



Town of Interlachen 2035 Comprehensive Plan

CHAPTER

A

Future Land Use Element: Goals, Objectives & Policies

Goals, Objectives & Policies: Future Land Use

Goal 1

The Town of Interlachen shall maximize economic benefit, enjoyment of home, and natural and man-made resources for citizens while minimizing threats to safety, health, and welfare of citizens that could originate in poor utilization of the land resources of the Town.

Objective 1

The Town of Interlachen shall maintain Land Development Regulations (LDRs), which shall make available or schedule for availability, the public facilities for future growth and urban development concurrent with development to serve urban densities and intensities within the Town. The minimum standards set forth in the goals, objectives and policies of this element and the other elements of the Interlachen Comprehensive Plan shall be used to guide land use decisions until the LDRs are adopted. The Town Council may approve the development of housing that is affordable, as defined in Chapter 420.0004, Florida Statutes, on any parcel in a residential, commercial, or industrial land use and zoning category. The following land use categories are recognized in the Town of Interlachen:

- Public Buildings and Lands
- Other Public Facilities
- Conservation
- Conservation Lakes
- Agriculture
- Estate Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- Light Industrial/Office
- Industrial
- Recreation

Policy 1.1

The Town of Interlachen LDRs shall limit the location of urban land uses such as Residential, High Intensity Commercial, and Industrial land uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity land uses. The urban land uses shall be arranged in a manner to prevent patterns of development that lead to urban sprawl such as leapfrog, strip, or widespread Low Density Single Use types of development.

Policy 1.2

The Town of Interlachen LDRs shall be based on and be consistent with the Future Land Use Map and corresponding standards for densities and intensities of land use. The Town of Interlachen LDRs shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected

future population, and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses include residential, commercial, and industrial land use categories.

PUBLIC BUILDINGS AND LANDS and OTHER PUBLIC FACILITIES

Policy 1.3

Public Buildings and Grounds may support schools, hospitals, churches, municipal administration, libraries, etc. Other Public Facilities support a more intense land use that includes sewer systems, solid waste systems, drainage systems, potable water systems, heavy municipal equipment parking and maintenance sites.

Policy 1.4

Public land uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.5

Public land development shall be allowed within land designated Public, Commercial, or Light Industrial/Office. It shall also be allowed in residential districts by special exception.

CONSERVATION and CONSERVATION LAKES

Policy 1.6

Lands classified as Conservation and Conservation Lakes use are public and private lands devoted to conserve unique and natural functions including lakes and wetlands. Policies 1.6-1.17 apply to both categories.

Policy 1.7

Conservation land in public ownership and all lakes within the Town shall be permitted with no additional development beyond what is already present on the site, except for docks, piers or walkways. Before a building permit is considered, the Town must receive the applicable permits from the Army Corps of Engineers, St. Johns River Water Management District (SJRWMD), Department of Environmental Protection (DEP) and any other Federal and State agencies. Conservation land in private ownership shall be restricted to new development at a density no greater than one dwelling unit per 5 acres with the permitted development clustered on the upland portion of the site or that portion of the site least affected by construction activity.

Policy 1.8

Development shall occur only on the upland portion of the property with adequate buffering to protect conservation land and shall be consistent with the conservation goals, objectives, and policies within the Conservation Element.

Policy 1.9

Where all of a parcel is contained within a conservation area, single-family development shall be allowed at the intensity of use and with the restriction in siting specified in Policy 1.7. The remainder of the lot shall be left in its natural vegetative state to preserve the natural storm water drainage system functioning to the greatest extent possible. The dwelling unit

and the septic tank shall be developed or installed in a manner such that they are elevated at a minimum of 1 foot above the 100-year floodplain as identified by FIRM and FEMA maps.

Policy 1.10

Development shall be limited within the 100-year floodplain as identified by the FIRM and FEMA maps. The developer may show, by their effort and expense, the property to be above the 100-year floodplain, and then be accorded the option offered in policy 1.9.

Policy 1.11

Conservation land use acreage of the development site shall be used to determine the overall number of units allowed for the entire development. The permitted units may be developed on the upland portion of the site at the density specified in Policy 1.7.

Policy 1.12

Land uses near Conservation land shall provide adequate buffering to protect conservation land from incompatible land uses. The buffering criteria shall be adopted as part of the LDRS. At a minimum, industrial, light industrial/office, public, and commercial development shall provide a 50-foot buffer from conservation land and a 75-foot buffer from lakes and other surface waters. Residential and recreation land development shall provide for a 25-foot buffer from conservation land and a 75-foot buffer from lakes and other surface waters. The developer shall utilize natural vegetation for at least half of the required buffer adjacent to the conservation land until requirements that are more specific are established in the LDRs. The remainder of the buffer shall utilize xeric materials to the maximum extent possible to minimize the amount of water needed to irrigate landscaped areas. No on-site sewage treatment system shall be located within the buffer.

Policy 1.13

Regulate the use of land and water consistent with this element to maintain the compatibility of adjacent land uses and to provide for open space and buffers. The retention of natural buffers and the use of xeric landscape materials are part of this strategy.

Policy 1.14

Protect land identified as conservation consistent with the Conservation Element and this Element.

Policy 1.15

Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management. At a minimum, these regulations shall minimize the disturbance of the natural storm water management system by requiring the natural vegetation remain in place to the maximum extent possible. They shall also ensure that post-development runoff does not exceed pre-development runoff through the use of retention ponds, swales, gutters, and other storm water drainage facilities.

Policy 1.16

The Town of Interlachen's LDRs, shall continue to protect natural resources and environmentally sensitive land. This shall protect wetlands and floodplain at a minimum.

Policy 1.17

The Town of Interlachen shall prohibit the location of any structure, other than permitted docks, piers, walkways, or single-family residential within a wetland in accordance with Policies 1.7 and 1.9.

AGRICULTURE

Policy 1.18

Agricultural activities shall be allowed within conservation lands where such activity may be performed with no net loss of wetlands.

Policy 1.19

Land classified as Agriculture land is used predominantly for crop cultivation, livestock, specialty farms, silviculture areas, and dwelling units. Solar facilities are allowed as defined in Section 163.3205 (2) of the Florida Statutes.

Policy 1.20

Development within Agriculture land use shall be limited to a maximum density of 1.0 dwelling unit per 5.0 acres.

RECREATION

Policy 1.21

Land classified as Recreation use consists of areas used for use-based and resource-based recreation.

Policy 1.22

Intensity of uses within Recreation use shall be less than or equal to 0.25 floor area ratio.

Policy 1.23

Recreation land use shall provide buffers equal to or in excess of those required of residential development as found in Policy 1.14.

ESTATE, LOW and MEDIUM RESIDENTIAL

Policy 1. 24

Residential land use classifications shall provide locations for dwelling units at estate, low, and medium density.

Policy 1. 25

Residential neighborhood developments with lots less than or equal to five acres shall be designed to include an efficient system of paved streets and shall ensure that post-development runoff does not exceed pre-development drainage.

Policy 1. 26

Residential subdivisions shall be designed so that all individual lots have access to a paved internal street system, and lots along the periphery shall be buffered from the major road

and from incompatible land uses. Buffering criteria will be adopted as part of the LDRs. At a minimum, buffering shall ensure, with vegetation and/or fencing, that light and noise intrusion does not adversely affect the center of the nearest parcel.

Policy 1.27

Subdivisions shall provide for sewage easements/rights-of-way to preserve the ability of the community to provide for a common sewer treatment system in the future.

Policy 1.28

Residential development contiguous to public or investor-owned potable water or sewer treatment service or within one-quarter of a mile of such systems where sewage easements or rights-of-way have been provided shall be required to hook-up to those services within 365 days of notification of availability.

Policy 1.29

Medium Density Development, a maximum of 4-10 dwelling units per acre, shall be allowed where public or investor-owned potable water service availability is in place or shall be in place concurrent with development Individual package sewage treatment systems are prohibited.

Policy 1.30

Low Density Residential Development, with a maximum of less than or equal to four dwelling units per acre, shall be allowed where the soils are suitable for the treatment of sewage with an on-site sewer system. Where there is a common potable water delivery system, lots may be not less than 0.25 acres. Where a common potable water supply is not available, lots must be 0.5 acres or larger.

Policy 1.31

Estate Density Residential Development, a maximum gross density of 1 dwelling unit per 2.5 acres, shall be allowed near conservation lands. The overall development potential shall be clustered on the upland portion of the land, on 5-acre minimum lots with the conservation lands left in open space, free from structures and on-site sewage treatment systems. A minimum of 50 percent of the total land area shall be left in open space. This land may be utilized in continued agricultural production, or may be used as common open space.

Policy 1.32

Housing types within the residential categories may include attached or detached housing subject to density limitations. Mobile homes shall be allowed in residential districts, as designated on the Future Land Use Map.

Policy 1.33

The Town of Interlachen shall continue to develop innovative Land Development Regulations to implement the Comprehensive Plan to include provisions for planned residential development regulations.

Policy 1.34

The Town of Interlachen shall coordinate the review of all proposed subdivision plats with the (SJRWMD) for subdivisions proposed within the drainage basin of any designated

priority water body to provide the SJRWMD an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Policy 1.35

Developers shall be required to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body to the SJRWMD for review and comment addressing the consistency of the development with any approved management plans within the basin. Submission of development plans shall occur prior to development review by the Town.

COMMERCIAL

Policy 1.36

Land classified as Commercial use consists of areas used for the sale, rental, and distribution of products or the performance of services.

Policy 1.37

Commercial development shall occur only where a public or investor-owned potable water system is available or will be made available concurrently with development.

Policy 1.38

Any commercial development shall be required to provide sewage easements and rights-of-way to facilitate the potential for development of a common sewer system in the future.

Policy 1.39

Any commercial development contiguous to or within one-quarter of a mile of a public or investor-owned potable water system or sewer system shall be required to connect to those services.

Policy 1.40

Commercial development along SR 20 shall make use of shared access cuts to SR 20. Each access cut shall be developed to serve one or more commercial lots.

Policy 1.41

Commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.42

Commercial development shall provide adequate buffering to protect other land uses, including residential and conservation land use. The buffering criteria shall be adopted as part of the LDRs. At a minimum, there shall be a 50-foot buffer from conservation land and a 75-foot buffer from lakes and other surface waters. The developer shall utilize natural vegetation for at least half of the required buffer adjacent to the conservation land until more specific requirements are established in the LDRs. The remainder of the buffer shall utilize xeric materials to the maximum extent possible to minimize the amount of water needed to irrigate landscaped areas. No on-site sewage treatment system shall be located within the buffer. Commercial development shall provide any combination of vegetation and fencing needed to protect residential areas from undue intrusion of light and noise.

Policy 1.43

No more than 50,000 square feet gross leasable area of new commercial development shall occur within the planning time frame without a Comprehensive Plan Amendment.

Policy 1.44

Allowed commercial uses shall include antique stores, apparel/accessory stores, and eating and drinking establishments; allowing office use such as banking institutions, personal and business services, and rooming houses. Also, allowing legal services, social services, and administrative type offices.

Policy 1.45

The Town of Interlachen LDRs shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of adjacent areas. Neighborhood commercial activities are not shown on the Future Land Use Plan map; rather these commercial activities should be accommodated throughout the Town as market forces determine the need. Neighborhood commercial uses shall be approved through the amendment of the Official Zoning Atlas and through the site and development plan approval process, and shall not require an amendment of the Future land Use Plan map.

LIGHT INDUSTRIAL/OFFICE and INDUSTRIAL

Policy 1.46

Industrial land use classification shall include areas used for the manufacturing, assembly, processing, storage of products, or mining activity. Mining activities shall be a permitted use within the Industrial Future Land Use category and shall include the recovery of sand, gravel, clay and/or soil used for fill purposes through open-pit recovery methods.

Policy 1.47

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy 1.48

Development within the land designated Industrial on the Future Land Use Map shall occur only when public service availability can support such development.

Policy 1.49

Industrial land use shall provide adequate buffering to protect other land uses. The buffering criteria shall be adopted as part of the LDRs. At a minimum, there shall be a 50- foot buffer from conservation land and a 75 foot buffer from lakes and other surface waters. The developer shall utilize natural vegetation for at least half of the required buffer adjacent to the conservation land until requirements that are more specific are established in the LDRs. The remainder of the buffer shall utilize xeric materials to the maximum extent possible to minimize the amount of water needed to irrigate landscaped areas. No on-site sewage treatment system shall be located within the buffer. Industrial development shall provide any combination of vegetation and/or fencing needed to protect residential areas from undue intrusion of light and noise.

Policy 1.50

Sand mining or other mining activities shall not be allowed in any wetland within the Town limit. Mining shall be allowed in accordance with the Conservation Element of this Comprehensive Plan as per the Department of Natural Resources, the SJRWMD, and the Department of Environmental Protection.

Mining shall be prohibited in environmentally sensitive lands where restoration is not technically and economically feasible, or, if mining activities would result in adverse effects to these environmentally sensitive lands.

The Town of Interlachen shall 1) require a buffer zone of 400 feet between mining areas and resources that cannot be restored, and restrict mining activities to land outside those buffers; 2) require identification and protection of archaeological properties on sites proposed for mining; and 3) restrict the use of land that contains economically recoverable mineral deposits and lies outside environmentally sensitive areas to activities that will not preclude later extraction of those minerals.

Policy 1.51

The Town of Interlachen LDRs shall require a special permit for mining and limit mining activity to those areas designated on the Future Land Use Map and those areas identified in Policies 1.50-1.52.

Policy 1.52

Mining activity within the Industrial land use classification shall not reduce the net total of wetlands. Mining shall not occur in areas inundated by water more than two of twelve months of the year for seven of the last ten years. Mining shall occur in accordance with the goals, objectives, and policies of the Conservation Element and as permitted by the Department of Natural Resources, the Water Management District, and the Department of Environmental Protection.

Policy 1.53

Light Industrial/Office land use areas shall allow for the development of industrial land use compatible with office-type development. Limitation or elimination of noise, dust, dirt, smoke, and storage of hazardous materials shall act as minimum standards for determining which industrial land uses are compatible with office land use. The developer should develop this area in a campus-like setting. The buffering requirements from Policy 1.42 are applicable to the Light Industrial/Office category.

OTHER FUTURE LAND USE CONSIDERATIONS

HISTORICAL

Policy 1.54

The Town of Interlachen will continue to support and protect nationally registered historic

resources and structures.

PUBLIC UTILITIES

Objective 2

The Town of Interlachen shall maintain LDRs that regulate locating land development consistent with topography and soil conditions and the availability of public facilities and services.

Policy 2.1

The Town of Interlachen LDRs shall restrict development within unsuitable areas subject to flooding, improper drainage, steep slopes, rock formations, and adverse earth formations.

Policy 2.2

The Town of Interlachen LDRs shall include provisions for drainage, storm water management, open space, and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

Policy 2.3

The Town of Interlachen shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas.

Policy 2.4

Where public facilities for sewer treatment are not available on-site, sewage treatment systems shall be permitted in accordance with the goals, objectives, and policies of the Infrastructure Element.

Policy 2.5

The Town of Interlachen shall maintain LDRs that require proposed development to be approved only where the public facilities meet or exceed the adopted level of service standards.

Policy 2.6

The Town of Interlachen Land Development Regulations shall contain procedures for the review of proposed development to determine its impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System of this Comprehensive Plan.

Policy 2.7

The Town of Interlachen LDRs shall include provisions to protect public potable water wells.

Policy 2.8

The Town of Interlachen designates a 200 foot radius wellhead protection zone for all public wells. The following uses are prohibited within 300 feet of a public well:

- a. landfills
- b. facilities for the bulk storage, handling or processing of materials on the Florida Substance List
- c. activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
- d. feedlots or other commercial animal facilities
- e. wastewater treatment plants, percolation ponds, and similar facilities
- f. mines
- g. excavation of waterways or drainage facilities which intersect the water table

Any non-conforming land use located within 300 feet of a well serving the public will not be permitted to expand or be improved and will be phased-out upon change of ownership.

Should later calculations of zones of influence or zones of contribution by the Water Management District find that cones of influence for wells within the Town are greater or less than 300 feet, the Plan shall be amended within 12 months of such mapping to reflect defined cones of influence through procedures identified in the Florida Statutes.

A potable water well serving the public is any water well which has at least 15 service connections used by year-round residents or regularly serves 25 year-round persons.

INTERGOVERNMENTAL COORDINATION

Objective 3

The Town of Interlachen shall continue coordination efforts with the County as in the development of adjacent unincorporated areas to the Town.

Policy 3.1

The Town of Interlachen shall maintain policies and programs, whereby the Town shall coordinate with the County for development of adjacent unincorporated areas requiring municipal services.

Policy 3.2

The Town of Interlachen shall continue to maintain a process to coordinate with agencies responsible for the implementation of any regional resource planning and management plans.

Policy 3.3

The Town of Interlachen LDRs shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan, and that proposed development be reviewed for such consistency during the development review process.

