities from the existing central system to a development be provided at the developer's ~~expense cost.~~

Policy 4.5.4: Connection Fees. Connection fees shall cover the cost of needed wastewater system expansion.

Policy 4.5.5: New Development to Pay for Capacity Based on Adopted LOS Standard. The Town shall require proposed developments to purchase capacity at a level of service (LOS) of 300 gallons per day per ERU in accordance with local ordinances.

Policy 4.5.6: Wastewater System Based on User Fees. The Town shall require that all wastewater systems be self-supporting and should not utilize ad valorem taxation.

OBJECTIVE 4.6: Intergovernmental Coordination. The Town of Eatonville shall continue to coordinate with Altamonte Springs and other surrounding municipal wastewater agencies to assist in preventing fragmentation and duplication of services to maximize existing and future facilities.

Policy 4.6.1: Joint Planning Area Agreement with Altamonte Springs. The Town shall maintain a joint planning area agreement with Altamonte Springs to encourage cost effective service and to avoid unnecessary duplication in the provision of wastewater services.

Policy 4.6.2: Planning and Funding for Construction of System Improvements. The Town will continue to pursue all sources of funding and participate with other localities in order to plan and construct wastewater systems.

Policy 4.6.3: Investigate Alternative Wastewater Management Systems The Town will investigate alternative management systems for providing wastewater service for the future population.

OBJECTIVE 4.7: Wastewater Management Regulatory Measures. The Town shall continue to enforce develop regulations that provide for wastewater services and facilities that are: 1) economical; 2) feasible; 3) environmentally sound; 4) promote water conservation; and 5) protect the quality of the water supply.

Policy 4.7.1: Mandated Connection to Central System. The Town shall continue to require that all developments be connected to the central wastewater system.

Policy 4.7.2: Elimination of Septic Tanks. At the time existing septic systems fail or require repairs based on a determination by the Department of Health that a permit or permit modification is required, the site shall be connected to the central sewer system, if available.

OBJECTIVE 4.8: Eliminate Adverse Environmental Impacts and Prevent Health Hazards. All local wastewater treatment facilities shall be designed and monitored to prevent adverse environmental impacts and eliminate health hazards.

Policy 4.8.1. Coordinate Wastewater System Monitoring and Maintenance. The Town shall coordinate issues regarding environmental and health impacts and hazards with the City of Altamonte Springs and DEP to ensure adequate monitoring and maintenance of the wastewater treatment facilities, including identification of problems and issues and necessary corrective action.

CHAPTER 5: SOLID WASTE ELEMENT

GOAL 5 EFFICIENT AND ENVIRONMENTALLY SOUND SOLID WASTE SERVICE ACCOMMODATING DEMAND.

The Town of Eatonville shall provide efficient and environmentally sound solid waste service to accommodate existing and future demand.

OBJECTIVE 5.1: Adequate Waste Disposal Facilities and Capacity to Meet Demand. The Town shall continue to work with Orange County to provide adequate waste disposal facilities and capacity to accommodate existing and future demands.

Policy 5.1.1: Recycling Program Participation. The Town of Eatonville shall continue to participate in the County's waste recycling program.

Policy 5.1.2: Maintain A Reduction in Solid Waste Production. The Town shall continue to maintain a reduction in its solid waste production by 30% based on its 2003 solid waste production.

Policy 5.1.3: Level of Service Standard. The Town shall adopt a standard of 6.0 pounds per day per person as the level of service standard used to determine availability of capacity for solid waste facilities.

OBJECTIVE 5.2: Coordination with Orange County to Meet Demand. The Town shall work with Orange County to ensure the availability of solid waste facilities for existing and future demands.

Policy 5.2.1: Maintain Fair Rate Structure. The Town shall maintain a rate structure that is fair to consumers and which will cover the cost of proper disposal.

Policy 5.2.2: Economical Method of Collecting and Hauling. The Town shall use the most economical method of collecting and hauling solid waste.

Policy 5.2.3: Resource Recovery Program Public Participation. The Town shall develop with Orange County an effective public awareness and education program to increase and maintain public participation in the local resource recovery programs.

OBJECTIVE 5.3: Safest Method of Collecting, Storing and Transporting Solid Waste. The Town shall provide for the safest method of collecting, storing and transportation of hazardous and nonhazardous waste in the Town.

Policy 5.3.1: Administrative Policies and Contracts to Require Use of Safest Methods. The Town shall ensure that administrative policies and contracts with providers of solid waste services continue to require the safest method of collecting, storing and transportation of hazardous and nonhazardous waste in the Town.

CHAPTER 6: STORMWATER MANAGEMENT ELEMENT

GOAL 6.1: PREVENT FLOOD DAMAGE AND PROTECT WATER QUALITY. The Goal of the Town of Eatonville's Stormwater Management Element is to manage the local stormwater system to prevent flood damage and protect water quality.

OBJECTIVE 6.1: Identify and Correct Existing Deficiencies. The Town shall identify and correct existing facility deficiencies.

Policy 6.1.1: Criteria for Assigning Improvement Priorities. The Town shall base the priority for correcting existing facility deficiencies on the following factors:

1. Elimination of public health and safety problems
2. Maintenance of adopted levels of service
3. Economic feasibility

Policy 6.1.2: Continue to Implement the Stormwater Master Plan. The Town shall continue to implement the 2005 a Master Stormwater Drainage Plan by taking corrective action to resolve any identified system deficiencies in a cost-effective manner and seeking out available funding assistance.

Policy 6.1.3: Intergovernmental Coordination in Developing Stormwater Plans. The Town shall cooperate and consult with Orange County and other adjoining governments in the developing of stormwater plans.

OBJECTIVE 6.2 Minimize Flooding that Threatens Life and Property. The Town shall implement the measures to minimize the occurrence of flooding that is a threat to human health or property:

Policy 6.2.1: New Development and Adequate Stormwater Management. The Town shall require stormwater systems within all developments to be designed and installed to provide adequate flood protection for all primary structures and protect roadways.

Policy 6.2.2: Adequacy of New Development Stormwater Management. The Town shall require that the design of stormwater management systems be compatible with natural barriers that protect the site against flooding.

Policy 6.2.3: Restrict Development within Hazard Areas. The Town will not allow any development within a designated flood hazard area, unless the proper measures have been installed by the developer to overcome flood hazards. The map on the following page is the Town's FEMA Flood Zone Map and all flood zones within the Town are delineated and labeled

Policy 6.2.4: Report Flood Incidences to Town Council. The Town's Public Works Department shall investigate and report all floods to the Town Council in a timely manner.

Policy 6.2.5: Protect Functioning of Natural Drainage Systems. All stormwater systems shall be designed and located so as to not adversely affect the functioning of natural drainage systems.

Objective 6.3: Enforce and Maintain Adequate LOS for Stormwater Management. The Town shall enforce and maintain an adequate Level of Service (LOS) Standard for stormwater management facilities through public expenditures and enforcement of land development regulations.

CHAPTER 6: STORMWATER MANAGEMENT ELEMENT

Policy 6.3.2: Minimum Design Standards. The Town shall maintain a Level of Service Standard based on the minimum design standards presented in Table 6.3.2: Stormwater Management Level of Service Standards.

Table 6.3.2: Stormwater Management Level of Service Standards	
Facility	Design Storm: 24 Hour Minimum
Bridges	50 Years
Canals, Ditches, or Culvers for ditches external to development	25 Years
Cross drain, Storm Sewers	10 Years
Roadside Swales for drainage internal to development	10 Years
Detention Basins	25 Years
Retention Basins (no positive outfall)	100 Years
New development must include drainage improvements that require pre- and post-development or redevelopment peak flows to be similar but not exceed 10% for a 25-year storm. In addition, the first inch of rainfall must be retained on-site and natural vegetation should be used as a component of drainage design. Best management practices are required for stormwater runoff prior to discharge to natural or artificial drainage systems. Exceptions are allowed for single family dwellings, accessory structures, and alterations or improvements to existing structures that do not change or affect the rate or volume of runoff; and construction that is on or parallel to the ground, less than or equal to 1,000 square feet of impervious surface.	

OBJECTIVE 6.4: Minimize Degradation of Surface Water and Protect Groundwater Recharge Areas and Natural Drainage. The Town of Eatonville shall enforce land development regulations that improve its ability to manage stormwater so as to minimize the degradation of surface water and protect groundwater recharge areas and natural drainage features.

Policy 6.4.1: Minimize Poor Quality Stormwater Runoff and Environmental Damage. The Town shall require management practices to minimize contributions of poor quality stormwater runoff to both groundwater and surface water bodies. The Town shall encourage the use of natural drainage systems to minimize environmental damage.

Policy 6.4.2: Enforce Minimum Construction Design Standards. The Town shall enforce minimum construction design standards for all stormwater systems to prevent pollution to lakes.

Policy 6.4.3: The Town shall develop appropriate stormwater treatment requirements for all expansions, modifications and replacements. The level of treatment shall be based upon the value and amount of cumulative improvements to the site and the amount of new impervious surface.

Policy 6.4.4: Enforce Concurrency Management. The Town shall enforce concurrency management, including monitoring effectiveness of all stormwater treatment systems.

Policy 6.4.5: Alternative Systems for Stormwater Management. The Town shall use and investigate alternative management systems for providing efficient stormwater management service.

Policy 6.4.6: New Technologies and Operational Procedures. The Town shall shift to new technologies and operational procedures as they become cost- effective and feasible.

Policy 6.4.7: Interlocal Agreements. The Town shall maintain interlocal agreements and/or achieve new interlocal agreements as needed with adjacent local governments to ensure continuing maintenance and improvements to the stormwater system, especially system components that assist movement of surface waters that transcend the Town's local jurisdiction.

OBJECTIVE 6.5: Protect the Functions of Natural Drainage Features. The Town of Eatonville shall manage and coordinate its stormwater review and implement policies to protect the functions of natural drainage features and to meet future needs by implementing the following policies:

Policy 6.5.1: Compensatory Storage, Restoration/Mitigation of Wetlands, and Erosion Control. Through the Land Development Code, the Town shall enforce stormwater management regulations that protect natural drainage features by requiring compensatory storage, restoration/mitigation of wetlands, erosion and sediment control and the maximization of on-site detention and retention areas.

Policy 6.5.2: Site Plan Review to Address Management of Stormwater Impacts. The Town shall enforce the site plan and subdivision review processes, which require that new developments assess their impact on the existing stormwater management systems and define how the proposed system will operate at build out.

Policy 6.5.3: Acquisition of Drainage Rights-of-Way/Easements. The Town shall continue the acquisition of drainage rights-of-way and/or easements necessary for the operation and maintenance of the local drainage system. The Town shall require that new site plans and subdivisions, or the functional equivalent thereof, dedicate drainage rights-of-way for the operation and maintenance of the local drainage system to accommodate demands generated by the respective developments.

Policy 6.5.4: Construction of Stormwater Devices. The Town will require that all stormwater management devices be constructed and designed so that they can be maintained at a minimal cost.

Policy 6.5.5: Compliance with Stormwater Facility Design, Performance and Discharge Regulatory Criteria. The Town shall continue to require prior to development approval that projects receive appropriate permits from state agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.

Policy 6.5.6: Stormwater Improvement Priorities. The Town shall develop a formal priority list that indicates the priorities for replacement, correcting existing drainage facility deficiencies and providing for future facility needs, with public health and safety as the foremost priority.

Policy 6.5.7: Maintain a Dedicated Funding Source for Stormwater Management. The Town shall maintain a dedicated funding source, such as the existing stormwater utility fee, that can be used for planning, implementation and operations and maintenance of stormwater management systems.

OBJECTIVE 6.6. Implement Regional Stormwater Management Objectives and Policies. Implement objectives and policies of the St. Johns River Water Management District (SJRWMD) Wekiva Study Area (WSA) Regional Master Stormwater Management Plan (MSMP). The Town shall coordinate with the SJRWMD on implementation of the objectives and policies of the St Johns River Water Management District's (SJRWMD) Wekiva Study Area (WSA) Regional Master Stormwater Management Plan (MSMP).

Policy 6.6.1: Steps to Further the Objectives and Policies of the SJRWMD WSA MSMP. The Town shall take the following steps to further the objectives and policies of the SJRWMD WSA MSMP:

1. Continue implementation of the Town's 2005 Stormwater Management Master Plan
2. Continue implementation of the stormwater management measures contained in this comprehensive plan.
3. As required by the Town's Phase I National Pollutant Discharge Elimination System (NPDES) permit, the Town shall implement the following elements of the District's Stormwater Management Plan:
 - a. Maintenance and inspection of structural controls and stormwater collection systems operations;
 - b. Control of discharge and water quality treatment from areas of new development and significant redevelopment; c. Roadway litter control and street sweeping;
 - d. Ensuring flood control projects consider water quality impacts;
 - e. Training and certification of pesticide and herbicide applicators as well as public outreach and education on the proper use of pesticides, herbicides and fertilizers;

- f. Illicit discharge detection and elimination, spill prevention and response, public reporting, proper disposal of household hazardous waste and limitation of sanitary seepage; and
- g. Development of a construction inspection program, site runoff permitting, inspection, enforcements and operator training.

Policy 6.6.2: Continued Evaluation and Update of Stormwater Management Plan. ~~By May 2013~~ The Town shall ~~continue to maintain~~ evaluate and, as necessary, update its master stormwater management plan to at a minimum address the requirements of the Wekiva Parkway and Protection Act (WPPA) and include the following: data collection; identification of problem areas; hydraulic/hydrologic analysis of the primary stormwater management system; water quality recommendations; and estimated costs for capital improvements.

Policy 6.6.3. Continued Evaluation and Updates of Improvements to Maintenance Programs. As part of the periodic updates to its master stormwater management plan, the Town shall evaluate improvements to its maintenance programs based on the information presented in the Master Stormwater Management Plan ~~Support~~, dated November 2005, and ongoing programs to implement said plan.

Policy 6.6.4: Reduce Nitrate Loading within Wekiva Study Area. ~~By 2013~~ December 31, 2018 the following stormwater BMPs shall be considered for incorporation into the Land Development Code to reduce nitrate loading within the Wekiva Study Area:

1. Vegetated infiltration areas should be used where appropriate to provide stormwater treatment and management except when soil, topography, or seasonal high-water conditions are inappropriate for infiltration as determined by a professional engineer. Design of the stormwater systems for residential and commercial uses should incorporate bio-retention areas (below grade vegetated areas) to increase stormwater treatment and reduce stormwater volume.
2. Where infiltration systems are not feasible, use of wet detention systems for stormwater treatment and management should be encouraged or required.
3. Restrictions should be considered on use of sensitive karst features, including sinkholes having direct connection to the aquifer and stream-to-sink features, as stormwater management facilities. Prior to subdivision approval, all depressions should be investigated by a licensed professional geologist using a professionally acceptable methodology with an emphasis on identification of potential connections to the aquifer. If connections are determined to exist, the depression should not be used for stormwater retention and the area draining to this feature under pre-development conditions should be preserved through a conservation easement.
4. Development approval by the Town of Eatonville should require the applicant to submit to the Town of Eatonville a copy of the SJRWMD or DEP stormwater permit and the NPDES notice of intent to be covered by the construction generic permit prior to any land clearing.
5. Karst features with a direct connection to the aquifer should be identified and placed in a conservation easement with appropriate restriction on permitted activities. Karst features are defined as any sinkholes with a direct connection to the aquifer and stream-to-sink features (swallets).
6. All components of the stormwater treatment and management system should be owned and maintained by the responsible legal entity identified in the SJRWMD or DEP stormwater permit, typically a homeowner or property owners' association.

Policy 6.6.5: Management Strategies for Sub-Basins. The Town shall evaluate and identify surface water conservation, treatment and flood control management strategies, groundwater protection and reuse management strategies and capital improvement programs for sub-basins receiving a rank of "1" and "2" by the end of ~~2012~~ 2018, and implement financially feasible projects by ~~2016~~ 2018; and shall evaluate and identify CIPs for sub-basins receiving a rank of "3" or "4" (or higher) by ~~2012~~ 2019 and implement financially feasible projects by 2018.

Policy 6.6.6: Enforcement of Design Standards. Town shall provide that no subdivision shall be platted nor shall construction commence for any multifamily, commercial, industrial or institutional project until the Town engineer has approved the drainage design for such project. The design shall meet or exceed design standards and the policies and procedures established by the SJRWMD, the Department of Environmental Protection and other agencies with applicable regulatory authority, and the design criteria contained therein; and shall provide for retention and/or detention of stormwater runoff.

Policy 6.6.7: Joint Planning Agreements for Sub-basin Stormwater Management Impacting the Wekiva Study Area. By December 2018, the Town shall continue to maintain a seek any joint planning agreements with Orange County and adjacent local governments needed to facilitate the planning and implementation of any joint sub-basin stormwater management projects that impact the Wekiva Study Area.

GOAL 7.1 COST EFFECTIVE, EFFICIENT AND ADEQUATE SERVICE LEVEL FOR POTABLE WATER SYSTEM. It is the goal of Eatonville to provide an efficient and adequate level of water service and facilities in a cost-effective manner to accommodate existing and future development.

OBJECTIVE 7.1: Master Water Plan. The Town of Eatonville shall develop a Water Master Plan by December 30, 2013 2018, which provides for correcting any deficiencies of the Town's potable water system. All plan policies shall be coordinated with the St. Johns River Water Management District Water Supply Plan (DWSP).

Policy 7.1.1. Future Land Use Consistent with SJRWMD Regional Water Supply Plan. The Town of Eatonville shall maintain plans for potable water supply described in Policy 4.1.1(i) below; ensure no new development receives final development order unless and until the development has met potable water concurrency requirements; and manage future land use consistent with the St. Johns River Water Management District (SJRWMD) Updated Regional Water Supply Plan while implementing the following policies:

- i. **Participate in SJRWMD Technical Outreach Programs and Implement Applicable District Policies.** The Town shall continue to assist the SJRWMD by participating in outreach programs and implementing applicable adopted District Water Supply Plan (DWSP) policies.
- ii. **Enforce potable water concurrency level of service standards.** Such enforcement is especially important since the Town is located within a Priority Water Resource Caution Area and the SJRWMD does not permit withdrawals which are deemed to have an unacceptable impact on natural systems, especially groundwater quality, including wetlands and lakes as well as minimum flows of groundwater. The Town shall require that applications for future land use map amendments, and zoning map amendments be consistent with the DWSP and include an affidavit affirming that an adequate potable water supply meeting the adopted level of service standards shall be in place and available to serve the proposed development concurrent with the issuance of a certificate of occupancy. Prior to approval of a subdivision, site plan, or building permit or its functional equivalent, the applicant must obtain a statement from the Town's water utility department which certifies that adequate potable water supply will be available to serve the new development concurrent with issuance of the certificate of occupancy and must have submitted duly approved construction plans prepared by a Florida registered engineer demonstrating compliance with applicable construction codes and water conservation regulations.
- iii. **Water Conservation Measures.** The Town shall promote effective monitoring of any wells found on undeveloped property transitioning to urban use and promote water quality control through wetland conservation and preservation of the 100-year floodplain.
- iv. **Enforce More Effective Stormwater Management Policies** that abate surface water pollution and further deterioration of the Floridan aquifer. The Town shall:
 - a) Ensure that landscaping regulations include appropriate use of draught tolerant vegetation.
 - b) The Town pumps all wastewater collected in the Town's central wastewater system to the City of Altamonte Springs for treatment and reuse. This arrangement is planned to continue over the long term since the Town has no significantly large lands under single ownership that can provide a market for the reuse. However, the City of Altamonte Springs has a large market for its reuse program.
 - c) Amend subdivision, site plan, and building plan requirements to encourage bathroom water flow reduction devices.
 - d) Coordinate with the SJRWMD to effectuate the recapture of water supply by 1) artificial aquifer recharge; 2) aquifer storage and recovery; 3) avoidance of impacts through hydration; and from 4) water supply system interconnections. The Town shall address the following five considerations in requesting credits for water coming from wells to use for urban development: conservation, reuse, land use transition, surface water sources, and the Lower Floridan aquifer.
 - e) Implement Comprehensive Plan amendments that protect wetlands and the 100-year floodplain and require enhanced stormwater management.

