



Town of Interlachen, FL
"Between the Lakes"

Comprehensive Plan

2025

Adopted December 26, 2012

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

A

Goals, Objectives & Policies

Future Land Use

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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.

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

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

Policy 1.6

Lands classified as Conservation use are public and private lands devoted to conserve unique and natural functions including lakes and wetlands.

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.

MINING

Policy 1.18

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 1.19

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.

Policy 1.20

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 Regulation.

AGRICULTURE

Policy 1.21

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

Policy 1.22

Land classified as Agriculture land is used predominantly for crop cultivation, livestock, specialty farms, silviculture areas, and dwelling units.

Policy 1.23

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

RECREATION

Policy 1.24

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

Policy 1.25

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

Policy 1.26

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

RESIDENTIAL

Policy 1.27

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

Policy 1.28

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 1.29

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 1.30

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 1.31

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 1.32

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 1.33

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 1.34

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 1.35

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

Policy 1.36

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 1.37

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 1.38

The Town of Interlachen LDRs shall include a provision that 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. Submission of development plans shall occur prior to development review by the Town.

COMMERCIAL

Policy 1.39

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

Policy 1.40

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 1.41

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 1.42

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 1.43

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

Policy 1.44

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

Policy 1.45

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 or 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 1.46

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 1.47

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 1.48

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.

INDUSTRIAL

Policy 1.49

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

Policy 1.50

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

Policy 1.51

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

Policy 1.52

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 1.53

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.

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.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

B

Goals, Objectives & Policies

Traffic

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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 Future 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 of Interlachen will work with the Florida Department of Transportation (FDOT) to pursue funding for a permanent, sheltered transit stop within the Town. The Town will coordinate with Putnam County's transit provider to establish potential shelter locations within the Town.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

C

Goals, Objectives & Policies

Housing

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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, state, and 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.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

D

Goals, Objectives & Policies

Infrastructure

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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:

100 gallons per capita per day

This 100 gallons per capita per day standard arises from the preliminary data supplied by the St. Johns River Water Management District's *needs and sources project*. 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.

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 from 2012 levels. 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 Lane 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 under the *Conservation and Recreation Lands* Program or *Save Our Rivers* Program.

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 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, FL
"Between the Lakes"

CHAPTER

E

Goals, Objectives & Policies

Conservation

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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 the Town shall encourage the use or 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 waste 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 building permits.

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 of 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.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

F

Goals, Objectives & Policies

Recreation

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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 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

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

G

Goals, Objectives & Policies

**Intergovernmental
Coordination**

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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.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

H

Goals, Objectives & Policies

Capital Improvement

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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 a five-year program detailing a schedule for the expenditures necessary for capital improvements and the Public School Facilities Improvements Projects to maintain LOS standards adopted in this plan and to accommodate future growth.

Policy 3.2

The Town of Interlachen hereby adopts LOS standards for schools of 100% based on permanent Florida Inventory of School Houses (FISH) capacity for all elementary, middle, and high schools.

Policy 3.3

The Comprehensive Plan identifies facility needs in the Infrastructure, Recreation, Public School Facility, and Traffic Circulation Elements.

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.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

I

Goals, Objectives & Policies

Public School

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Goals, Objectives and Policies: Public School Facilities

Goal 1

The Town of Interlachen, in conjunction with the Putnam County School District (PCSD) and Putnam County, shall establish and maintain a public school system, which offers a high quality educational environment, provides accessibility to all students, and ensures adequate school capacity to accommodate enrollment demand.

LEVELS OF SERVICE

Objective 1

The Town of Interlachen shall provide and maintain adequate student capacity through the implementation of PCSD's adopted Level of Service (LOS) standards to ensure future school capacity.

Policy 1

The Town of Interlachen hereby adopts LOS for Schools of 100% based on permanent Florida Inventory of School Houses (FISH) capacity for all school types, Elementary, Middle, and High.

Policy 1.2

The Town of Interlachen adopts PCSD's current middle school attendance zones as the School Concurrency Service Area (SCSA). Figure 1 depicts the SCSA boundaries as updated per Policy 1.3.

Policy 1.3

The Town of Interlachen shall utilize the following procedure for modifying the SCSA maps, consistent with PCSD and Putnam County.

1. Modifications to the SCSA boundary maps must be verified by PCSD based on data and analysis to support the change. PCSD shall demonstrate that proposed changes will achieve the LOS standards for each 5-year planning period and that utilization of school capacity is maximized to the greatest extent possible.
2. The Town of Interlachen shall review proposed boundary changes and send their comments to the PCSD within 45 days of receipt.
3. Changes to the SCSA boundary shall become effective upon final approval of the new school boundaries by PCSD, and the SCSA maps shall be revised to reflect change.

Policy 1.4

The Town of Interlachen shall utilize the following procedure to change the use of a school, consistent with PCSD and Putnam County.

1. At such time as PCSD determines that a school change is appropriate, based on school and utilization requirements, PCSD shall transmit the proposed change, including data and analysis to support the changes, to the Town of Interlachen.
2. The Town of Interlachen shall send their review comments to PCSD within 45 days of receipt.
3. The change in school use shall become effective upon approval by PCSD.

Policy 1.5

The Town of Interlachen will continue to coordinate with Putnam County School District on the location and construction of future school facilities on a regular basis. This includes reviewing the school district's Existing School and Ancillary Facility Location Map, and Future School and Ancillary Facility Location Map for review and adoption into the Town of Interlachen's Comprehensive Plan and land use map.

CONCURRENCY REVIEW/COORDINATION

Objective 2

The Town of Interlachen shall require concurrency review, for residential development, to ensure that adequate school facility capacity does not exceed the LOS standards within the SCSA.

Policy 2.1

The Town of Interlachen shall not approve any non-exempt residential development application until Putnam County School District issues a School Capacity Availability Determination Letter (SCADL) verifying available capacity. The SCADL shall indicate a temporary commitment of school facility capacity for a period not to exceed (6) months or until a Final Development Order is issued, whichever occurs first.

- a. The Town of Interlachen shall issue a Certificate of Concurrency Reservation (CCR) once a SCADL is issued by PCSD.
- b. The Town of Interlachen shall notify PCSD within (15) days of approval or expiration of a CCR for residential development. No further determination of school capacity availability shall be required for residential development before the expiration of the CCR.
- c. Any change in density or intensity of residential development that requires additional school capacity shall be subject to review and approval by PCSD.

- d. Upon issue of a CCR, as part of the Final Development Order, the school capacity necessary to serve the new development shall be considered vested for the duration of the CCR and/or Development Order.

Policy 2.2

The following residential uses are exempt from the requirements of school concurrency.

- a. Single-family lots of record, existing at the time a school concurrency implementing ordinance becomes effective.
- b. Any new residential development that has a preliminary plat or site plan approval prior to the commencement date of the School Concurrency Program.
- c. Any amendment to previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units.
- d. Age restricted communities with no permanent residents less than 18 years of age as stipulated in the applicable restrictive covenants.

Policy 2.3

The Town of Interlachen shall establish, through its Land Development Regulations, a school concurrency review process for all non-exempt residential projects. The minimum process requirements are indicated below:

- a. The Town of Interlachen shall determine the sufficiency of a residential development application prior to submitting it to PCSD for review.
- b. PCSD shall issue a SCADL if capacity is available. If capacity is not available, the school district will review contiguous SCSA's for available capacity.

Policy 2.4

The Town of Interlachen shall notify the developer when capacity is not available based on receipt of a SCADL indicating the development not in compliance with adopted LOS standards. PCSD may offer the developer a 90-day negotiation period to mitigate its impacts on the schools.

Policy 2.5

The Town of Interlachen and PCSD may review mitigation options during the 90-day negotiation period. Mitigation may include but not be limited to:

- a. Contribution of land in conjunction with the provision of additional school capacity
- b. Provision of additional permanent student stations through the donation or renovation of buildings for use as primary or alternative learning facility
- c. Construction of a school in advance of the time set forth in PCSD's Five Year Capital Facilities Plan.

Policy 2.6

The Town of Interlachen and PCSD shall review proposed applications for proportionate share mitigation projects to add school capacity to satisfy the impacts of a proposed development.

- a. If mitigation is approved, the Town and the Putnam County School District shall enter into an enforceable binding agreement with the developer.
- b. If mitigation is denied, the Town and the Putnam County School District must deny an application based upon no available school capacity.

SCHOOL SITE PLANNING

Objective 3

PCSD shall coordinate with Interlachen to ensure that all new public schools, built within the town, will be located proximate to existing and proposed residential areas. Public Schools shall be consistent with the Future Land Use Map designations, and to the extent possible be co-located with other appropriate public facilities.

Policy 3.1

The Town of Interlachen and PCSD shall work jointly to ensure the compatibility and integration between public schools and surrounding land uses by determining need for and timing of on-and off-site necessary improvements to support a new school.

Policy 3.2

The Town of Interlachen shall enter into an agreement with the PCSD that shall stipulate the timing of and location for constructing off-site improvements. In addition, the agreement shall identify responsible parties for operating and maintaining off-site improvements necessary to support a new school.

Policy 3.3

The Town of Interlachen shall encourage the location of schools near residential area by:

- a. Assisting the school district with identification of funding and/or construction opportunities (including developer participation of Putnam County capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements
- b. Working to ensure capability of school sites and surrounding land uses.
- c. Reviewing and providing comments on all new school sites.

Policy 3.4

The Town of Interlachen shall work with PCSD to seek opportunities to co-locate schools with public facilities such as parks, libraries, and community centers.

Policy 3.5

The Town of Interlachen shall coordinate with the Staff Working Group (SWG) as designated by the PCSD regarding issues of mutual concern.

Policy 3.6

The Town of Interlachen shall adopt school concurrency provisions in its Land Development Regulations (LDR).

Policy 3.7

The Town of Interlachen shall work with the school district to identify issues relating to public school emergency preparedness including:

- a. Identification of evacuation zones.
- b. Determination of evacuation routes.
- c. Designation of shelter locations.
- d. Design and utilization of public schools as emergency shelters.
- e. Designation of alternative sites, other than public schools, for school to continue long-term operation in the event of emergency.

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Objective 4

The five-year schedule of Capital Improvements shall include Putnam County School District's annual update of the five-year schedule of capital improvements, which shall include those projects necessary to achieve and maintain the adopted LOS standards for the five year planning period that address existing deficiencies and future needs.

Policy 4.1

No later than December 1 of each year, the Town of Interlachen shall incorporate the PCSD's annual Five-Year Capital Facilities Plan into the Capital Improvements Element.