NONCONFORMANCE AND SPECIAL EXCEPTIONS

Objective 4

The Town of Interlachen LDRs shall include a report and recommendation of the Town's Planning Commission on amendments to regulations, that the granting of the amendment will not adversely impact adjacent land uses.

Policy 4.1

The Town of Interlachen shall reduce uses deemed to be inconsistent with the provisions of this Comprehensive Plan. Uses deemed to be inconsistent with this Comprehensive Plan should be established as non-conforming land uses.

Policy 4.2

The Town of Interlachen LDRs shall include provisions for non-conforming lots, structures, and uses of land or structures.

Policy 4.3

The Town of Interlachen LDRs shall permit essential service by special exception in any zoning district. Essential services include telephone, television, radio, electrical systems (including substations and transmission lines), and telecommunication towers. Potable water, solid waste disposal and sanitary sewer facilities shall be restricted to sites designated on the Future Land Use Map as Other Public Facilities (Policy 1.3).

Policy 4.4

The Town of Interlachen shall encourage increasing its tax base through promoting local goods, attracting new businesses, and developing a tourism industry.

PUBLIC SCHOOLS

Objective 5

The siting of schools shall be compatible with the Comprehensive Plan.

Policy 5.1

Compatibility with Comprehensive Plan

- a. School sites should be located within the Low Density, Medium Density or Commercial land use categories, and Industrial land use category for technical and vocational schools.
- b. School sites for elementary school, high school, private, or public school should not abut lands designated Industrial or Mining on the Future Land Use Map to avoid noise, odors, and other hazards.
- c. Schools should be located so that schoolyard noise and school-generated traffic are

buffered from adult communities, medical offices and similar land uses.

Policy 5.2

School transportation access

- a. Direct access to the site should be provided by a Minor or Major Collector Road, such as is defined by the FDOT Functional Classification Handbook.
- b. The site should be located such that the school speed zone is not imposed on any State, Federal, or local road segment with a classification of Major or Minor Arterial.
- c. Ingress and egress shall not create detrimental impacts to adjacent roads.
- d. High schools should be located so that sufficient parking is present and traffic generated by the school will not adversely impact residential areas.

Policy 5.3

School collocation with Parks, Libraries, Public Areas

- a. Whenever feasible and land acquisition allows, schools should be collocated with community facilities such as libraries, parks, and community centers.

CHAPTER

B

Traffic Circulation Element: Goals, Objectives & Policies

Goals, Objectives & Policies: Traffic Circulation

Goal 1

The Town of Interlachen shall strive, through priorities and outside help, to improve the accessibility of all households to community facilities and to the Putnam County road network.

Objective 1

The Town of Interlachen shall identify transportation improvement needs to develop a major road system which is accessible to all parts of Interlachen in order to provide for a safe, convenient, and efficient transportation system.

Policy 1.1

The statewide minimum acceptable operating *Levels of Service* (LOS) standards for the major road system in Interlachen shall be the base of the LOS standards listed herein.

The Town hereby adopts the following peak hour LOS standards for each listed facility:

- | | |
|--------------------------------------|-------|
| a. Freeways and Principal Arterial | LOS C |
| b. Collectors and Minor Arterial | LOS D |
| c. Local Roadways | LOS D |
| d. Florida Intrastate Highway System | LOS C |

Policy 1.2

A Traffic Circulation Map shall be adopted, identifying collector, arterial, and transit roadways.

Objective 2

The Town of Interlachen shall identify existing roadway deficiencies and maintain acceptable operating conditions in the future by establishing a priority list; and continue to investigate the feasibility of a wide variety of funding mechanisms to pay for required road improvements.

Policy 2.1

Since it is beyond the fiscal capacity of the Town to pave all unpaved streets and roads, unpaved collector roads shall receive priority over unpaved local streets in the use of Town funds.

Policy 2.2

The Town of Interlachen shall seek the assistance of the Florida Department of Transportation (FDOT) and Putnam County to pave unpaved collector roads.

Policy 2.3

The Town of Interlachen shall give priority to the correction of existing deficiencies in the arterial and collector system over the construction of new roads and streets.

Objective 3

Future traffic circulation planning will be coordinated with the future land uses shown on the Future Land Use Map, the FDOT 5-Year Transportation Plan, and plans for Putnam County.

Policy 3.1

The Town of Interlachen shall review for compatibility with this element, the traffic circulation plans for Putnam County as they are amended in the future.

Policy 3.2

The Town of Interlachen shall review subsequent versions of the FDOT 5-Year Transportation Plan in order to update or modify this element if necessary.

Policy 3.3

The Town of Interlachen shall review for compatibility with the Putnam County and State standards, any future land use amendments to minimize any potential impacts and conflicts.

Objective 4

Future road right-of-ways shall be acquired or reserved for future acquisition and protected from building encroachment when identified.

Policy 4.1

The Town of Interlachen shall adopt minimum right-of-way requirements for new roadways consistent with those of Putnam County:

- a. Arterial roadways 150-ft. right-of-way
- b. Collector roadways 80-ft. right-of-way
- c. Local roadways 66-ft. right-of-way

Objective 5

The Town of Interlachen shall encourage growth to occur in a planned and orderly manner that is compatible with the framework established in the Future Land Use Element.

Policy 5.1

Consistent with the public welfare and except as otherwise provided in this section,

transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

Policy 5.2

In addition to the general spacing rule established in Policy 5.3, commercial development along S.R. 20 shall be clustered to reduce the frequency of access points for vehicles exiting S.R. 20 to enter commercial developments. Off-street parking shall be required, and parking lots shall be landscaped to Putnam County standards.

Cross access easements shall be required to permit construction of adjacent new commercial or multi-family development located on a designated major/minor arterial or connector roads and shall be required to integrate (share) access roads to properties wherever feasible.

Policy 5.3

The Town of Interlachen shall minimize the connection of access points of driveways and roads to roadways through coordinating with FDOT in implementing strategies contained in FDOT Access Management Rule 11-97 for development on State roadways.

Policy 5.4

The Town of Interlachen shall regulate on-street parking on all arterial and collector roadways.

Policy 5.5

Applying the standards specified in this Element, Putnam County shall control, through an inter-governmental agreement, the connections and access points of driveways and roads to roadways within the Town.

Policy 5.6

The Town of Interlachen will encourage the construction of pedestrian ways and bikeways in conjunction with highway improvements and residential development, especially those connecting residential areas to park and recreation areas, schools, and major shopping centers.

Objective 6

Increasing transit opportunities within the Town of Interlachen will be prioritized in the traffic circulation policies, land use policies, capital improvements projects, and public spending. The Town shall continue to pursue grants for transit projects.

Policy 6.1

The Town of Interlachen will coordinate with the Putnam County Transportation Disadvantaged Program and transit provider to increase in County and out-of-County transit opportunities.

Policy 6.2

The Town will coordinate with Putnam County's transit provider to establish potential bus shelter locations within the Town.

CHAPTER

C

***Housing Element: Goals,
Objectives & Policies***

Goals, Objectives & Policies: Housing

Goal 1

The Town of Interlachen shall ensure the provision of decent, safe, and sanitary housing that satisfies the needs and choices of the current and projected population.

Objective 1

The Town of Interlachen shall provide guidance and assistance to the private sector for the provision of adequate and affordable housing for present and future residents.

Policy 1.1

The Future Land Use Map shall provide guidance to development and redevelopment activities within residential areas.

Policy 1.2

The Town of Interlachen shall consider alternative programs offered by the State and Putnam County as incentives for the private sector to improve existing housing conditions.

Policy 1.3

The Town of Interlachen shall cooperate with the appropriate local and state agencies to provide housing assistance for present or future residents in need.

Policy 1.4

The Town of Interlachen shall develop local government partnerships with the private sector to improve the efficiency, affordability, and availability of housing within the town, with special emphasis on the needs of low and moderate-income families.

Policy 1.5

If active, Interlachen shall participate in Putnam County's proposed program to create an Interagency Task Force on affordable housing.

Policy 1.6

The Town of Interlachen shall continue to seek federal and state funding for the rehabilitation and/or demolition of substandard housing.

Policy 1.7

The Town of Interlachen will continue to support and protect nationally registered historic resources and structures.

Objective 2

The Town of Interlachen shall ensure that adequate and appropriate areas are reserved for

housing low to moderate-income groups and mobile homes are available to meet present and future housing demands of the Town's residents.

Policy 2.1

Low and moderate-income housing is permitted in all residential land use categories and development orders or permits shall not discriminate against low or moderate income housing.

Policy 2.2

The Town of Interlachen shall continue to seek federal and state funding for low and moderate housing.

Policy 2.3

The Land Development Regulations (LDRs) shall include an efficient streamlined permitting process for construction and location of affordable housing for low and moderate income families. The Town encourages the use of cluster housing, apartment units and other creative multi-family structures to reduce the cost of individual dwellings.

Policy 2.4

Mobile homes are allowed in all residential zones designated by the Future Land Use Map and are subject to state guidelines for setup and tie-downs.

Objective 3

The Town of Interlachen LDRs shall ensure that group homes, foster care, and special need facilities licensed or funded by the Florida Department of Children and Families are permitted in all residential zones.

Policy 3.1

The Town of Interlachen shall include criteria in the LDRs for the development of group homes and congregate housing facilities.

Policy 3.2

The Town of Interlachen shall promote the provision of services and programs for the elderly to allow them to remain in their homes.

Policy 3.3

The Town of Interlachen shall encourage private development of bed and breakfast inns and other tourist support activities in the Town.

Objective 4

The Town of Interlachen shall ensure that households affected by public action projects are provided relocation or temporary housing as provided for in the particular grant received.

Policy 4.1

The Town of Interlachen shall assist all citizens affected by public action projects.

Policy 4.2

The Town of Interlachen shall set up relocation information and dispense services for any public action projects.

Objective 5

The Town of Interlachen shall continue to promote open occupancy and fair housing practices in the Town of Interlachen.

Policy 5.1

The Town of Interlachen shall continue to endorse federal and state regulations concerning equal opportunity and non-discrimination in housing opportunities.

Policy 5.2

The Town of Interlachen shall cooperate with area-wide efforts to locate publicly assisted housing.

Policy 5.3

The Town of Interlachen shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.

Objective 6

The Town of Interlachen shall establish an ongoing review process through the Town Council to identify, prioritize, and provide infrastructure for the selected levels of service for each neighborhood in the Town.

Policy 6.1

The Town of Interlachen shall continue to search for means to fund infrastructure improvements, including beginning a development project to take in tax increment funds.

Policy 6.2

The Town of Interlachen shall continue to ensure consistent street signs.

Policy 6.3

The Town of Interlachen shall continue to maintain land use controls to protect residential neighborhoods from incompatible land uses.

Policy 6.4

The Town of Interlachen shall encourage new residential development in neighborhoods

when levels of service can be created and maintained.

Policy 6.5

The Town of Interlachen shall encourage innovative, environmentally-friendly housing development and construction techniques to reduce housing costs and/or increase energy efficiency.

Policy 6.6

The Town of Interlachen shall work to conserve housing stock through a combination of public and private efforts.

CHAPTER

D

***Infrastructure Element:
Goals, Objectives & Policies***

Goals, Objectives & Policies: Infrastructure

Goal 1

The Town of Interlachen shall continue to provide potable water and shall support the Putnam County provision of other needed public facilities in a manner which protects existing water and facilities and promotes orderly dispersed growth in Interlachen.

Objective 1

The Town of Interlachen shall implement procedures to ensure that before Interlachen recommends that a development permit affecting land use in Interlachen is issued by the Putnam County, adequate facility capacity is available or will be available when needed to serve the development. This is intended to maximize the use of existing facilities and discourage the spread of urban sprawl.

Policy 1.1

The following *Level of Service* (LOS) for water shall be adopted by Interlachen:

Potable water facilities:

125 gallons per capita per day

Policy 1.2

The Town of Interlachen shall establish the following LOS standards to ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Interlachen through the endorsement of state regulations pertaining to the permitting, construction and standards of sanitary sewer disposal, specifically:

No septic tank or other domestic on-site sewage disposal system shall be installed until a permit from the Putnam County Department of Health is obtained.

Objective 2

The Town of Interlachen shall adopt the following LOS standards for Town facilities.

Policy 2.1

Interlachen shall adopt the following LOS standards:

a. *Solid Waste Facilities*

Average solid waste generation rate of 6.4 pounds per capita per day.

b. *Drainage Facilities*

All storm water treatment and disposal facilities shall meet the design and performance standards established in the Florida Administrative Codes, with treatment of the first inch of run-off on-site to meet water quality standards. Storm water discharge facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established by the State.

The drainage system shall be designed to satisfy a 25-year frequency and 24-hour time period for design of facilities; 100-year frequency to protect floodplains; retention of first inch or run-off prior to discharge. Storm water run-off shall be managed to ensure that post-development run-off rates do not exceed pre-development run-off rates, and shall meet the standards established in the Plan of the Natural Groundwater Aquifer Recharge Sub-Element.

All state water quality standards shall apply to all new development and redevelopment in Interlachen. Any exemptions, exceptions, or thresholds in these citations, including project size thresholds, are not applicable. For surface waters which are not waters of the state, Class 111 water-quality standards shall apply.

c. Sanitary sewage

The Town of Interlachen shall establish the following LOS standards to ensure that the continuation of current service and the extension of service into the future meets the needs of the residents of Interlachen through the endorsement of state regulations pertaining to the permitting, construction and standards of sanitary sewer disposal, specifically:

No septic tank or other domestic on-site sewage disposal system shall be installed until the requisite permits and approvals have been issued by the appropriate State and local agencies. New “Package Plants” are prohibited in all residential districts/subdivisions. “Package Plants” within non-residential districts/uses may be allowed by Interlachen Council, subject to a binding development agreement or its functional equivalent containing provisions for annual inspections, minimum performance/design standards, mechanisms to protect Interlachen from absorbing future maintenance/replacement responsibility/costs of the system, etc. “Package Plants” must obtain all requisite permits/approvals by the appropriate Federal, State, and local agencies.

Policy 2.2

All improvements for construction of or expansion in capacity or facilities shall be compatible with the adopted LOS standards for the facilities.

Policy 2.3

The Town of Interlachen shall monitor with Putnam County the facility demand and capacity information as development orders or permits are issued.

Policy 2.4

The Town of Interlachen water system shall prepare annual summaries of capacity and demand information.

Policy 2.5

The Town of Interlachen officials shall coordinate with Putnam County policies regarding public facilities.

Policy 2.6

New public facilities and utility systems shall be located to:

- a. maximize the efficiency of the services provided
- b. minimize their costs
- c. minimize their impacts on the environment

Objective 3

The Town Council will annually incorporate a review of public facilities needs into its five-year schedule of capital improvements in conformance with the Capital Improvements Element of this plan.

Policy 3.1

New potable water projects serving outside the current service areas will be evaluated and ranked for inclusion into Interlachen's five-year capital improvements plan or other public facilities projects will be evaluated and ranked and recommended to Putnam County for incorporation into the county five-year plan according to the following guidelines:

- a. If the project is needed to ensure public safety, to fulfill Interlachen's or Putnam County's legal commitment to provide facilities and services, or to preserve or achieve full use of existing services.
- b. If the project: increases efficiency of use of existing facilities; prevents or reduces future improvement or costs; or provides service to developed areas lacking full service; or promotes development within Interlachen.
- c. If the project represents a logical extension of facilities and services within a designated service area.

Objective 4

The Town of Interlachen shall cooperate with Putnam County in implementation of mandatory requirements for inspections, operation, and maintenance of on-site waste water

treatment systems.

Policy 4.1

The Town of Interlachen shall coordinate with appropriate state and county agencies and amend its policies to require that recommendation of permits to Putnam County for replacement, or expansion of existing on-site waste water treatment systems is conditioned upon compliance with current regulatory requirements and water quality standards.

Policy 4.2

The Town of Interlachen shall continue to encourage the use of alternative design, high-performance septic systems (e.g., aerobic treatment units) until such time as a centralized sanitary sewer system is available.

Objective 5

The Town of Interlachen shall maintain policies aimed at decreasing the per capita use of potable water. This shall be consistent with SJRWMD, county, state, and federal policies.

Policy 5.1

The Town of Interlachen shall utilize materials available from the SJRWMD to alert residents of wasteful water usage practices and enhance the responsible and practical use of potable water resources.

Goal 2

The Town of Interlachen shall support the provisions of Putnam County for sanitary sewer, solid waste, and drainage facilities, and services to meet existing and projected demands.

Objective 6

While the Town of Interlachen is meeting current and future recommended LOS for Public Facilities, Interlachen could improve the quality of life for residents, especially as growth occurs.

Policy 6.1

The Town of Interlachen shall continue to seek outside funds (such as CDBG funds) to maintain or update the water services.