Policy 7.1.42: Potable Water System Priorities. The Town's Water Master Plan shall be updated annually to provide a system of establishing priorities for replacement, correcting existing deficiencies and providing for future facility needs.

Policy 7.1.23: Criteria for Establishing Priorities. The Town Water Master Plan shall establish the priority of water service provision based on the following factors:

1. Service to existing areas that present an immediate threat to public health or safety;
2. Infill development of vacant areas that have existing service lines;
3. Maintenance or upgrading of the existing water system to meet or exceed the adapted level of service standards;
4. Services to areas recommended for future annexation;
5. Service to areas that are scheduled to be developed in the near future, as defined in the Water Facilities Capital Improvement Program;
6. Property outside the Town limits desiring service.

OBJECTIVE 7.2: Extensions and Increases in Capacity. The Town of Eatonville shall plan for extensions and increases in capacity of its central water facilities to meet future needs, as identified in the Town's Comprehensive Plan.

Policy 7.2.1: Coordinating System Expansion to Meet Future Needs. The Town will use the Water Master Plan to prioritize and coordinate the expansion of the central water system to meet future needs.

Policy 7.2.2: LOS Standards and Future Land Use Plan. The Town will only allow the expansion of its water system in accordance with the adopted Level of Service Standards and the future land use projected in the comprehensive plan.

Policy 7.2.3: Establish and Maintain a 5-Year Water Facilities CIP. The Town shall maintain a current five-year Water Facilities Capital Improvements Program for any scheduled improvements to its water system.

Policy 7.2.4: Potable Water LOS Standard. The Town of Eatonville shall adopt a unit average daily flow (ADF) demand rate 350 gallons per day for each Equivalent Residential Unit (ERU) as the established Level of Service of the Water System to determine available capacity and demand of the system.

OBJECTIVE 7.3: Maximize Use of Existing Water Facilities. The Town of Eatonville shall maximize the use of existing water facilities and available capacity through the establishment of maintenance programs and the use of appropriate technology.

Policy 7.3.1: Apply New Technologies and Operational Procedures. The Town will shift to new technologies and operational procedures as they become feasible.

Policy 7.3.2: Intergovernmental Coordination to Protect Water Resources. The Town shall coordinate with Orange County, other local governments and the Water Management District to develop programs to protect and Conserve the State's water resources.

Policy 7.3.3: Finance Improvements with User Fees and Not Taxes. The Town requires that the operations and maintenance of the water system be covered fully by user fees and not from taxes.

Policy 7.3.4: Enforce Flow, Storage Capacity and Pressure Standards. The Town shall require that all new development meet established minimum design flow, storage capacity and pressure for the Town's Water System.

OBJECTIVE 7.4: Facility Plans and Program Consistent with FLUE. The Town of Eatonville shall only approve those water facility plans and programs designed to be consistent with the Future Land Use Element (FLUE).

Policy 7.4.1: Require Improvements Consistent with Comprehensive Plan. The Town shall continue to require water facility plans and programs to be coordinated and consistent with the Future Land Use and Potable Water Elements of the Comprehensive Plan.

Policy 7.4.2: Prevent Urban Sprawl. The Town's Development Regulations will require future development to locate in areas which have existing or planned water capacity.

Policy 7.4.3: Require Compliance with LOS Standards and Regulatory Criteria. The Town of Eatonville will require that all proposed developments meet or exceed the Levels of Service standards established in the Comprehensive Plan as implemented by the Land Development Regulations. The Town shall ensure that no new development shall receive a final development order unless and until the development has met potable water concurrency requirements.

OBJECTIVE 7.5: Joint Agreements to Prevent Service Duplication. The Town of Eatonville shall continue to work with surrounding municipal water agencies to assist in the preventing fragmentation and duplication of services.

Policy 7.5.1: Joint Agreements to Prevent Service Duplication. The Town will continue to seek all Federal, State and local funds available for construction and improvements to the water system.

OBJECTIVE 7.6: Conserve Potable Water Resources. The Town of Eatonville will conserve potable water resources through the implementation of innovative water conservation techniques and strategies developed on the local, county, regional and state levels.

Policy 7.6.1: Develop Water Conservation Program. The Town shall continue to operate an active water conservation program.

Policy 7.6.2: Require Installation of Water Conservation Devices. The Town shall continue to require that all new developments install devices which minimize and conserve the use of water.

Policy 7.6.3: Intergovernmental Coordination to Manage Aquifer Withdrawals. The Town shall work with Orange County and the St Johns River Water Management District in the development of a countywide consumptive use study program to monitor the effects of withdrawals from the local aquifer.

Policy 7.6.4: Assist SJRWMD in Implementing the District Water Supply Plan. The Town shall continue to assist the SJRWMD in implementation of the District Water Supply Plan by participating in outreach programs and by implementing applicable measures as appropriate; including water supply and conservation, water quality protection and stormwater control measures as provided throughout this comprehensive plan.

Policy 7.6.5: Intergovernmental Coordination to Conserve Potable Water Resources. The Town shall coordinate with the SJRWMD regarding updates to both the Town's work plan and the SJRWMD's Water Supply Plan. The Town shall participate in the development of updates to the WMD's water supply assessment and District Water Supply Plan and in other water supply development related initiatives facilitated by SJRWMD that affect the Town. The Town shall coordinate updates to the Town's work plan with the SJRWMD within 18 months of the SJRWMD's updates.

Policy 7.6.6: Intergovernmental Coordination Assist SJRWMD Programs and Enforcement of Regulations. The Town will work with county, regional, and state agencies to monitor the drilling on new wells, enforce the emergency conservation of groundwater and to establish educational programs that promote proper use of water.

Policy 7.6.7: Enforcement of SJRWMD Water Restrictions. The Town shall participate and enforce all water restrictions established by the St. Johns River Water Management District.

Policy 7.6.8: Enforce Water Conservation Measures in LDC. The Town shall enforce the following measures in review of site plans and subdivision plans;

1. Incentives that encourage xeriscaping and the use of native or drought resistant vegetation to reduce the need for irrigation;
2. Emergency Water Conservation Plan; and
3. Water Shortage Plan.

CHAPTER 8: NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT

GOAL 8.1: PROTECT AND CONSERVE THE FLORIDAN AND SURFACE AQUIFERS. The Town of Eatonville shall protect and conserve the Floridan and surface aquifers to ensure that local residents and businesses have an adequate supply of water for existing and future needs.

OBJECTIVE 8.1: Protect Local Water Resources. The Town of Eatonville shall include criteria in its Land Development Regulations to protect local water resources.

Policy 8.1.1: Potential Aquifer Recharge Areas. The Town's Comprehensive Plan shall define and locate local potential aquifer recharge areas.

Policy 8.1.2: Requirements for Assessing Potential Aquifer Recharge Areas. The Town's Land Development Code shall include requirements for assessing and addressing the aquifer recharge potential of proposed project sites during the development review process.

Policy 8.1.3: Regulatory Criteria for Protecting Highly Effective Recharge Areas. The Town shall require that development in identified highly effective recharge areas provide at least a total on-site retention for the 25-year storm event.

Policy 8.1.4: Techniques to Maximize Highly Effective Recharge Potential. In highly effective recharge areas, the Town's Land Development Regulations shall encourage innovative development techniques, such as planned unit and cluster developments, to maximize recharge potential.

Policy 8.1.5: Regulatory Techniques to Reduce Demands for Irrigation. The Land Development Code shall include requirements for use of low-water-tolerant vegetation and trees to reduce demands for irrigation. Plants requiring high levels of irrigation, even though they may be native, shall be discouraged.

Policy 8.1.6: Use of Water-Saving Plumbing Fixtures. The Town shall require the use of water-saving plumbing fixtures for new development.

OBJECTIVE 8.2: Policies for Preventing Groundwater Pollution. The Town shall implement the following policies to coordinate with other governmental entities to develop programs aimed at preventing groundwater pollution.

Policy 8.2.1: Needs and Sources Inventory. The Town shall assist the local water management district to prepare a Needs and Sources Inventory.

Policy 8.2.2: Intergovernmental Coordination to Monitor and Eliminate Adverse Impacts of Septic Tanks. The Town of Eatonville shall coordinate with other State and local governmental entities to:

1. Develop a septic tank monitoring program.
2. Eliminate or correct malfunctioning septic tanks.
3. Eliminate the adverse effects of contamination.

Policy 8.2.3: Intergovernmental Coordination for Uniform Guidelines to Regulate Recharge Areas. The Town shall coordinate with other State and local governmental entities to develop a uniform set of guidelines and criteria to regulate recharge areas.

Policy 8.2.4: Participate in Countywide Task Force to Inventory Drainage Wells. The Town of Eatonville shall participate in the Countywide Drainage Well Task Force that inventories drainage wells within the County.

Policy 8.2.5: Water Conservation Awareness Program. ~~By December 2013,~~ The Town shall continue to develop and promote a Water Conservation Awareness Program that explains the following: 1. The importance of protecting and preserving groundwater resources;

2. The average water demand for everyday uses; and
3. How conservation programs or practices would reduce the demand for groundwater.

CHAPTER 8: NATURAL GROUNDWATER AND AQUIFER RECHARGE ELEMENT]

Policy 8.2.6: Develop a Regional Drainage and Well Monitoring Program. The Town shall continue to cooperate and coordinate with other local governmental entities to develop a regional drainage and well monitoring program.

Policy 8.2.7: Plan for, Protect, Conserve and Regulate Local Water Sources. The Town shall cooperate and coordinate with the St. Johns River Water Management District to plan for, protect, conserve and regulate local water sources.

Policy 8.2.8: Coordinating Use of Intergovernmental Technical Maps and Data for Water Resource Management. The Town shall use St. Johns River Water Management District aquifer recharge maps and data files and the United States Geological Survey's potentiometric contour monitoring program to manage, protect, and conserve local water sources.

Policy 8.2.9: Technical Assistance for Research and Inventory of Recharge Rates and Resources. The Town will provide appropriate technical assistance to all agencies for the researching and inventorying of recharge rates and resource availability.

Policy 8.2.10: Intergovernmental Coordination for Conserving Fresh Water Resources. The Town shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water.

Policy 8.2.11: Conserving Water Resources During Emergencies. Town shall cooperate with St. Johns River Water Management District to conserve water resources during emergencies.

Policy 8.2.12: Increasing Gray Water Systems Usage. The Town shall continue to coordinate with the City of Altamonte Springs to increase gray water systems usage and continue transport and treatment of the Town's effluent to Altamonte Springs for re-use.

OBJECTIVE 8.3: Protect Groundwater Quality and Eliminate Sources of Contamination. The Town shall assist in programs to monitor and protect groundwater quality and eliminate potential sources of contamination.

Policy 8.3.1: Definition of Contamination. The Town shall define contamination as any violation of state or local water quality standards.

Policy 8.3.2: Eliminate Detected Contamination Sources. The Town shall take immediate actions to eliminate detected contamination sources.

Policy 8.3.3: Wellfield Protection Program. The Town shall protect its wellfields through implementation of the wellfield protection program contained in Policy 9.3.5.

Policy 8.3.4: Enforcement of Proper Disposal of Hazardous Waste. The Town shall assist as appropriate in enforcement of proper disposal of hazardous waste to prevent groundwater contamination.

Objective 8.4: Protect Surface Waters, Groundwater Recharge Areas, Springs, And Springsheds. The Town of Eatonville shall protect the quantity and quality of surface waters, groundwater recharge areas, springs, and springsheds within the Wekiva Study through revised land development regulations.

Policy 8.4.1. Protect Highly Effective Aquifer Recharge Areas. The Town shall implement Objective 1.14 and related policies to protect any highly effective aquifer recharge areas within the Wekiva Study Area. No such areas have been delineated on available maps of natural resources within the any portion of the Wekiva Study Area within the Town of Eatonville.

GOAL 9.1: CONSERVE AND PROTECT ALL NATURAL RESOURCES. Conserve and protect all natural resources, including surface water, ground water supplies, air quality, the land environment and endangered species to ensure that adequate natural resources are available for present and future generations, especially the natural resources designated Conversation on the Future and Use Map and those within the Wekiva Study Area.

OBJECTIVE 9.1: Improve, Monitor and Protect Air Quality. The Town of Eatonville shall work with DEP and the County to ensure enforcement of programs to maintain or improve air quality, monitor and protect air quality and ensure that all Federal, State and County air quality standards are maintained.

Policy 9.1.1: Work Closely with Orange County's Environmental Protection Department. The Town shall work closely with Orange County's Environmental Protection Department in their current comprehensive monitoring and enforcement program to protect and maintain air quality.

Policy 9.1.2: Promote Alternative Transportation Modes to Reduce Automobile Emissions. To reduce automobile emission pollution as proposed in the Traffic Circulation Element, the Town shall promote and educate the local citizens about alternative transportation modes such as mass transit, carpooling and bikeways.

Policy 9.1.3: Enforce Land Development Regulations to Promote Alternative Transportation Modes to Reduce Automobile Emissions. The Town shall enforce development regulations that promote the use of the above listed modes of alternative transportation in the design of new development.

Policy 9.1.4: Regulate Businesses and Industries Having Impact on Air Quality. The Town shall regulate the development of businesses and industries which have an impact on air quality to ensure that non-residential developments incorporate and maintain pollution control technology.

Policy 9.1.5: Ban Open Burning and Encourage Alternative Land Clearing Practices. The Town shall ban all open burning and develop regulations which encourages alternative land clearing practices such as mulching, composting, or air curtain incinerators.

Policy 9.1.6 Encourage Planting Vegetation and Trees Along Roadways. The Town's Development Regulations shall encourage the planting of vegetation and trees along the roadways to reduce the level of carbon dioxide in the air, dilute air pollutants, and reduce noise.

Policy 9.1.7: Reduce Air Quality Impacts of New Development. The Town of Eatonville shall work to reduce the air quality impacts of new development through land use and transportation strategies that encourage alternative travel modes.

Policy 9.1.8: Intergovernmental Coordination in Regulation and Disposal of Hazardous Wastes. Eatonville shall cooperate with all county, State and Federal authorities in the regulation and disposal of hazardous wastes by establishing or expanding programs at the local level.

OBJECTIVE 9.2 Intergovernmental Coordination to Eliminate Surface Water Pollution. The Town of Eatonville shall work with the Orange County Environmental Protection Department and the St. Johns River Water Management District to identify any sources of surface water pollution in the Town and coordinate the development and implementation of methods and programs for the elimination of such pollution.

Policy 9.2.1: Adopt Water Quality Standards for Surface Water Bodies. The Town shall adopt the water quality standards for surface water bodies that are established as acceptable by Orange County.

Policy 9.2.2: Report All Water Pollution Sources. The Town of Eatonville's Public Works and Code Enforcement staff will report all water pollution sources to the Orange County Environmental Protection Department in a timely manner.

Policy 9.2.3: Monitoring of Water Quality and Identifying of Pollution Sources. The Town will aid the County in the monitoring of water quality and identifying of pollution sources in the Town's limits.

CHAPTER 9: CONSERVATION ELEMENT

Policy 9.2.4: Stormwater Retention/Detention Systems and Prevention of Lake Pollution. The Town shall continue to include in its 2005 Land Development Regulations design standards as well as construction and maintenance requirements for all stormwater retention/detention systems and shall ensure compliance to prevent pollution of area lakes.

OBJECTIVE 9.3: Ground Water Quantity and Quality. The Town of Eatonville shall protect quantity and quality of ground water.

Policy 9.3.1: Eliminate Sources of Malfunctioning Septic Tank and Drainage Well Pollution. The Town shall eliminate sources of potential pollution such as improperly installed or malfunctioning septic tanks and malfunctioning drainage wells.

Policy 9.3.2: Protect Against Groundwater Pollution. The Town shall continue to implement management techniques and enforcement measures that protect against the pollution of groundwater resources.

Policy 9.3.3: Emergency Conservation Plans for Water Sources. The Town shall adopt and enforce the emergency conservation plans for water sources approved by the St. Johns River Water Management District.

Policy 9.3.4: Protection of Water Quality. The Town shall continue to provide for the protection of water quality by restricting the development of environmentally sensitive lands.

Policy 9.3.5: Wellfield Protection Program. The Town shall enforce a wellfield protection program for the Town's public water supply wells.

1. **Primary Wellfield Protection Zone.** The Primary Wellfield Protection Zone comprises the land area immediately surrounding any public water supply well and extending a radial distance of three hundred feet (300') or that area that is within the first twenty percent (20%) of the total radial distance of the cone of influence, whichever is greater. The Town will not allow any type of development that is not related to the protection or provision of water in the primary wellfield protection zone.
2. **Secondary Wellfield Protection Zone.** The Secondary Wellfield Protection Zone comprises the land area surrounding the Primary Wellfield Protection Zone, and extending a radial distance of five hundred feet (500') from said Primary Wellfield Protection Zone or that area within the cone of influence exclusive of the primary zone whichever is greater. Except for certain essential operations identified in the land development code, no person shall construct, modify, install or replace a hazardous substance storage system or component thereof or use, store, or dispose of hazardous substances within a Primary or Secondary Wellfield Protection Zone without compliance to the Wellfield Protection Zone regulations and approval of a Wellfield Protection Permit. The Town shall not allow the following activities within the 500-foot wellhead zone of protection of all wellfields:
 - a. Facilities for the bulk storage handling of processing of materials on the Florida Substance List;
 - b. Activities requiring the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste or similar hazardous substances or uses;
 - c. Feed lots or other commercial animal facilities;
 - d. Wastewater treatment plants and similar facilities; and
 - e. Mines and excavation of waterways or drainage facilities that intersect the water table.
3. **Development and Operations Restrictions with Protection Zone.** The wellfield protection zone regulations shall incorporate the following performance criteria designed to conserve and protect the quality of current and protected future water sources:

- a. Proposed development, construction activity, or occupational use within the wellfield protection zone shall not adversely impact the quality and quantity of the potable water supply. Such impacts shall be considered in combination with other developments which have been permitted or constructed immediately adjacent to the Secondary Wellfield Protection Zone.
- b. Consistency shall be required with the Comprehensive Plan.
- c. Under no condition shall a person allow the discharge or disposal of hazardous substances into the soils, groundwater or surface water within any Wellfield Protection Zone.
- d. Hazardous substance storage tanks are prohibited in the Primary Wellfield Protection Zone. In the Secondary Protection Zone, storage tanks shall be, at a minimum, constructed and operated in accordance with the storage tank regulations as set forth in Chapter 17-61, Florida Administrative Code or its successor. Chapters 17-761 and 17-762, Florida Administrative Code.
- e. Commercial or industrial septic tank disposal systems are prohibited in the Wellfield Protection Zone.