Policy 4.2

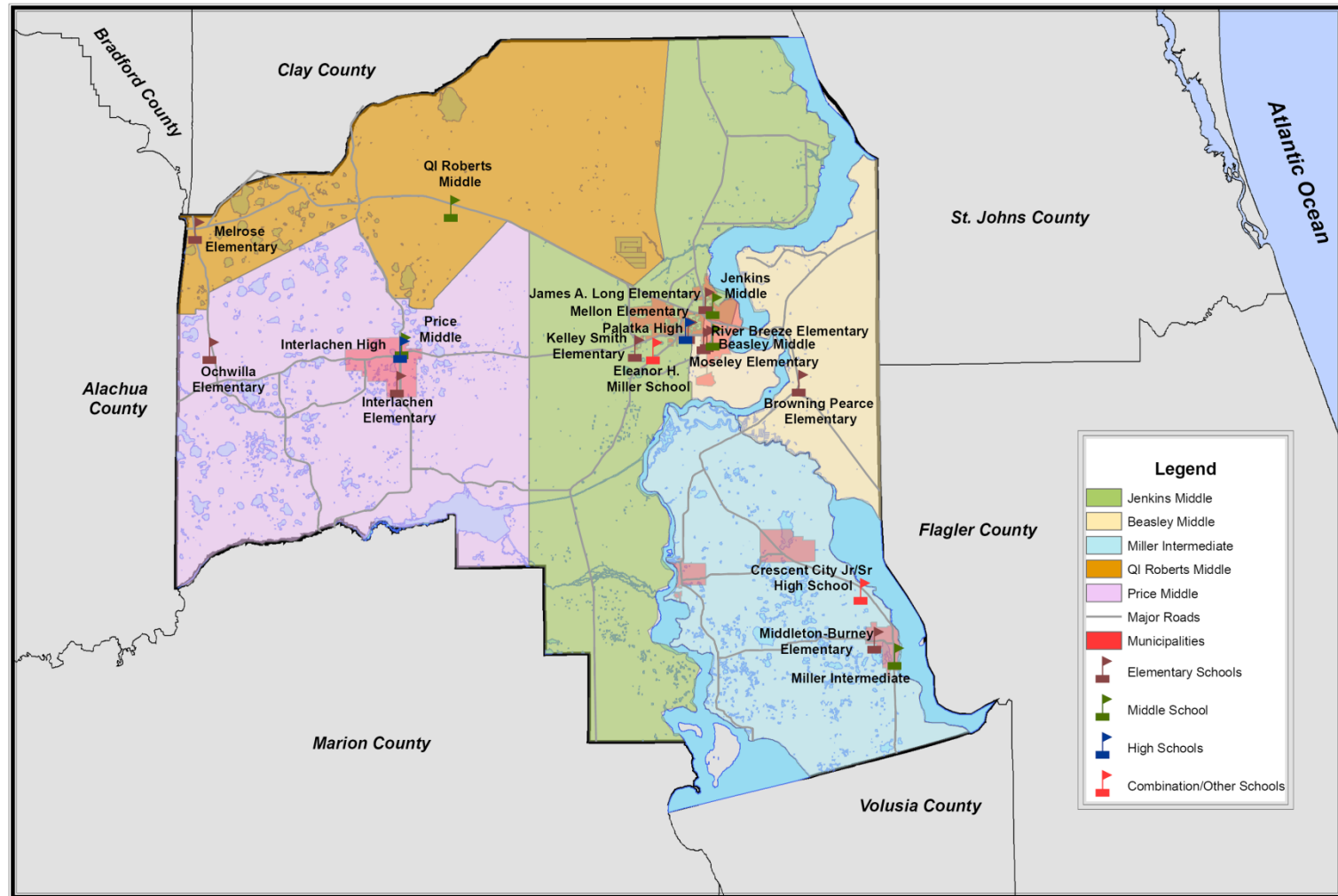
The Town of Interlachen shall annually review the Public Facilities School Element and maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period.

Appendix A

FISH Capacity of Existing School Facilities in Putnam County – Year 2006-2007

Facility	FISH Capacity* (Permanent school capacity)	CO-FTE* (DOE proposed enrollment)	Percent Capacity Committed* (utilization)
Beasley Middle	806	637	79%
Moseley Elementary	409	356	87%
River Breeze Elementary	788	433	55%*
Mellon Elementary	576	408	71%
Kelley Smith Elementary	747	688	92%
Interlachen High	1,224	934	76%
Price Middle	803	608	76%
Melrose Elementary	561	312	56%
James A. Long Elementary	677	470	69%*
Jenkins Middle	912	708	78%
Interlachen Elementary	942	765	81%
Browning-Pearce Elementary	946	810	86%
G.C. Miller Intermediate	725	469	65%
Middleton-Burney Elementary	844	638	75%
Crescent City Jr./Sr. High	1,098	917	84%
Palatka High	2,106	1670	79%
E.H. Miller School ESE	261	105	40%
Ochwilla Elementary	627	400	64%
Q.I Roberts Middle	410	372	91%

Figure 1



Putnam County School Concurrency

Concurrency Service Area

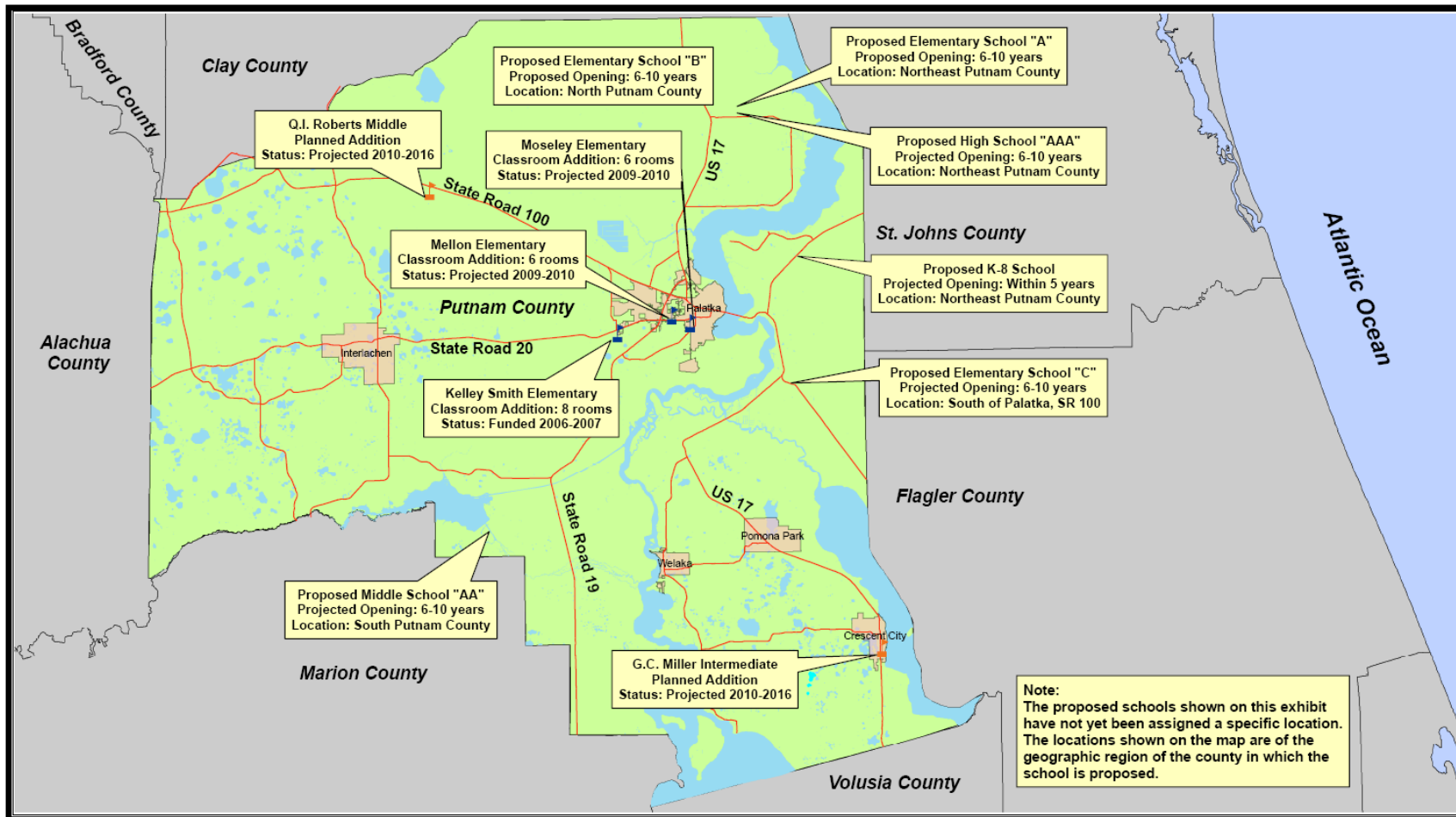
PUTNAM COUNTY, FLORIDA
Contact: David DeYoung, AICP, (904) 840-0291

DATE: 30 May, 2007

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Figure 2



Putnam County School Concurrency

Future School Locations and Additions

DATE: MARCH 2007
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PUTNAM COUNTY, FLORIDA



Town of Interlachen, FL
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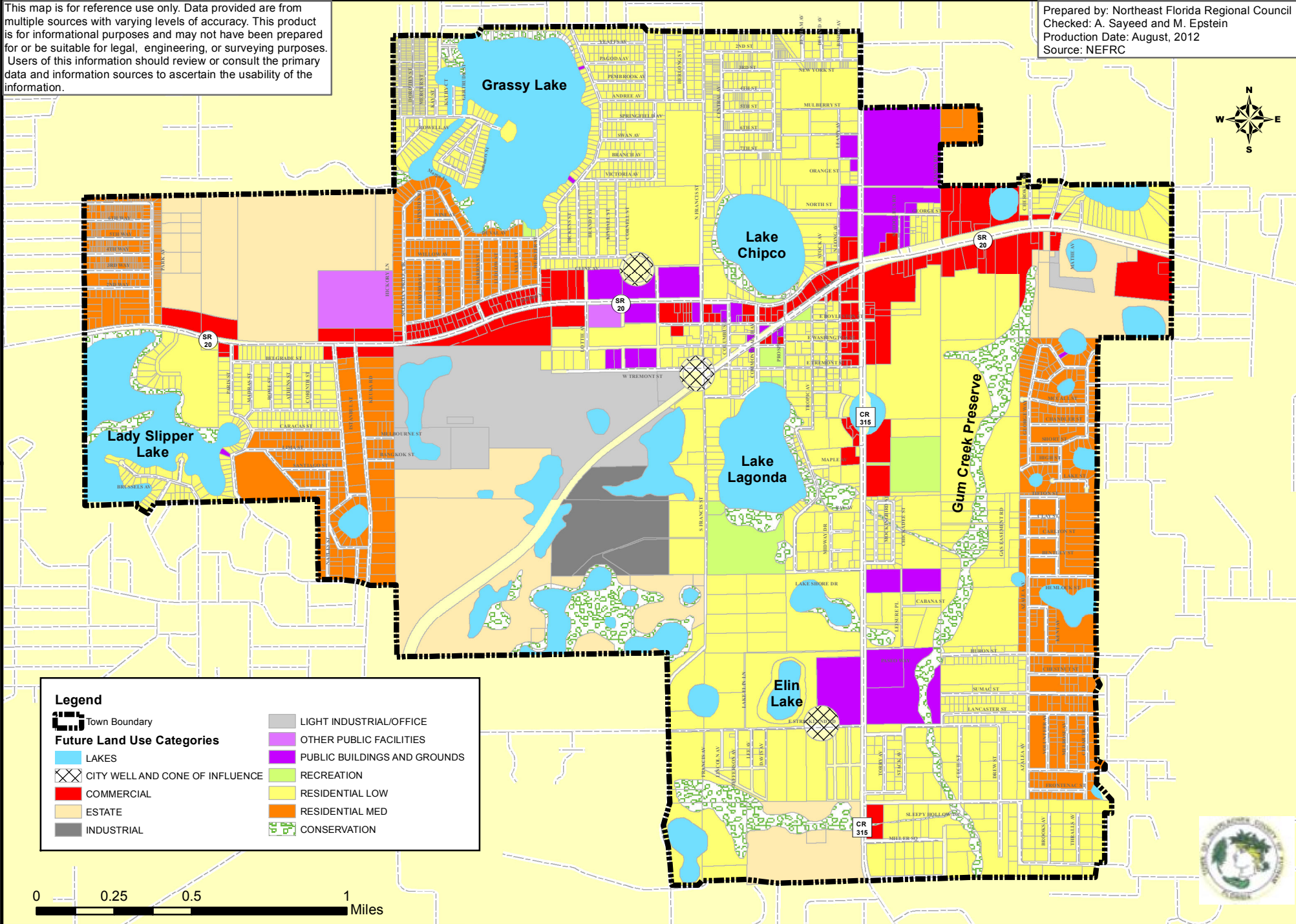
Future Land Use Map Series