Policy 6.2

Any projects funded shall be added to the Capital Improvements Element (CIE) of this Comprehensive Plan in accordance with the following priority:

- a. Elimination of public hazards
- b. Elimination of existing capacity deficit

- c. Locational 11pp (15 based on projected growth patterns)
- d. Accommodation of new development or redevelopment

Policy 6.3

The Town of Interlachen shall not provide water or sewer lines beyond the Town limits.

Policy 6.4

The Town of Interlachen will coordinate with the SJRWMD on the performance of the natural drainage system with regard to flood control, water quality, and impact on area surface and ground waters issues to be addressed are:

- a. identify areas which have recurring drainage problems
- b. determine design capacities and hydraulic demands on Interlachen's current storm water facilities
- c. assess the performance of existing facilities with regard to flood control, water quality treatment and impact on the area's surface water and groundwater
- d. evaluate storm water quality and quantity of LOS
- e. prioritize needed improvements in accordance with the following criteria
 - i. Elimination of public hazards
 - ii. Elimination of existing capacity deficits
 - iii. Locational needs based on projected growth patterns
 - iv. Accommodation of new development and redevelopment

Policy 6.5

The results identified in Policy 6.4 will constitute a master drainage plan for Interlachen.

Policy 6.6

The Town of Interlachen will coordinate with the SJRWMD to study the performance of septic and other on-site wastewater systems with regard to water quality, surface and ground water, and the aquifer recharge areas.

Policy 6.7

The Town of Interlachen will work with the SJRWMD, FDEP, and the Health Department to rectify any adverse effects caused by failing septic systems or inadequate drainage systems.

Policy 6.8

The Town of Interlachen shall control the construction of on-site wastewater systems upon inadequate soils through the Future Land Use Element. In addition, Florida statutes identifies the installation of on-site wastewater systems.

Objective 7

The Town of Interlachen, in order to protect the quality and quantity of current and

projected water sources, hereby establishes a 300-foot well field protection area around community water system wells.

Policy 7.1

As part of the development review process, Interlachen shall require the coordination of development plans with the FDEP and the SJRWMD to assist in developing specific programs and activities to conserve water quality and quantity. These shall include but not be limited to, regulatory methods such as plumbing and landscape codes, irrigation and water use ordinances, planning, zoning, and subdivision ordinances, conservation and shortage ordinances and retrofit devices. These also shall include economic measures such as metering, rate changes, impact and connection fees, incentives and educational measures. Operational measures shall also be utilized when possible.

Policy 7.2

The Town of Interlachen shall protect the present water quality classifications established by the FDEP by prohibiting industrial uses, commercial uses and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to Town's surface water bodies. In addition, Interlachen shall prohibit the dredging and placement of fill in lakes and regulate the construction of docks and other structures associated with water resources.

Policy 7.3

The Town of Interlachen shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands.

Policy 7.4

The Town of Interlachen's Land Development Regulations shall require a 75-foot natural buffer around all wetlands and prohibit the location of agriculture, silviculture, residential, commercial, and industrial land uses within the buffer areas. Resource-based recreational activities within buffer areas are subject to the Best Management Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry.

Policy 7.5

The Town of Interlachen shall through the development review process, require that post-development run-off rates and pollutant loads do not exceed pre-development conditions.

Policy 7.6

The Town of Interlachen shall require:

- a. Development within wetlands shall be limited to low density residential with a maximum density of one dwelling unit per 5 acres. If Interlachen annexes areas containing wetlands, the Future Land Use Map amendment for the affected property shall include an evaluation of the impact of development at this density on the

hydrological and wildlife functions of the annexed wetland area, and the maximum density on the affected property shall be adjusted accordingly.

- b. Development on property which includes wetlands shall be clustered on upland areas, previously disturbed areas, or the least environmentally sensitive areas of the property, wherever possible.
- c. Damage or destruction of wetland vegetation from filling, clearing or construction shall be limited to not more than 10 percent of the wetlands on the parcel.
- d. Access drives through a wetland portion of a parcel shall not exceed 10 feet in width and shall be designed so as to not disrupt the normal flow of water on the site.
- e. Lots that existed at the time of plan adoption, which are totally occupied by wetlands; one single dwelling may be constructed on the lot, except that contiguous lots under the same ownership must be combined to create conforming lots to the maximum extent possible.
- f. Subdivision of property, which includes wetlands, shall be required to include sufficient upland areas for development on each lot, wherever possible.
- g. Removal of vegetation shall be limited to the minimum which is necessary for development.
- h. Fill within wetlands shall be placed and designed so as to minimize interference with natural water flows.
- i. Fill within wetlands shall be limited to the minimum that is necessary for development and access.
- j. Non-residential development shall be prohibited in wetlands. For those land use categories which allowed non-residential uses at the time of plan adoption, and which are located in wetlands, the storage, use, transfer, and disposal of hazardous materials and hazardous waste shall be prohibited, and all such uses which are in existence shall be phased out over the long-range planning period.
- k. In non-jurisdictional wetlands, compliance with applicable regulations of the SJRWMD and the U.S. Army Corps of Engineers will be required as a condition of the issuance of any development order or permit by Interlachen.

Policy 7.7

The Town of Interlachen shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life. In addition, Interlachen shall enforce the flood damage prevention regulations and the provisions of the National Flood Insurance Program.

Policy 7.8

The Town of Interlachen shall conserve wetlands by prohibiting, where alternatives for development exist, any development and/or dredging and filling which would alter their natural functions and by requiring silviculture operations to be consistent with the Best Management Practices manual published by the Florida Department of Agriculture and Consumer Services, Division of Forestry.

Policy 7.9

The Town of Interlachen shall support the SJRWMD in their conducting of water conservation programs.

Policy 7.10

The Town of Interlachen shall comply with the plans of the SJRWMD for the emergency conservation of water sources.

Policy 7.11

The Town of Interlachen's Land Development Regulations shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams, and creeks, and prohibit the location of residential, commercial, and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

Policy 7.12

The Town of Interlachen shall, as part of the development review process, limit development to estate and low density residential and non-intensive commercial uses (offices, retail and personal services) in prime aquifer-recharge areas, designated as "areas of high recharge" on the Future Land Use Map series. Estate residential shall be at a density no greater than 1 unit, per 5 acres; and non-intensive commercial shall include commercial activities that are limited to an intensity of less than 50 percent of impervious surface coverage. The use of drainage wells and sinkholes for storm water disposal shall be prohibited in prime aquifer recharge areas, in order to maintain the natural features of these areas.

Policy 7.13

The Town of Interlachen, as part of the development review process, shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting commercial and industrial development within these

areas. Interlachen shall encourage the use of native vegetation landscaping to reduce water runoff.

Policy 7.14

The Town of Interlachen shall, as a part of the development review process, require the maintenance of the quantity and quality of surface water runoff within fresh water stream to sink water sheds by prohibiting any development, which may diminish or degrade the quality and quantity of surface water runoff within Interlachen.

Policy 7.15

The Town of Interlachen shall, as part of the development review process, require that all hazardous waste generators properly manage their own water and require that new hazardous waste generators and hazardous waste treatment facilities comply with all applicable federal and state permitting and reporting requirements before approving any development plans. Further, Interlachen's Land Development Regulations shall include conditions for such approval of hazardous waste generators and hazardous waste treatment facilities regarding the location, site design, buffer requirements, access to principal arterials and major intersections, requirements for appropriate public facilities

Goal 3

The Town of Interlachen shall continue efforts to protect storm water drainage areas to prevent flooding and degradation of the quality of receiving waters.

Objective 8

The Town of Interlachen shall support and protect the basic natural drainage system of the lakes, land contours, floodplains, wetlands, and streams.

Policy 8.1

The Town of Interlachen's Land Development Regulations shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations, and adverse earth formations, unless acceptable methods are formulated by the developer and approved by Interlachen to solve the problems created by the unsuitable land conditions.

Policy 8.2

The Town of Interlachen shall cooperate with the state and county transportation departments, water management district, and planning departments in the protection of natural environment major drainage systems, including inspection, maintenance, and meeting of buffer zone requirements through such programs as proposed by the SJRWMD. Such programs include the Management and Storage of Surface Water (MSSW) program and the Surface Water Improvement and Management (SWIM) program.

Policy 8.3

The Town of Interlachen shall promote a cleanup program that will involve citizens in the care of the vital lakes and streams.

Policy 8.4

The Town of Interlachen zoning code requires each developer to build a retention pond in order to contain water on the site.

Policy 8.5

The Town of Interlachen lands classified as conservation use are public and private lands devoted to conserve unique and natural functions. Conservation lands shall include lakes, former lakes which are now wetlands, low lands adjacent to the lakes, the Gum Creek corridor, and wetlands.

Policy 8.6

The Town of Interlachen requires where all of a parcel is contained within a conservation area, a single family residence shall be allowed with a maximum of one-half of an acre disturbance of conservation land. The remainder of the lot shall be left in its natural vegetative state to preserve the natural storm water drainage system functioning to the greatest extent possible.

Policy 8.7

The Town of Interlachen shall regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management. At a minimum, these regulations shall minimize the disturbance of the natural storm water management system by requiring the natural vegetation to remain in place to the maximum extent possible.

Policy 8.8

The Town of Interlachen's Land Development Regulations shall include provisions for drainage, storm water management, open space, and safe and convenient on-site traffic flow.

Policy 8.9

The Town of Interlachen shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the program's requirements.

The Town of Interlachen's Land Development Regulations shall include provisions for the protection of public potable water wells by limiting approval of land uses within the area designated as a well field protection zone on the Future Land Use Map.

Policy 8.10

The Town of Interlachen's Land Development Regulations shall include a provision which requires the developer to submit development plans for all proposed subdivision plats within the drainage basin of any designated priority water body to the SJRWMD for review

and comment addressing the consistency of the development with any approved management plans within the basin.

Objective 9

In conjunction with the SJRWMD and Putnam County, the Town of Interlachen shall implement a *storm water management strategy*.

Policy 9.1

The Town of Interlachen will work with the SJRWMD to identify problem areas in relation to drainage issues.

Policy 9.2

The Town of Interlachen will maintain standards consistent with Putnam County standards.

Goal 4

The Town of Interlachen shall coordinate with Putnam County with the protection of the natural groundwater aquifer recharge areas within Town limits.

Objective 10

The Town of Interlachen shall maintain Land Development Regulations in order to protect and maintain its natural groundwater aquifer recharge area functions under the guidance of the appropriate federal, state, and county agencies.

Policy 10.1

The Town of Interlachen maintains map areas with the greatest recharge potential based on infiltration characteristics.

Policy 10.2

The Town of Interlachen shall promote the classification of areas located in high recharge areas as conservation areas on Interlachen Future Land Use Map.

Policy 10.3

The Town of Interlachen shall require that new development or redevelopment minimize the amount of impervious surface area in site development. Application of this regulation will assist to maintain the natural drainage process. In all cases, the volume of post-development runoff shall not exceed that of pre-development runoff.

As a rule, residential land use may not cover more than 60 percent of the development site with impervious surface. Commercial use may cover no more than 70 percent of the site with impervious surface. Industrial land use may cover no more than 80 percent of the site with impervious surface.

Policy 10.4

For areas of high recharge, the following shall apply:

- a. Impervious surface land coverage of recreation land may not exceed 50 Percent for active recreational development or 10 percent for passive recreational development.
- b. Land areas designated as “estate residential” on the Future Land Use Map shall restrict development to no more than one unit per 5 acres.

Policy 10.5

The Town of Interlachen shall coordinate with the federal, state, and county agencies to achieve regional aquifer recharge protection objectives.

Policy 10.6

The Town of Interlachen shall seek information from the SJRWMD and develop future policies based on the information that will be incorporated in this element, amending it as needed.

Policy 10.7

The Town of Interlachen’s Land Development Regulations shall provide that during the development review process, all proposed developments within the drainage basin of any designated priority water body shall be coordinated with the SJRWMD and ensure that any proposed development is consistent with any approved management plans within that basin.

Policy 10.8

The Town of Interlachen designates an interim protection area of 300 feet in radius as the well field protection zone for each public potable water well until Cones of Influence can be more accurately determined. This area shall be designated as the water well protection zone. The first 200 foot radius shall be a zone of exclusion, where no development activities will be permitted, and within the remainder or the zone of protection land uses shall be regulated to prohibit:

- a. landfills
- b. facilities for the bulk storage, handling or processing of materials on the Florida Substance List
- c. activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous waste, medical waste, etc.
- d. feedlots or other commercial animal facilities
- e. wastewater treatment plants, percolation ponds, and similar facilities
- f. mines
- g. excavation of waterways or drainage facilities which intersect the water table

Any non-conforming land use located within 300 feet of a well serving the public will not be permitted to expand or be improved and will be phased out if additional development occurs or the use of the property is changed.

Policy 10.9

The Town of Interlachen's Land Development Regulations shall prohibit the discharge of hazardous materials to all soils, ground waters, and surface waters of Interlachen.

Policy 10.10

The Town of Interlachen shall cooperate with Putnam county in the county's establishment of local listing of all hazardous waste material generators.

Policy 10.11

On-site sewer systems shall be modified as necessary in areas of high aquifer recharge. A mound drain field is an example of one such modification. On-site sewage treatment systems shall be modified in accordance with Florida Statutes.

Town of Interlachen
Water Supply Facilities Work Plan

2018-2035

**Appendix A of the Infrastructure
Element**

Prepared by:

Northeast Florida Regional Council

October 2018

Section 1: Introduction

The St. Johns River Water Management District's (SJRWMD's) North Florida Water Supply Plan (NFRWSP) identifies the Town of Interlachen (Town) as being within a Water Resource Caution Area (WRCA). Therefore, in accordance with Section 167.3177(6)(c), Florida Statutes (F.S.), the Town is required to adopt and maintain a water supply facilities work plan (work plan), and update the comprehensive plan, as necessary, to implement the work plan and address water supply related legislative requirements. Policy 4.1 of the Intergovernmental Coordination Element contains enabling language that incorporates the work plan into the comprehensive plan.

This work plan addresses the planning period of 2018-2035. In accordance with Section 163.3177(6)(h), F.S., the Town must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its NFRWSP and affects the Town, it may be necessary to update the work plan during the planning period. Intergovernmental Coordination Policy 4.2 contains enabling language to ensure maintenance of the work plan and coordination of the Town's comprehensive plan with SJRWMD's plans.

Section 2: Potable Water Supplier(s) and Service Agreement(s)

2.1 Public Supplier and Potable Water Service Agreements

The Town owns and maintains its potable water systems. The current boundaries of the Town's service area are located within town limits and are established in the Comprehensive Plan Figure 8 – Potable Water Wells.

The Town of Interlachen operates three (3) potable water treatment plants (WTPs) under two consumptive use permits at acceptable levels of service. Two of the Interlachen WTPs are rated at 1.87 MGD (includes the Tremont Plant and the Strickland Plant under one permit) and the Grassy Lake WTP is rated at 0.374 MGD under separate permit. The Tremont Plant has one eight-inch well, one 60,000-gallon elevated storage tank, and one four-inch auxiliary backup well. The Strickland location has one eight-inch well and two 10,000-gallon hydro-pneumatic tanks. The Grassy Lake Plant has one eight-inch well, one 88,000-gallon ground storage tank, and one 10,000-gallon hydropneumatic tank. Interlachen's Comprehensive Plan has adopted an LOS of 125 gpcd. However, private wells will continue to be the principal means of potable water supply through the long-range planning period. The Town's water facilities do not serve outside of the Town limits and there are no known outside water service agreements.

2.2 Private Water Suppliers

Putnam County School District has two (2) Consumptive Use Permits (CUP's) CUP-8100 and CUP-7913 which serve Interlachen High School and Price Middle School and are separate and independent from the Town of Interlachen's CUP's.

Section 3: Potable Water Sources, Demand, and Supply

3.1 Water Sources

The Town of Interlachen operates three (3) potable water treatment plants (WTPs) under two consumptive use permits (CUP) at acceptable service levels. CUP-8150 was issued on December 8, 2000 and expires on December 8, 2020. CUP-1624 was issued on December 30, 2002 and expires on December 12, 2022.

The town of Interlachen operates both the Tremont and Grassy Lake public supply systems and water treatment plants. The Grassy Lake system and service area are permitted separately under CUP-8150. CUP-1850 authorizes the use of 13.2 million gallons per year of ground water from the Floridan aquifer for the household use of 278 people and essential fire protection.

CUP-1624 authorizes the use of 21.75 million gallons per year of ground water from the Floridan Aquifer for household type use by 680 people in 20 years, 21.83 million gallons per year of ground water from the Floridan Aquifer for commercial/industrial use, 2.41 million gallons per year of ground water from the Floridan Aquifer for water utility type use, and 1.1 million gallons per day of ground water from the Floridan Aquifer for essential use (fire protection).

Natural groundwater aquifer recharge areas are areas that provide volumes of water that contribute to the storage or regional flow of an aquifer. Nearly all of the water recharging the Floridan aquifer in the SJRWMD and SRWMD is derived from rainfall in the districts. Areas of high recharge occur in the northwestern portion of the County near Interlachen.