OBJECTIVE 9.4: Soil, Minerals, All Ecological Communities and Wildlife. The Town of Eatonville shall identify soil, minerals, all ecological communities and wildlife found in the Town; those identified as endangered, threatened or rare species shall be managed and protected.

Policy 9.4.1: Protection and Conservation of Natural Functions. The Town shall regulate development activities to ensure the protection and conservation of natural functions of existing soils, wildlife habitats, lakes, floodplains and other environmentally sensitive areas.

Policy 9.4.2: Soils and Their Suitability for Future Development and Prevention of Erosion. The Town shall continue to require that site plans and subdivision plans include analysis of soils and their suitability for future development and proper management to prevent erosion.

Policy 9.4.3: Mining of Any Type Will Be Prohibited. Because there are no known valuable minerals found in the Town, mining of any type will be prohibited.

Policy 9.4.4: Innovative Techniques Such as Cluster Development, Transfer of Development Rights, and Buffering The Town shall promote innovative techniques such as cluster development, transfer of development rights, and buffering to protect the ecological communities and wildlife found in the Town.

Policy 9.4.5: Restrict Activities Adversely Affecting Endangered and Threatened Wildlife. The Town shall, through land development regulations, restrict developments or activities that adversely affect the survival of endangered and threatened wildlife.

OBJECTIVE 9.5: Intergovernmental Cooperation in Natural Resources Conservation. The Town shall implement policies and procedures that ensure cooperation between the Town and adjacent local governments and other regulatory providers in the conservation of natural resources.

Policy 9.5.1: Intergovernmental Coordination in Conservation Issues Transcending Town's Jurisdiction. The Town shall coordinate with appropriate State and County agencies, the City of Altamonte Springs, Winter Park, and Maitland in the site plan process to resolve resource conservation issues that transcend the Town's jurisdiction.

Policy 9.5.2: Intergovernmental Coordination to Conserve and Protect Threatened Natural Resources. The Town will work with all public and private agencies in the conservation and protection of natural resources found within the Town when actual or potential natural or manmade activities threaten a natural resource.

Policy 9.5.3: Intergovernmental in Protecting Groundwater, Aquifer Recharge and Conservation Goals, Objectives and Policies. The Town shall coordinate with Orange County as well as state and federal agencies. The Town shall coordinate with Orange County as well as state and federal agencies having jurisdiction in developing and implementing reaching the goals,

objectives and policies of the Natural Groundwater and Aquifer Recharge Element and Conservation Element of the Comprehensive Plan.

Policy 9.5.4: Intergovernmental in Implementing Proper Management of Hazardous Waste. The Town shall continue to coordinate with Orange County to implement proper management of hazardous waste to protect the natural resources found in the Town.

OBJECTIVE 9.6: The Town of Eatonville shall implement Comprehensive Plan objectives and policies for protection and conservation of the Town's natural resources through land development regulations, including mandatory site plan review, subdivision regulations and environmental performance standards.

Policy 9.6.1: Mandatory Site Plan Review, Subdivision Regulations and Environmental Performance Standards. The Town shall cooperate with local governments and other agencies to develop interlocal agreements and mechanisms that promote the protection of natural resources by minimizing adverse impacts from adjacent developments.

Policy 9.6.2: Protect Conservation Natural Resources through Acquisition or Land Regulation. The Town shall seek to protect any conservation, environmentally sensitive lands, endangered and threatened wildlife and native vegetative communities, through acquisition or land regulation.

Policy 9.6.3: Energy Efficient Building and Site Design Techniques. The Town shall continue to enforce ~~develop by 2013~~ energy efficient building and site design techniques requirements for new development.

Policy 9.6.4. Intergovernmental Coordination in Waste Recycling. The Town shall continue to work with Orange County in the development of a townwide waste recycling program.

Policy 9.6.5. Protect Sensitive Natural Resources within Wekiva Study Area. The Town shall implement the measures identified within the Future Land Use Element, particularly Objective 1.14 and related policies, to protect the sensitive natural resources within the Wekiva Study Area.

OBJECTIVE 9.7. Protect Wetland Areas and Existing Wildlife Habitats. The Town of Eatonville shall protect identified wetland areas and existing wildlife habitats by implementing the following policies:

Policy 9.7.1: Protect and Conserve Wetland Biological and Physical Functions. The Town shall regulate wetlands to protect and conserve their biological and physical functions, classify all local wetlands based their natural functions, prohibits the-adverse impacts in significant wetland areas, and provides for the restoration of non-functional wetlands.

Policy 9.7.2: Assist Application of SJRWMD Uniform Methodology for Wetland Mitigation. The Town shall coordinate with the St. Johns River Water Management District (SJRWMD) to assist application of the District's uniform methodology for wetland mitigation.

Policy 9.7.3: Establish Wetland Buffer Requirements. The Town of Eatonville shall continue to coordinate with the St. Johns River Water Management District to establish wetland buffer requirements ~~by December 2013~~ to protect water quality, preserve natural wetland functions and preserve wildlife listed as threatened, endangered, or species of special concern.

Policy 9.7.4: Designation of Wetland and Conservation Areas on the FLUM. The Town shall use the Future Land Use Map (FLUM) to indicate the designation of conservation and wetland areas for conservation.

OBJECTIVE 9.8: Ensure Potable Water Available in Sufficient Quantity and Quality. The Town shall plan and coordinate land use and potable water system improvements to ensure that potable water is available in sufficient quantity and quality to meet present and projected needs, commensurate with reasonable demand, through the implementation of the following policies:

Policy 9.8.1: Concurrency Management System to Track Potable Water Availability. The Town shall maintain a concurrency management tracking system that includes a continuing record of the availability of water to serve existing development and future connections within Eatonville.

Policy 9.8.2: Implement Water Conservation Regulations. The Town shall continue to implement conservation programs currently established within the LDC, including requirements for low-water tolerant plant species and rain or moisture monitoring devices for irrigation systems.

Policy 9.8.3: Intergovernmental Cooperation to Maintain Water Supply in Dry Periods. The Town shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

Policy 9.8.4: Water Conservation During Emergencies. The Town shall cooperate with the St. Johns River Water Management District to conserve water resources during emergencies.

Policy 9.8.5: Promoting Water-Conserving Landscaping Practices. By 2013 The Town shall continue to establish programs to promote water-conserving landscaping practices through measures such as:

1. Landscaping standards within the LDC to promote use of low-water tolerant vegetation and trees to reduce demands for irrigation.
2. Guidelines for managing existing and future lawns and landscapes at all Town of Eatonville facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices.
3. Programs to educate and encourage homeowners and private land owners to use BMPs to protect natural habitat and to protect the quality and quantity of surface and groundwater resources within the Wekiva Study Area.
4. Programs to encourage homeowners to engage certified landscape and lawn-care professionals for the use and application of fertilizers and pesticides. The Town shall coordinate with the state to establish free or low-cost educational and certification programs for landscape and lawn-care Professionals regarding the use and application of fertilizers and pesticides.

OBJECTIVE 9.9: Protect Natural Functions of The 100-Year Floodplain. The Town shall continue to use performance criteria designed to protect the natural functions of the 100-year floodplain in order to protect and maintain its flood carrying and flood storage capacity and to minimize damage to property. The map on the following page is the Town's FEMA Flood Zone Map and all flood zones within the Town are delineated and labeled.

Policy 9.9.1: Intergovernmental Coordination in Surface Water Management and Flood Damage Prevention. The Town shall continue to require that all new development submit stormwater management plans. The Town shall enforce surface water management and flood damage prevention regulations and coordinate these regulations with the St Johns River Water Management District. New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against impact from 100-year storm events. The Town's Floodplain Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration.

Policy 9.9.2: FEMA Construction Standards. The Town shall continue to enforce FEMA (Federal Emergency Management Agency) construction standards.

OBJECTIVE 9.10: Protect and Preserve through Acquisition and Management Wekiva River Study Area Sensitive Resources. Protect and preserve through acquisition and management highly effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

Policy 9.10.1: Acquisition of Environmentally Sensitive Land. The Town of Eatonville shall continue to support and seek acquisition of environmentally sensitive land, as appropriate, through joint Town of Eatonville and State partnerships.

CHAPTER 10: RECREATION AND OPEN SPACE ELEMENT

GOAL 10: SUFFICIENT PARK LAND AND OPEN SPACE. It is the goal of the Town of Eatonville to provide current and future residents with sufficient park land and open space to satisfy environmental, health, safety, and social welfare needs.

OBJECTIVE 10.1: Ensuring Public Access to Local Recreation Facilities. The Town shall develop a Master Park Plan aimed at ensuring public access to local recreation facilities.

Policy 10.1.1: Adopted Level of Service Standard. ~~By 2005,~~ The Town shall ~~continue to maintain~~ adopt a level of service of 2.50 acres of park land per one thousand (1,000) local residents. The Town of Eatonville Parks and Recreation Sites Map is on the following page.

Policy 10.1.2: Maintain Recreation Department and Expand Facilities and Equipment. The Town shall ~~continue seek funds to establish a Parks and Recreation Department to maintain the Town's and expand the Recreation Department and continue to seek funds to~~ improve and expand all the Town's Town owned recreation facilities, open space, and equipment, including repair to the Catalina Park and Denton Johnson Park-Lake Bell boat ramps. The Town shall also seek funds through public/private partnerships to establish new recreation areas and facilities to serve new development and redevelopment.

Policy 10.1.3: Ensure Public Access to Local Parks. The Town of Eatonville shall include in the Land Development Regulations provisions that ensure public access to local parks.

OBJECTIVE 10.2: Intergovernmental Coordination in Meeting Parks and Recreation Demands. The Town of Eatonville will ensure the availability of parks and recreation facilities by coordinating all public and private resources to meet recreation demands by implementing the following policies:

Policy 10.2.1: Funding Development of Recreation Facilities. The Town shall seek all available funds for the development of recreation facilities.

Policy 10.2.2: Place a High Priority on Recreation Improvements. Because of the inadequate park ground equipment in the local park areas, the Town shall place a high priority on recreation improvements in the Capital Improvement Element.

Policy 10.2.3: Intergovernmental Coordination for Joint Agency Purchase of Park Land. The Town shall work with Orange County, Winter Park and Maitland to pursue joint agency funding for the purchasing of park areas.

Policy 10.2.4: Use of School Recreation Areas as Public Park Resource. The Town shall ~~continue to coordinate attempt to enter into an agreement~~ with Orange County School Board for public park use of school recreation areas. ~~by the year 2005.~~

Policy 10.2.5: Open Space and Recreation Facilities for Occupants of New Development. The Town shall ~~continue to maintain develop by December 1 2005~~ Land Development Regulations that include regulations that require private developments to provide open space and recreation facilities for its occupants and encourage provision of recreation facilities when such facilities are commonly included in the type and scale of development proposed.

Policy 10.2.6: Use of Concurrency Management in Meeting Recreation Demands. The Town will use its concurrency management system to ensure that recreation demands are met.

OBJECTIVE 10.3: Expansion of Parks and Recreation Facilities to Meet Demands. The Town shall ~~develop by 2005 a Master Park Plan~~ continue to maintain and plan for the ~~which develops policies for the maintenance and expansion of parks and recreation facilities to ensure that they are adequately and efficiently provided by the town~~ existing and future residents and patrons of the Town are adequately served.

Policy 10.3.1: Use of Surveys to Receive Input on Providing Diversified Facilities and Programs. The Town shall perform yearly surveys to receive input in the providing of diversified facilities and programs to serve effectively a population with varied characteristics, needs and interests.

Policy 10.3.2: Reserve Funds to Construct and Maintain Parks and Facilities. The Town shall reserve funds in its yearly budget to construct and maintain park areas and facilities.

CHAPTER 10: RECREATION AND OPEN SPACE ELEMENT

OBJECTIVE 10.4: Proposed Development to Meet Adopted Open-Space Requirements. The Town shall ~~continue to enforce~~ Land Development Regulations that ensure that all proposed development meet adopted open-space requirements.

Policy 10.4.1: Enforce Land Development Code Open Space Requirements. The Town shall ~~develop~~ continue to enforce Land Development Code open space requirements for each land use classification.

Policy 10.4.2: Site Plan Review Process to Require Enforce Minimum Open Space Requirements. The Town's-staff and the Planning Board shall ensure that all proposed development meets the minimum open space requirements of the Town's Development Regulations site plan review requirements.

Policy 10.4.3: Factors in Delineating Open Space in Development Plans. Open space shall be defined pursuant to the following criteria:

1. Open space consists of green permeable surface that does not include impermeable ground cover. Open space areas may include stormwater management areas that follow recommended "best management practices" (BMPs).
2. Open space preservation should prioritize areas that contain karst features and sensitive natural habitats, including jurisdictional wetlands and 100-year flood plain.
3. Open space areas specifically required pursuant to buffering of a natural resource or required clustering shall be preserved by requiring dedication of a conservation easement on a plat or other recordable instrument.

Policy 10.4.4: Flood Prone Areas. The Town shall discourage the development of flood prone areas.

OBJECTIVE 10.5: Develop Funding for Acquisition of Park and Recreation Lands. The Town shall develop a Master Park Program by December 30, 2018 which establishes a mechanism for the funding and acquisition of park and recreation lands.

Policy 10.5.1: Use Proper Management Techniques to Maintain and Preserve Parks and Recreation Facilities. The Town shall use proper management techniques, the local budget, Federal and State funds and other private sources to preserve and maintain the existing parks and recreation facilities.

Policy 10.5.2: Potential Use of Special Tax Districts. The Town shall, by December 2018, evaluate the potential use of special tax districts to provide funds for park lands and recreation facilities.

Policy 10.5.3: Revenue Generating Fiscal Policies and Public-Private Partnerships. The Town, ~~also,~~ shall continue to evaluate the feasibility of other revenue sources and programs such as ~~alternative~~ innovative taxation policies, ~~structures,~~ tax deferral programs, ~~and bond issues,~~ and other revenue generating fiscal policies and public-private partnerships.

Policy 10.5.4: Coordination to Avoid Duplication of Services. Town shall continue to coordinate with public and private entities to develop public-private partnerships as well as develop inter-local agreements ~~by 2005,~~ with surrounding governments to ensure that services are not duplicated.

CHAPTER 11: INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 11 ENSURE INTERGOVERNMENTAL COORDINATION IN COMPREHENSIVE PLANNING PROCESS. The Town of Eatonville shall ensure that a comprehensive approach to local planning is achieved by effectively coordinating with adjacent local, State, Federal government regulatory agencies, utility providers and facility providers.

OBJECTIVE 11.1 Joint Planning Agreements. The Town of Eatonville will continue to establish joint planning area agreements with the Cities of Altamonte Springs, the City of Maitland, the City of Winter Park and Orange County for those services or facilities shared by the Town and the above mentioned governments.

Policy 11.1.1: Implement Effective Public Participation, including Intergovernmental Coordination. By 2005, The Town shall continue to maintain ~~develop~~ a public participation program which includes provisions which coordinate activities of all elements of the 2003 ~~adopted~~ Comprehensive Plan with all affected Federal, State, local governments, Orange County School Board, local service providers and all other regulatory agencies.

Policy 11.1.2: Implement Effective Intergovernmental Coordination Consistent with ECFRPC Plans and Policies. The Town of Eatonville shall ~~include~~ consider goals, objectives and policies established by the East Central Florida Regional Planning Council ~~to when developing and implementing enforce policies activities~~ recommended in the Town Comprehensive Plan.

Policy 11.1.3: Coordination with Adjacent Jurisdictions in Review of Development Impacts Transcending Town Limits. The Town shall ~~develop~~ continue to maintain coordination with adjacent local governments when managing ~~regulatory~~ site planning issues impacting planning and design, land use compatibility, adequacy of infrastructure. ~~in~~ The site planning review process ~~to~~ shall promote land use compatibility, safe and convenient traffic flow and volume to capacity ratios, especially along major streets and through major intersections, ensure adequate infrastructure, effective stormwater management, sound environmental planning and effective use of and access to district and regional recreation areas.

Policy 11.1.4: ECFRPC Informal Mediation Process for Inter-Jurisdictional Conflict Resolution. The Town shall utilize the Regional Planning Council's informal mediation process, if necessary, to resolve conflicts resulting from multi-jurisdictional land development regulations.

OBJECTIVE 11.2: Ensure Intergovernmental Coordination in Review of Comprehensive Plan. The Town of Eatonville will ensure that amendments to the 2003 Comprehensive Plan that potentially impact land adjacent to Town of Eatonville is reviewed by adjacent local governments to determine if the proposed plan impacts development in adjacent areas.

Policy 11.2.1: Coordinate Develop Review with Adjacent Local Governments. The Town of Eatonville shall provide all local governments and agencies with copies of the Comprehensive Plan ~~by January 1, 2005~~ when proposed plan amendments may potentially impact development of areas outside the Town of Eatonville.

Policy 11.2.2: Coordinate Develop Review with Adjacent Local Governments. The Town will continue to maintain coordination with ~~include the~~ surrounding local governments and other agencies that may be potentially impacted by proposed development during in the site plan development review process ~~by 2005~~.

Policy 11.2.3: Consider Comprehensive Planning Issues of Adjacent Local Governments in Review of Development. The Town of Eatonville shall review all proposed development in conjunction with existing comprehensive plans of adjacent local governments when such development proposals are deemed to have potential impacts on respective adjacent local governments.

OBJECTIVE 11.3: Inter-Local Agreements with Entities Having Responsibilities for Infrastructure within Town. The Town of Eatonville shall continue to enforce ~~immediately establish~~ inter-local agreements and maintain coordination with all state, regional and local entities having operational and maintenance responsibilities for of local public facilities and coordinate issues surrounding the maintenance of adopted ~~by establishing~~ level of service standards for all public facilities.

Policy 11.3.1: Wastewater and Transportation Inter-Local Agreement. The Town shall review all inter-local agreements relating to wastewater and traffic circulation.

Policy 11.3.2: Coordinate Wastewater LOS Standards with the City of Altamonte Springs. The Town shall ensure that the level of service standards documented in the Sanitary Sewer Element is coordinated with the level of service standards established by Altamonte Springs for wastewater.

Policy 11.3.3: Coordinate Major Transportation Corridor Planning Issues with Orange County. The Town shall ensure that the level of service standards documented in the Traffic Circulation Element is coordinated with the level of service standards established by Orange County and the State for I-4, Kennedy Blvd., Wymore Road, Lake Destiny Drive and Keller Road.

OBJECTIVE 11.4: Establish and Maintain Intergovernmental Coordination Mechanisms. The Town shall maintain coordination of its Comprehensive Plan with plans of the Orange County School Board, other units of local government providing services, comprehensive plans of adjacent municipalities, Orange County and adjacent counties.

Policy 11.4.1: Intergovernmental Coordination in Plan Amendments Process. The Town will encourage the participation of local jurisdictions, state and regional agencies and other public agencies in the comprehensive planning process through public discussion.

Policy 11.4.2: Avoid Adverse Development Impacts Extending into Adjacent Jurisdictions. The Town shall maintain procedures for notifying adjacent jurisdictions of amendments to the Comprehensive Plan.