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FUTURE LAND USE MAP

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Prepared by: Northeast Florida Regional Council
Checked: A. Sayeed and M. Epstein
Production Date: August, 2012
Source: NEFRC



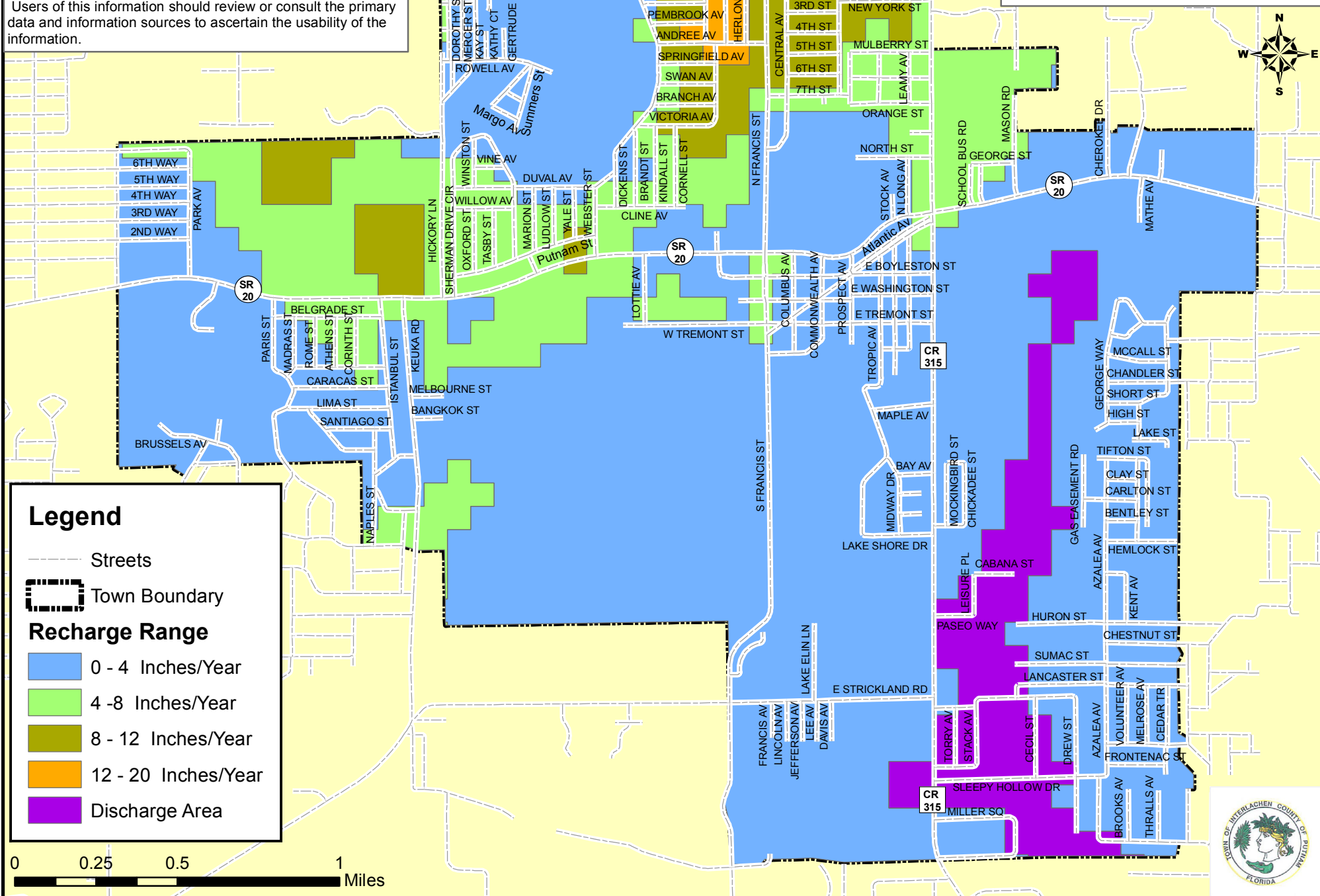
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TOWN OF INTERLACHEN - 2025

GROUNDWATER RECHARGE AREAS

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Prepared by: Northeast Florida Regional Council
Checked: A. Sayeed and E. Anderson
Production Date: January, 2012
Source: NEFRC, FDOT, & SJRWMD



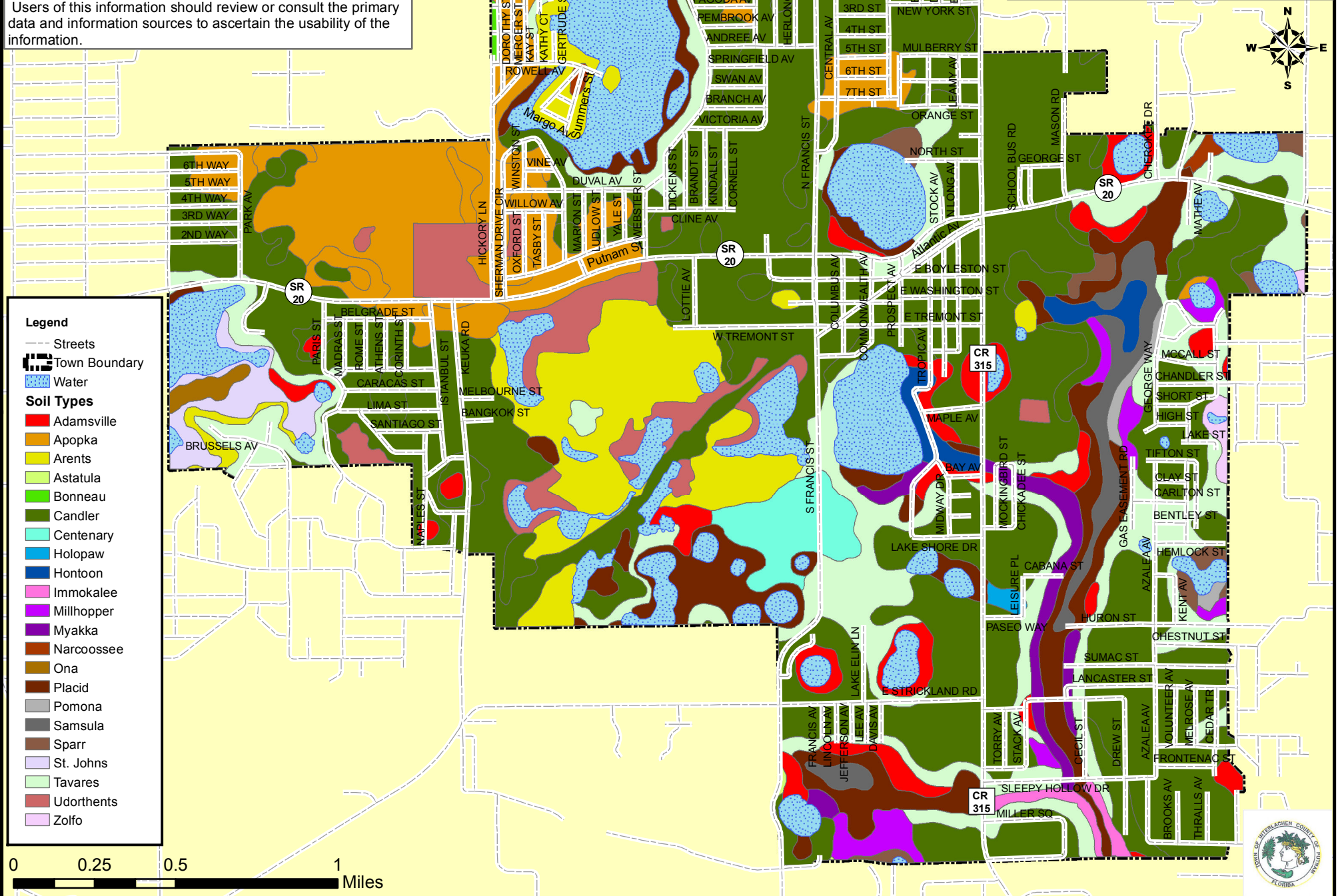
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TOWN OF INTERLACHEN - 2025

SOILS

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Checked: A.Sayeed and E.Payne
Production Date: January, 2012
Source: NEFRC, FDOT, & NRCS



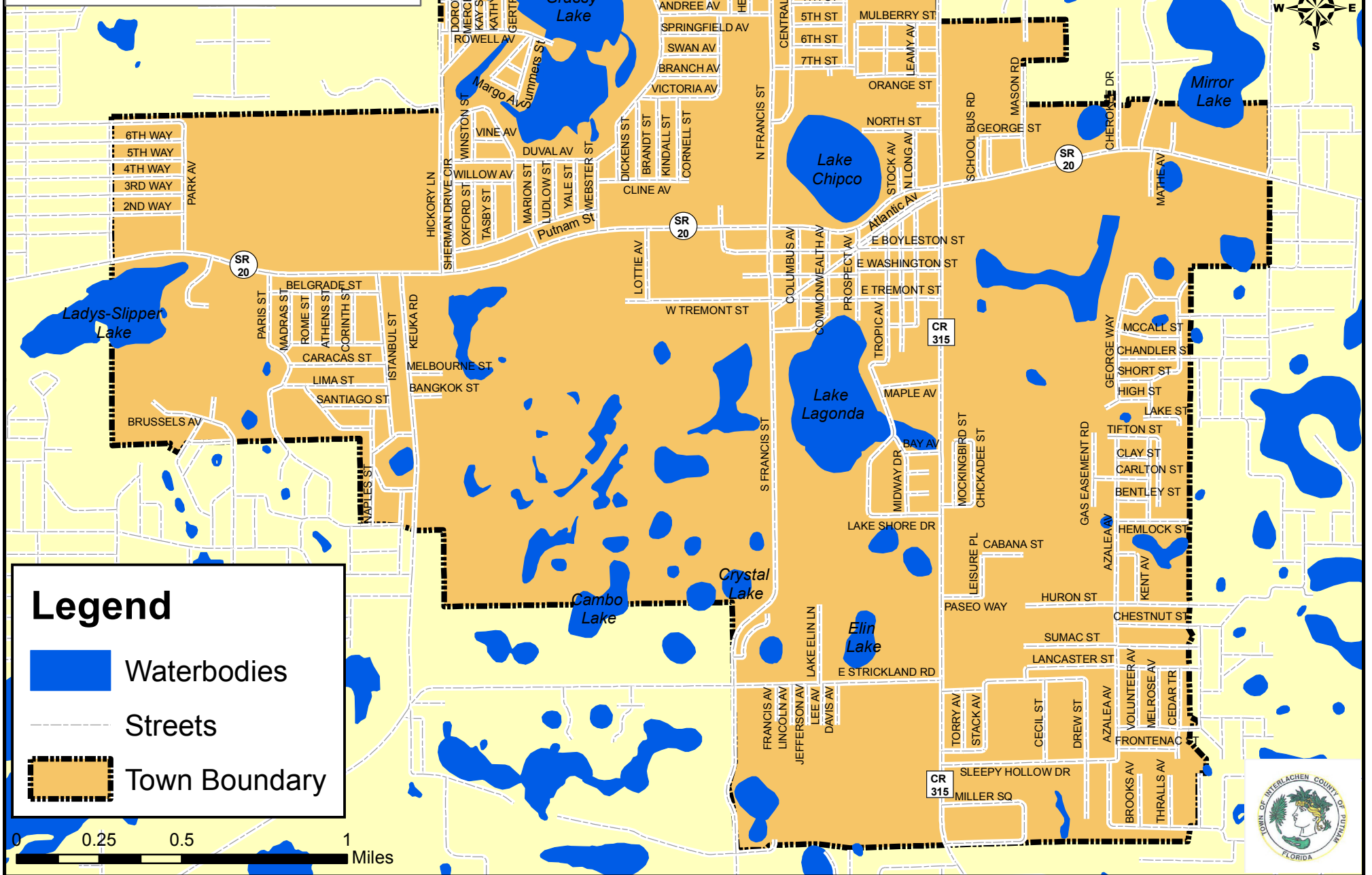
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TOWN OF INTERLACHEN - 2025