Areas with high recharge rates (as defined and adopted by the Putnam County Comprehensive Plan as greater than eight inches/year) encompass approximately 49,200 acres. Moderate recharge areas (four to eight inches/year) cover approximately 81,230 acres. Low recharge areas (0 to four inches/year) encompass approximately 175,830 acres. While the recharge rate per unit area is less in the moderate recharge areas than the high recharge areas, the moderate areas encompass more acreage and contribute a significant volume or proportion of the total recharge to the Floridan aquifer.

Per SJRWMD analysis, the average daily withdrawals for the Town of Interlachen would cause less than 0.2 feet of Floridan aquifer drawdown in the immediate vicinity of the two primary wells. This amount of drawdown is not considered significant and, therefore, staff considers the potential for significant adverse impacts to the ground water resources as a result of the withdrawal of the requested allocation to be minimal.

3.2 Water Demand and Supply

About one-third of the households and one-half of the public buildings, businesses, and institutional buildings are served by the Town water systems. The older system is in the Town center. The newer system was paid for by a Federal Community Development Block Grant

and serves the southern one-third of the Grassy Lake community. These systems have wells, a storage tank, and fire hydrants. Both systems should be incrementally extended to additional service areas annually as would-be users within the Town out-pace the capacity of the system even in expansion. However, it is not financially feasible to extend water service outside the Town limits, and at this time, the Town is not prepared to undertake annual expansion within the Town either.

Table 1. Population, water demand, and water supply projections

	2015	2020	2025	2030	2035
City population¹	1,396	1,366	1,337	1,303	**
Population served by public supply²	908	914	919	923	928
Projected Demand (mgd)²	0.08	0.08	0.08	0.08	0.08
Combined CUP 1624 & 8150 allocations (mgd)³	0.165	0.165	0.165	0.165	0.165

Table 1 addresses the Town’s served and unserved population, and water demand and water supply projections for the served areas. Table 1 demonstrates that the Town has adequate water supply to meet projected demand for the planning period. Therefore, no water supply- related capital improvements are required during the planning period.

Section 4: Potable Water Treatment and Distribution Facilities

4.1 Potable Water Treatment and Distribution Facilities

The Town of Interlachen owns and operates three water plants. The Town does not typically provide potable water outside of its limits. The Interlachen Center System is the older of the two water distribution system in Town. It extends from Manitoba Avenue in the west to SR 315 in the east, with an extension on SR 20 serving the older part of the Town. It has forty-two (42) hydrants, one (1) well, a pump house south of Tremont Street, and an elevated tank with a capacity of 60,000 gallons. The Grassy Lake System was obtained through a block grant. This system consists of twenty eight (28) hydrants and its own well. All three of the well systems in Town have connecting valves. Generally, the two systems are performing

¹ Interlachen Comprehensive Plan 2025 – Figure 20.

² NFRWSP (2015-2035), Appendix B, Table B-5 (population served, water use, and water use and demand projections)

³ CUP 8150 expires in 2020. CUP 1624 expires is 2022. Combined figure assumed each CUP’s end of permit allocations would be maintained/renewed for length of NFRWSP’s planning period.

well and more than satisfy the current and expected demand levels. Currently, there are no known deficiencies for these systems demand levels.

4.2 Financial Responsibilities and Capital Improvements

The Town has sufficient water supply to meet demand for the WSFWP’s planning period. The town has applied for a Community Development Block Grant (CDBG) to replace the existing water tank at Grassy Lake Water Plant with a Hydroponic Tank. If the grant is funded, it is anticipated the replacement will commence between calendar years 2019 and 2020. Except for the potential tank replacement and maintenance-related projects associated with routine use of the water and wastewater system, the Town has no other capital improvements scheduled for the WSFWP’s planning period.

In 2008, SJRWMD, together with Putnam County and its municipalities, prepared a Water Supply Plan – Special Publication SJ2008-SP27. A conceptual project, the Lower Ocklawaha River in Putnam County Project was identified. This project would provide 60,000 gallons per day of treated potable water to Interlachen from Putnam County with inclusion of facilities adequate to provide for fire protection. Putnam County will provide treated water to Interlachen at a cost to be determined. The affordability of this project to the Town of Interlachen is dependent on cooperation between Putnam County and the Town of Interlachen.

Section 5: Non-potable Water Sources, Services and Facilities

5.1 Non-potable Water Source

The entire local population is served by individual septic tanks or other on-site systems. The owner of each private system retains operational responsibility for the on-site system’s installation, operation, and maintenance and must comply with State requirements for annual inspection. The three Interlachen schools, Hitchcock’s Shopping Center, and the Westwood Apartments have their own on-site waste disposal systems. The wastewater stream of each individual land use is retained on-site and can be measured as the inflow of potable water less the amount used for irrigation, which includes evaporation/transpiration of the irrigation system.

5.2 Non-potable Water Services and Facilities

Non-potable water service is not currently available within the Town’s municipal limits and there are no plans to provide this service within the planning period of the work plan.

Section 6: Water Supply Concurrency and Level of Service Standards

The Town is ultimately responsible for authorizing development within its municipal limits.

Per Policy 1.1 of the Infrastructure Element and 4.1.b of the Capital Improvements element, the level of service for potable water is 125 gallons per capita per day. In order to ensure that this level is maintained, Interlachen's water system shall work with the St. Johns River Water Management District (SJRWMD) to have methodologies in place for determining available capacity and demand and shall incorporate appropriate peak demand coefficients for each facility and for type of development proposed.

6.1 Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require that the Town's comprehensive plan and land development regulations to ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the Town anticipates issuing a certificate of occupancy. In addition, the Town must, prior to the approval of a building permit, determine if adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. Policy 2.4 of the Capital Improvements Element provides enabling language for water supply and facility concurrency and address the requirements of Section 163.3180(2)(a), F.S.

The Town's current and projected usage is consistent with the adopted LOS. The Town ensures compliance with the State's water supply and facility concurrency requirements (i.e., Section 163.3180, F.S.) through implementation of Policy 4.1 of the Intergovernmental Coordination Element.

Section 7: Water Conservation Practices

The Town currently implements water conservation practices, including some that are enabled by comprehensive plan policies.

7.1 New Water Conservation Practices

Water conservation is important to reduce potable water demand. The Town's water conservation practices include the following:

- Limit location of urban land uses to areas adjacent to public facilities (Infrastructure Policy 1.1)
- Seeking assistance and support from SJRWMD in conducting water conservation programs (Conservation Policy 2.9 and Infrastructure Policy 7.9)
- Implementing water use monitoring, indoor conservation programs, irrigation design requirements, individual metering, use of low-volume plumbing devices, and education (Conservation Policy 2.1 and Infrastructure Policy 7.1).
- Promoting Water Shortage Warning Restrictions from the SJRWMD (Conservation Policy 2.9).

Section 8: Water Source Protection Practices

8.1 Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity water. The Town's water source protection practices include the following:

- Continue to protect the quality and quantity of current and projected water sources by limiting development in prime water recharge areas and requiring a 300-foot well field protection area around water system wells (Objective 2 of the Conservation Element).
- Require coordination of development plans with FDEP and SJRWMD in developing specific programs and activities to conserve water quality and quantity.
- Prohibit industrial, commercial, and intensive agriculture uses to be located adjacent to the Town's surface water bodies.
- Require a 75' buffer adjacent to perennial water sources (Conservation Policy 2.4).
- Limit development to low density and none-intensive uses in prime aquifer recharge areas (Conservation Policy 2.11).

CHAPTER

E

***Conservation Element:
Goals, Objectives & Policies***

Goals, Objectives & Policies: Conservation

Goal 1

Conserve, through appropriate use and protection, the resources of the Town of Interlachen to maintain the integrity of natural functions.

Objective 1

The Town of Interlachen Land Development Regulations (LDRs) shall contain provisions within the site plan review process that will protect air quality through the appropriate siting of development and associated public facilities.

Policy 1.1

The Town of Interlachen LDRs shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Protection (DEP) are maintained in the Town.

Objective 2

The Town of Interlachen will continue to protect the quality and quantity of current and projected water sources. A 300-foot well field protection area around water system wells is designated. Interlachen shall include within the land development regulations, applicable provisions for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells. In order to protect prime water recharge areas Interlachen shall limit development in these areas as specified in the Future Land Use Element.

Policy 2.1

As part of the development review process, The Town of Interlachen shall require the coordination of development plans with the Florida Department of Environmental Protection and the water management district to assist in developing specific programs and activities to conserve water quality and quantity. These shall include but not be limited to regulatory methods, such as plumbing and landscape codes; irrigation and water use ordinances, planning, zoning, and subdivision ordinances, conservation and shortage ordinances and retrofit devices. These also shall include economic measures such as metering, rate changes, impact and connection fees, incentives and educational measures. Operational measures shall also be utilized when possible.

Policy 2.2

The Town of Interlachen shall protect the present water quality classifications established

by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses, and intensive agricultural uses, such as milking barns and chicken houses, to be located adjacent to the Town's surface water bodies.

Policy 2.3

The Town of Interlachen shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands.

Policy 2.4

The Town of Interlachen's Land Development Regulations shall require a 75-foot natural buffer around all wetlands and prohibit the location of agriculture, silviculture, residential, commercial, and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas subject to the best management practices.

Policy 2.5

The Town of Interlachen through the development review process requires that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy 2.6

The Town of Interlachen shall implement the following provisions for regulating land use and development within floodplains:

- a. "Floodplain" shall be defined as the 100-year floodplains shown on the Flood Insurance Rate Maps published by the Federal Emergency Management Agency.
- b. Development on sites, which include areas within the 100-year floodplain, shall be required to be located outside of the floodplain wherever possible.
- c. Subdivisions shall be required to include a buildable area outside of the floodplain on each lot, wherever possible.
- d. Fill within floodplains shall be limited to the minimum, which is necessary for development and access.
- e. Compensating storage shall be required for any fill placed within floodplains, in order to maintain the flood storage and conveyance capacity of floodplains, where the density or intensity of land use is greater than 1 dwelling per 5 acres.
- f. Fill shall be placed and designed to minimize interference with natural water flows.
- g. Non-residential development shall be prohibited in floodplains: For those land use categories which allowed non-residential uses at the time of plan adoption, and which are located in floodplains, the storage, use, transfer, and disposal of hazardous materials and hazardous waste shall be prohibited, and all such uses which are in existence shall be phased out over the long-range planning period.
- h. Development in 100-year floodplains shall be limited to parks and passive recreation, and residential development at a density not to exceed 2 dwellings per acre.
- i. The removal of natural vegetation within these floodplains shall be limited to the

minimum which is necessary for development.

- j. Lots that existed at the time of plan adoption which are totally occupied by floodplains shall be permitted for construction at a density of one single dwelling unit per lot except that contiguous lots under the same ownership must be combined to permit the construction of 1 dwelling unit.

Policy 2.7

The Town of Interlachen shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.

Policy 2.8

The Town of Interlachen shall conserve wetlands by prohibiting, where alternatives for development exist, any development and/or dredging and filling which would alter their natural functions and by requiring silviculture operations to be consistent with the best management practices.

Policy 2.9

The Town of Interlachen shall support the St. Johns River Water Management District in water conservation programs.

Policy 2.10

The Town of Interlachen's Land Development Regulations shall require a 75-foot regulated natural buffer adjacent to all perennial rivers, streams, and creeks and prohibit the location of residential, commercial, and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas.

Policy 2.11

The Town of Interlachen shall, as part of land development review process, limit development to low density and none-intensive uses in prime aquifer recharge areas, designated by the Water Management District, and prohibit the use of drainage wells and sinkholes for storm water disposal in prime aquifer recharge areas, in order to maintain the natural features of these areas.

Policy 2.12

The Town of Interlachen as part of the development, review process, shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting commercial and industrial development within these areas and the Town shall encourage the use of native vegetation landscaping to reduce water runoff.

Policy 2.13

The Town of Interlachen shall, as a part of the development review process, require the maintenance of the quantity and quality of surface water runoff within fresh water stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within Interlachen.

Policy 2.14

The Town of Interlachen shall, as part of the development review process, require that all hazardous waste generators properly manage their own water and require that new hazardous waste generators and hazardous waste treatment facilities comply with all applicable federal and state permitting requirements before approving any development plans. Further, the Town's Land Development Regulations shall include conditions for such approval of hazardous waste generators and hazardous waste treatment. Facilities regarding the location, site design, buffer requirements, access to principal arterials and major intersections, requirements for appropriate public facilities, and requirements which consider wind currents in relations i.e., population centers, which will direct any incinerated materials or noxious odors from the population center.

Objective 3

The Town of Interlachen Land Development Regulations require (1) special mining permits and that such permits be coordinated with the Florida Department of Environmental Protection; (2) all subdivision plats be approved in a manner which will protect and conserve the natural functions of soils; and (3) establishing a coordination process by which adjacent local governments, other governmental entities and research and interest groups have input into the identification and preservation of unique vegetative communities.

Policy 3.1

The Town of Interlachen shall require any mining permit be coordinated with the Florida Department of Environmental Protection so mineral resources are conserved and used appropriately and areas disturbed by mining activities are reclaimed to productive and of beneficial use

Policy 3.2

The Town of Interlachen shall review topographic, hydrologic and vegetative cover factors during the development, review process in order to protect and conserve the natural functions of soils. Included in the site plan review process, the Town shall require the use of best management practices provision which control erosion, restrict site clearing prior to development and re-vegetation of cleared sites when development has not proceeded diligently. The Town shall provide the reviewing agencies the necessary documentation for and comment regarding topographic, hydrologic and vegetative cover.

Policy 3.3

The Town of Interlachen shall encourage flexible and creative concepts in development plans where development retains forest, resources located on the site, to be maintained as space to provide for recreation, wildlife habitat, watershed protection, erosion control, and maintenance of water quality.

Policy 3.4

The Town of Interlachen shall cooperate with adjacent local governments and other governmental entities, research, and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the Town and adjacent local government jurisdictions.

Objective 4

The Town of Interlachen shall encourage best management practices for the conservation, appropriate use and protection of fisheries, wildlife, and wildlife habitats. In addition, the Town shall protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern) within proposed development sites and protect, these natural resources from the impacts of development.

Policy 4.1

The Town of Interlachen shall support the reviewing agencies in the monitoring and inventorying of wildlife and wildlife habitats within the Town. Within the site plan review process, the Town shall require an inventory of wildlife for all parcels proposed for developments that contain native habitat and provisions to ensure sufficient areas of wildlife habitat to allow for the continuance of viable populations on site and should require the interconnections of wildlife corridors wherever possible.

Policy 4.2

The Town of Interlachen shall require a survey of native vegetative communities for all proposed development sites or 10 acres or more where native habitat exists on the site. This survey shall be conducted by an ecologist, biologist, or similar professional, and shall include an inventory of wildlife, as well as state-listed and federally-listed endangered and threatened plant and animal species, and species of special concern. Site surveys shall address the following:

- a. The size and distribution of the native habitat
- b. Wildlife and listed species populations within the proposed development site
- c. The feasibility of and viability of on-site protection
- d. Whether the proposed development site includes a wildlife corridor and the feasibility of maintaining the wildlife corridor
- e. The appropriateness of mitigating the impacts of development by the relocation of

listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective

Policy 4.3

The Town of Interlachen shall consult with the reviewing agencies prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any threatened, endangered, or rare species. In such cases, any development project of 10 or more acres shall be required to preserve upland habitat in accordance with the following rules:

- a. 60% of all sand pine scrub, longleaf pine or xeric oak scrub communities shall be preserved on site
- b. 40% of all other upland plant communities, including hardwood, mixed hardwood and slash pine flat woods communities shall be preserved on site
- c. Protection of wildlife and listed plant and animal species found on the site shall be required as part of the overall development plan which is approved as a part of the development order, based on the survey, analysis and findings. Development shall be clustered on the least environmentally sensitive portion of the site, with the remainder of the site to be permanently protected as undisturbed and unaltered open space to protect the native habitat
- d. Wherever possible, protected habitat shall be connected with other areas of existing like habitat
- e. Wherever possible, wetland and upland habitat shall be connected based upon the site survey and analysis completed

Policy 4.4

The Town of Interlachen shall coordinate with the reviewing agencies to identify the habitat of any species of special concern located within the Town limits and will incorporate those agency recommendations for site protection in any issued development orders or site development plans.

Policy 4.5

If parcels containing state or federally listed species habitat are annexed, the future land use amendment for the affected property shall include an evaluation or the impact of the development at the proposed density or intensity on this habitat, and require that the maximum density or intensity, and/or percentage of habitat to be protected be adjusted, based on this evaluation, in order to ensure the continued protection of these plant and animal species.

Policy 4.6

The Town of Interlachen shall, during the development review process, ensure that impacts created by the proposed development activity will not significantly alter the natural resources, especially the natural reservations identified in the recreation and open space

element of this Comprehensive Plan.