Policy 11.4.3: Assist Coordinated Planning and Funding of Public School Facilities through Concurrency Management. The Town shall participate in the coordination of public school facilities planning and concurrency management pursuant to the terms of the Interlocal Agreement (ILA) executed by the Town, the Orange County School District, Orange County, and all non-exempt municipalities within the county. Pursuant to the Interlocal Agreement (ILA), the School District shall undertake only those capital improvements included within this element's adopted public school facilities capital improvements program. The Capital Improvements Budget shall be review each year pursuant to the terms of the adopted Interlocal Agreement (ILA) executed by the Town, the Orange County School District, Orange County, and all non-exempt municipalities within the county, as may be amended from time to time.

The Town shall carry out coordinated public school facilities planning and concurrency management in a manner consistent with the terms of the adopted Interlocal Agreement addressing coordinated school planning and concurrency management that has been executed by the Town, the Orange County School District, Orange County, and all non-exempt municipalities within the county. Pursuant to the Interlocal Agreement, the School District shall undertake only those capital improvements included within this element's adopted public school facilities capital improvements program.

OBJECTIVE 11.5: Coordinate Intergovernmental Impacts of Future Development. ~~By December 1, 2005,~~ The Town shall coordinate the impact of proposed development in the Comprehensive Plan with adjacent municipalities, Orange County, adjacent counties, regional agencies and the State.

Policy 11.5.1: Plan Amendments to Consider Impacts on Adjacent Jurisdictions. The Town shall review all Comprehensive Plan-amendments for impact on adjacent jurisdictions ~~and Orange and adjacent counties,~~ regional, state and public agencies.

Policy 11.5.2: Compatibility of Future Land Development. The Town shall ~~attempt plan for to provide~~ future development which is compatible with the Comprehensive Plans of adjacent jurisdictions.

OBJECTIVE 11.6: Resolution of Annexation Issues. The Town shall use the following programs to resolve annexation issues.

Policy 11.6.1: Joint Planning Area Agreements and Annexation Procedures. The Town of Eatonville shall by ~~2005 December 30, 2018~~ develop joint planning area agreements with adjacent jurisdictions that establish annexation procedures for land within adjacent local government's jurisdiction that the Town desires to consider annexing their area.

CHAPTER 11: INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 11.6.2: Annexation and Achievement of Adequate and Timely of LOS Standards. The Town of Eatonville shall encourage voluntary annexation as vehicles for incorporation if the benefits to the Town outweigh the costs.

Policy 11.6.34: Discourage Creation of Enclaves. ~~By 2005 The Town shall develop not annex land that creates an enclave Land Development Regulations that discourage the creation of enclaves.~~

Policy 11.6.4: Annexation Procedures. The Town has established annexation procedures consistent with Florida Statutes for annexation.

CHAPTER 12: CAPITAL IMPROVEMENTS ELEMENT

Goal 12: PLAN AND FINANCE ADEQUATE PUBLIC FACILITIES TO MEET FUTURE NEEDS. The Town of Eatonville shall plan for and manage its public facilities and services by organizing its finances to adequately provide needed public facilities to serve existing and projected population and protect the quality of the environment.

OBJECTIVE 12.1: Capital Improvements Plan (CIP) to Reconcile Deficiencies and Meet Future Needs. The Town shall provide and schedule capital improvements to correct existing deficiencies and accommodate the demands of future growth as needed by developing a five-year Capital Improvement Plan.

Policy 12.1.1: Replace Obsolete Facilities. The Town shall use the Capital Improvement Element (CIP) to prioritize and replace obsolete or worn-out facilities.

Policy 12.1.2: CIP to Guide Timing and Location of Capital Expenditures. The Town shall implement its Capital Improvement Program (CIP) and the development process shall include programming a plan for ensuring the timing and locations of capital expenditures over a 5-year period. Projects necessary to ensure that any adopted level-of service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Policy 12.1.3: CIP Consistent with Comprehensive Plan. The Town Capital Improvement Plan shall be consistent with the Town's Comprehensive Plan.

Policy 12.1.4: CIP Project Priority Criteria. The Town shall require that projects submitted for inclusion in the CIP be evaluated annually and prioritized by the Town Council based on the following criteria:

1. Elimination of public hazard;
2. Consistency with the Comprehensive Plan;
3. Elimination of existing deficiencies;
4. Needed to maintain level of service standard;
5. Financial feasibility; and
6. Consistency with plans of surrounding areas.

Policy 12.1.5: Capital Improvements Consistent with the CIP. The Town shall require that all local capital improvements be made in accordance with the adopted Capital Improvements Plan (CIP) as annually, and as documented in the Comprehensive Plan.

Policy 12.1.6: Coordinate Capital Improvement Budget with Operating Budget. The Town shall develop policies to coordinate the development of the Capital Improvement Budget with the Town's operating budget.

Policy 12.17: Fund Capital Improvements Consistent with Town Priorities and Forecasts. The Town shall only fund those capital improvements that are consistent with the Town's priorities and its Capital Improvement Program and whose maintenance and operating costs have been included in operating budget forecasts.

Policy 12.1.8: Maintain Capital Facilities at Adequate LOS to Protect Investment. The Town shall plan attempt to maintain all its capital facilities at a level adequate to protect the Town's investment and to minimize maintenance and replacement costs.

Policy 12.1.9: Identify Costs and Funding Sources Before Approving Capital Projects. The Town shall develop policies which require the identification of estimated costs and potential funding before approving capital projects.

Policy 12.1.10: Finance Capital Projects Based on Least Costly Funding System. The Town shall use the least costly funding systems to finance capital projects.

Policy 12.1.11: Adopt Annually a Financially Budget and 5-Year CIP. The Town shall develop and adopt a yearly Capital Improvement Budget and 5-year Capital Improvement Program by 2017.

Policy 12.1.12: Council Approval for Construction, Financing, and Maintenance. The Town Council of Eatonville shall be responsible for the approval, construction, financing and maintenance of all public funded capital improvements.

Policy 12.1.13: Capital Improvement Program and Budget. The Town shall use the following programs and activities to ensure the adoption of the local capital budget as a part of the annual budgeting process:

1. Coordinate the development of the capital improvement budget with the development of the operating budget;
2. The Town shall only fund those capital improvements that are consistent with the capital improvement program and those costs that have been included in the operating budget process;
3. Town must annually review the Capital Improvement Plan and adopt a Capital Improvements Budget and incorporate it into the annual Eatonville budget. The first year of the 5-year Capital Improvement Plan becomes the Capital Improvement Budget.

<u>POLICY 8.1.14: FY 2016 THROUGH FY 2020 CAPITAL IMPROVEMENT PROJECTS</u>					
<u>CAPITAL PROJECTS</u>	<u>COMMITTED FUNDS</u>	<u>UNCOMMITTED FUNDS</u>			
	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>
<u>Master Water Utility Plan</u>	<u>\$ 53,000</u>				
<u>West Side Water Improvement Project</u>	<u>2,600,000</u>				
<u>East Side Waste Water Improvement Project</u>	<u>1,800,000</u>				
<u>Engineering Report: Park Place</u>	<u>25,000</u>				
<u>Gateway Project</u>		<u>\$1,300,000</u>			
<u>Town Hall Improvement with ADA Accessibility</u>		<u>250,000</u>			
<u>Hungerford Prep Development</u>		<u>200,000</u>			
<u>Historic Trail</u>		<u>70,000</u>			
<u>ADA Improvement Program</u>		<u>65,000</u>			
<u>Elizabeth Park Improvement</u>		<u>50,000</u>			
<u>Police Security Compound</u>		<u>32,500</u>			
<u>Town Boundary and Facility Survey</u>		<u>25,000</u>			
<u>Town Hall Office Renovation-Repair Plumbing/Electrical</u>		<u>25,000</u>			
<u>Kennedy Blvd. Streetscape--CRA</u>		<u>25,000</u>			
<u>Town Hall Roof Repair-New Roof</u>		<u>20,000</u>			
<u>Town Hall Parking Lot Repair</u>		<u>15,000</u>			
<u>Vereen Lift Station Inflow and Infiltration</u>			<u>\$1,600,000</u>		<u>p</u>

<u>Storm Water System Wide Upgrade and Improvement</u>			<u>100,000</u>		
<u>LLP Pavilion Landscaping</u>			<u>50,000</u>		
<u>FJP Fishing Pier Renovation</u>			<u>50,000</u>		
<u>FJP Playground Expansion</u>			<u>50,000</u>		
<u>Denton Johnson Fishing Pier Renovation and Repair</u>			<u>50,000</u>		
<u>Denton Johnson Playground Expansion and Repair</u>			<u>50,000</u>		
<u>Post Office Improvements</u>			<u>25,000</u>		
<u>Roadway Improvements</u>				<u>\$1,025,000</u>	
<u>Water Main Replacement</u>				<u>150,000</u>	
<u>Town Hall IT Upgrade</u>				<u>100,000</u>	
<u>Citywide Sidewalk Repair and Replacement</u>				<u>100,000</u>	
<u>Water Distribution System-wide Upgrade and Improvement</u>					<u>2,045,000</u>
<u>Waste Water System-wide Upgrade and Improvement</u>					<u>1,020,000</u>
<u>Park Place Storm Water Outfall Repair</u>					<u>500,000</u>
<u>Bethune Lift Station Replacement</u>					<u>350,000</u>
<u>Meter Replacement Program</u>					<u>100,000</u>
<u>Totals:</u>	<u>\$4,478,000</u>	<u>\$2,077,500</u>	<u>\$1,975,000</u>	<u>\$1,375,000</u>	<u>\$4,015,000</u>

OBJECTIVE 12.2 Debt Management. The Town shall ~~by, 2005,~~ shall maintain a debt management strategy that provides for capital improvement needs based upon the Town's ability to pay for the improvements.

Policy 12.2.1: Enterprise Funds. The Town shall, when practicable, fund capital improvements relating enterprise funds with user fees, impact fees and other charges generated from the respective enterprise funds operation.

Policy 12.2.2: Use of General Revenues. The Town shall require that those improvements not related to enterprise funds operation may be financed by impact fees or other general revenues and debt to be repaid from available general revenue sources.

Policy 12.2.3: Use of Debt Only for Approved Capital Improvements. The Town shall issue debt only for the purposes of financing the approved schedule of capital improvements and for making approved major renovations to existing facilities.

Policy 12.2.4: Cost Effective Long-Term Leases. The Town shall only enter into long-term leases for the acquisition of major equipment when it is cost effective to do so.

Policy 12.2.5: Financing Not to Exceed Useful Life of Outlay. The Town shall only finance capital improvements for a period not to exceed the useful life of the outlay.

Policy 12.2.6: Financial Payback Period Not to Exceed Thirty Years. The Town shall not finance any improvements over more than a period of thirty years.

Policy 12.2.7: Managing Debt and Financial Position. The Town shall attempt to seek and maintain the highest credit rating possible by properly managing its debt and financial position.

Policy 12.2.8: Considerations in Financing Capital Improvements. The Town shall not finance a public facility or service that it cannot economically operate and maintain.

Policy 12.2.9: Internal Control System for Outstanding Debt. ~~By 2005~~ The Town shall develop maintain an internal control system that ensures its compliance with all appropriate laws, rules, and regulation and covenants associated with outstanding debt.

Policy 12.2.10: Monitor Outstanding Debt in Relationship to Existing Market Conditions. The Town shall monitor its outstanding debt in relationship to existing market conditions and will repay its debts early when sufficient cost savings can be realized.

Policy 12.2.11: Considerations in Amending Capital Improvement Element and CIP. The Town shall amend the Capital Improvement Element and Capital Improvement Program (CIP) to reflect the capital needs of the other elements of this plan.

Policy 12.2.12: CIP to Assist Implementing Comprehensive Plan. The Town shall require the Capital Improvement Plan (CIP) and Budget be consistent with and act as a means of implementing the policies of all of the elements of this plan.

Policy 12.2.13: Five-Year Schedule of Capital Improvements. The Town of Eatonville will adopt the five-year schedule of capital improvements as a portion of the local Comprehensive Plan and update the CIP annually.

Policy 12.2.14: Meet or Exceed Level of Service Standards. The Town will adopt the following programs to ensure that adopted level of service standards are met or exceeded, facilities and services are available concurrent with the impacts of development:

1. Concurrency Management System;
3. Capital Improvement Plan; and 2. Land Development Code;
4. Capital Improvement Budget.

OBJECTIVE 12.3. Maintenance of Adopted LOS Standards. The Town of Eatonville shall maintain adopted levels of service standards for public facilities and services as ~~outlined~~ documented in the Capital Improvements Program.

Policy 12.3.1: Enforcing Concurrency Management. The Town shall require before approval of new developments that all public facilities and services are consistent with the adopted level of service and must be included in the Capital Improvements Program.

Policy 12.3.2: Traffic Circulation LOS Standard. The Town shall enforce the following level of service (LOS) standards for traffic circulation:

Classification LOS

Principal Arterial: G-E Town of Eatonville contains no principal arterial roads. Minor

Arterial: D-E Town of Eatonville contains no minor arterial roads.

Collector: D-E

Local: B-C

Policy 12.3.3: Sanitary Sewer LOS Standard. The Town shall enforce the following levels of service (LOS) standard for sanitary sewer:

- 300 gallons per day per ERU

Policy 12.3.4: Potable Water LOS Standard. The Town shall ensure that the following level of service (LOS) standard for potable water:

- System capacity of 350 gallons per day per ERU

Policy 12.3.5: Solid Waste LOS Standard. The Town shall ensure the following level of service (LOS) standards for solid waste to maintain the land fill capacity:

- Six (6.00) pounds per day per person.

Policy 12.3.6: Recreation LOS Standard. The Town shall ensure the following level of service (LOS) standard for recreation land:

- 2.50 acres per 1,000 persons

Policy 12.3.7: Stormwater LOS Standard. The Town shall ensure the following level of service (LOS) standards for stormwater in the local stormwater system.

Facility	Design Storm
Bridges	50 year
Canals, ditches or culverts	25 year
Cross drain, Storm Sewers	10 year
Roadside swales	10 year
Detention Basins	25 year
Retention Basins	100 year

New development must include drainage improvements that require pre- and post-development or redevelopment peak flows to be similar but not exceed 10% for a 25-year storm. In addition, the first inch of rainfall must be retained on-site and natural vegetation should be used as a component of drainage design. Best management practices are required for stormwater runoff prior to discharge to natural or artificial drainage systems. Exceptions are allowed for single family dwellings, accessory structures, and alterations or improvements to existing structures that do not change or affect the rate or volume of runoff; and construction that is on or parallel to the ground, less than or equal to 1,000 square feet of impervious surface.

Policy 12.3.8: Annually Review LOS Standard. The Town shall at least once a year review the compliance and appropriateness of each adopted level of service standard.

Policy 12.3.9: Adopt a Concurrency Management System. The Town shall implement the adopted Concurrency Management System which shall be used to evaluate the impact of new development on the adopted level of service standards, and direct where and under what conditions new development will be permitted.

OBJECTIVE 12.4 Investigate and Identify New Capital Revenue Sources. The Town shall develop by 2005 December 30, 2017 policies which investigate and identify new sources of revenue to fund capital projects.

Policy 12.4.1: Establish and Enforce Impact Fees. The Town shall establish and impose impact fees as a means of paying for capital improvements.

Policy 12.4.2: Establish a User Fee System for Improvements to Specific Areas. The Town shall establish a user fee system to fund capital projects that serve a definite area or neighborhood.

Policy 12.4.3: Establish Fee Structure for Enterprise Funds. The Town shall develop a fee structure for all enterprise funded systems that will cover operation, maintenance, improvements and debt service cost.

Policy 12.4.4: Reduce Reliance on the Ad Valorem Tax Base. The Town shall seek all available funds to finance improvements to reduce reliance on the Town's ad valorem tax base.

Policy 12.4.5: Feasibility Studies. The Town of Eatonville shall investigate the feasibility of adopting and implementing the following programs, as appropriate by December 30, 2018

- Road Safety Impact fee
- Recreation Impact Fee
- Roadway User Fee
- Additional consumer taxes
- Stormwater Utility Fee

OBJECTIVE 12.5 Future Development to Pay Fair Share. The Town shall require that all future development bear the incremental capital costs for all facilities and services necessary to accommodate the impacts created by new growth in order to maintain the adopted level of service.

Policy 12.5.1: Develop and Apply User Fees. The Town shall assess user fees on new developments to cover a fair share of the capital cost to provide those services to new growth.

Policy 12.5.2: Consider Economic Impacts of User Fees. The Town shall use these user fees for as many public facilities as feasible, but with consideration to the economic impact on affordable housing and building industry.

Policy 12.5.3: Develop and Apply Special Assessments and Other Measures. The Town shall use special assessments or other development actions and assess new development their pro-rata share of the cost for the needed public facilities to service future growth.

OBJECTIVE 12.6 Maintenance of Adequate Levels of Service. The Town of Eatonville shall regulate growth and provide needed improvements by requiring the adopted level of service standards for traffic circulation, recreation, potable water, sanitary sewer, solid waste and stormwater management to be maintained through public or private investment.

Policy 12.6.1: Enforce Concurrency Management. The Town shall require public facilities and services consistent with adopted level of service must be available concurrent with the impacts of development or expansion of service areas, consistent with ~~9J5.0055(2), FAC~~ the following provisions:

A. Potable Water, Sanitary Sewer, Solid Waste, and Drainage. For potable water, sanitary sewer, solid waste, and drainage, at a minimum the following standards shall be met to satisfy concurrency requirements:

- 1.** A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
- 2.** At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S. or as may hereinafter be amended, or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent per Section 163.3180(2)(a), F.S. or as may hereinafter be amended.

B. Parks and Recreation. For parks and recreation, at a minimum the following standards must be met to satisfy concurrency requirements.

- 1.** At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
- 2.** A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
 - a.** A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve a development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the Town Capital Improvements Program; or
 - b.** At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

C. Roads. For roads designated in the adopted plan, at a minimum, the following standards shall be met to satisfy concurrency management requirements, except as otherwise may be provided by the Town pursuant to subsection D below which states alternative transportation concurrency programs that may be developed by the Town pursuant

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program. The Capital Improvements Element must include the following policies:
 - a. The estimated date of commencement of actual construction and the estimated date of project completion.
 - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent
5. For the purpose of issuing a development order or permit, a proposed urban redevelopment project located within a defined and mapped Existing Urban Service Area as established in the local government comprehensive plan for up to 110 percent of the transportation impact generated by the previously existing development. For the purposes of this provision, a previously existing development is the actual previous built use which was occupied and active within a time period established in the local government comprehensive plan.
6. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact.
7. A development order or permit within a designated multimodal transportation district may be issued provided the planned community design capital improvements are included in a financially feasible long-range schedule of improvements for the development or redevelopment time-frame for the district, without regard to the period of time between development or redevelopment and the scheduled construction of the capital improvements.