WATERBODIES

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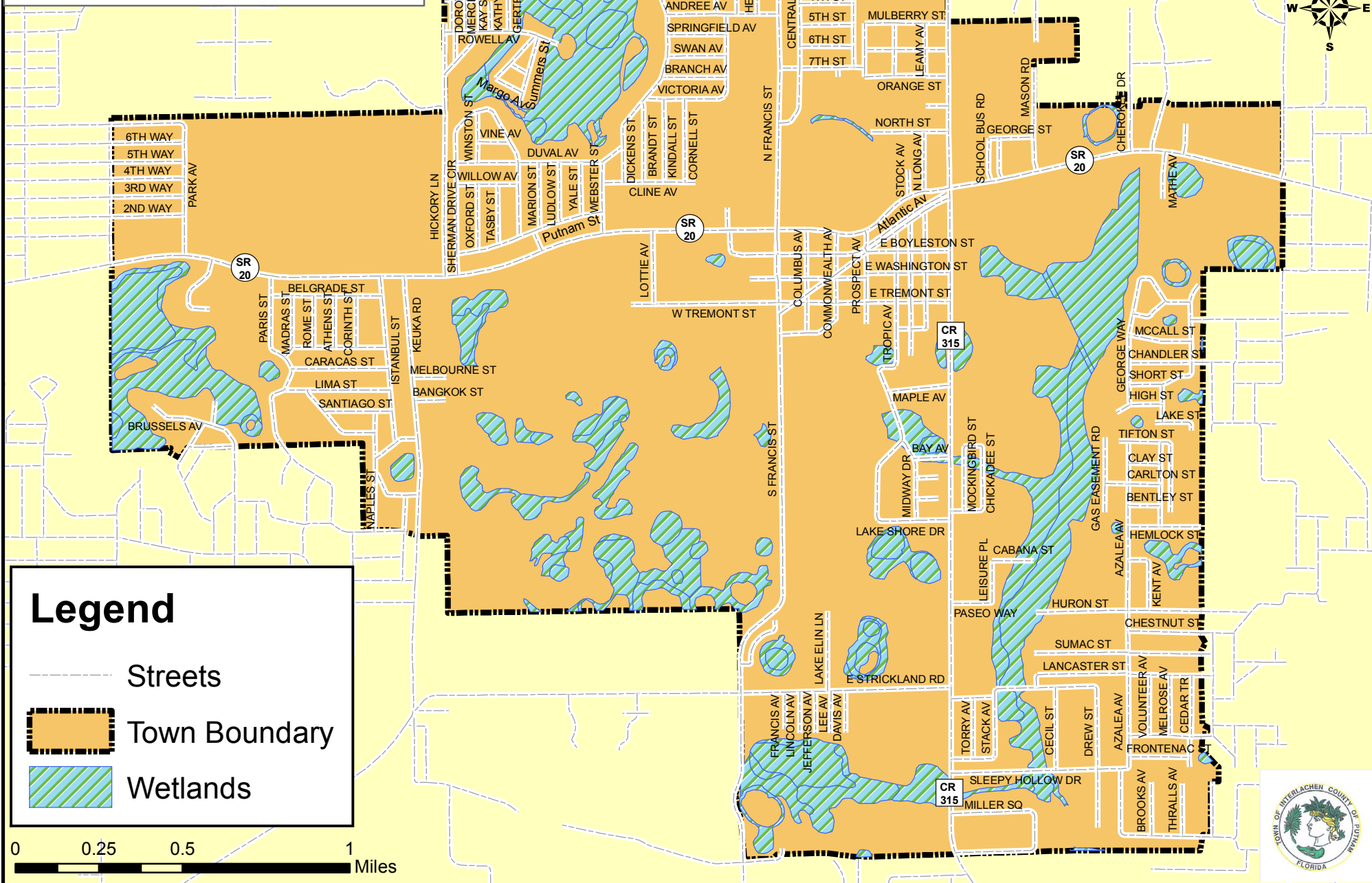
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TOWN OF INTERLACHEN - 2025

WETLANDS

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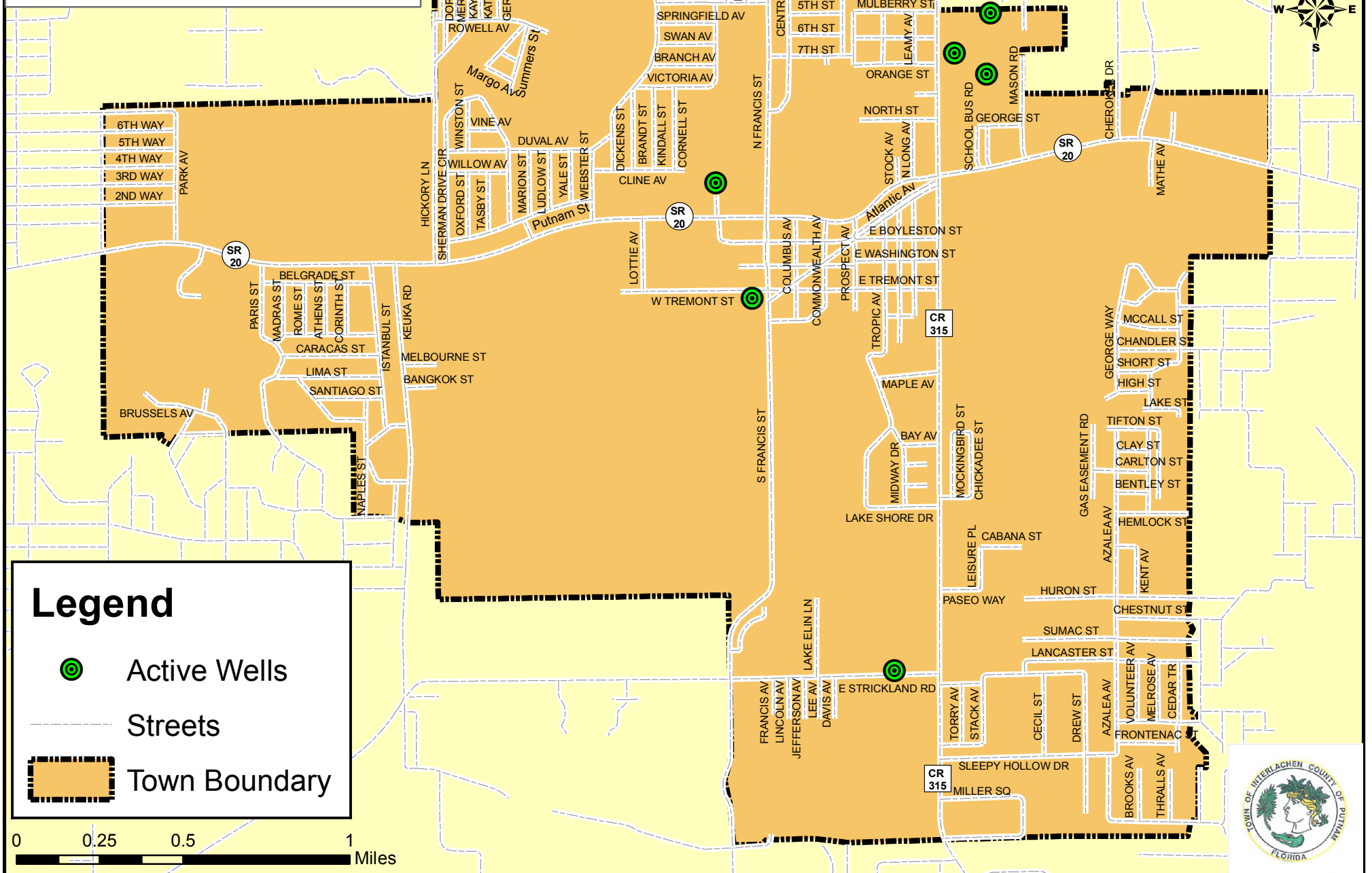
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TOWN OF INTERLACHEN

CONSUMPTIVE USE PERMIT STATIONS (WELLS)

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Prepared by: Northeast Florida Regional Council
Checked: A. Sayeed and E. Anderson
Production Date: January, 2012
Source: NEFRC, FDOT, & SJRWMD



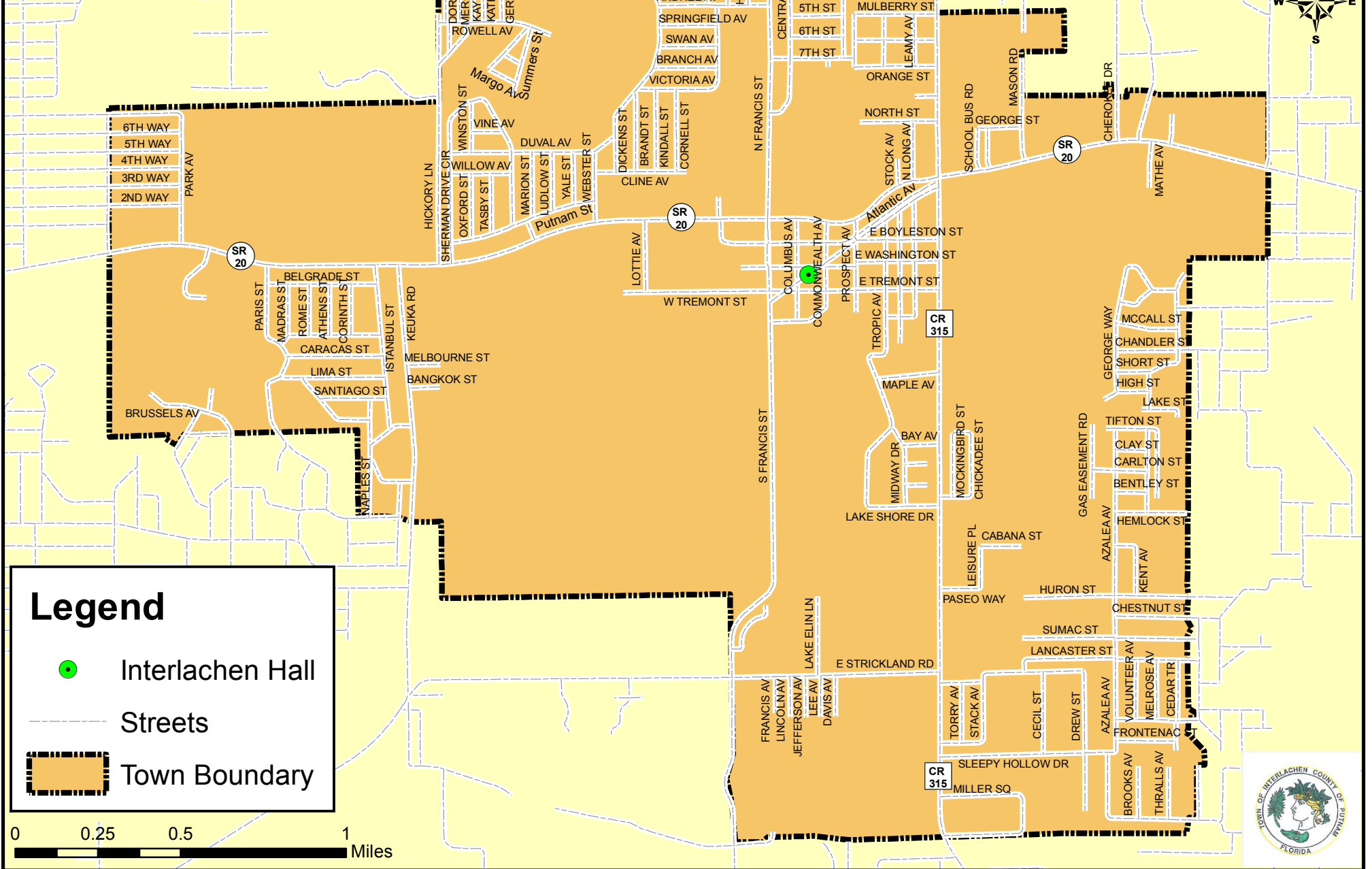
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TOWN OF INTERLACHEN - 2025