Policy 4.7

All new development will be required to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100 year floodplains so that the long-term environmental integrity, economic impact and recreation value of these areas are maintained.

CHAPTER

F

Recreation and Open Space Element: Goals, Objectives & Policies

Goals, Objectives & Policies: Recreation and Open Space

Goal 1

The Town of Interlachen shall continue to provide sufficient parks, recreational facilities, and open space areas to meet the needs of all residents. Interlachen will strive to obtain more amenities and provide maintenance to protect the existing resources.

Objective 1

Through the planning and development process, Interlachen shall coordinate the provision of needed parks and recreation facilities through both private and public sources in compliance with the LOS standards established herein.

Policy 1.1

The Town of Interlachen shall institute citizen participation in maintenance through clean-up days and other such devices.

Objective 2

Through the planning and development process, Interlachen shall preserve open space through both private and public sources, in compliance with the LOS standards established herein.

Policy 2.1

The Land Development Regulations (LDRs) shall include open space definitions and standards.

Policy 2.2

The Town of Interlachen shall work with the Putnam County School Board to provide recreational programs and facilities.

Policy 2.3

The Town of Interlachen shall adopt criteria to review proposed development for compatibility with the existing natural setting.

Policy 2.4

The Town of Interlachen shall apply for available grants or funds to provide recreational facilities and programs.

Objective 3

The Town of Interlachen shall ensure that the recreational needs of its citizens are being met.

Policy 3.1

The Town of Interlachen shall improve existing access deficiencies to parks and recreational sites by:

- a. Calling for the addition of bike lanes to state roads.
- b. Requiring mixed-use developments to provide walk paths to connect its open space and recreational sites to residential areas.
- c. Developing a bike path plan to link neighborhoods to schools and parks.

The Town of Interlachen shall continue researching and applying for grants and other available funding to acquire and construct parking and access at chosen points.

Policy 3.2

The Town of Interlachen shall cooperate with social agencies that provide transportation to recreational sites for those without transit and shall make safe walking areas where needed.

Policy 3.3

The Town of Interlachen shall make public facilities accessible to the handicapped, to baby strollers, and to other special needs populations.

Policy 3.4

The Town of Interlachen shall cooperate with schools, Boy Scouts, and social agencies to provide programs of social and physical recreation available to all residents.

Policy 3.5

The Town of Interlachen shall seek citizen advice for the development of recreational facilities and opportunities.

Policy 3.6

The Town of Interlachen shall research developing tourist-related recreational opportunities consistent with the Town's small-town charm and character.

Objective 4

The Town of Interlachen shall establish Level-of-Service (LOS) standards for parks, recreation facilities, and open space.

Policy 4.1

The LOS standards for parks and recreational facilities are:

Table 1 – Level of Service, Parks and Recreation Space

Component Acres/1000	Use	Service Area
Neighborhood 2 Acres/1000	Specialized facilities that serve a limited population or special group such as senior citizens or children	Less than ¼ mile radius
Community 2 Acres/1000	Area for intense recreational activities such as field games, court games, indoor activity center, and spectator sport areas	One-half (½) mile radius to serve a population of up to 5,000

CHAPTER

G

***Intergovernmental
Coordination Element:
Goals, Objectives & Policies***

Goals, Objectives & Policies: Intergovernmental Coordination

Goal 1

Interlachen will coordinate its planning and service provision activities with those of the State, regional, county governments, departments, and agencies in order to improve efficiency of service delivery, provide a higher LOS, and resolve intergovernmental conflicts.

Objective 1

Interlachen will coordinate its Comprehensive Plan with the plans of all authorities with jurisdictions within the limits of the Town. These include the Putnam County School Board, Putnam County Planning, Building and Zoning, and the Northeast Florida Regional Council as a mediation agency.

Policy 1.1

In the planning process, the Town of Interlachen shall be consistent with the Putnam County Comprehensive Plan, the Regional plans that impact Interlachen, and meet with officials if conflicts exist in order to reach resolution.

Policy 1.2

The Putnam County School Board will encompass Interlachen's education system in its Comprehensive Plan, including quality services, capital facilities, and administration.

Policy 1.3

The Putnam County Planning, Building and Zoning Department, in issuing building permits for the Town of Interlachen, will coordinate development within the Town with Putnam County, adjacent counties, and with adjacent municipalities.

Policy 1.4

The Northeast Florida Regional Council will serve as a mediation agency in any and all disputes between the Town of Interlachen and any other municipality or County.

Policy 1.5

The Town of Interlachen shall pursue interlocal agreements with Putnam County where development within the County will impact the Town of Interlachen or development within Interlachen will affect the County.

Policy 1.6

The Town of Interlachen will comply with the LOS standards set by Putnam County for County roadways, solid waste, and water and drainage.

Policy 1.7

The Town of Interlachen will comply with the LOS standards set by the State of Florida for

recreation.

Objective 2

The Town of Interlachen will coordinate with the appropriate government, department, agency, or utility on issues identified in the Comprehensive Plan as benefitting from intergovernmental coordination.

Policy 2.1

The Town of Interlachen will address annexation issues through the Town Council, the Planning Commission, and the Zoning Board of Adjustment.

Policy 2.2

The Town of Interlachen will coordinate with Putnam County and Florida Department of Transportation (FDOT) in surveying and maintaining its roads on an annual basis, coordinating with the professionally acceptable standards set by those agencies and assisting them when necessary.

Policy 2.3

The Town of Interlachen will coordinate with the State and will assist Putnam County in developing new recreational facilities.

Policy 2.4

The Town of Interlachen will coordinate with Putnam County through the development process in order to maintain consistent land use in adjacent areas.

Policy 2.5

The Town of Interlachen will develop interlocal supportive partnerships with Putnam County to identify and implement programs to provide housing for low and moderate income households.

Policy 2.6

The Town of Interlachen will assist the Florida Department of Environmental Protection (FDEP) and Putnam County in maintaining a sufficient number and acreage of parks in accordance with the state standards.

Policy 2.7

The Town of Interlachen will coordinate with FDEP and Putnam County in maintaining water, sewer, and waste standards as set by the State.

Objective 3

The Town of Interlachen will continue to coordinate with regional, County, and local authorities to meet citizens' needs, to resolve conflicts, and to respond to growth.

Policy 3.1

The Town of Interlachen will meet with the Putnam County Commission and encourage attendance of other Putnam County officials, if necessary, to discuss conflicts arising from land development.

Policy 3.2

The Town of Interlachen will continue to seek information and assistance from the NEFRC to meet the requirements of the State Reviewing Agency concerning the Comprehensive Plan. Interlachen will utilize the Northeast Florida Regional Council (NEFRC) as an informal mediation agency to resolve any conflicts with Putnam County.

Policy 3.3

The Town of Interlachen will inform the citizens of the planning process through information available at the Town Clerk's office and at the Putnam County Planning, Building and Zoning Department.

Policy 3.4

The Town of Interlachen will participate in the development of updates to the St. Johns River Water Management District's (SJRWMD) water supply assessment and District Water Supply Plan and in other water supply development-related initiatives of the SJRWMD that affect the Town.

Objective 4

The Town of Interlachen adopted its Water Supply Facilities Work Plan 2018-2035 (Work Plan) on December 11, 2018, as required by section 163.3177(6)(c), FS. The work plan will be updated, at a minimum, every 5 years or as required by statute. The Town's Work Plan is designed to: assess current and projected potable water demands, evaluate the sources and capacities of available water supplies, and identify those water supply projects, using all available technologies necessary to meet the Town's water demands for the planning period.

Policy 4.1

The Town shall comply with its Water Supply Facilities Works Plan (2018-2035) which is incorporated by reference (Appendix A of the Infrastructure Element) into the Comprehensive Plan.

Policy 4.2

The Town will coordinate appropriate aspects of its Comprehensive Plan and the Work Plan with SJRWMD and the Regional Water Supply Plan. The Town shall amend its Comprehensive Plan and Work Plan, as required.

CHAPTER

H

***Capital Improvements
Element: Goals, Objectives
& Policies***

Goals, Objectives & Policies: Capital Improvements

Goal 1

The Town of Interlachen shall pursue all available sources of outside financing to enable Interlachen to continue to provide adequate public facilities, to replace obsolete or deficient facilities, and to be able to make investments in facilities to promote economic development in accordance with orderly and compact growth. Capital projects will be evaluated annually as part of the five (5) year schedule of capital expenditures in the Capital Improvements Plan (CIP).

Objective 1

The Capital Improvements Element of the Comprehensive Plan shall serve as Interlachen's blueprint for new construction to meet existing deficiencies for the accommodation of future desired growth, and to replace obsolete or worn-out facilities.

Policy 1.1

The Town of Interlachen shall include all capital improvements projects identified within a five-year period and shall prepare a CIP as outlined in this Plan including any Public School Facilities Improvements Projects.

Policy 1.2

The Town of Interlachen shall review the current deficiencies reported in the Comprehensive Plan and update a five-year CIP to be funded annually out of the budget. The five-year Plan shall detail the expenditures necessary for each new or renovated public facility to meet existing deficiencies, accommodate future desired growth, and replace obsolete or deficient facilities.

Policy 1.3

The Town Council shall set aside appropriate time to coordinate capital improvements and to evaluate any project in terms of fulfilling legal requirements, achieving desired Level of Service (LOS) standards within the urban limits, and increasing efficiency.

Policy 1.4

The Town of Interlachen shall review the five-year CIP reviewing the capital facilities to determine the extent of effective economic life remaining in each facility. In addition, Interlachen will identify facilities that are needed to protect public health, or eliminate a hazard to the public health, welfare and safety.

Objective 2

The Concurrency Management System shall be implemented and shall, at a minimum, include

a CIP. The Concurrency Management System shall also maintain adopted LOS standards to serve any new development with the facilities required to eliminate existing deficiencies during the five-year CIP planning period.

Policy 2.1

The Town of Interlachen shall seek all types of financing mechanisms of its capital improvements, including publicly guaranteed loans, bonds or federal grants.

Policy 2.2

The Town of Interlachen will provide public facilities for all future developments through coordination and maintenance with the Putnam County Planning, Building and Zoning Department. This process will reserve public facility capacity through restricted development permits for previously permitted areas.

Policy 2.3

The Town of Interlachen shall implement a concurrency tracking and monitoring system, which shall be used to:

- a. Analyze the impacts of a proposed development in relation to the available capacity and LOS standards contained within this Capital Improvements Element
- b. Create an annual report that summarizes the available capacity of public facilities and forecasts the future available capacity based upon best available data

Policy 2.4

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by Putnam County of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, Interlachen shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. Sanitary sewer facilities include individual septic systems.

Policy 2.5

Consistent with the public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by Putnam County of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the Town's approval to commence construction.

Policy 2.6

Consistent with the public welfare and except as otherwise provided in this section, transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

Objective 3

The Town of Interlachen shall coordinate its land use decisions and its available or projected revenues with a schedule of capital improvements, which will maintain the LOS standards, adopted in this Plan and will meet existing and future facility needs including public schools.

Policy 3.1

The Town of Interlachen shall adopt five-year programs detailing a schedule for the expenditures necessary for capital improvements projects to maintain LOS standards adopted in this plan and to accommodate future growth. When adopted, these programs shall be provided to the Florida Department of Economic Opportunity or successor agency.

Objective 4

Prior to making recommendations to the Putnam County for development permits, Interlachen will review such development proposals with regards to the coordination of requirements included in this Plan, land development recommendations, and the availability of the necessary public facilities needed to support such development.

Policy 4.1

The Town of Interlachen shall use the following standards to support any new development:

a. Sanitary Waste Disposal

The Town of Interlachen shall establish the following LOS standards to ensure that the continuation of current service and the extension of service into the future meet the needs of the residents of Interlachen through the endorsement of state regulations pertaining to the permitting, construction and standards of sanitary sewer disposal.

b. Water

The Town of Interlachen operates three water plants. The potable water systems design capacity is 2,246,000 gallons per day (GPD) and the LOS standard is 125 gallons per capita per day (GPCPD).

c. Roadways

The following LOS standards for roadways are indicated at peak hours as follows:

- Freeways/Principal Arterials LOS C
- Collectors/Minor Arterials LOS D

- Local Roadways

LOS D

d. Recreation

The LOS standards for the minimum provision of parks and recreational space for the populace is as follows:

Component Acres/1000	Use
Neighborhood 2 Acres/1000	Specialized facilities that serve a limited population or special group such as senior citizens or children
Community 2 Acres/1000	Area for intense recreational activities such as field games, court games, indoor activity center, and spectator sport areas

e. Drainage

All storm water treatment and disposal facilities shall be required to meet the design and performance standards established in Florida Administrative Code (F.A.C.), with treatment of the first inch of run-off on-site to meet water quality standards required by F.A.C. Storm water discharge facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Florida Statutes.

The drainage system shall be designed to satisfy a 25-year frequency and 24-hour time period for design of facilities; 100-year frequency to protect floodplains; retention of first inch of run-off prior to discharge. Storm water run-off shall be managed to ensure that post-development run-off rates do not exceed pre-development run-off rates and shall meet the standards established in the Infrastructure Element.

All State water quality standards shall apply to all new development and redevelopment in Interlachen. Any exemptions, exceptions, or thresholds in these citations, including project size thresholds, are not applicable. For surface waters which are not waters of the State Class III water quality standards shall apply.

f. Storm water Drainage

The 25-year frequency and 24-hour time period for design of facilities; 100-year

frequency to protect floodplains; retention of first inch of run-off prior to discharge. All such standards shall apply to all new development and redevelopment in Interlachen. Any exemptions, exceptions, or thresholds in these citations, including project size thresholds, are not applicable. Storm water run-off should be managed to ensure that post-development run-off rates do not exceed pre-development run-off rates.

g. Solid Waste

The average solid waste generation rate for Interlachen is 6.4 pounds per capita per day.

Goal 2

The Town of Interlachen shall continue to ensure the implementation and monitoring of the Capital Improvements Plan.

Policy 2.1

Capital Improvements Implementation

a. Schedule of Capital Improvements

Interlachen shall replace or upgrade its Capital Improvements Goals, Policies, and Objectives, as the Town Council deems necessary.

b. Identification of Programs

Interlachen, in accordance with the concurrency requirements will require that any new development bear its proportionate cost of providing new or expanded public facilities.

CHAPTER

I

***Private Property Rights
Element: Goals,
Objectives & Policies***

Goals, Objectives & Policies: Private Property Rights

Goal 1

The Town of Interlachen shall consider private property rights in local decision-making.

Objective 1

Private property rights shall be considered in local decision-making.

Policy 1.1

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4

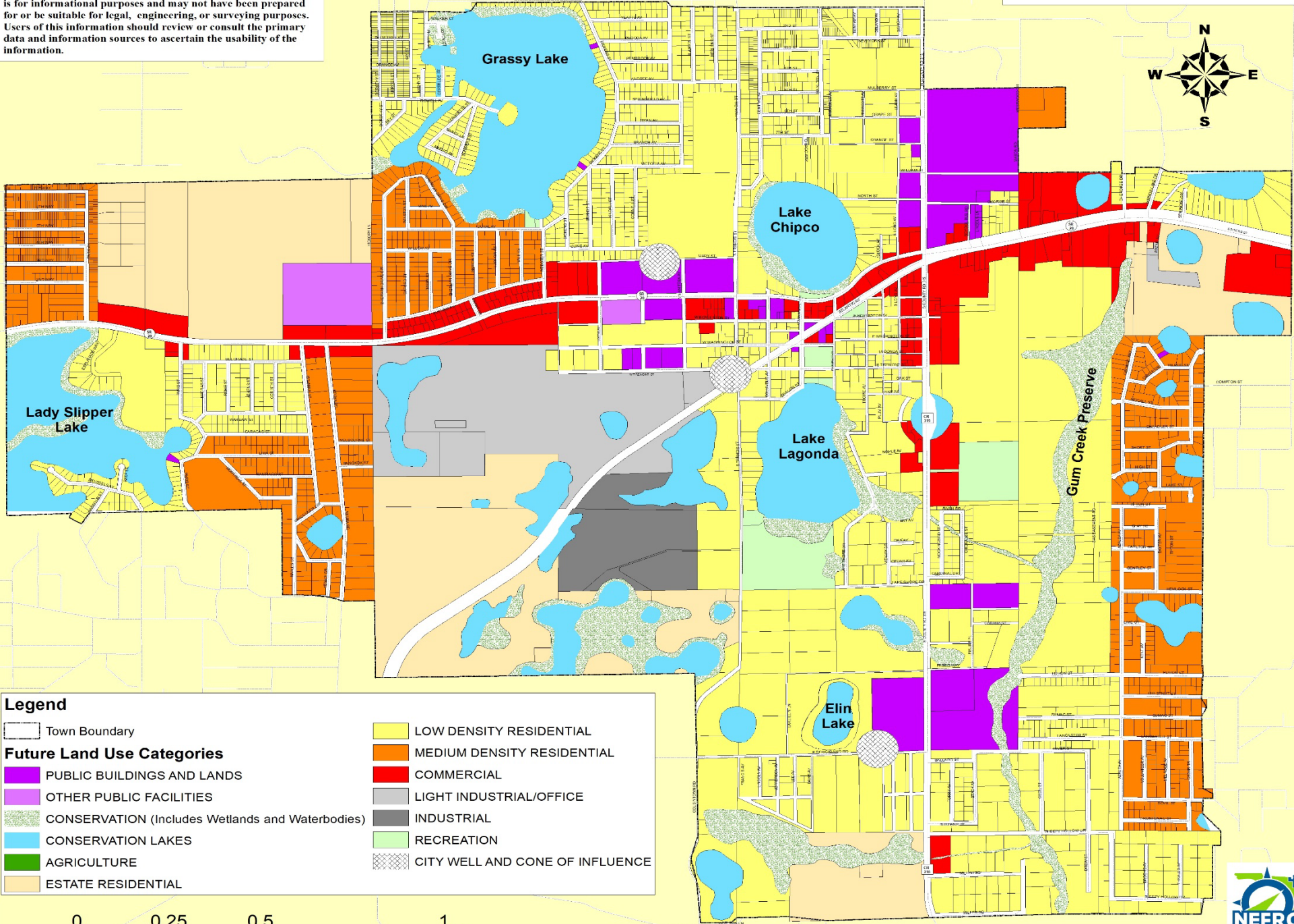
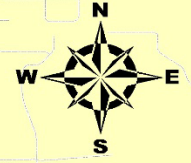
The right of a property owner to dispose of his or her property through sale or gift.