D. Alternative Transportation Concurrency Management Programs. Alternative transportation concurrency management programs may be adopted by the Town as below described in subsections (1-6):

1. **Long Term Transportation Concurrency Management Systems to Correct Existing Deficiencies.** To correct existing deficiencies in transportation facilities and to set priorities for reducing the backlog on transportation facilities, the Town is authorized to adopt, as a part of the comprehensive plan, a long-term transportation concurrency management system with a planning period of up to 10 years.
2. **Transportation Concurrency Management Areas.** The purpose of this optional alternative transportation concurrency approach is to promote infill development or redevelopment in selected portions of urban areas by supporting provision of more efficient mobility alternatives, including public transit. This coordinated approach to land use and transportation development may employ the use of an areawide level of service standard and an accommodation and management of traffic congestion. A transportation concurrency management area is a compact geographic area with existing or proposed multiple, viable alternative travel paths or modes for common trips.
3. **Transportation Concurrency Exception Areas.** The purpose of this flexible transportation concurrency option approach is to reduce the adverse impact transportation concurrency may have on urban infill development and redevelopment and the achievement of other goals and policies of the state comprehensive plan, such as promoting the development of public transportation. Under limited circumstances, it allows exceptions to the transportation concurrency requirement in specifically defined urban areas of a jurisdiction.

The exceptions provide flexibility for concurrency management in order to encourage the application of a wide range of planning strategies that correspond with local circumstances of a specific geographic area. The exceptions apply to all land uses and development and types of facilities within expressly excepted areas. The Town must specifically consider the impacts of the exception areas on the Florida Intrastate Highway System.

4. **Concurrency Exception for Projects Promoting Public Transportation.** The purpose of this flexible transportation concurrency option is to reduce the adverse impact transportation concurrency may have on the promotion of public transportation including goals and policies of the state comprehensive plan. The Town may exempt projects that promote public transportation by establishing in Town comprehensive plan, guidelines and/or policies for the granting of such exceptions. Those guidelines must demonstrate by supporting data and analysis, that consideration has been given to the impact of the projects on the Florida Interstate Highway System. The guidelines must establish how a project will qualify as a project that promotes public transportation and comply with Section 163.3180.
5. **Concurrency Exception for Public Transit Facilities.** Public transit facilities, as described in Section 163.3180(5)(h)(1)(b), F.S., shall not be subject to the concurrency requirement.
6. **Private Contributions to Town Capital Improvement Planning.** In order to exercise the option of issuing a development order or permit pursuant to Section 163.3180, F.S., the Town must identify in the comprehensive plan a process for assessing, receiving, and applying a fair share of the cost of providing the transportation facilities necessary to serve the proposed development. The Town's comprehensive plan may authorize multi-use developments of regional impact to satisfy the transportation concurrency requirement by payment of a proportionate share contribution consistent with Section 163.3180, F.S. The transportation facilities must be included in a financially feasible five-year Capital Improvement Schedule. The assessment shall have a reasonable relationship to the transportation impact that is generated by the proposed development.

E. School Facilities. The Town shall carry out coordinated public school facilities planning and concurrency management in a manner consistent with the terms of the adopted Interlocal Agreement addressing coordinated school planning and concurrency management that has been executed by the Town, the Orange County School District, Orange County, and all non-exempt municipalities within the county. Pursuant to the Interlocal Agreement, the School District shall undertake only those capital improvements included within this element's adopted public school facilities capital improvements program. The following school facility standards shall be met to satisfy the school concurrency requirement:

1. For district-wide concurrency service areas:
 - a. At the time the residential development order or permit is issued, the necessary facilities and services are in place or under construction; or
 - b. A residential development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than 3 years after permit issuance as provided in the adopted public school facilities program; or
 - c. A developer executes a legally binding commitment to provide mitigation proportionate to the demand.
2. For less than district-wide concurrency service areas: If public school concurrency is applied on less than a district-wide basis in the form of concurrency service areas, a residential development order or permit shall be issued only if the needed capacity for the particular service area is available in one or more contiguous service areas and school capacity is available districtwide as defined in Section 163.3180, F.S.

Policy 12.6.2: Annually Review Compliance and Adequacy of LOS Standards. The Town shall annually review compliance and appropriateness of the adopted level of service standards.

OBJECTIVE 12.7: Adopt Concurrency Management. The Town shall ~~by December 1, 2005~~ adopt a concurrency management system concurrent with the effective date of the 2018 Comprehensive Plan and develop regulations that will allow the Town to use its resources to provide or require capital improvements for future developments as well as those needs of previously issued development orders.

Policy 12.7.1: Monitor Compliance with Concurrency LOS Standards. The Town concurrency management system shall establish a monitoring program that will enable the Town to determine whether it is meeting the adopted level of service (LOS) standards and its schedule of capital improvements.

Policy 12.7.2: Reconciling Existing Infrastructure Deficiencies. The Town's most recently adopted Comprehensive Plan shall be used to govern approved development orders during the interim planning period if existing land development regulations are inconsistent with the Comprehensive Plan. The capital improvements that are needed to improve deficiencies and to support approved development orders shall be given priority funding by the Town if they are not part of a development order agreement.

Policy 12.7.3: Enforce Concurrency Management System. The Town Comprehensive Plan and concurrency management system shall be used to establish a growth management system that will ensure that public facilities and services will meet the adopted level of service standards and be available concurrent with the impacts of development, if this is not met, no development orders or permits will be issued until the adopted level of service are available or assured through a development order.

OBJECTIVE 12.8: Development Approval Process to Include Concurrency Compliance. The Town shall coordinate the approval of new development with the CIP to include the maintenance of adopted level of service standard of both existing and future needs at Eatonville.

Policy 12.8.1: Capital Improvements Plan and Comprehensive Plan Consistency. The Town shall require that all capital improvements in the Capital Improvements Plan (CIP) shall be consistent with those required due to concurrency in each individual element of the Comprehensive Plan.

Policy 12.8.2: Considerations in Granting Development Orders. The Town will not approve any development orders if funding sources are not identified for the scheduled financing of required capital improvements or where those necessary facilities are not guaranteed by the developer in an enforceable development agreement that includes provisions consistent with Sec. 163.3180, FS. An implementing Concurrency Management System (CMS) ordinance shall be adopted by the effective date of the 2018 Comprehensive plan. A proposed draft of the Concurrency Management System (CMS) ordinance is included as Appendix A of the Capital Improvement Data Inventory and Analysis which is not a part of Comprehensive Plan proposed for adoption.



TOWN OF EATONVILLE MUNICIPAL BOUNDARY MAP

MUNICIPAL BOUNDARY

Hydrology

Streets

Parcels

0

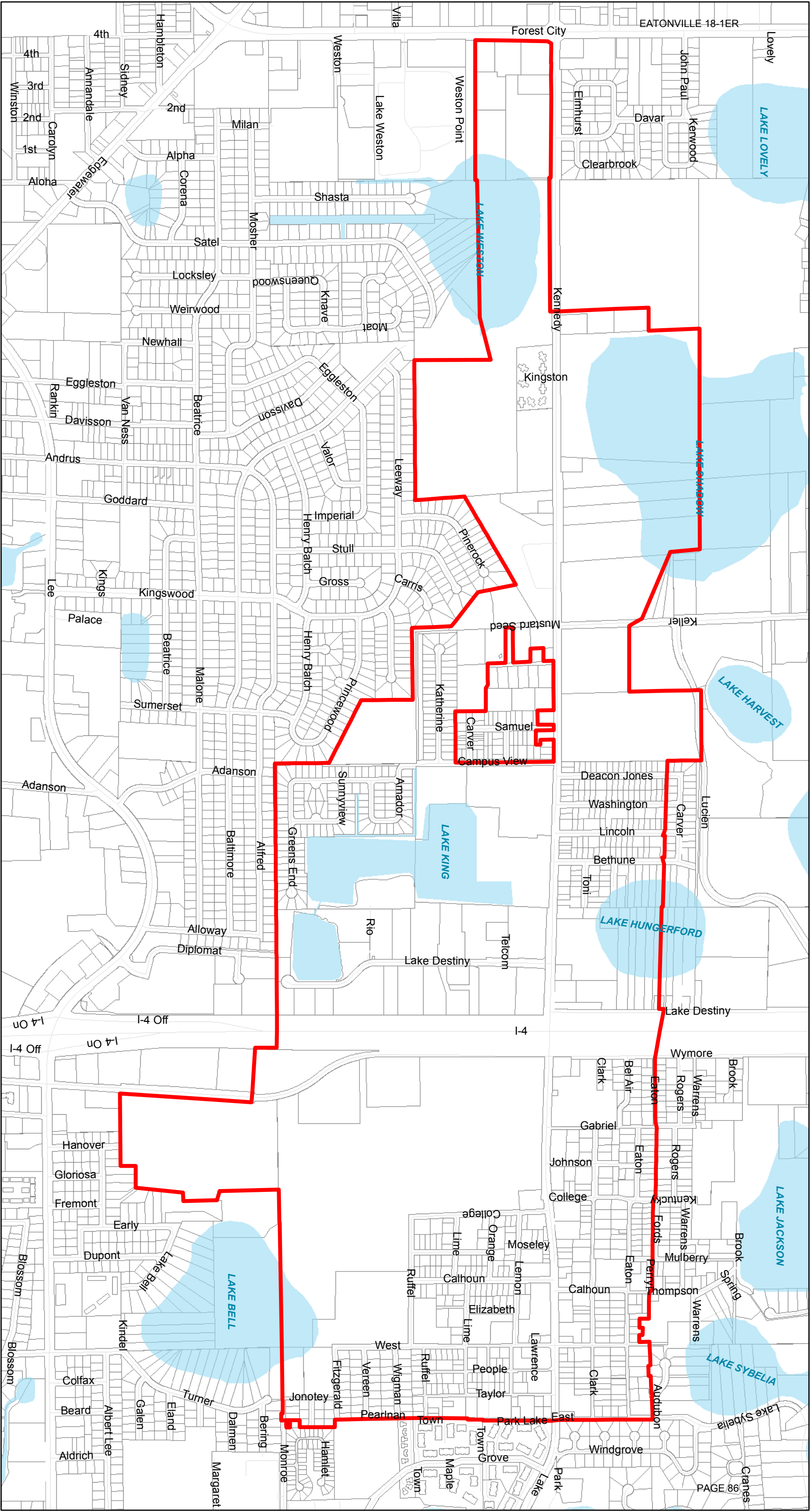
0.15

0.3

0.6 Miles

NORTH

1 in = 826 feet





TOWN OF EATONVILLE HISTORIC DISTRICT MAP

Streets

MUNICIPAL BOUNDARY

Hydrology

Parcels

Historic District

0

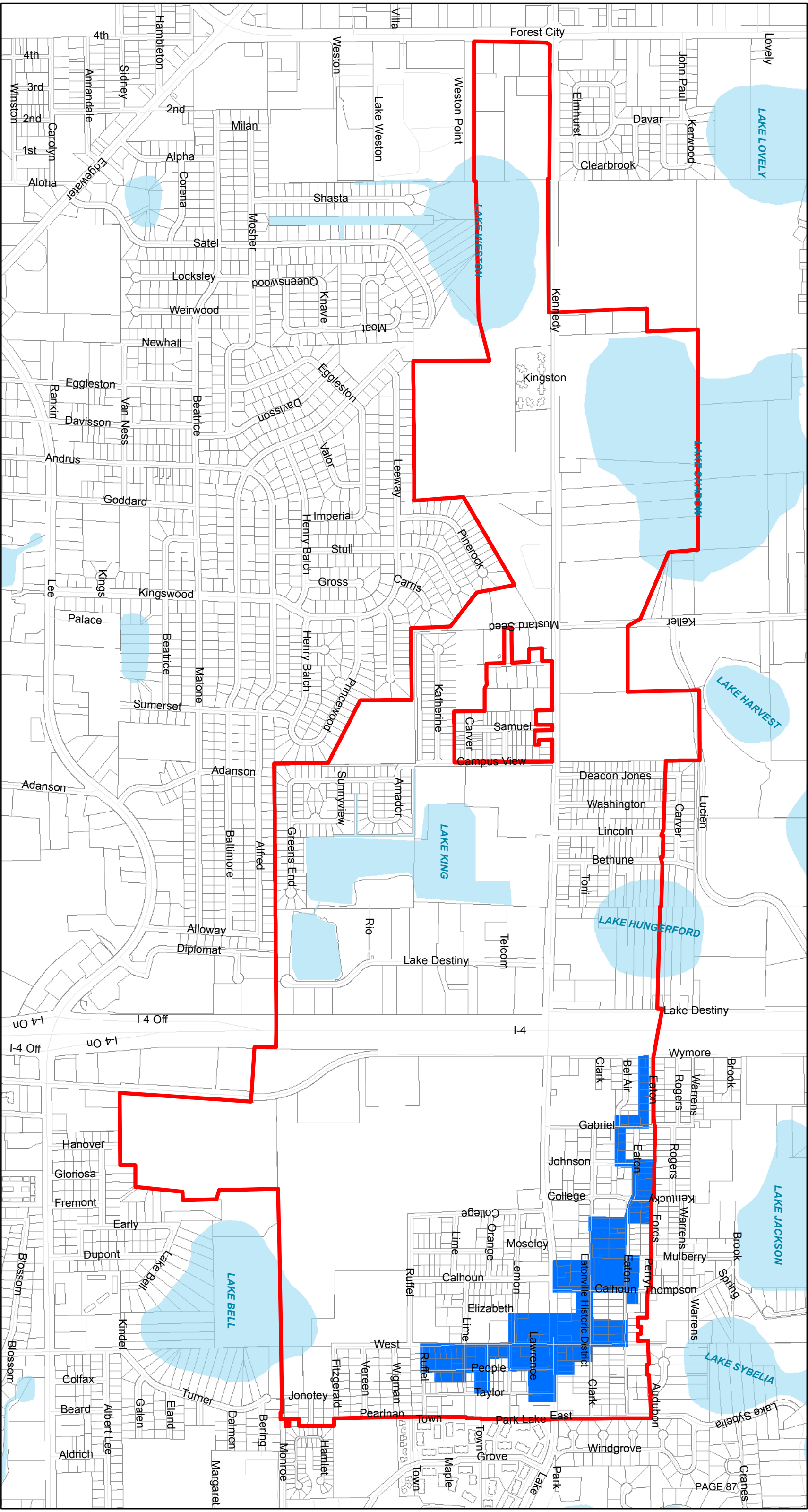
0.15

0.3

0.6 Miles

NORTH

1 in = 826 feet





- FLUM 2018-2038
- COMMERCIAL

MEDIUM MIXED USE
- CONSERVATION

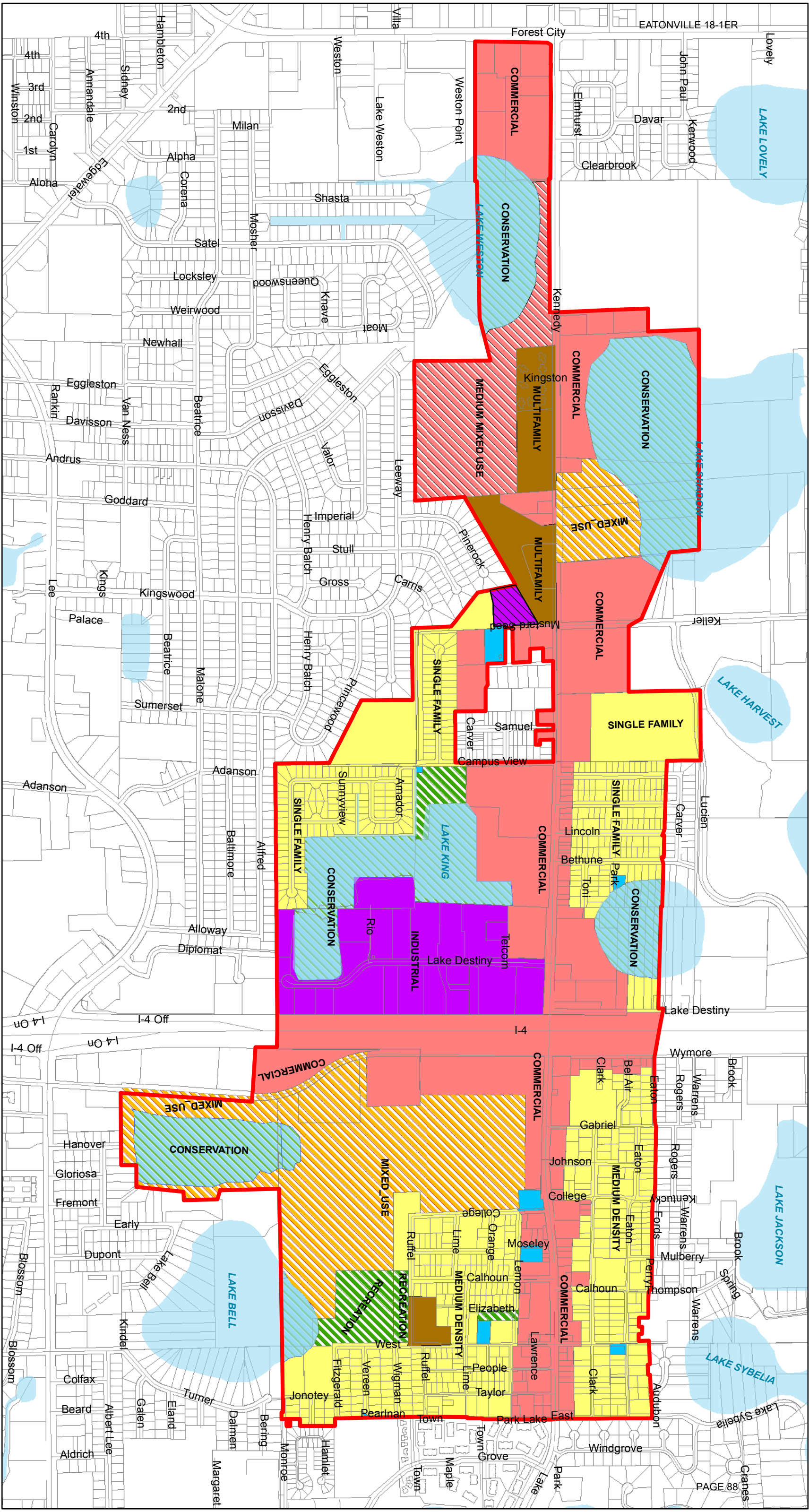
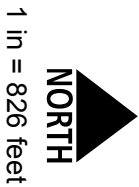
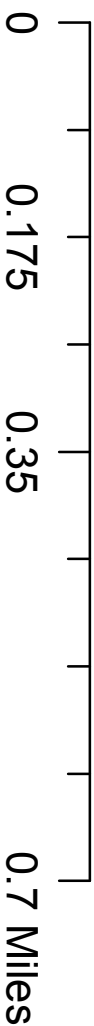
INDUSTRIAL