HISTORIC DISTRICT BOUNDARIES OR STRUCTURES

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Production Date: January, 2012
Source: NEFRC, FDOT, & National Register



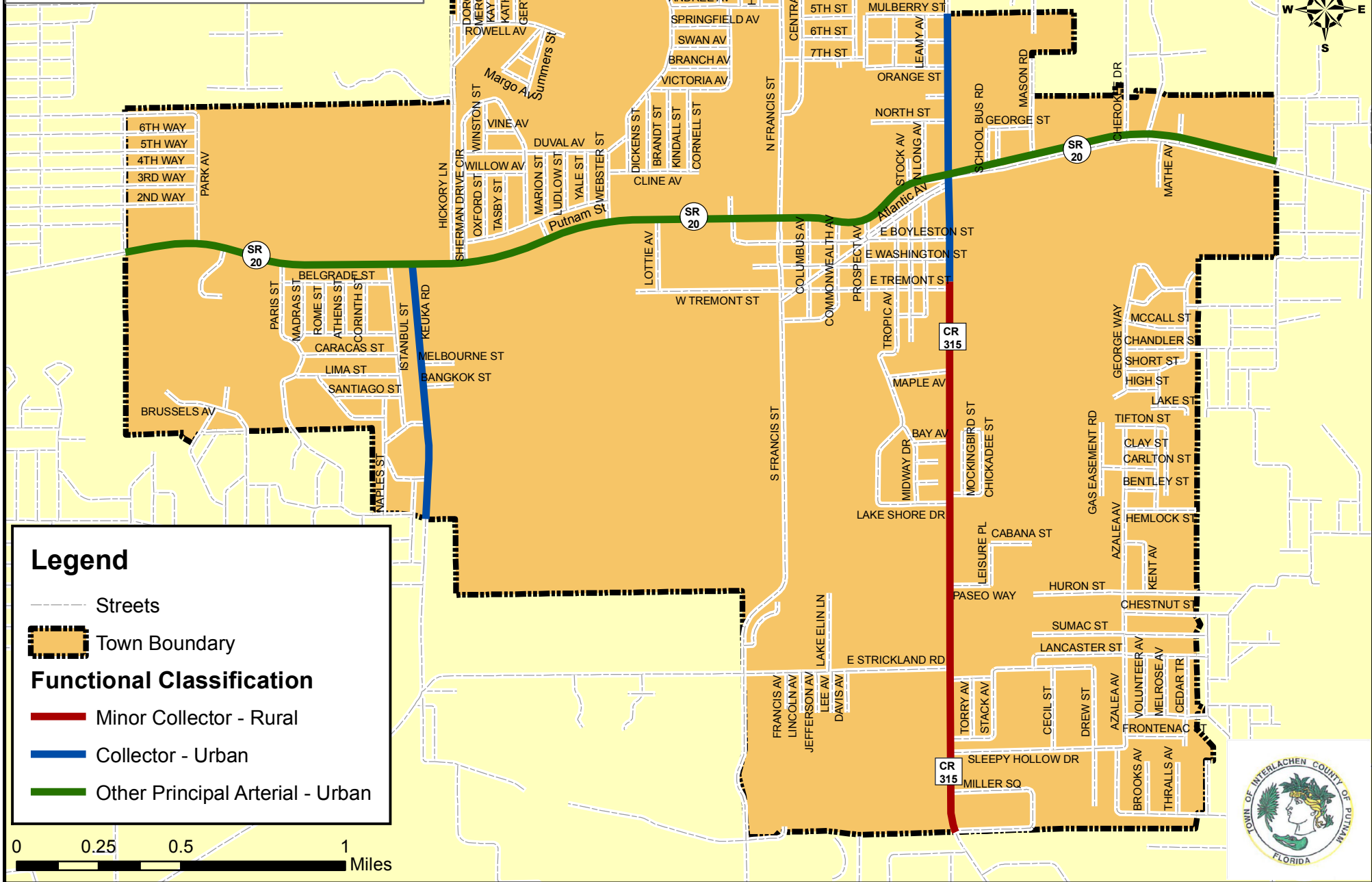
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TOWN OF INTERLACHEN - 2025

FUNCTIONAL CLASSIFICATION OF ROADWAY

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Checked: A. Sayeed and E. Anderson
Production Date: January, 2012
Source: NEFRC, FDOT, & FGDL



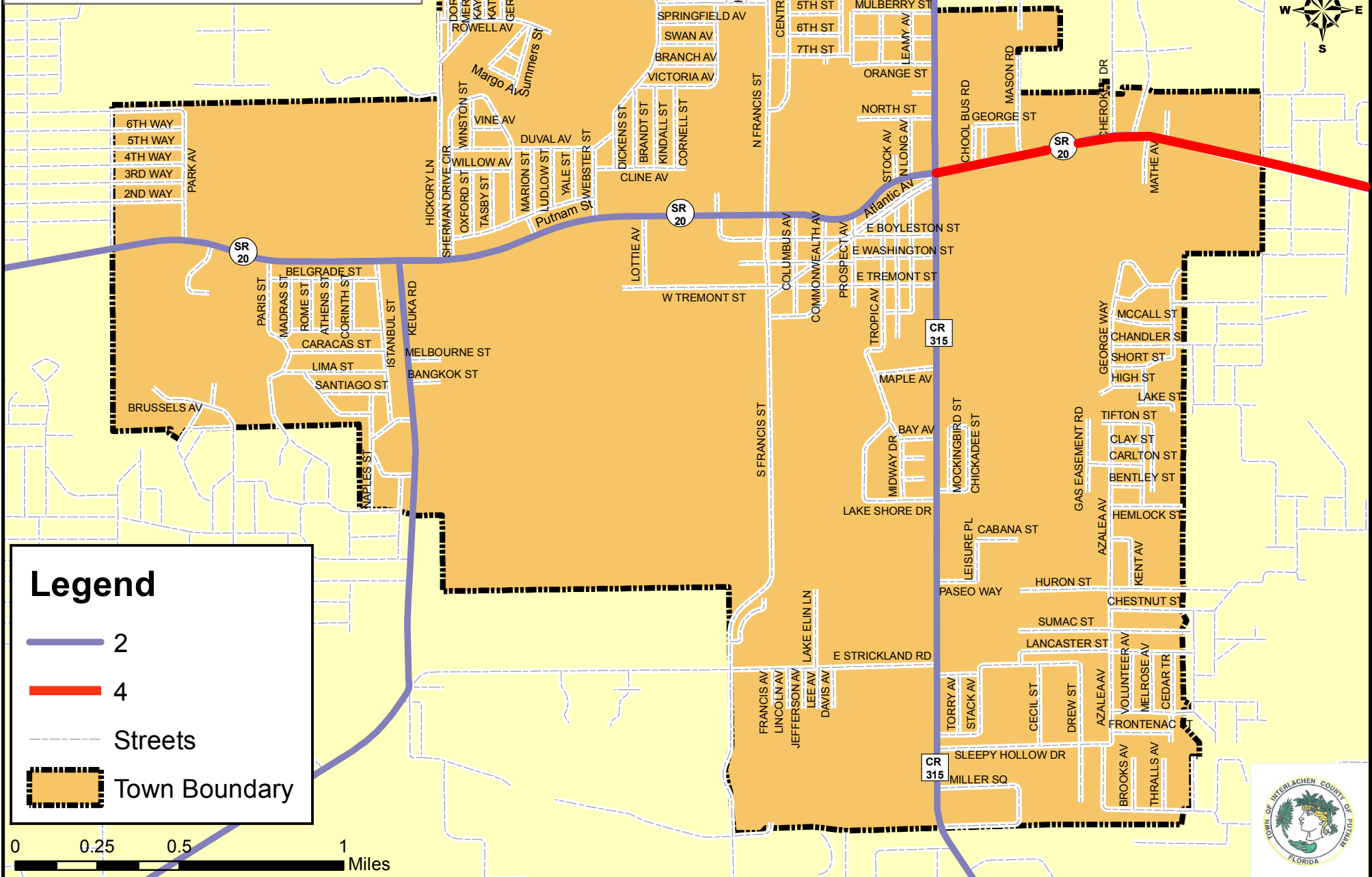
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TOWN OF INTERLACHEN - 2025

NUMBER OF LANES (ROADWAY)

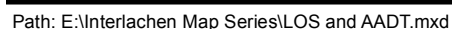
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LOS and AADT