Future Land Use Map Series

TOWN OF INTERLACHEN - 2035 FUTURE LAND USE MAP

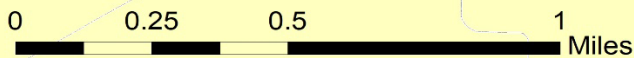
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Prepared by: Northeast Florida Regional Council
Production Date: December 2021



Legend

- Town Boundary
- Future Land Use Categories**
- PUBLIC BUILDINGS AND LANDS
- OTHER PUBLIC FACILITIES
- CONSERVATION (Includes Wetlands and Waterbodies)
- CONSERVATION LAKES
- AGRICULTURE
- ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- LIGHT INDUSTRIAL/OFFICE
- INDUSTRIAL
- RECREATION
- CITY WELL AND CONE OF INFLUENCE

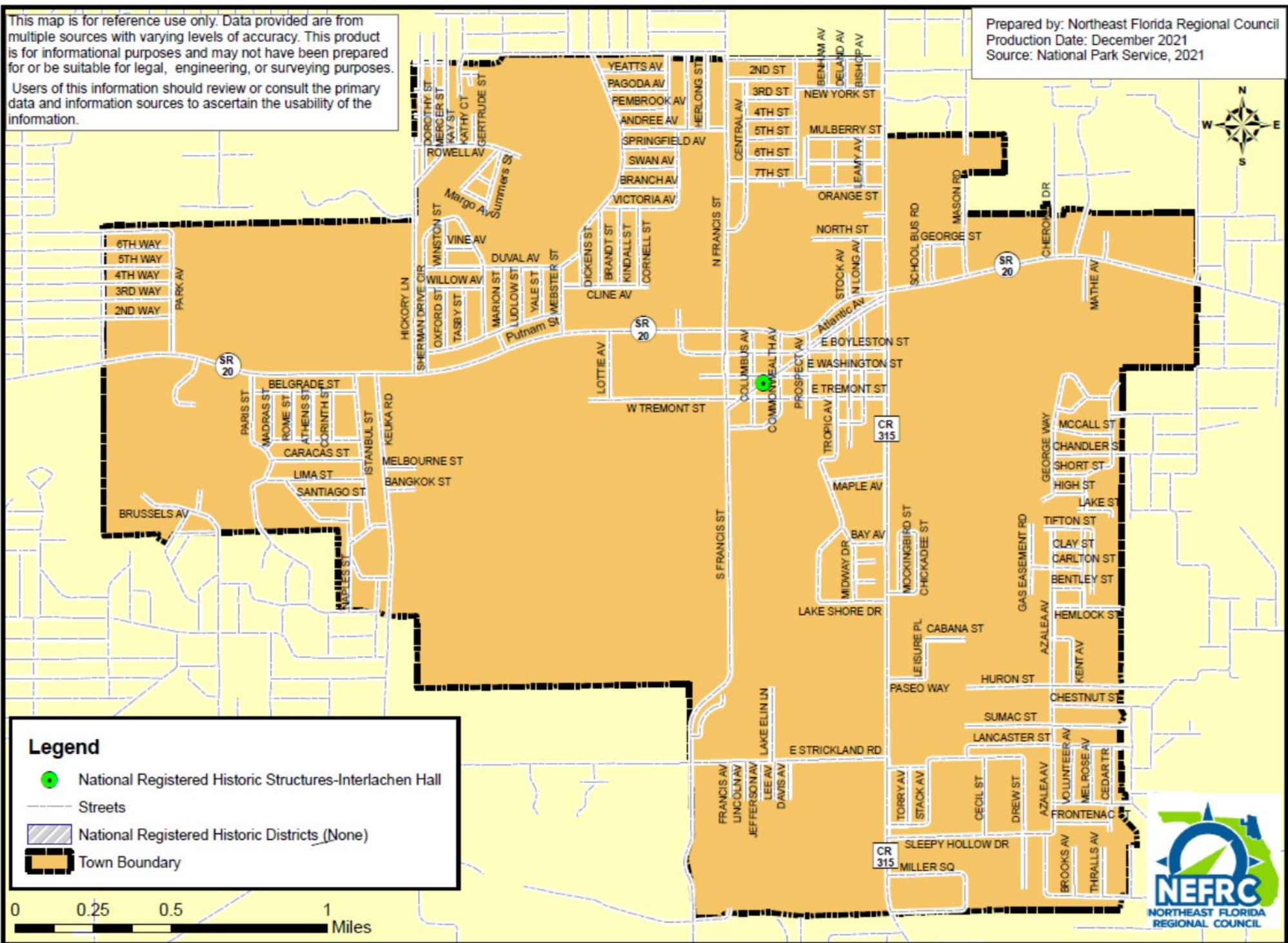


TOWN OF INTERLACHEN - 2035

HISTORIC DISTRICT BOUNDARIES OR STRUCTURES

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: National Park Service, 2021