MIXED_USE
- PUBLIC

RECREATION

LOW DENSITY
- HIGH DENSITY

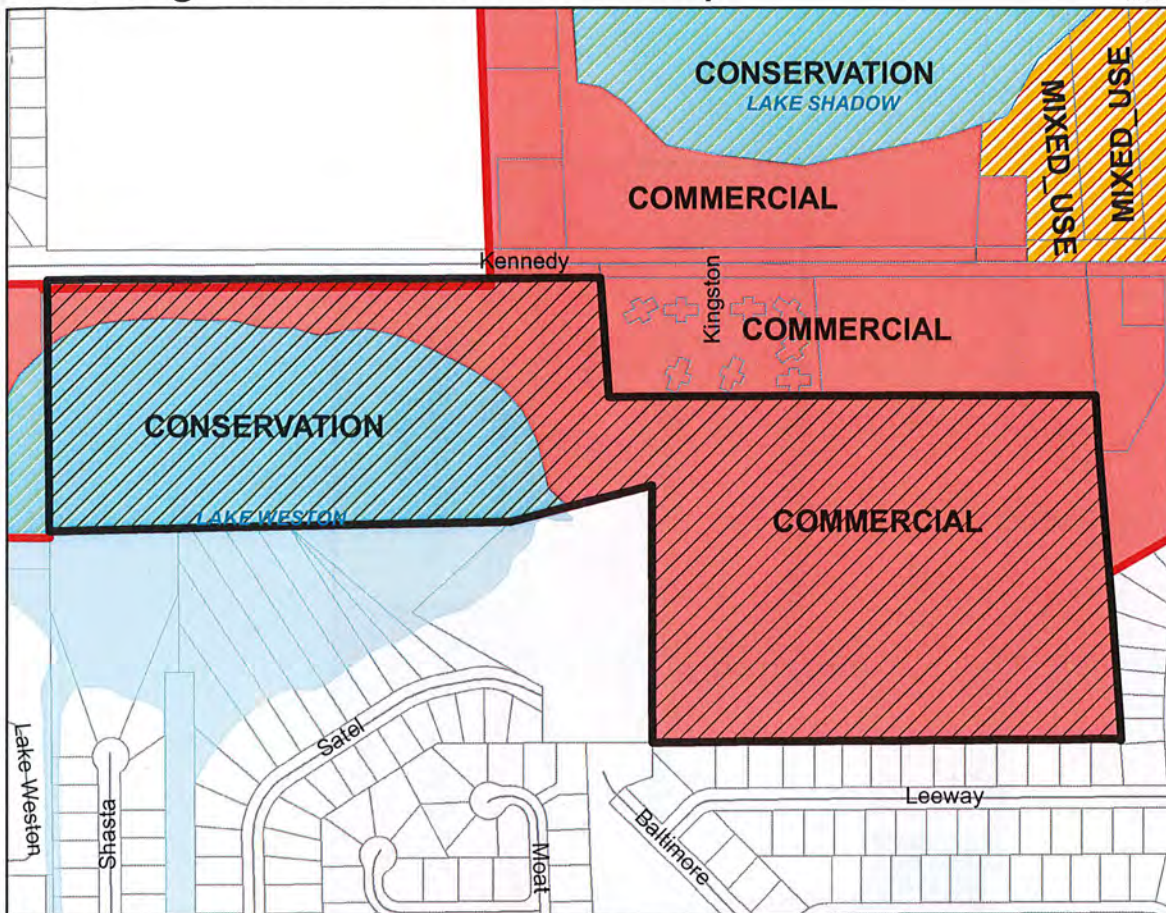
TOWN OF EATONVILLE FUTURE LAND USE 2018-2038



Existing Future Land Use Map

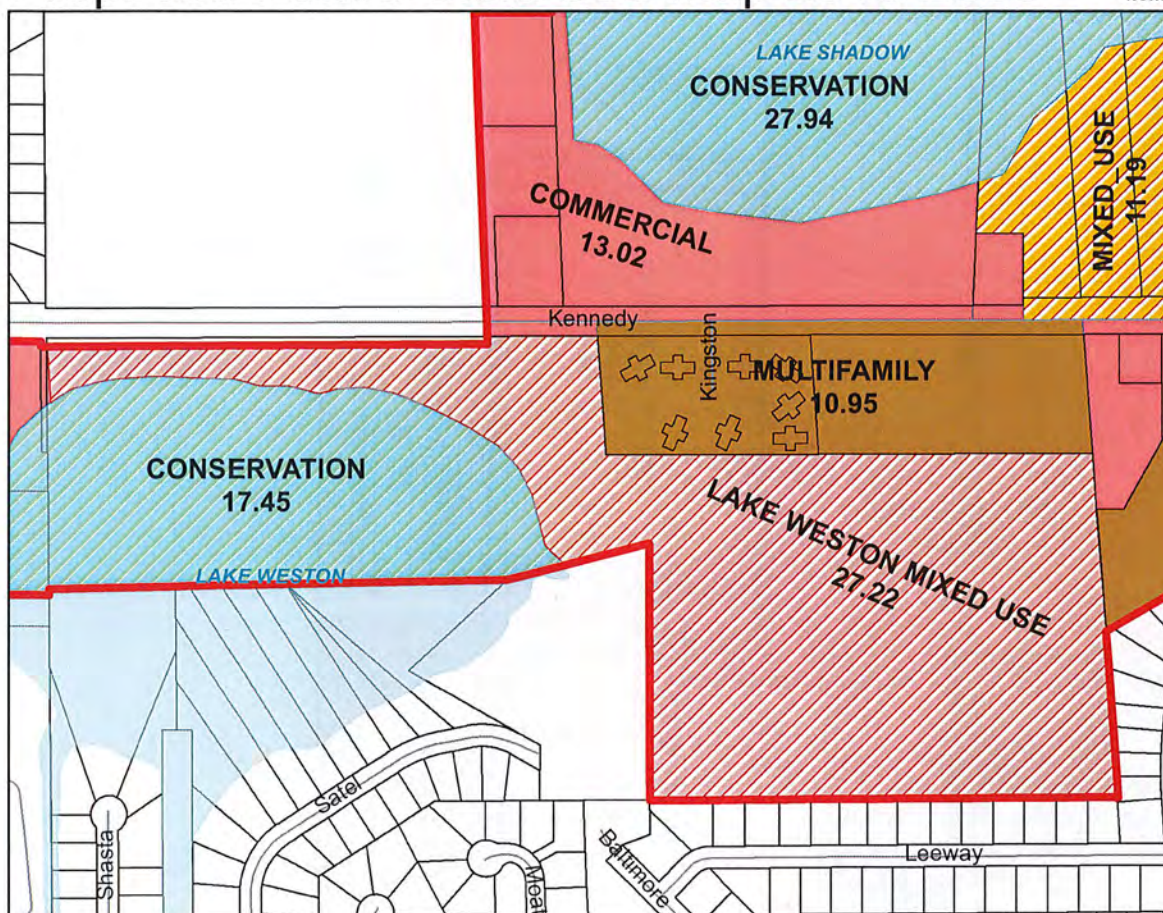
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

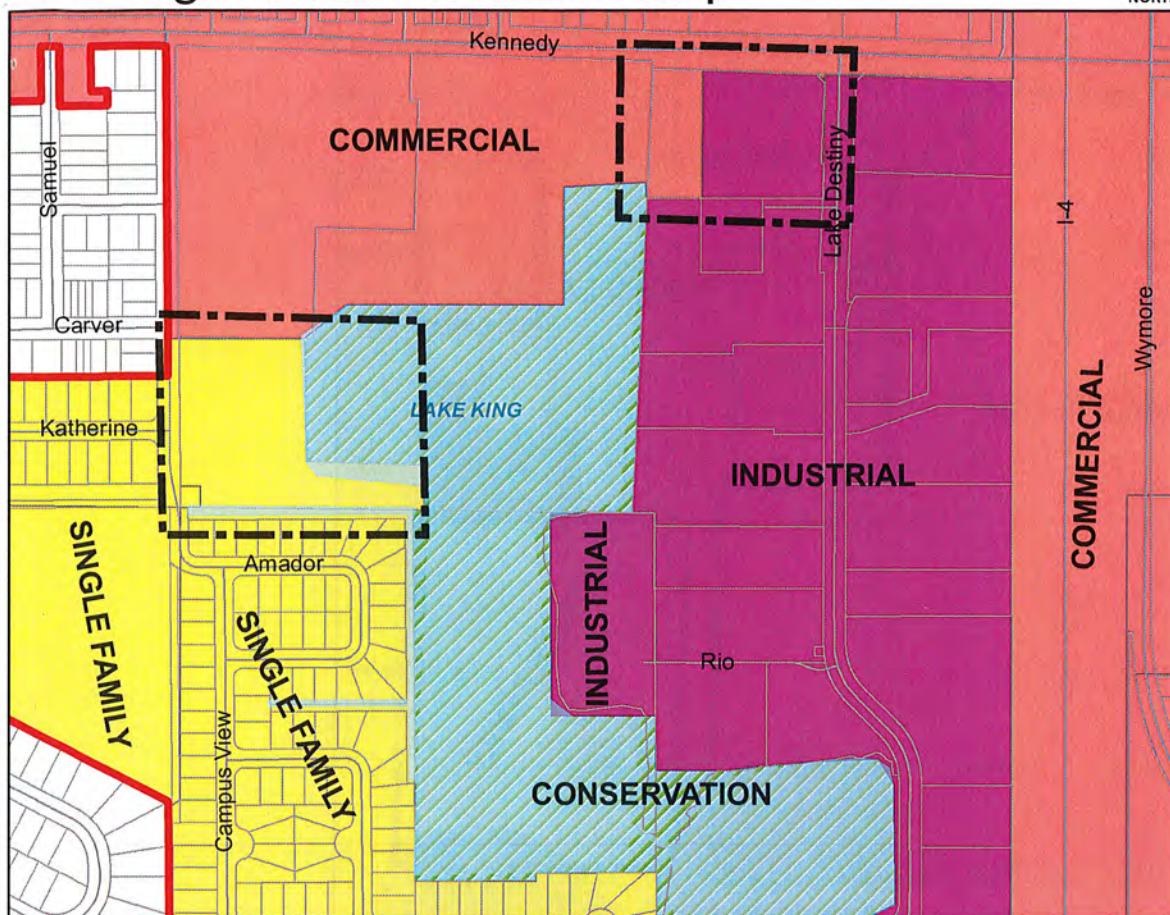
NORTH



Existing Future Land Use Map

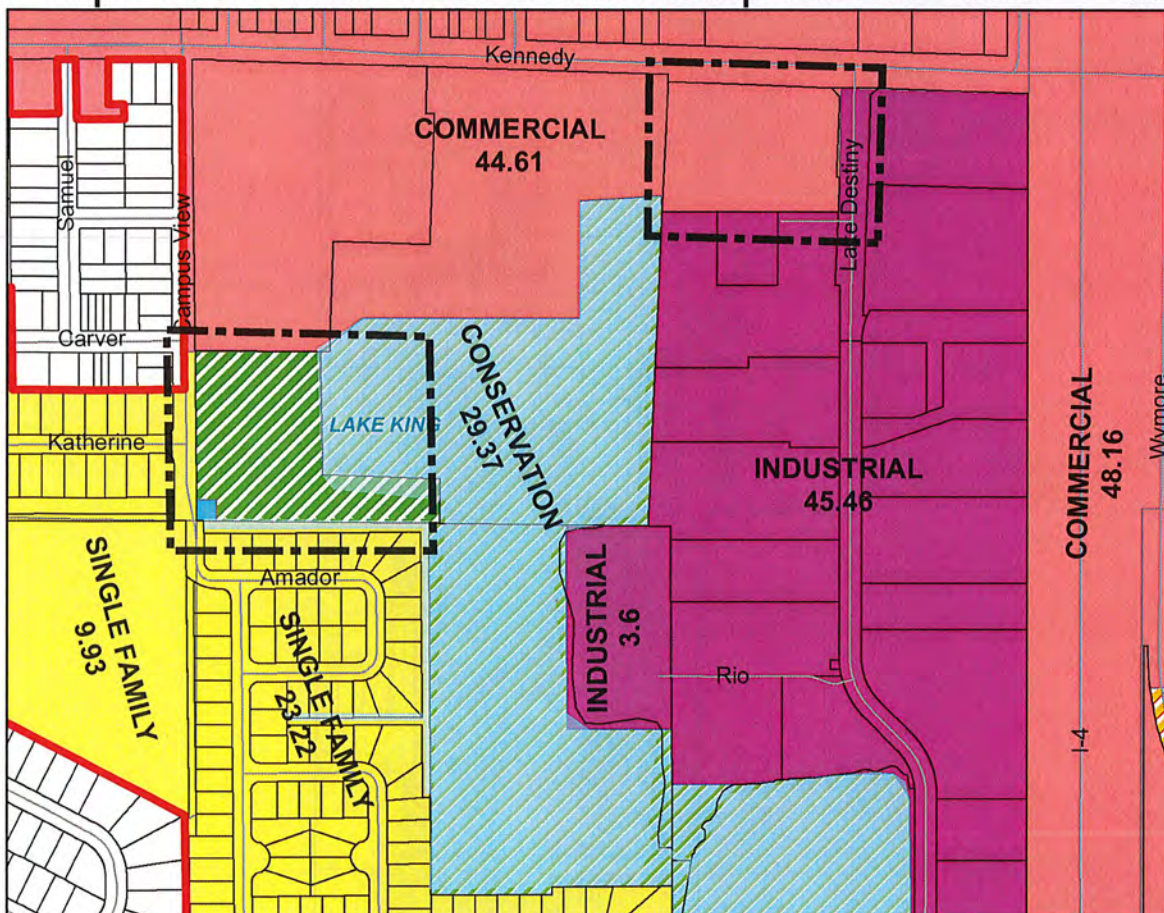
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