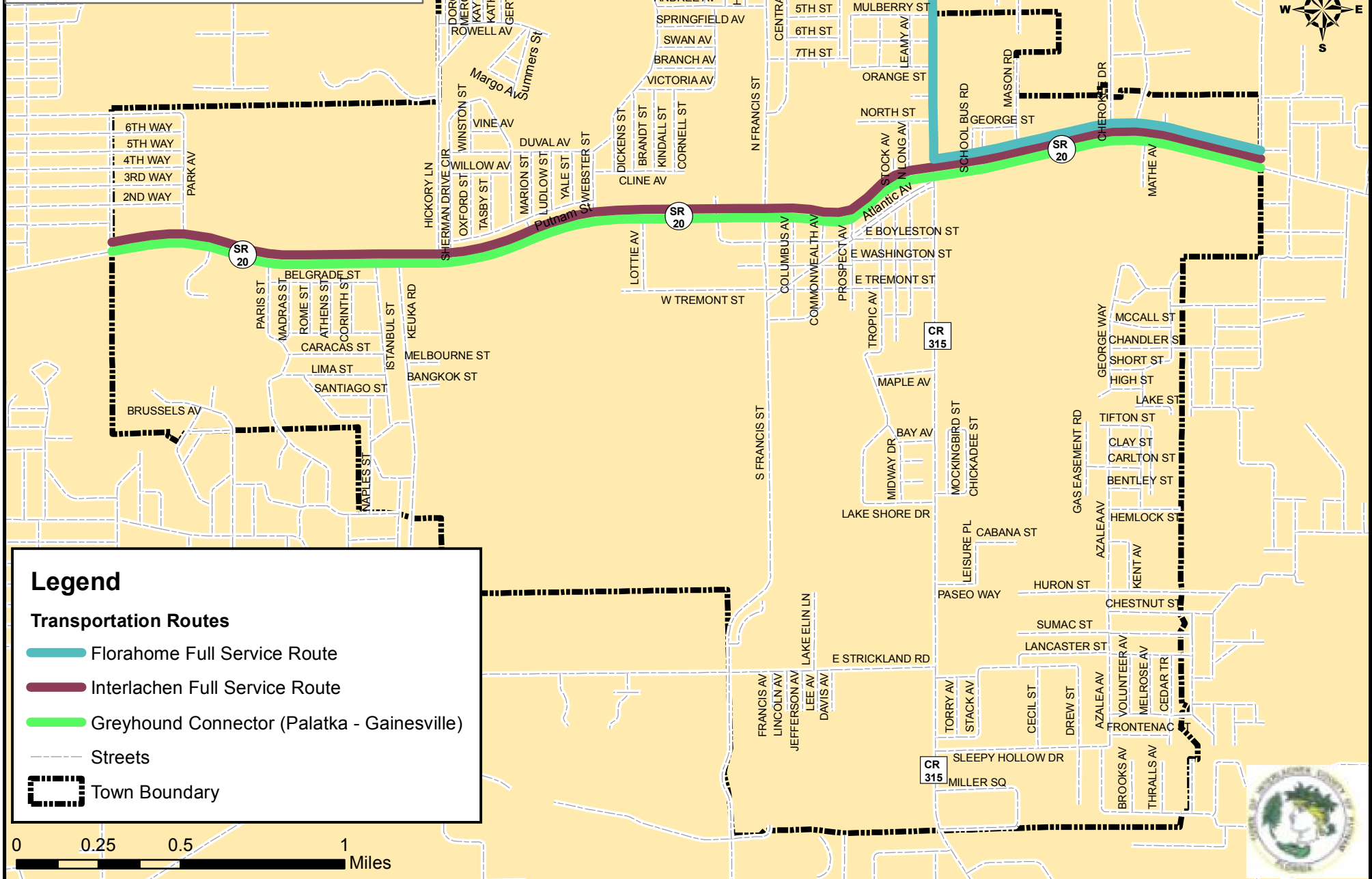
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TOWN OF INTERLACHEN - 2025

2025 FUTURE TRANSPORTATION MAP

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Prepared by: Northeast Florida Regional Council
Checked: A. Sayeed and M. Epstein
Production Date: August, 2012
Source: Putnam County Comprehensive Plan 2025



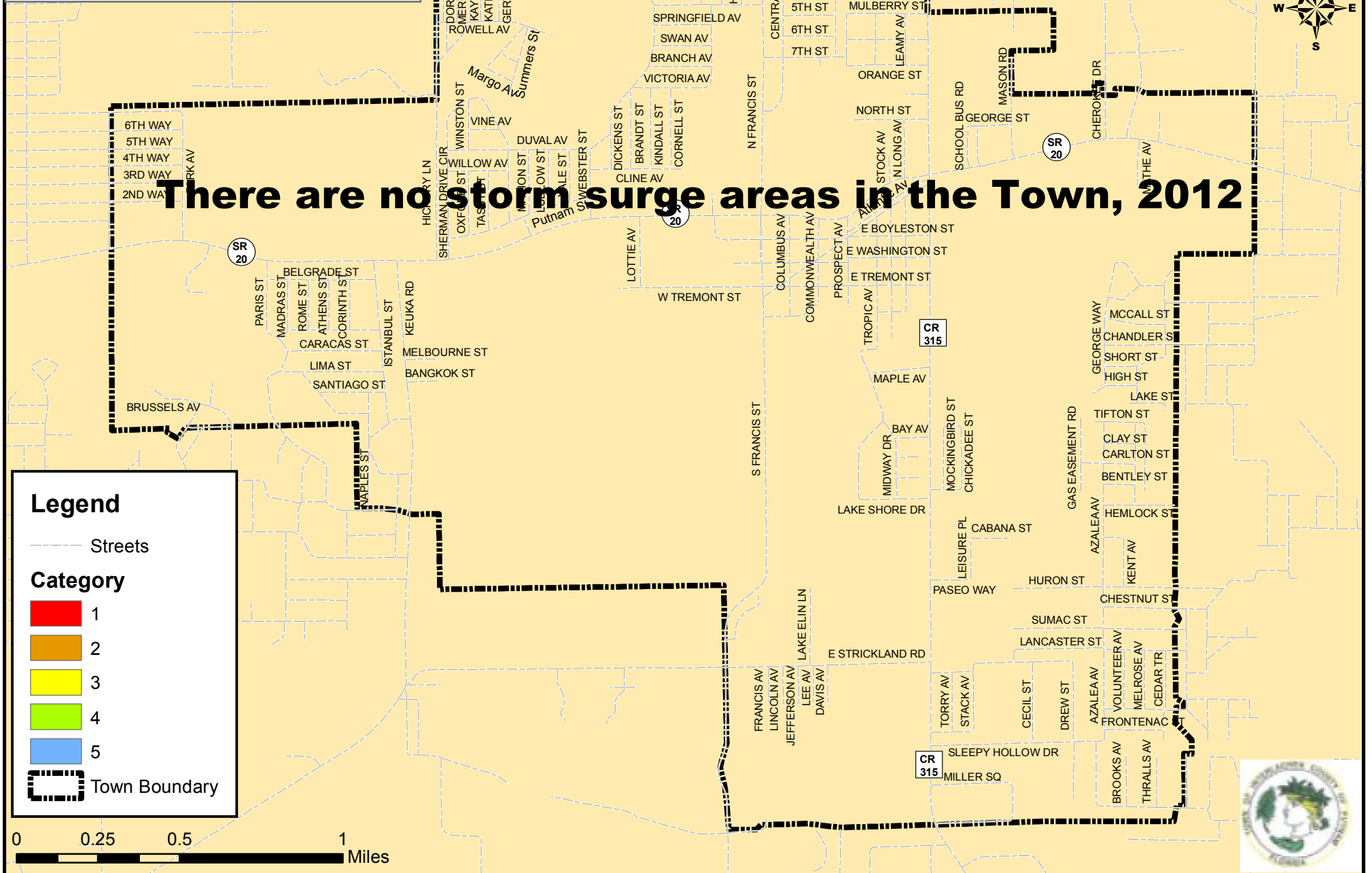
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TOWN OF INTERLACHEN - 2025

STORM SURGE

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Prepared by: Northeast Florida Regional Council
Checked: A. Sayeed and M. Epstein
Production Date: August, 2012
Source: NEFRC & SRES, 2010



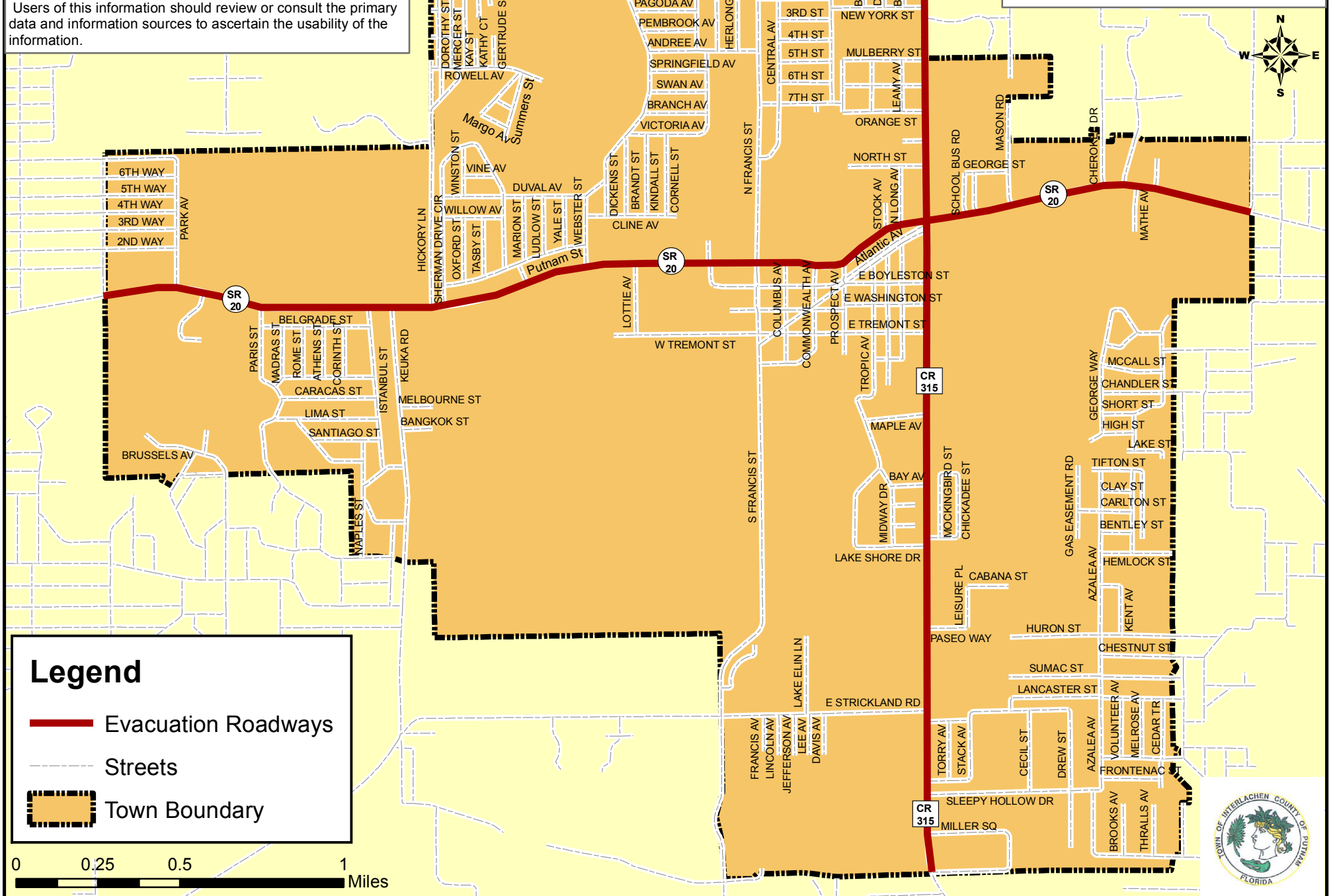
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TOWN OF INTERLACHEN - 2025

EVACUATION ROADWAYS

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Source: NEFRC & FDOT



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Town of Interlachen, FL
"Between the Lakes"