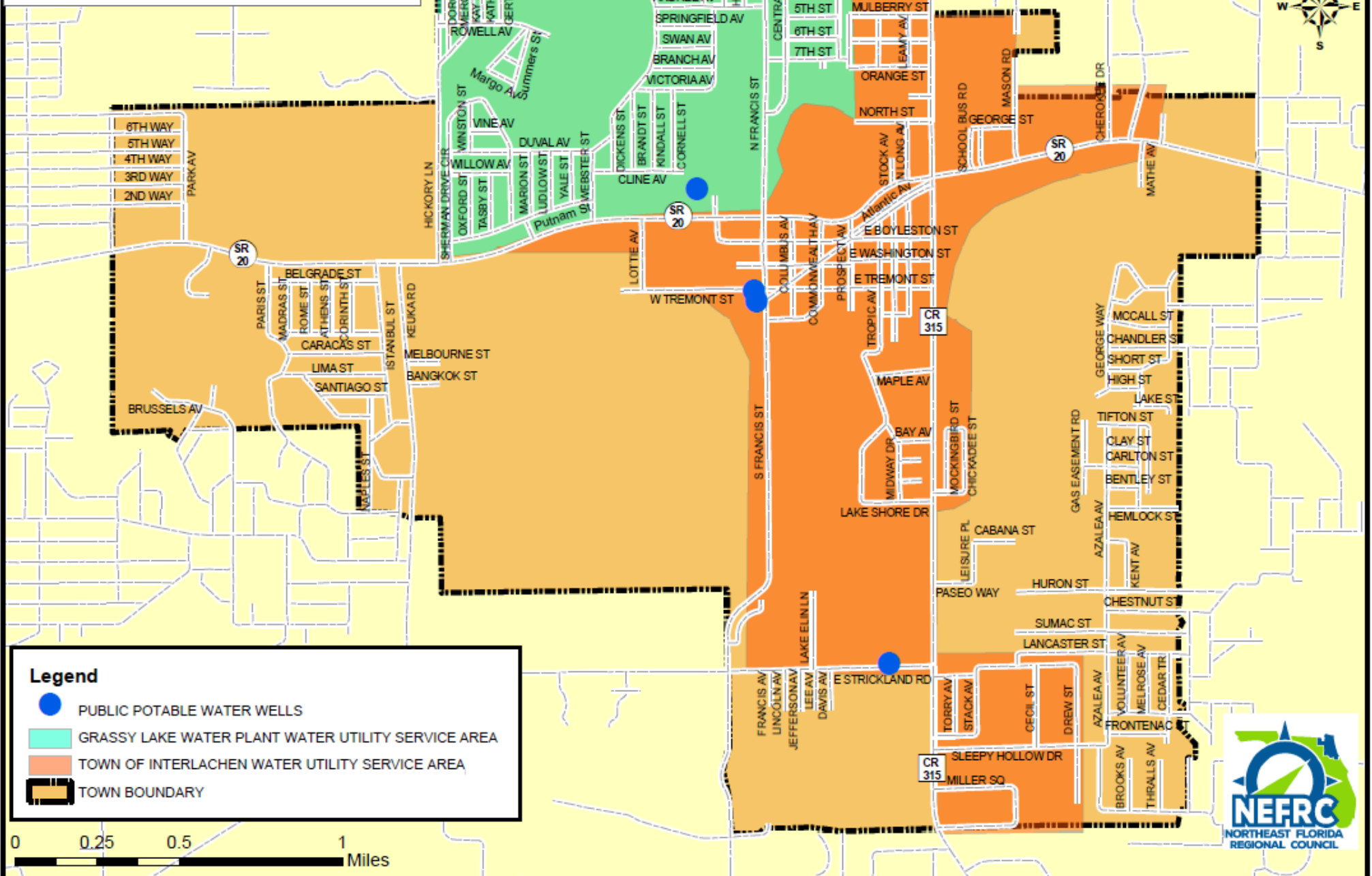


TOWN OF INTERLACHEN - 2035

PUBLIC POTABLE WATER WELLS AND WATER SERVICE AREA

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: SJRWMD, 2021

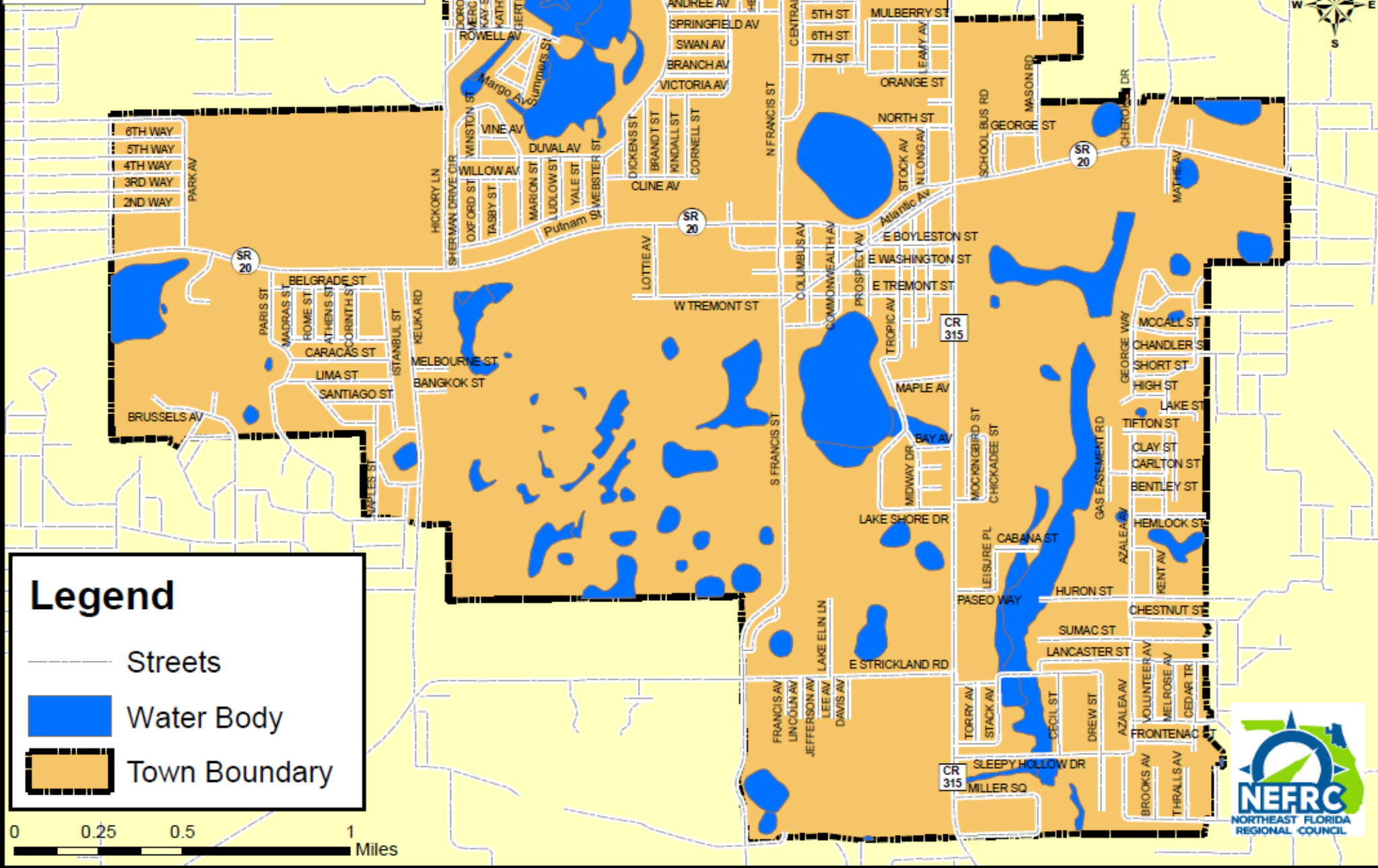


TOWN OF INTERLACHEN-2035




WATERBODY

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: SJRWMD, 2021



Legend

-  Streets
-  Water Body
-  Town Boundary

0 0.25 0.5 1 Miles

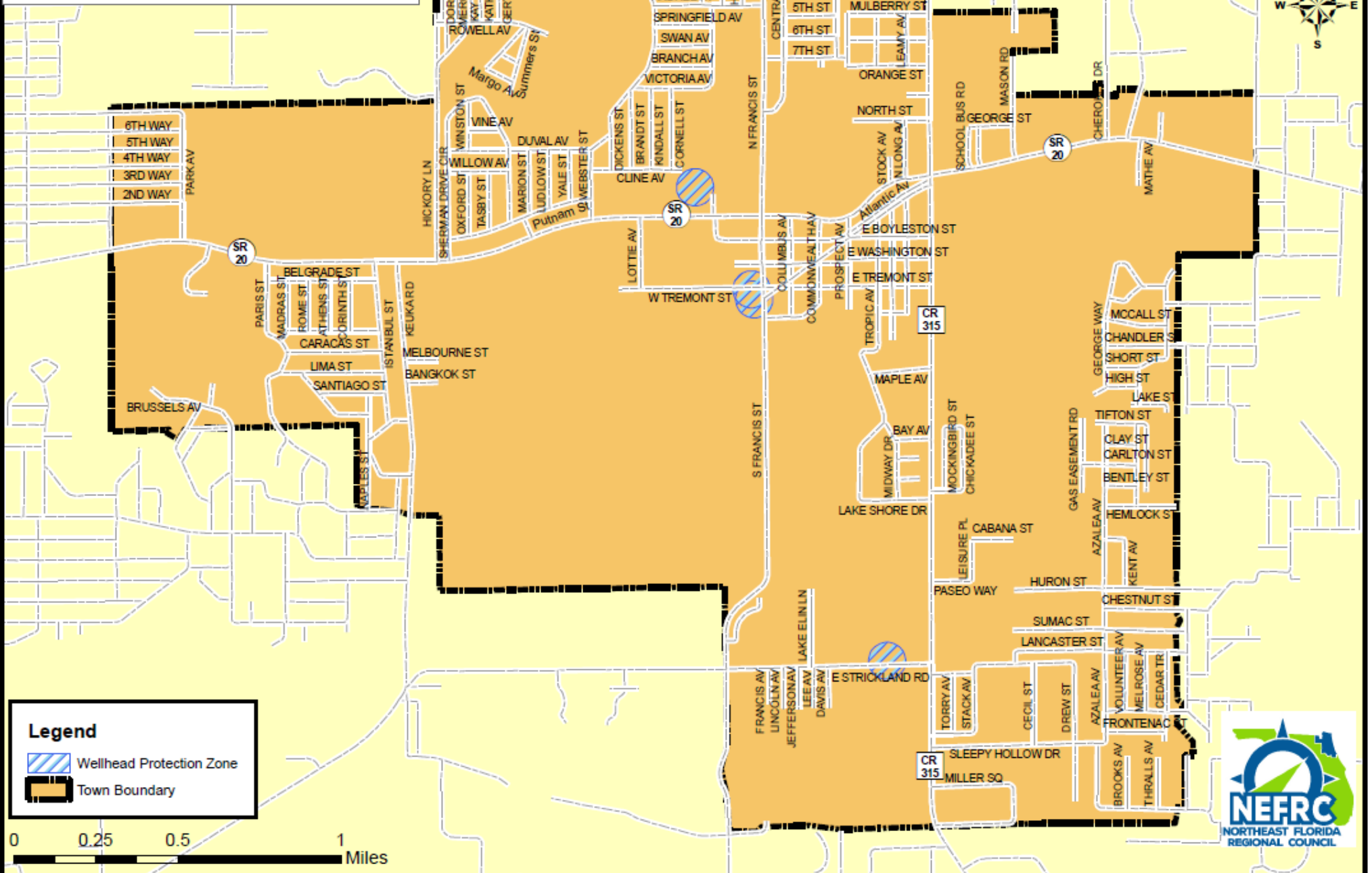


TOWN OF INTERLACHEN - 2035

TOWN WELLHEAD PROTECTION ZONE

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: Town of Interlachen

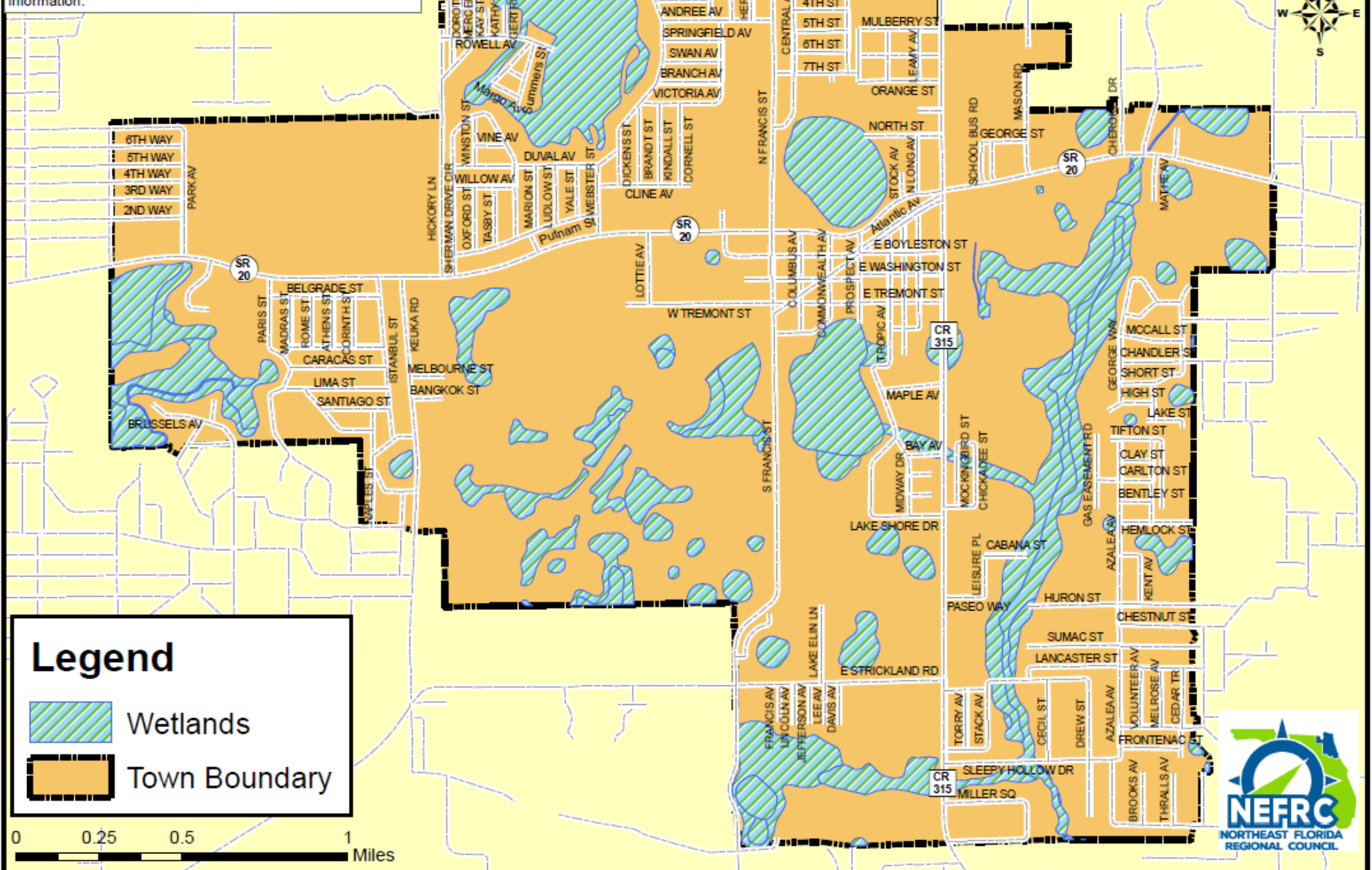


TOWN OF INTERLACHEN-2035

WETLANDS

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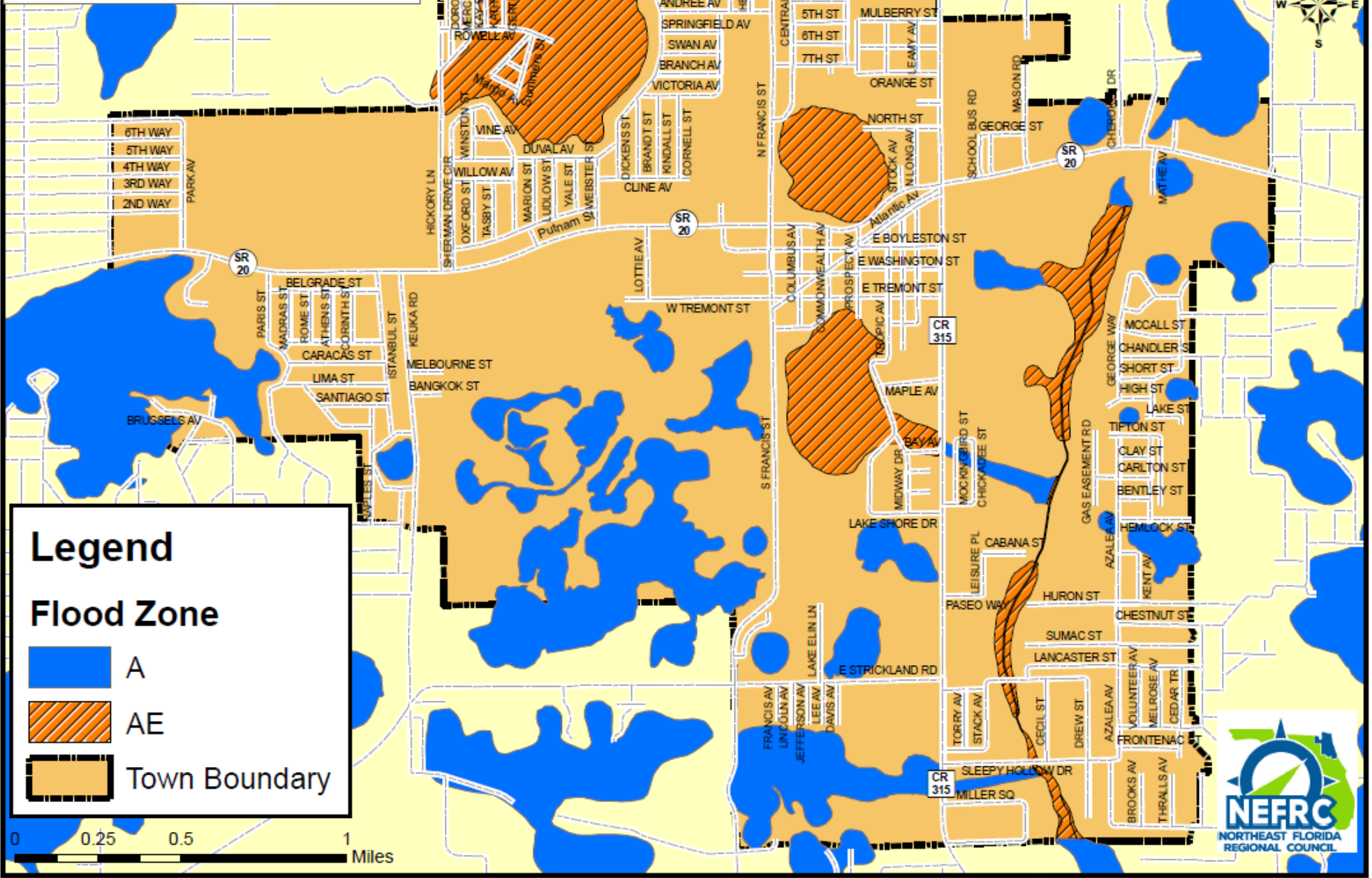
Prepared by: Northeast Florida Regional Council
 Production Date: December, 2021
 Source: USFWS, 2019



TOWN OF INTERLACHEN-2035 FLOODPLAIN

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Prepared by: Northeast Florida Regional Council
Production Date: December, 2021
Source: FEMA, 2021

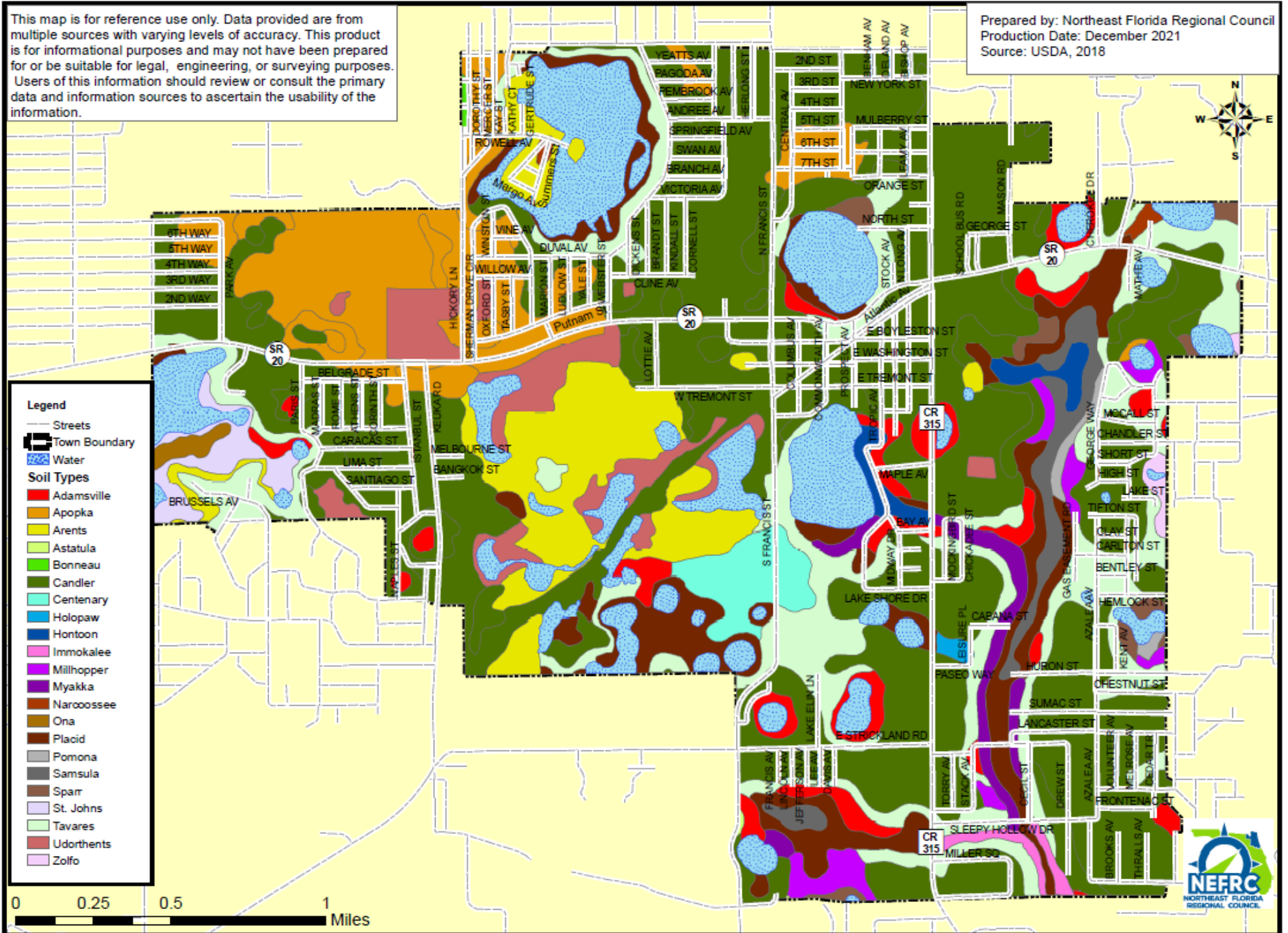


TOWN OF INTERLACHEN-2035

SOILS

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: USDA, 2018



Legend

- Streets
- ▭ Town Boundary
- ▭ Water
- Soil Types**
- ▭ Adamsville
- ▭ Apopka
- ▭ Arents
- ▭ Astatula
- ▭ Bonneau
- ▭ Candler
- ▭ Centenary
- ▭ Holopaw
- ▭ Hontoon
- ▭ Immokalee
- ▭ Millhopper
- ▭ Myakka
- ▭ Narcoossee
- ▭ Ona
- ▭ Placid
- ▭ Pomona
- ▭ Samsula
- ▭ Sparr
- ▭ St. Johns
- ▭ Tavares
- ▭ Udorthents
- ▭ Zolfo

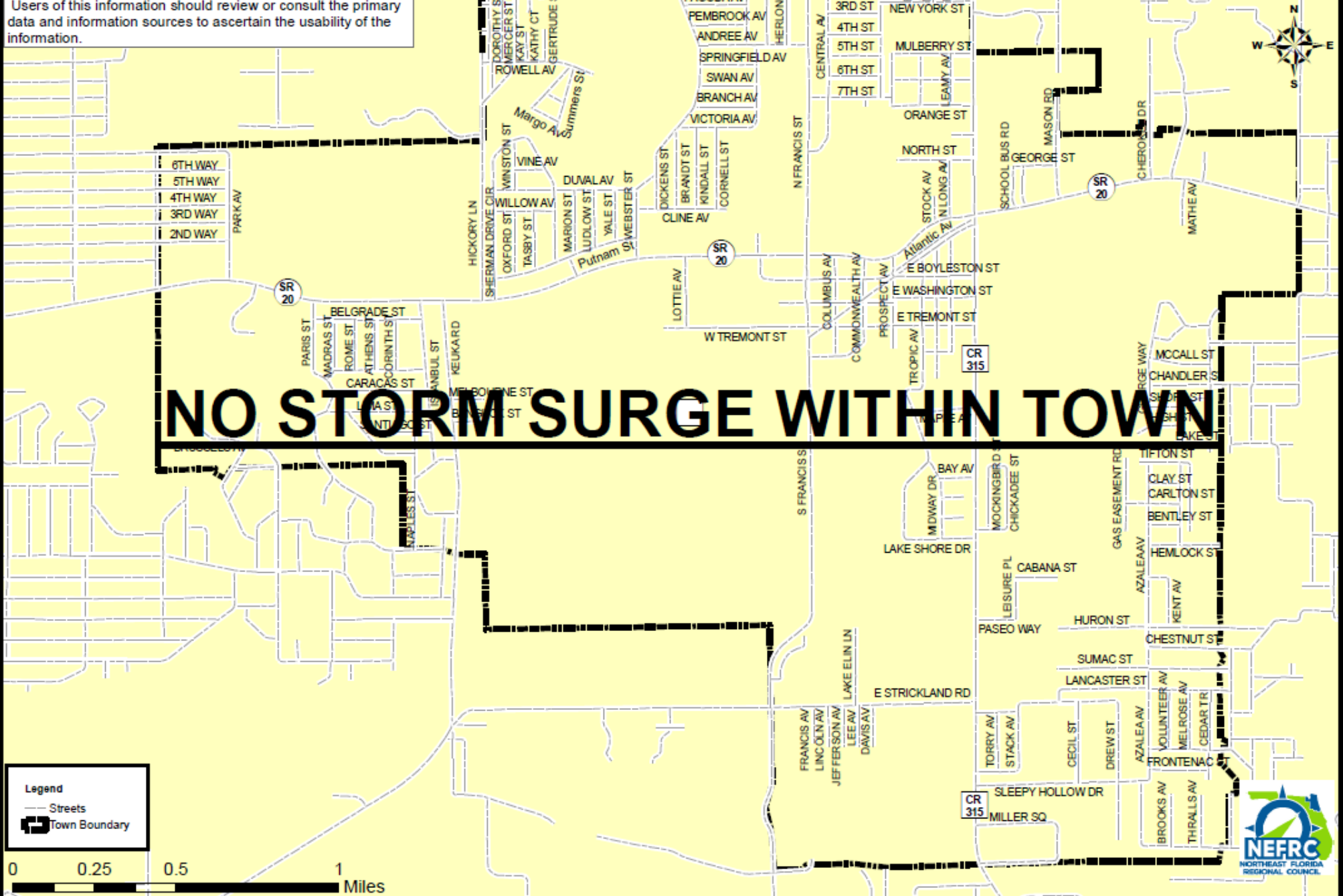


TOWN OF INTERLACHEN-2035

STORM SURGE

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: Statewide Regional Evacuation Study, 2021