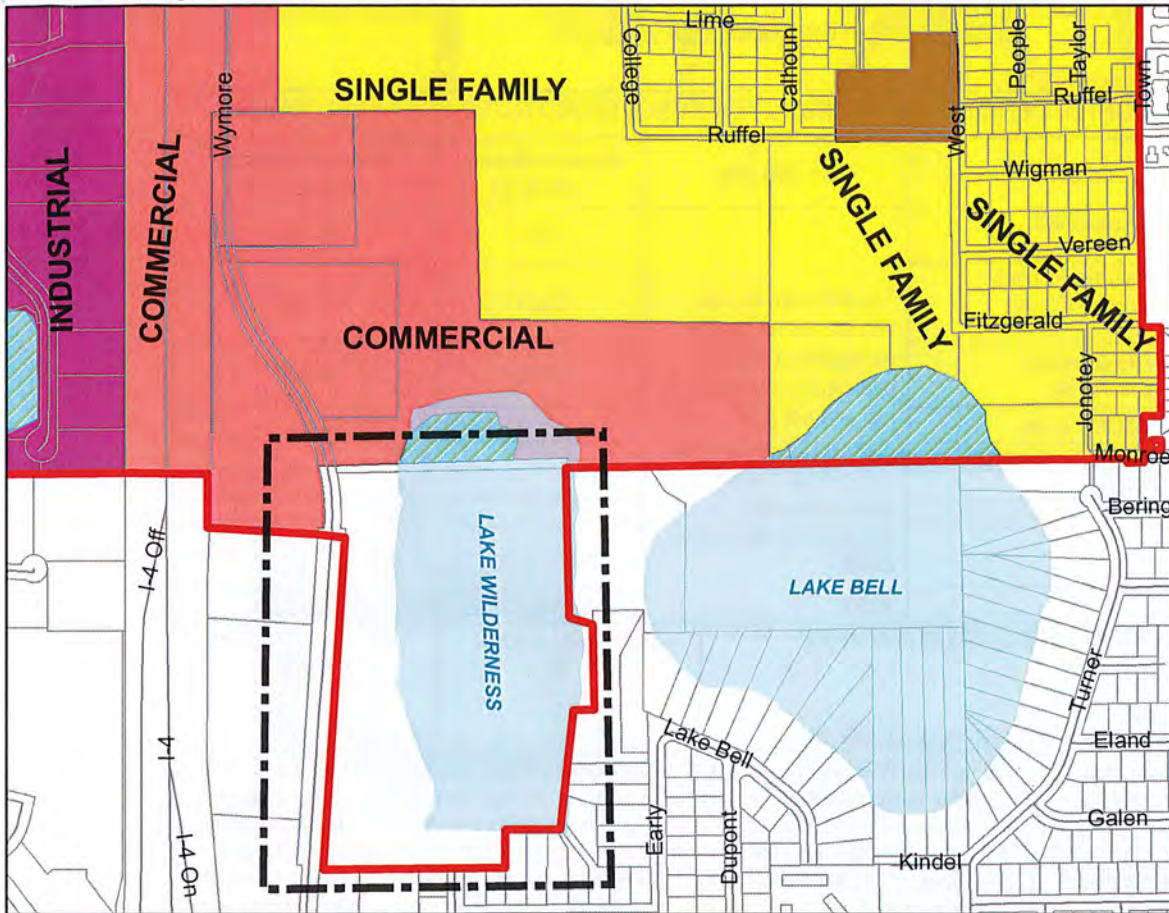
NORTH



Existing Future Land Use Map

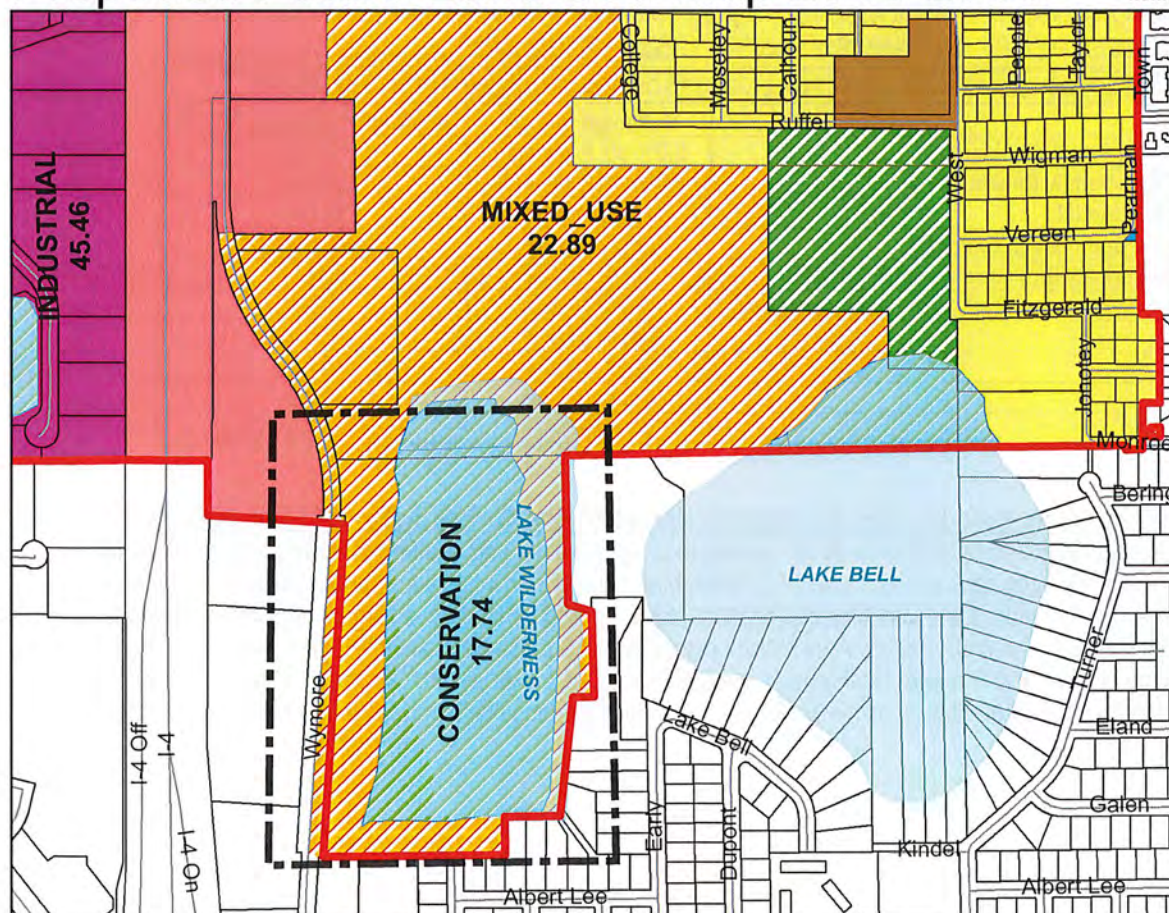
EATONVILLE 18-1ER

NORTH



Proposed Future Land Use Map 2018-2038

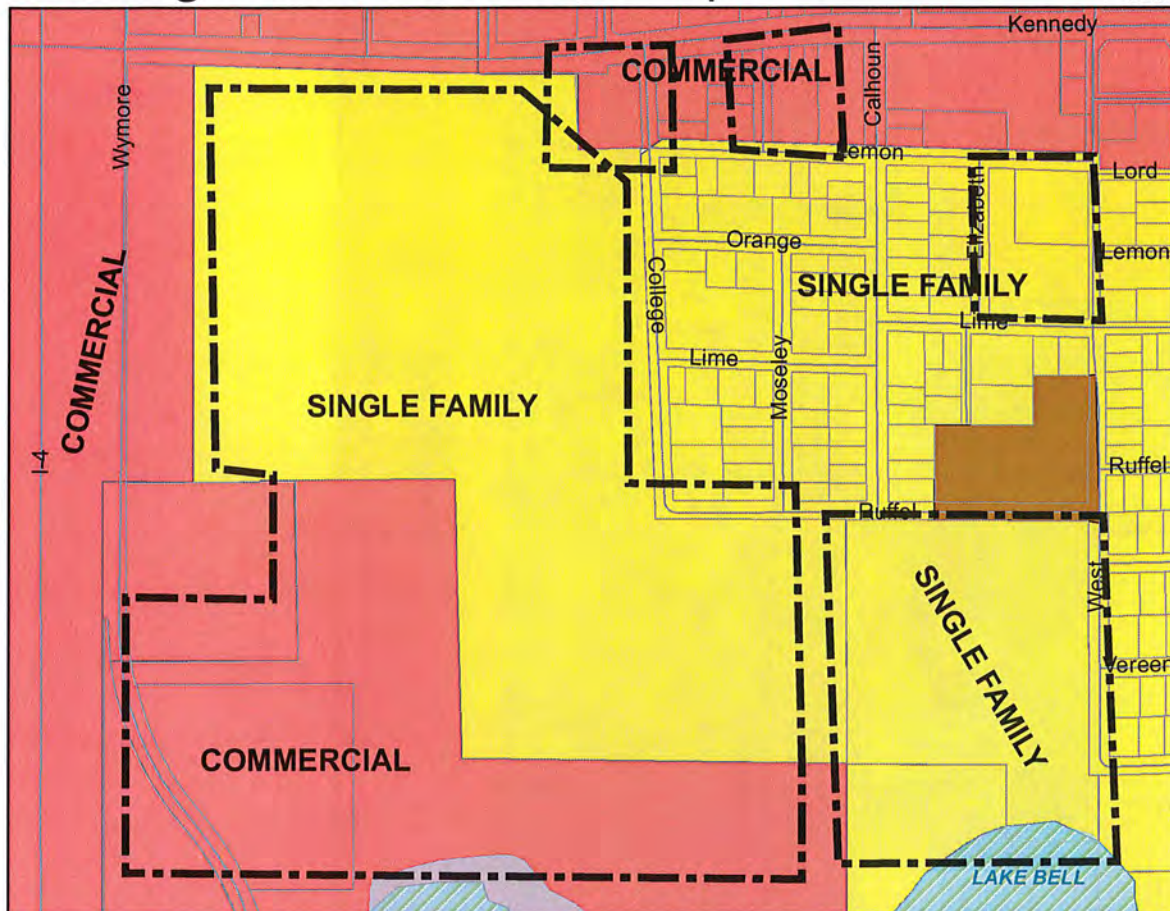
NORTH



Existing Future Land Use Map

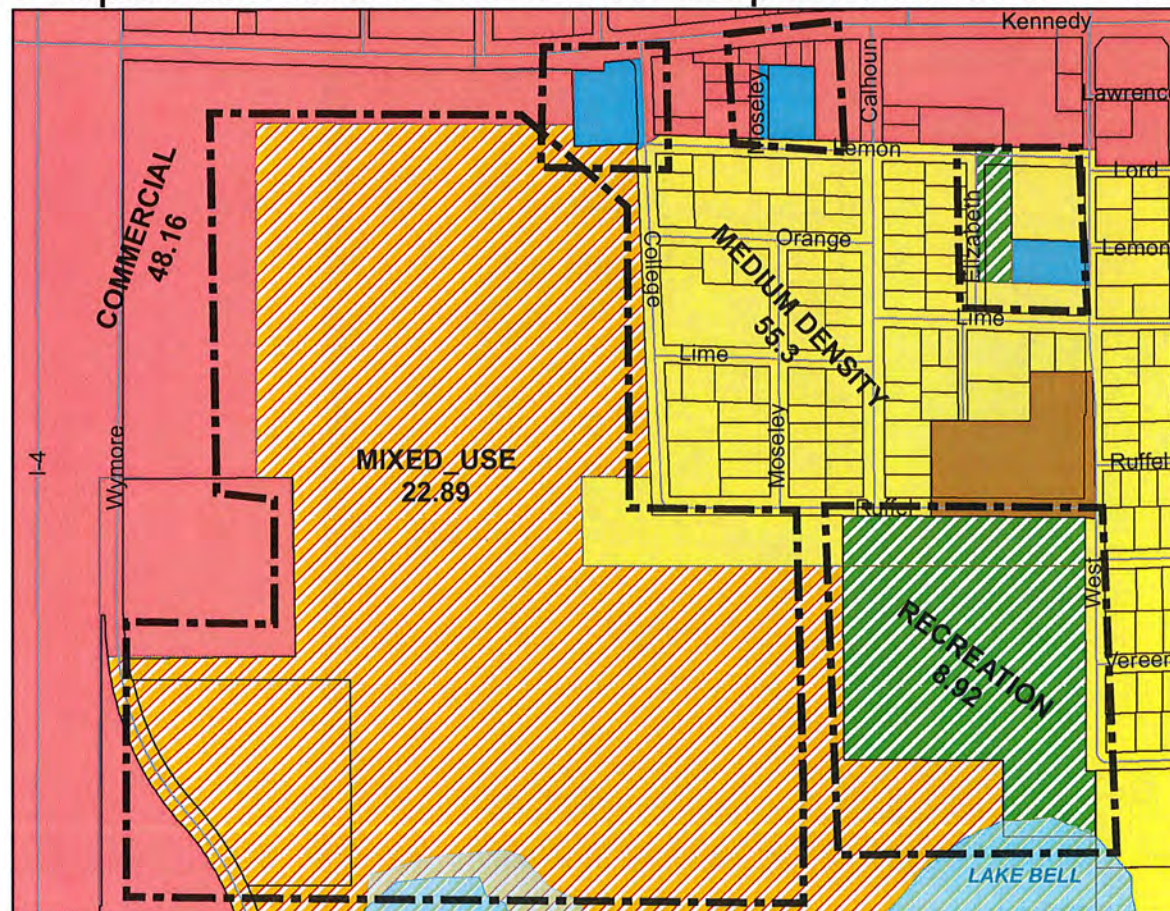
EATONVILLE 18-1ER

NORTH

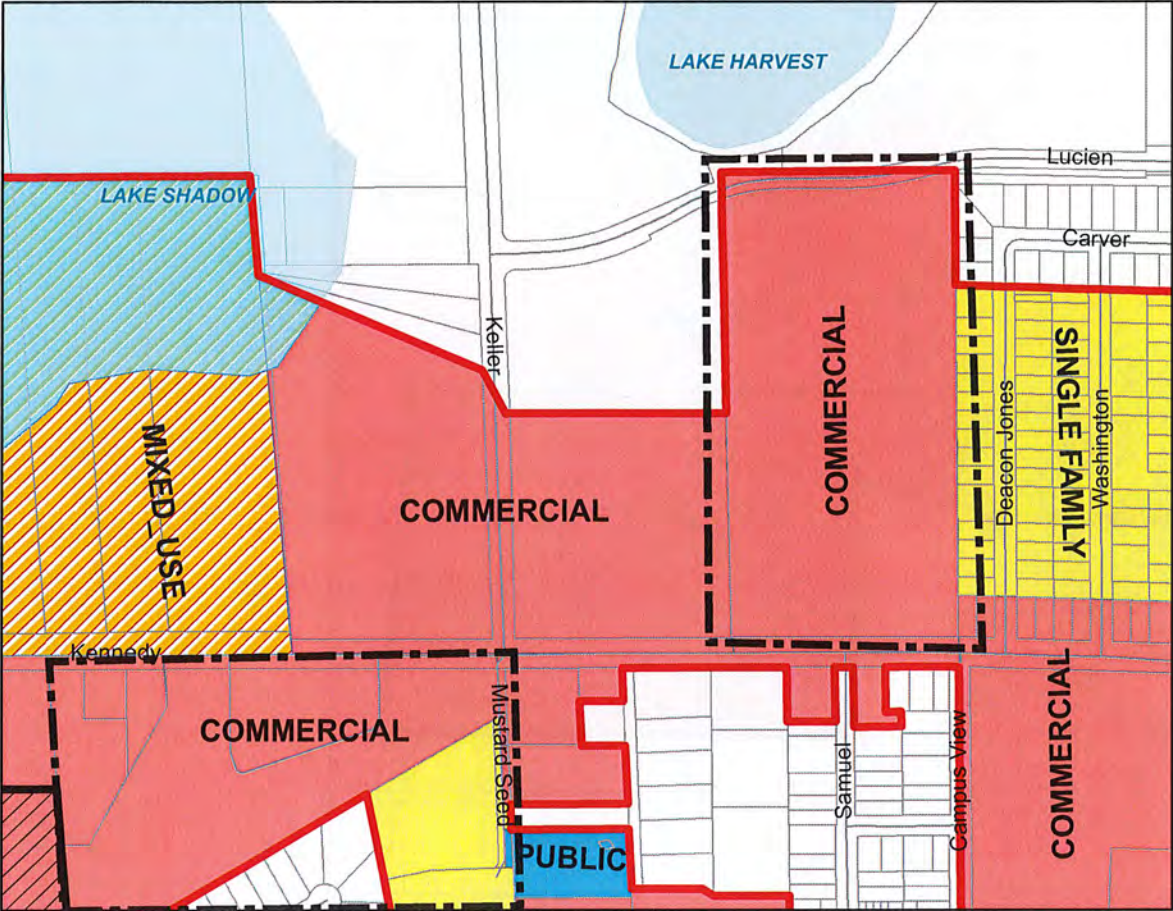


Proposed Future Land Use Map 2018-2038

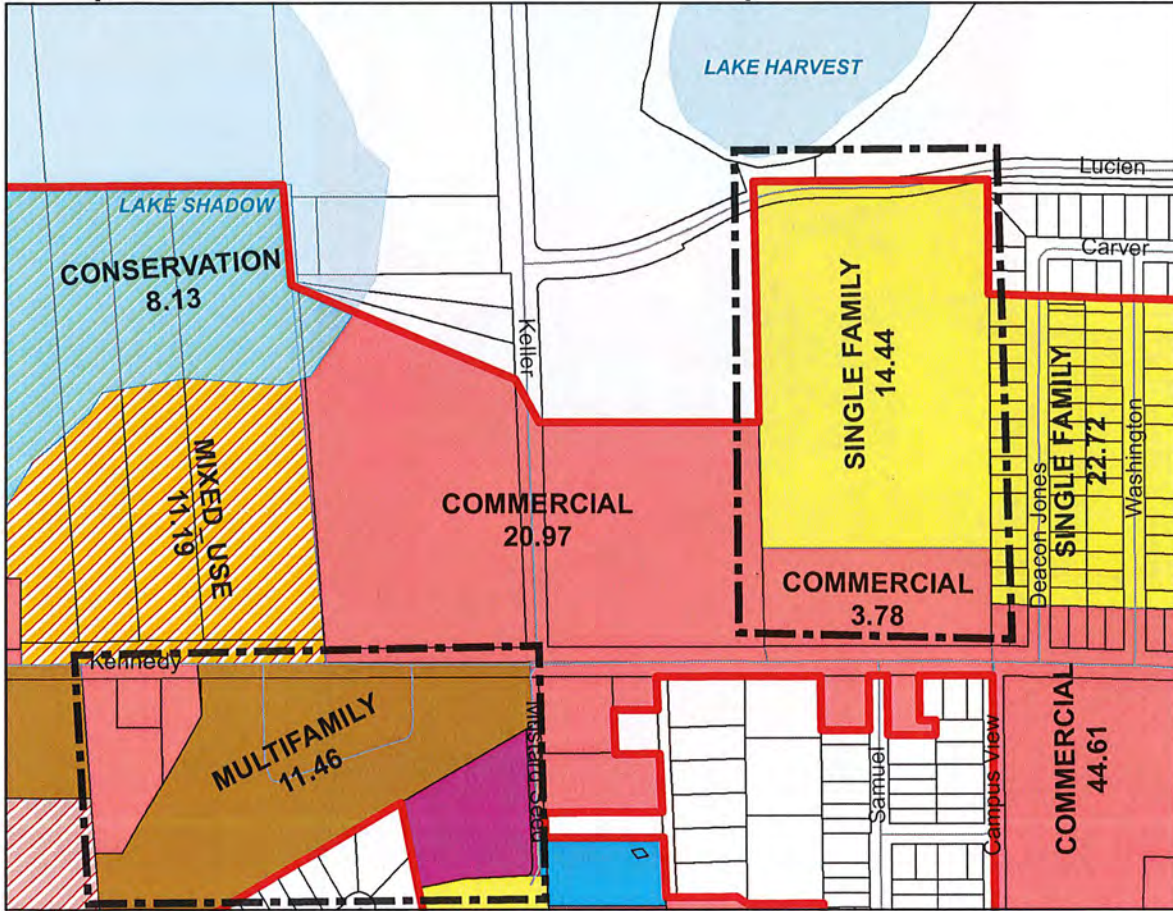
NORTH



Existing Future Land Use Map

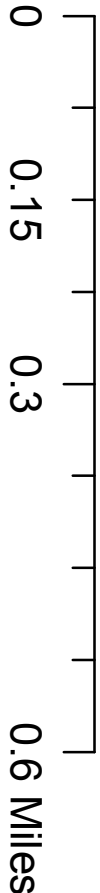
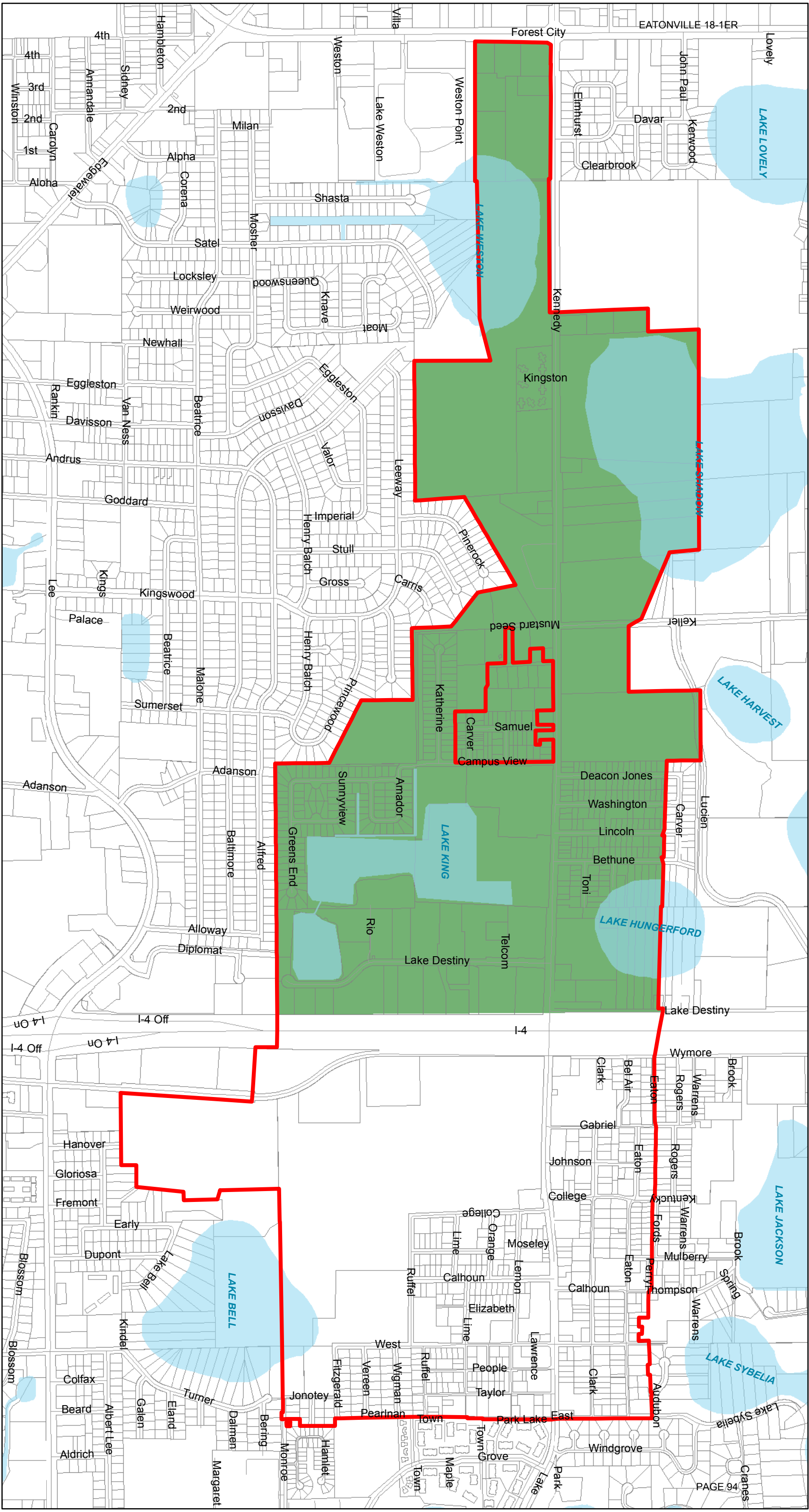