Appendices

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

A

Data & Analysis

Future Land Use

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INTRODUCTION

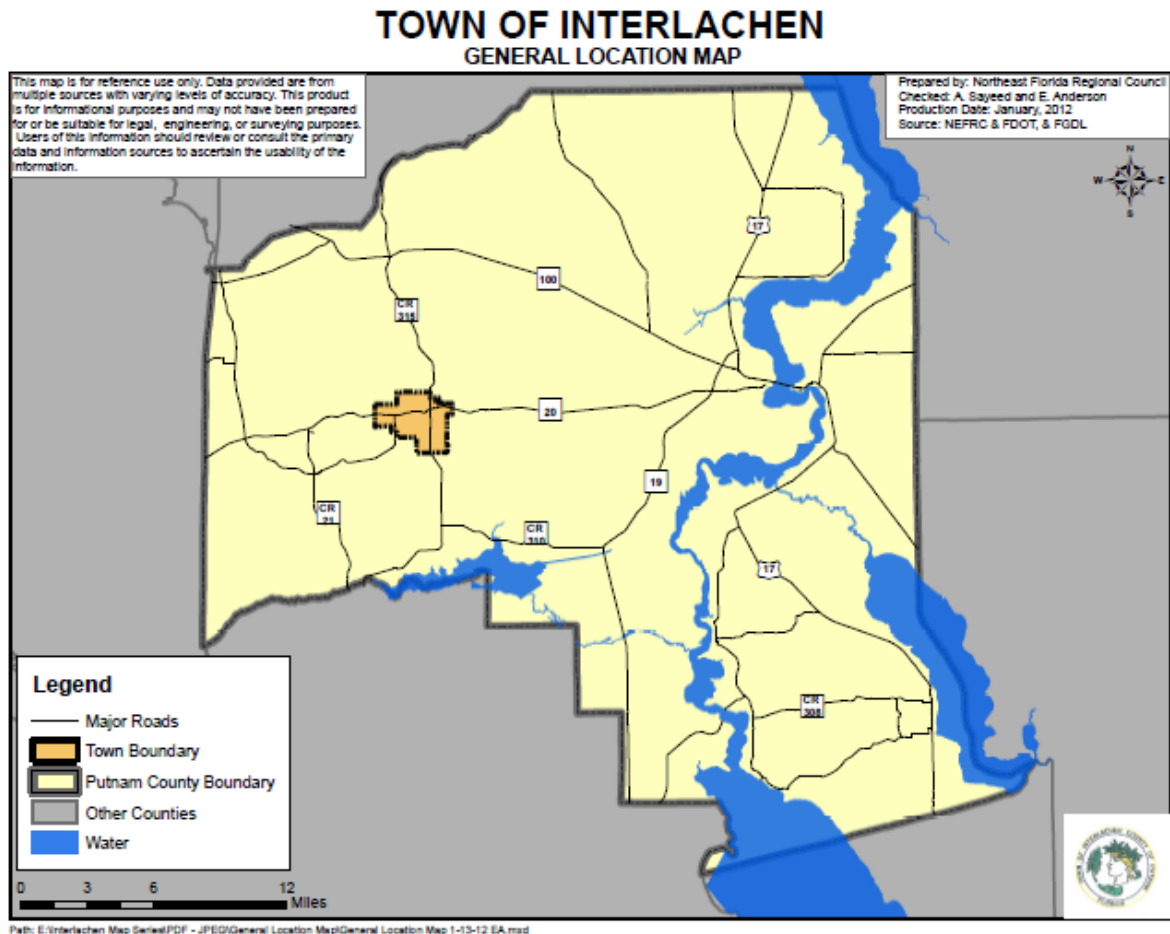
The purpose of the *Future Land Use Element* is to determine and manage future growth and development of the Town of Interlachen. Land use planning is necessary not only to ensure compatibility between the location and density or intensity of different types of land uses, but also to ensure compatibility between the need for urban development and protection of natural systems and area resources. Distribution of major land uses by density/intensity of development is also a determinant of the location, size, and amount of public facilities and infrastructure needed to serve the future growth of the area.

Initially settled as a citrus farming community in the late 1880s and formally incorporated in 1888, the Town was found to be too far north to sustain citrus. Interlachen was named for its felicitous natural features and lakes. Its past and future are bound to the preservation of its lakes, especially Lake Chipco and Lake Lagonda, which frame the original part of the Town. With its old homes and Town structures, Interlachen preserves a way of life typical at the turn of the century in Florida.

Over time, it has evolved into a rural retirement community west of Palatka and east of Gainesville with an area population of 1,416 as of 2011.

General Location

Figure 1 – Town of Interlachen General Location Map



Source: Northeast Florida Regional Council

Future Land Use planning for Interlachen should emphasize the Town's natural setting in west Putnam County, and the natural resources surrounding the lakes and natural water recharge systems such as wetlands and the Gum Creek Preserve.

Visioning

Between April 28, 2009 and August 25, 2009, the Town of Interlachen held two Visioning Workshops facilitated by the Northeast Florida Regional Council and open to elected and appointed officials of Interlachen and the general public. The goal of the Visioning Workshops was to assess and articulate how the citizens and stakeholders of Interlachen view their community and what they want it to be like five, ten, and twenty years into the future. The participants undertook a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis.

S.W.O.T. Analysis and Results

Using a large, aerial photograph of Interlachen with the Town's limits and major roadways highlighted as a geographic reference tool, the participants went through the visioning process and illustrated their ideas and thoughts on the map—marking areas used as references for their comments. As they went through the visioning process, the participants were able to illustrate their ideas and thoughts and come to consensus on the Strengths, Weaknesses, Opportunities, and Threats to Interlachen using a **S.W.O.T. Analysis**.

Strengths (positive)

Strengths are positive, internal attributes of the Town that should be retained and can be used to capitalize on as *Opportunities*. The participants identified these *Strengths* of Interlachen:

- Peaceful and quiet
- Historic
- Friendly
- Location between Gainesville – Ocala – Jacksonville
- Small town atmosphere
- 28 lakes within the Town limits
- Community events
- Rails to Trails Park System
- Institutional corridor
- Civic organizations
- Cultural diversity (mix of people)
- Lack of traffic jams
- Small, locally owned businesses
- Rural atmosphere
- Tree canopy
- Educational system at all three school levels in Town
- Large selection of churches
- Lake Chipco
- Mary Wisham Park

The participants place a high value on the rural community-oriented character of the Town as visualized in these photographs



One of the many lakes of Interlachen



A tree-lined street in Interlachen

Weaknesses (negative)

Weaknesses are negative, internal attributes of the Town that have to be overcome before they interfere with future opportunities. *Weaknesses* identified by the participants have been echoed in Putnam County as a whole and are not necessarily unique to Interlachen. The participants identified these *Weaknesses* of Interlachen:

- Commercial access along CR 315
- Continued road construction
- Lack of a sewer system
- Receding aquifer
- Lack of entertainment
- Low income

Opportunities (positive)

Opportunities are positive, external conditions benefitting the Town by improving the quality of life, increasing economic opportunities, etc. The identified *Opportunities* relate to capitalizing on the Town's location and existing character.

The participants identified these *Opportunities* available to Interlachen:

- Historic preservation
- Tourism
- Commerce
- Employment
- Bus system
- Sewer system
- Nearby colleges

Threats

Threats are negative, external conditions that degrade the quality of life, economic conditions, etc. The participants identified these *Threats* facing Interlachen:

- Uncontrolled development/unmanaged growth
- Four-laning SR 20
- Signs
- Lake loss
- Politics
- Vandalism

Several of the threats are external and beyond the immediate control of the Town, such as Florida Department of Transportation roadway projects and the loss of lake and surface waters.

SWOT Analysis Results

Generally, the participants believe the Town has a high quality of life factor, and the *Strengths* far outnumber the *Weaknesses*. The *Threats* to the quality of life in Interlachen primarily fall into these categories: roadway expansions, loss of surface waters, and unmanaged growth. The *Opportunities* of Interlachen are based on Interlachen's geographic location and existing infrastructure.

DATA AND ANALYSIS

The Goals, Objectives, and Policies of the Future Land Use Element are required to be supported by the most current data and analysis. In this case, the 2009-2010 U.S. Census Bureau information website, the Bureau of Economic and Business Research (BEBR), Putnam County 2010 Comprehensive Plan, and the Shimberg Center for Housing Studies at the University of Florida, Gainesville, FL website: <http://www.shimberg.ufl.edu/> are the primary information sources for data and analysis for the Town of Interlachen. However, in some cases, these databases are not fully updated and data is available only at the County level.

Population, Households, and Growth Trending

The current total population for Interlachen was estimated at 1,416 (Shimberg, 2012) with approximately 345 households comprised of 1-2 persons. Approximately 162 households are headed by a person age 65 or older. The Town is projected to have approximately 1,303 residents by 2030, a decrease of approximately 100 people over twenty years or five people a year. For the purposes of this discussion, the Shimberg reports and population estimates were used to analyze growth trends. Population projections for Interlachen are based on extrapolation of trends since 1990 and adjusted to the University of Florida's Bureau of Economic and Business Research (BEBR) population projections. The BEBR's 2005 population estimate for each jurisdiction is used as the launch year population and projections are made for the years 2010-2030 in five-year intervals.

The estimates provided for the year 2030 appear to be reasonable and are based on the previous decade (2000 to 2010). Between 2000 and 2010 there was an overall *decrease* in population by approximately five (5%) percent and the projection for the year 2030 indicates a seven (7%) percent decrease. This can be equated to an average of 0.4 percent decrease per year. The Town of Interlachen may expect a conservative seven (7%) percent decrease in population, or possibly a maximum of ten (10%) percent decrease by the year 2030.

Annexations

The Town has not annexed any lands since before the 1992 Comprehensive Plan. The Future Land Use Map has had no substantial changes for the past twenty years, indicating industry has not found good markets in the area. The Town is surrounded by unincorporated Putnam County and does not share a border with any other city or county. The predominantly retired citizenry and lack of economic growth in the area are the basis for trending the Town toward minimal growth. The positive view is that minimal growth should allow the current resources to support this level of

growth well into the future. Because it is a retirement community, there is relatively little local industry.

Future Growth Issues

BEBR population projections show growth to be very slow over the next planning period, an increase of about a dozen people per year, which may allow existing services to keep pace with the demand for the next twenty years. There is affordable housing available in Interlachen, mostly modest residences, some multi-family, and mobile homes, as favored by retirees and young families.

Due to the small number of persons to serve and the low growth rate of commercial and industrial business in the immediate vicinity, the economic-base of the Town is limited as Interlachen work-force residents commute to Palatka, Gainesville, and other employment locations in Putnam and surrounding counties. Within Putnam County there are jobs in manufacturing, government, institutional, and retail service.

Seasonal Population

Historically, the seasonal population of Interlachen is consistent with the seasonal population of Putnam County – approximately thirteen (13) percent of the total population (*source: 1990 and 2000 US Census*). There is no indication this percentage will change. Based on this percentage, the Table below projects seasonal population through 2030.

Figure 2 – Seasonal Population through 2030

Year	Seasonal Population
2010	182
2015	181
2020	178
2025	174
2030	169

Source: Northeast Florida Regional Council

Formula: projected population x 0.13 = projected seasonal population

The future economy of Interlachen, its sources of employment for residents, and tax income for infrastructure, services, and facilities will likely remain depressed for the next three to five years as the country as a whole continues in slow recovery from the economic downturn of the last few years. Currently there are no new residential or commercial developments in the planning pipeline for Interlachen as is the case for most of the State.

Future Land Use

Due to the slight negative growth projected for Interlachen, losing approximately five people a year between 2010 and 2030, the current allocations of land use are expected to be sufficient for the next planning horizon.

Figure 3 – Projected Total Population, Interlachen, 2010-2030

Place	2010	2011	2015	2020	2025	2030
Interlachen	1,403	1,416	1,396	1,366	1,337	1,303
Notes: <i>Housing Needs Assessment - Population and Household Projection Methodology User Guide.</i> <i>Sources: University of Florida Bureau of Economic and Business Research, Population Projections; U.S. Census Bureau, 2010 Decennial Census.</i>						

Figure 4 – Current Number of Dwelling Units

Single-Family	431
Multi-Family	90
Mobile Home	361
Total	882

Based on County Property Appraisers Just Value

Potable Water

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. Therefore, as a priority concern, Interlachen should continue to seek grants for the provision of its potable water delivery systems.