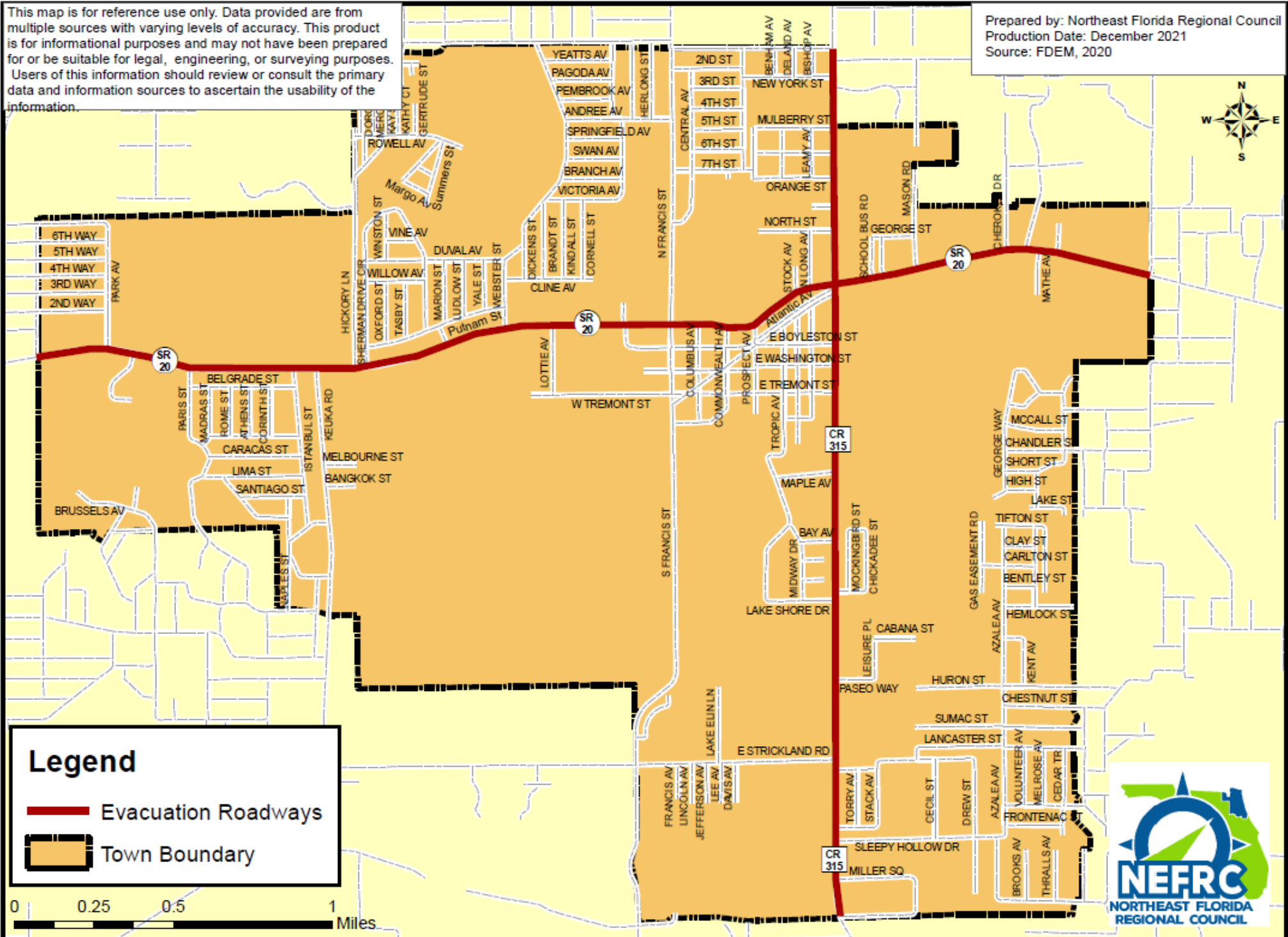


TOWN OF INTERLACHEN - 2035

EVACUATION ROADWAYS

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: FDEM, 2020

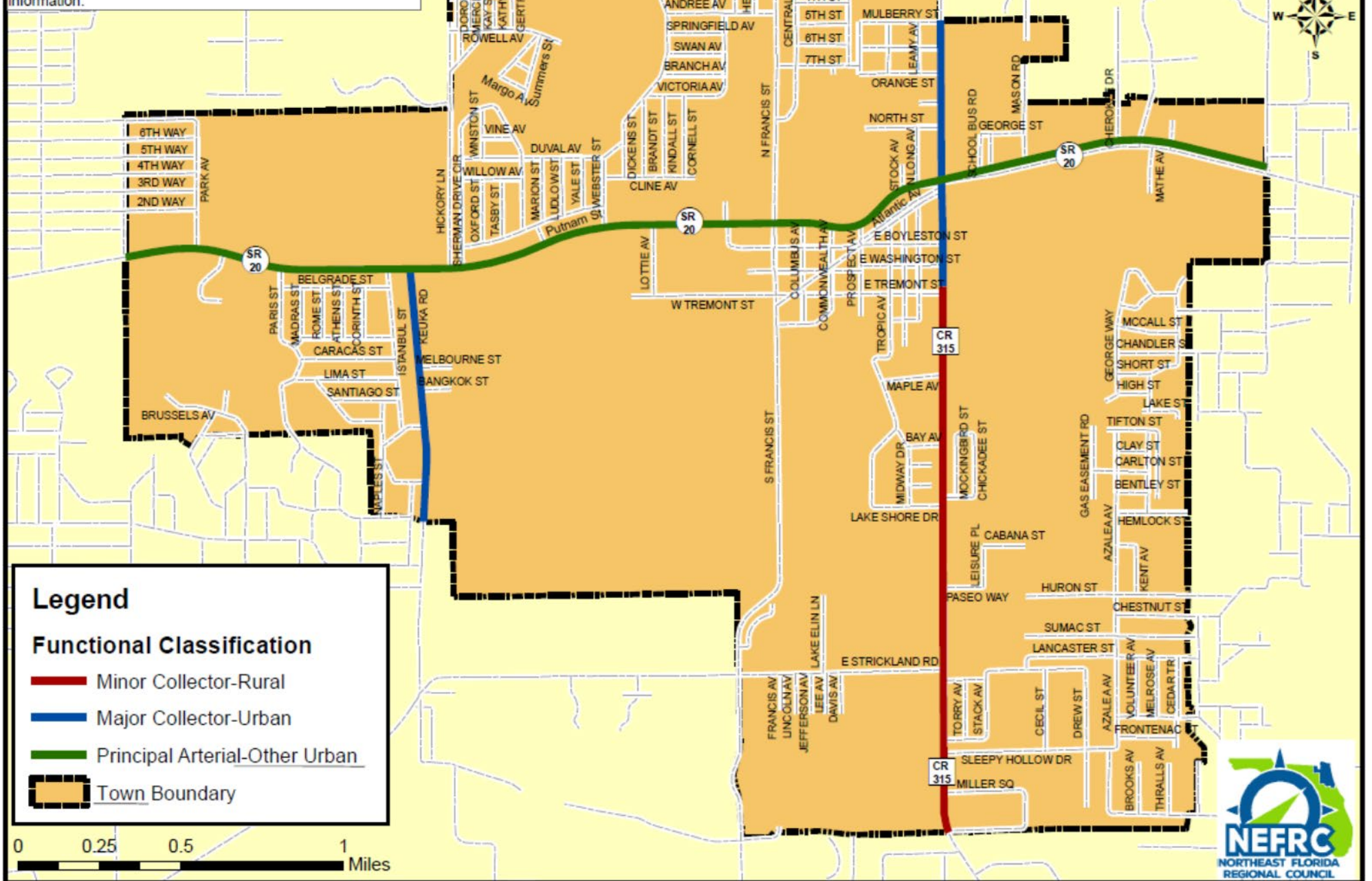


TOWN OF INTERLACHEN - 2035

FUNCTIONAL CLASSIFICATION OF ROADWAY

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Prepared by: Northeast Florida Regional Council
Production Date: December 2021
Source: FDOT, 2021

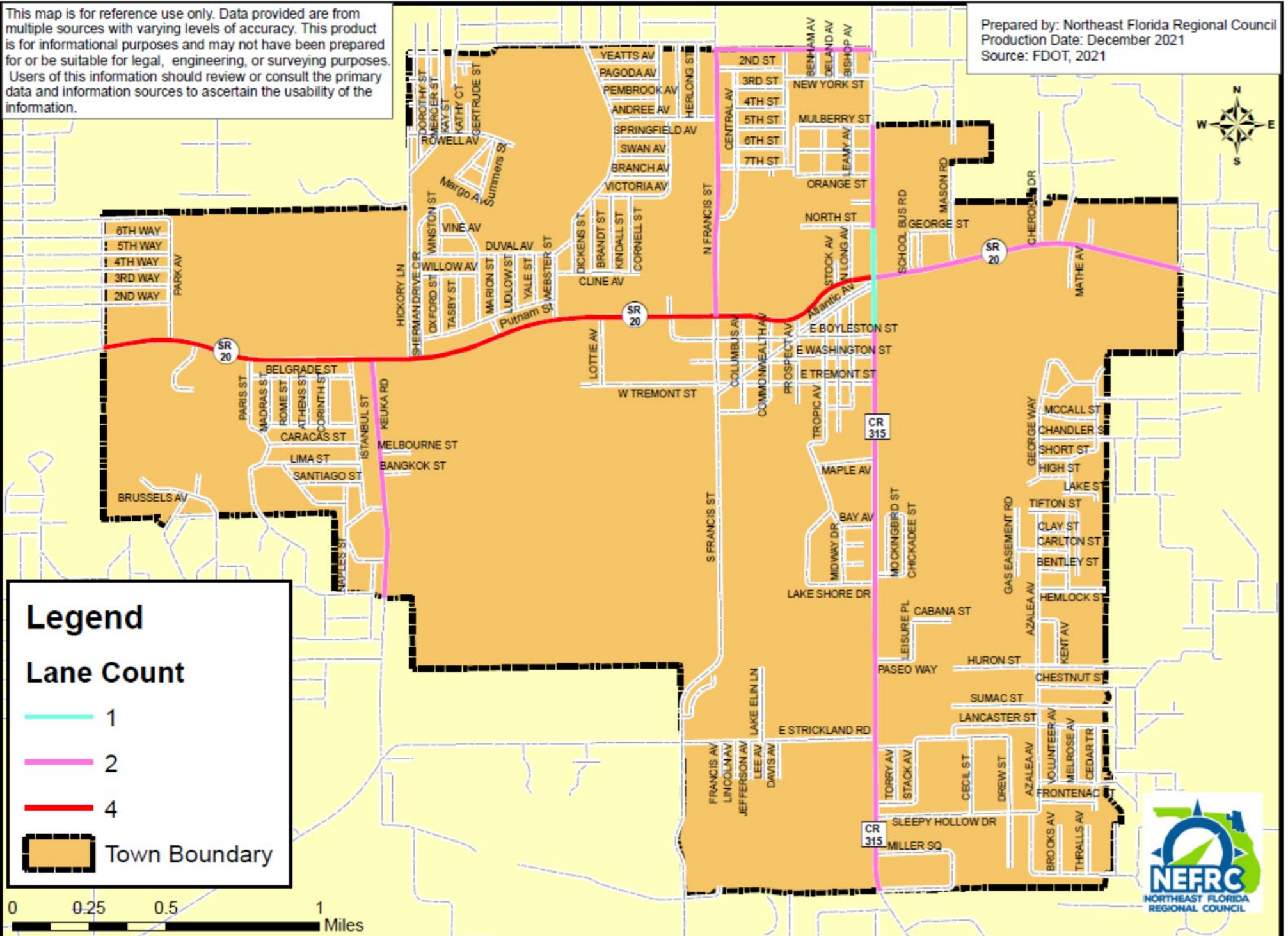


TOWN OF INTERLACHEN - 2035

NUMBER OF LANES

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: FDOT, 2021

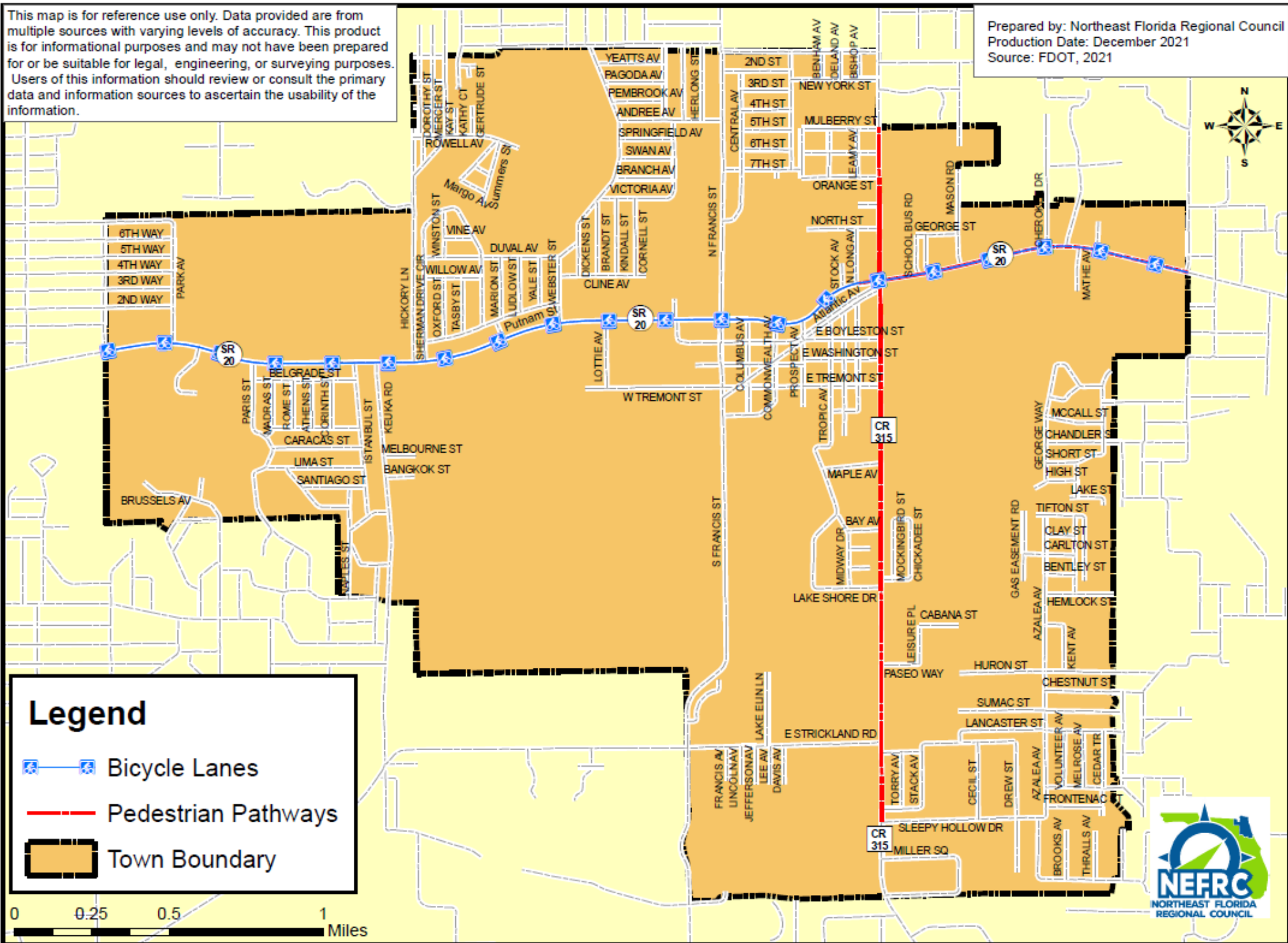


TOWN OF INTERLACHEN - 2035

BICYCLE AND PEDESTRIAN PATHWAYS

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Prepared by: Northeast Florida Regional Council
 Production Date: December 2021
 Source: FDOT, 2021



Legend

- Bicycle Lanes
- Pedestrian Pathways
- Town Boundary