Proposed Future Land Use Map 2018-2038





TOWN OF EATONVILLE WEKIVA STUDY AREA MAP



Legend

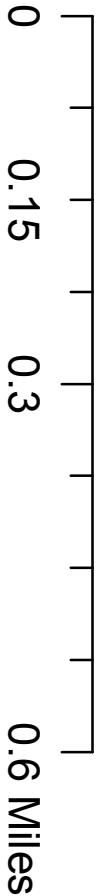
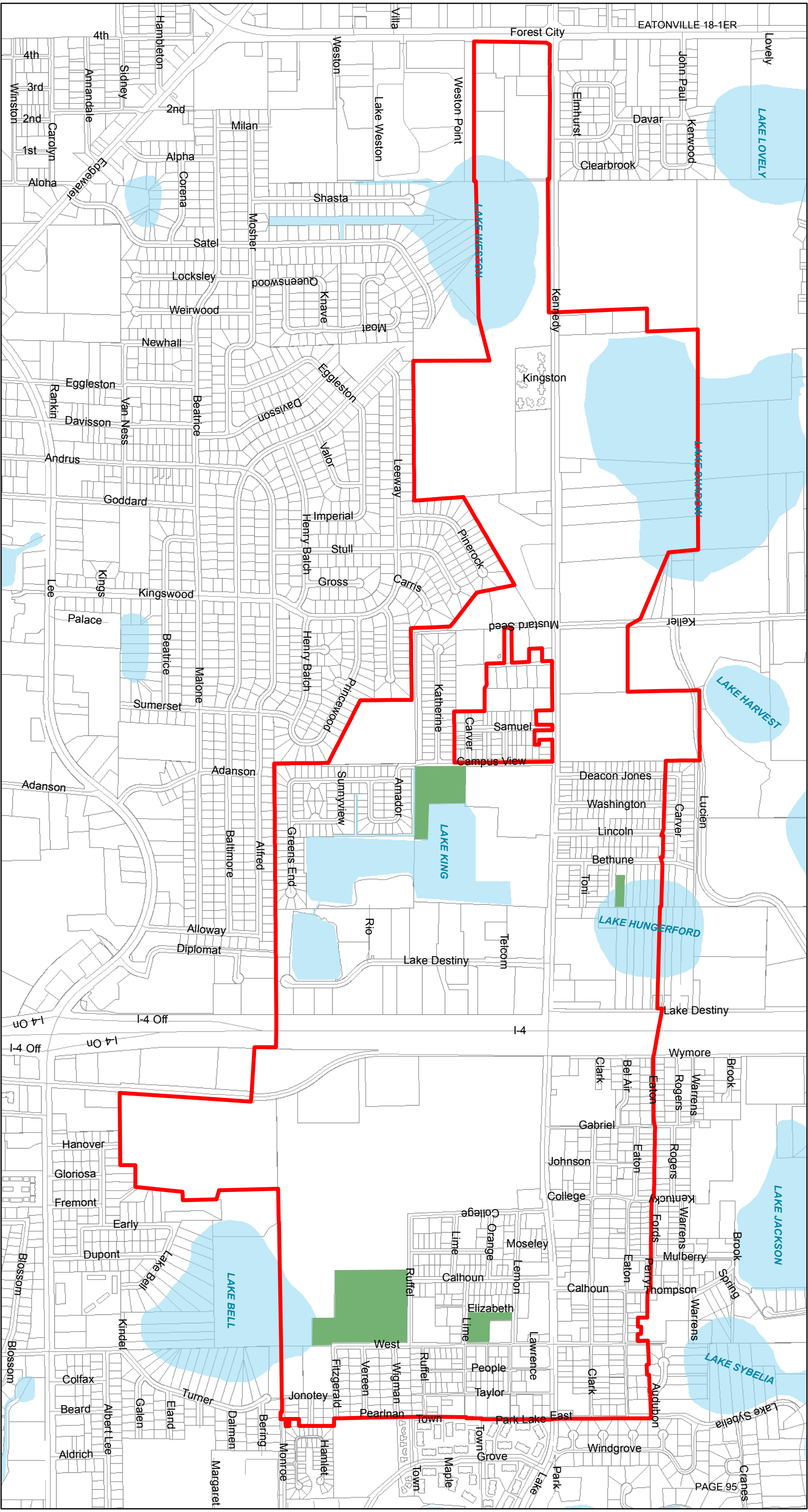
Wekiva Study Area

NORTH

1 in = 826 feet




TOWN OF EATONVILLE PARKS & RECREATION



Legend

 Parks & Recreation

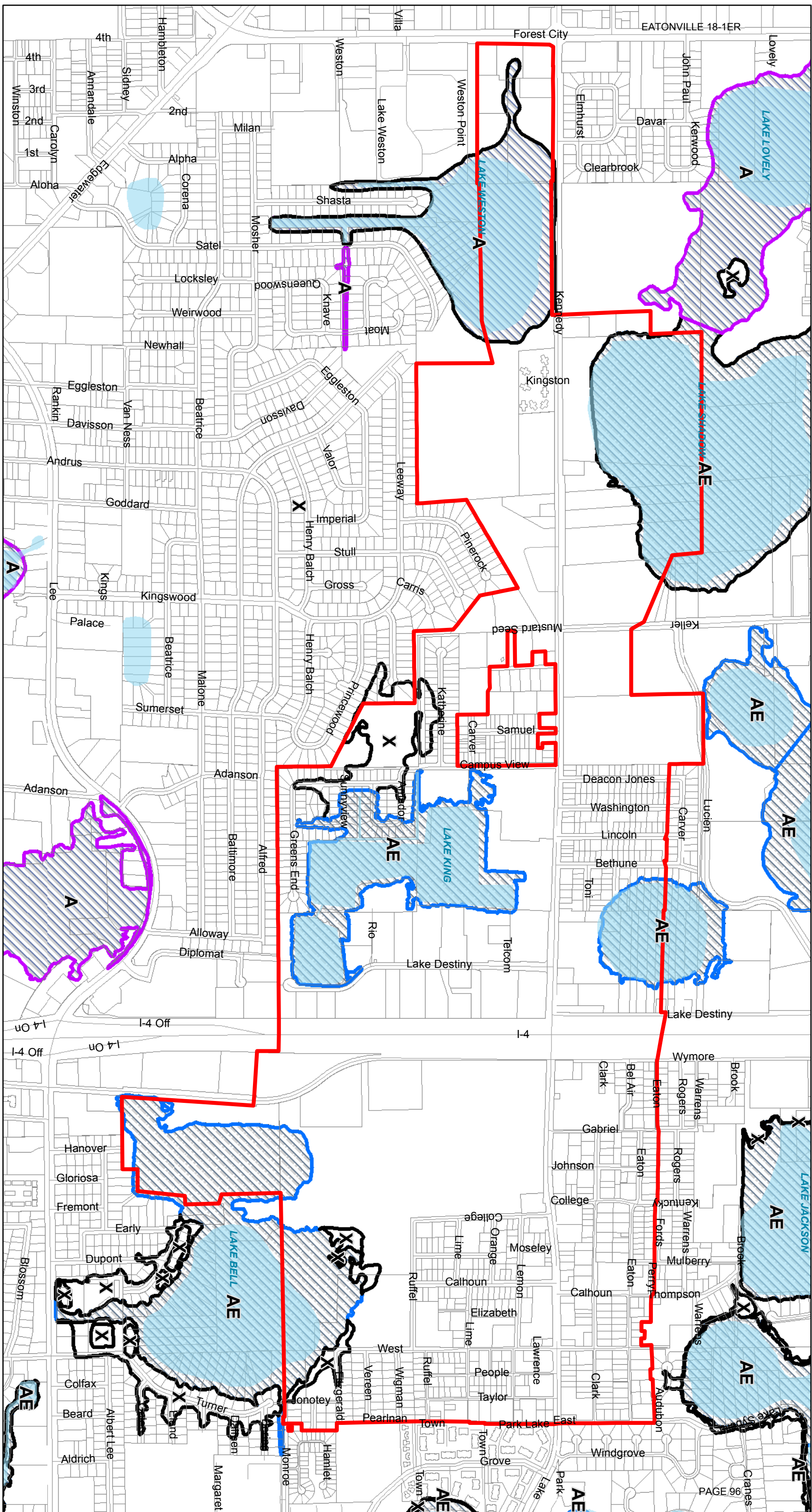
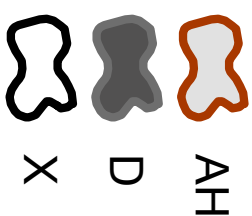
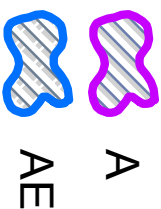
 NORTH

1 in = 826 feet



TOWN OF EATONVILLE FEMA FLOOD ZONES MAP

FEMA Flood Zones 1.2.18

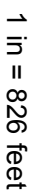
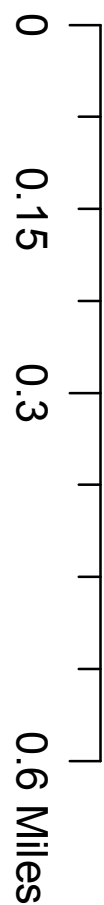




Major Streets

Major Streets

	I-4 Off	Kennedy
	I-4 On	Lake Destiny





Town of Eatonville

Planning, Zoning and Building Department
307 E Kennedy Blvd
Eatonville, FL 32751

FEB 14 2019

January 30, 2019

Mr. Ray Eubanks, Plan Processing Administrator
Department of Economic Opportunity
State Land Planning Agency – Caldwell Building
107 East Madison – MSC160
Tallahassee, Florida 32399

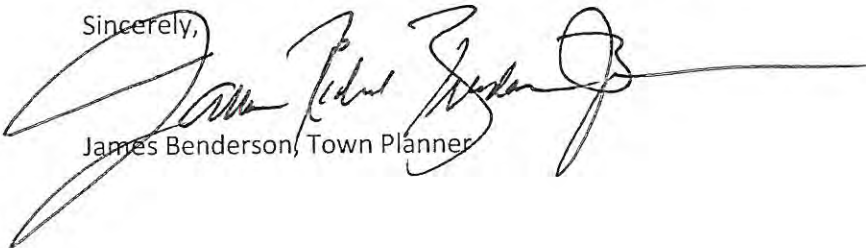
RE: Adoption Letter for 2018 EAR Based Comprehensive Plan Amendments

Dear Mr. Eubanks:

Staff noticed a few minor text errors, please accept the enclosed edited pages. The attached pages will replace the pages submitted with the adoption packet (page 11 and page 15).

Any comments or questions regarding the proposed amendments should be directed to Planning, Zoning & Building Department by calling 407-623-8900.

Sincerely,



James Benderson, Town Planner

HUNGERFORD MIXED USE DEVELOPMENTS	MIN. % LAND USE MIX	MAX. % LAND USE MIX
Residential	5%	20%
Commercial Offices	20%	60%
Commercial Retail/Service Use	40%	60%
Public / Institutional, including Educational, Religious, and Philanthropic	5%	15%

** Medium Mixed Use Future Land Use. Within the Medium Mixed Use Future Land Use boundaries as shown on the Future Land Use Map, a mix of uses including Multi-Family Residential and/or Attached Single Family Townhomes (up to 13 units per acre), commercial and conservation uses (The maximum intensity for commercial is 0.45 FAR) may be allowed. The wetlands adjacent to Lake Weston within the **Lake Weston Future** Land Use boundaries are hereby designated as a Class I Conservation Area pursuant to §13-5.3, Town of Eatonville Land Development Code (LDC) and shall be subject to applicable provisions of §13-5, LDC. The intent of this Future Land Use policy and related Lake Weston Overlay District is to allow a range of commercial, and residential uses on the subject property with appropriate development standards, protect environmental resources, mitigate negative impacts and promote compatibility with surrounding properties. Subject to requirements of this Future Land Use policy, the current industrial zoning of the property is hereby deemed consistent.

Medium Mixed Use

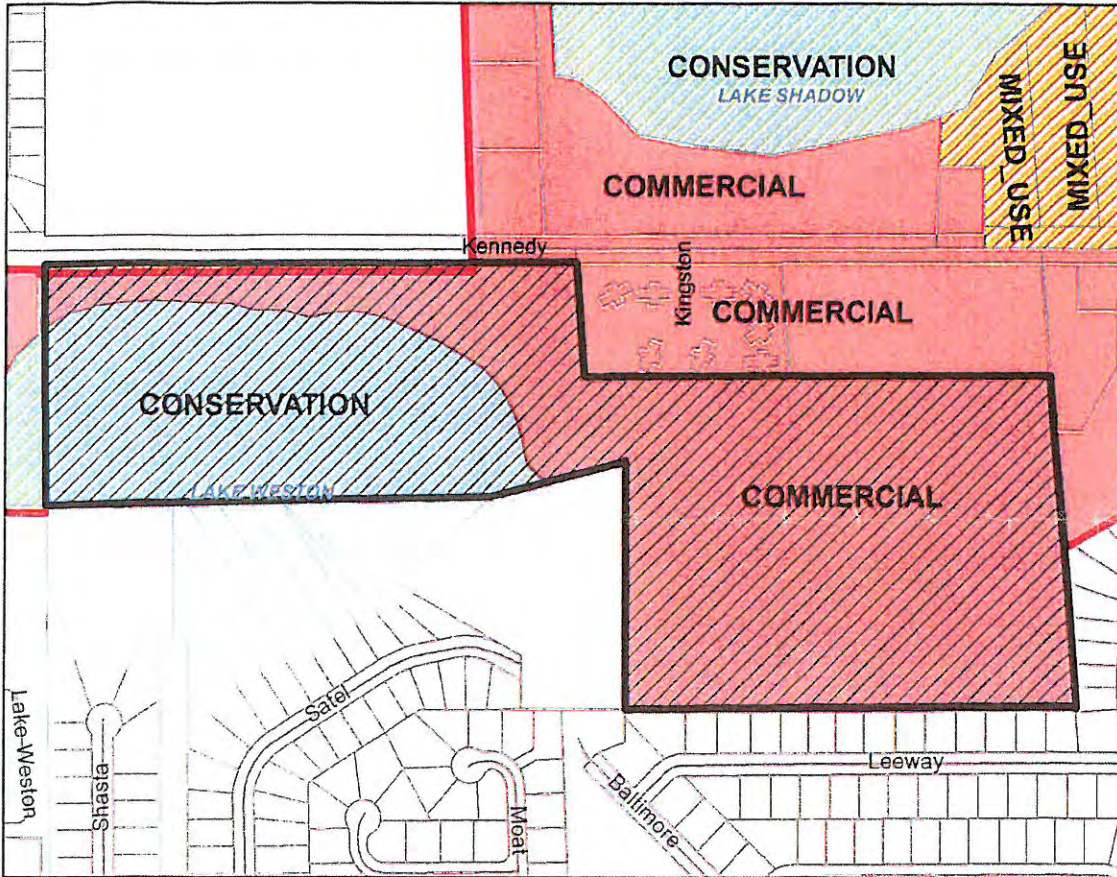
TABLE 1.6.8(B): ADOPTED DENSITY AND INTENSITY FOR HUNGERFORD MIXED-USE DEVELOPMENT

Residential Land Use	Min. Site Size	Maximum Density (Units/Acre)	Maximum Intensity (Height in (feet))
Low Density Single Family Residential: Detached or Attached	The minimum lot size and dimension shall be negotiated during the preliminary subdivision plat and site plan approval process as part of the terms of a duly executed H-PRD development agreement.	5 u/a	35 feet
Medium Density Single Family Residential: Detached Dwellings/Attached Town Houses Zero Lot Line Home		8 u/a	35 feet
High Density Multi-Family Residential or Attached Single Family Town Homes		17 u/a	40 feet
Non-Residential Land Uses		Intensity (Height)	
E. Kennedy-Wymore Commercial		40 ft.	
		40 ft.	
Public/Semi Public		48 ft.	
Civic or Medical		48 ft.	
Wymore Office South	2 acres	110 ft. Potential bonus up to 115 ft. ¹	

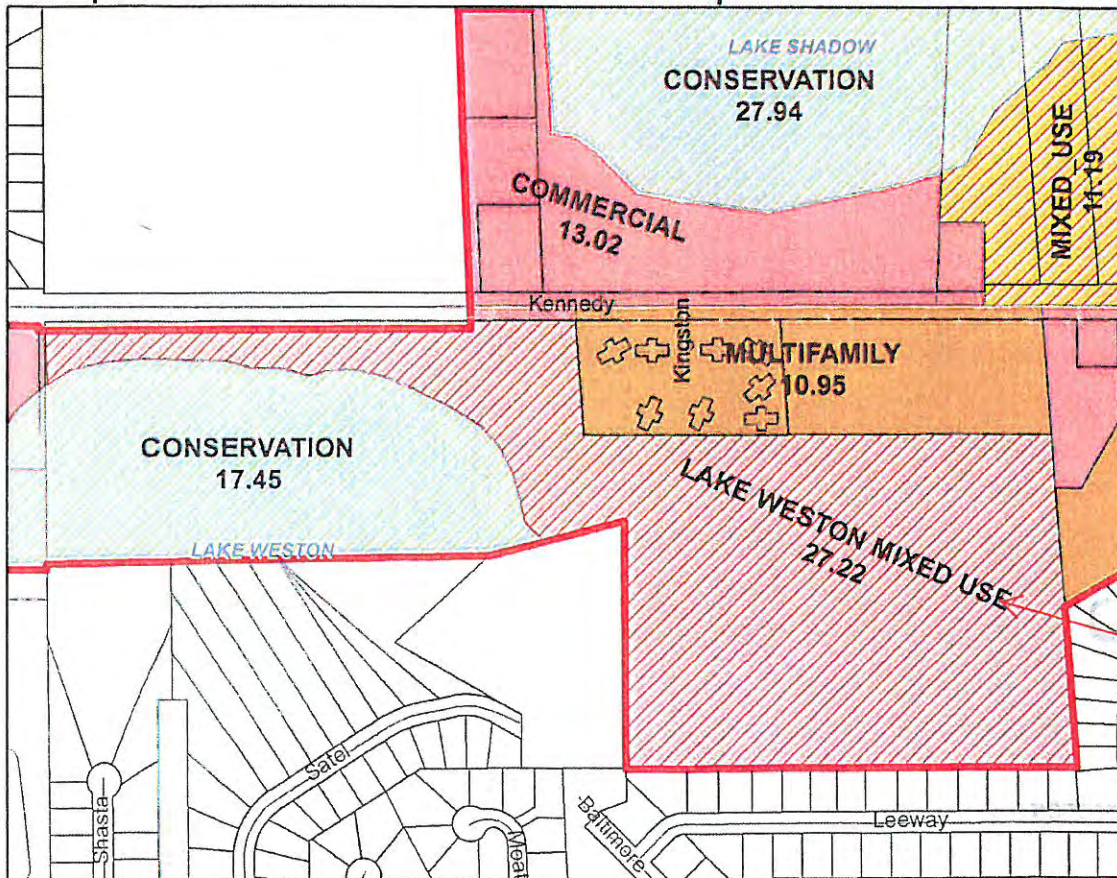
¹ Bonus height may be permitted for building in the Wymore Office South and the Wymore Office Central Sector of the Hungerford-Planned Redevelopment Future Land Use Map Designated Area. The height shall be measured from the weighted average of approved finished ground elevation of the property to the peak of the roof. Through a negotiated Hungerford-Planned Redevelopment Development Agreement an increase in height may be negotiated to achieve an additional height up to 115 feet in the Wymore Office South Segment if the applicant desires to negotiate an investment in storm water management, roadways, wastewater/potable water systems, mass transit system, fiber optics cable District system expansion to site, or other off-site or on-site community improvements within the Hungerford Planned Redevelopment District that is not a requirement pursuant to Town of Eatonville regulatory powers. The objective is for applicant and Town to achieve mutually proportionate benefits through terms of a negotiated Development Agreement through the development review process. The Town Council and the Applicant/Owner, and any successor in title, would be bound by the terms of a duly negotiated Development.

Existing Future Land Use Map

EATONVILLE 18-1ER



Proposed Future Land Use Map 2018-2038



Medium Mixed Use