Sewage Treatment

A sparsely developed Town such as Interlachen usually does not undertake the high cost of providing a sanitary sewer treatment system until there is sufficient density to make it financially feasible. However, the State of Florida has mandated a reduction of new installations of septic tanks and package plants, which is the likely choice for residential and other development in this area for the time being. Currently there are on-site treatment systems for groups of commercial buildings and apartment clusters and more package treatment systems would likely be requested for permit for any new development in the near future.

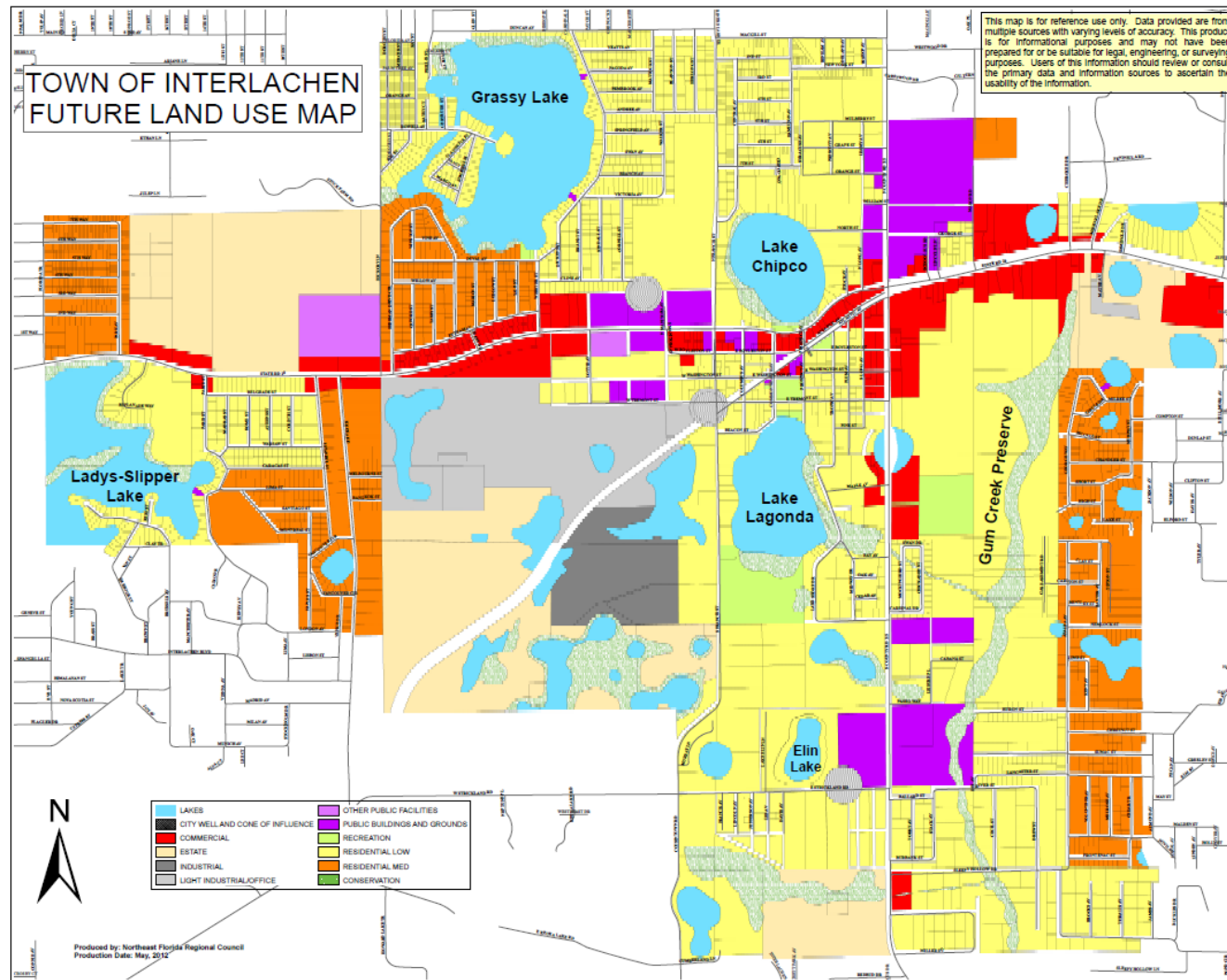
Interlachen should pursue grants to provide a central sanitary sewer system in the future, as the cost of poorly maintained septic tanks and package plants is contamination of surface and ground water – a serious public health threat. In the meantime, the Town should require all such systems undergo annual inspections to assure such systems are cleaned and maintained on a regular basis to protect important water resources.

Solid Waste Disposal

Putnam County collects solid waste from the front lot line of each residential and non-residential structure in Town and hauls it to the County landfill.

Future Land Use Map

Figure 5 – Future Land Use Map



Land Use Categories and the Future Land Use Map

Future Land Use	1992 Acres	2012 Acres
Agricultural	00	00
Archaeological/Historic Resource	00	00
Lakes	410.50	499
Town Well and Cone of Influence	(not discussed)	19
Conservation* <i>Current definition includes lakes and wetlands</i>	359.50	685* <i>(497 acres of lakes, and 188 acres wetlands and other conservation)</i>
Commercial	238.00	179
Industrial	100	66
Light Industrial/Office	140	169
Other Public Facilities	62.3	34
Public Buildings and Grounds	(Institutional)	163
Recreation	24.7	77.5
Residential – Medium Density	10	249
Residential – Low Density	1,100	1,140
Residential – Estate	1,665	460

Agricultural Land Use

In 1988, there were 226 acres of land in agricultural production. The largest tract was located west of Lake Chipco near low-density single-family residential development and owned by the Diocese of Saint Augustine. Sometime in 2002, all 226 acres were removed from the Agricultural classification. Currently, there are no acres designated for agricultural use.

Archaeological and Historical Resources

No archaeological sites such as Indian encampments or Spanish mission sites have been surveyed in Interlachen. Should information become available locating such sites, Interlachen will amend the Existing and Future Land Use Maps to preserve such sites.

The site of the original settlement of Interlachen is roughly 1,600 square feet wide and nestled between two forty-acre lakes. The original layout is still evident. Originally, 120 acres of land were laid out in a grid pattern between Lake Chipco to the north and Lake Lagonda to the south. The street names were taken from Boston's

Back Bay neighborhood. The school was built in 1890, the second town hall in 1892, and the Congregational Church was built in 1895. These buildings still stand and are in use today. The old town hall has been adapted to house a library.

The section of town occupying original plats has a wonderful tree canopy, paved streets, a potable water distribution system, all of the public buildings, many of the churches, and many retail establishments. There are fifty (50) buildings of historic interest, especially North Florida nineteenth century style frame residences.

Florida Southern Railway ran diagonally through the original subdivisions and provided transportation for settlers attracted to Interlachen. The railroad rights-of-way were not coordinated with land subdivisions and no frontage roads were created. Some small triangular shaped lots resulted from the superimposed railroad. Later the railroad was abandoned and a large expanse of the right-of-way has been developed as *Jenkins Memorial Park*, named for an Interlachen resident awarded the Congressional Medal of Honor posthumously for service in Vietnam.

Lakes and Town Wells Land Use

There are many lakes in the Interlachen area, the natural feature for which the Town is named and plays a large role in the identity of the community. These lands are preserved now and for the future with areas for appropriate recreational access and use.

The Town has three wells for drawing water for public, potable water service. The wells and the draw-down cones around them are shown on the Future Land Use Map as the cone-of-drawdown is protected from encroachment by commercial or industrial uses that might contaminate the groundwater being drawn for public consumption.

Conservation Land Use

It is of great importance to the community that future development maintain conservation lands free from structures to preserve the natural functions of the land while allowing use of the land for appropriate recreation. Conservation land is shown on the Existing and Future Land Use Map and includes lakes, floodplains, and wetlands. This map is a generalization of these areas and site-specific determination will be made using the most recent Flood Insurance Rate Maps (FIRM) and FEMA maps.

The Conservation category includes lakes, the floodplain, former lakes that are now wetlands, low land adjacent to lakes, the Gum Creek corridor, and other designated wetlands. There are 188 acres of conservation land plus 497 acres of lakes. Land within the floodplain may be included in a residential development to determine

how many dwelling units are to be built. However, the dwelling would be required to cluster on high ground adjacent to the floodplain. This arrangement allows the residents to enjoy the use of the floodplain as open space for recreation. Activities not requiring structures would be allowed in the floodplain with no net loss in wetlands.

No development is allowed in the 100-year floodplain, unless the entire, single owner, non-contiguous parcel lies within the floodplain. In which case, one, single-family dwelling unit may be developed with an on-site septic tank, but the dwelling and tank must be built or installed above the 100-year floodplain.

No development shall be allowed in the 100-year floodplain as identified on the most current FIRM and FEMA maps. The potential developer shall bear the responsibility of showing that the land is not in the 100-year floodplain before any development will be permitted. If the entire, single owner, non-contiguous parcel lies within the floodplain; then one, single family dwelling unit may be developed with an on-site septic tank, but the dwelling and tank must be built or installed above the 100-year floodplain.

Mining shall not be allowed on land inundated with water for more than two of twelve months for seven of the last ten years. Mining shall be allowed in accordance with the Goals, Objectives, and Policies of the *Conservation Element*, the Land Development Regulations, and as permitted by the USDA Natural Resources Conservation Service – Florida, the Water Management District, and the Department of Environmental Protection.

Commercial Land Use

Most commercial development for the Town is north and south of SR 20 as far west as Paris Street and extends eastward to Mirror Lake. Additional commercial land use is found south of CR 315 and SR 20 intersection adjacent to and within the old Town proper. The shallowest lots exist south of Putnam Avenue on SR 20. There are less visible businesses located in the Town center, especially along Atlantic Avenue and along SR 20. Limited access SR 20 will help minimize the impact of further commercial development.

Existing commercial property within the Town center is less than ten acres as designated on the Future Land Use Map, which may be used as infill rather than expanding these areas. The remainder of the designated commercial land provides location options within the sparsely developed community for future development without promoting urban sprawl.

There are approximately twenty-five to thirty retailers, from variety stores like Family Dollar to clothing, florists, tires, hardware, and wine, with another fifteen or so auto-related retailers selling vehicles or parts. There are approximately sixty service dealers covering hair styling, catering, insurance, real estate, phone and cable service, and septic tank maintenance. Other services include day/child care, medical and pharmacy, legal and title services, funeral homes, veterinary clinic, humane society, several banks, and a dozen or so restaurants.

There are a dozen or so churches, two library branches, bottled gas services, elementary, middle, and high school (one each), post office branches, the usual fire, police, and Town service offices as well as Florida Power and Light, and County offices.

Industrial Land Use

Industrial activity is allowed in the southwestern square mile of the community.

The main industrial land use in this area has been sand and rare mineral mining. Mining activity is allowed south of the light industrial area, on the 100-acre tract owned by Florida Rock Industries, which is mining sand as permitted by the Water Management District and Department of Natural Resources. Mining trucks have access from the rural southwest portion of Interlachen and are not allowed on Town streets. It is the intent of this plan that access granted on SR 20 would serve both the light industrial and industrial area for employee and customer access only and that trucks share access from the southwest.

Light Industrial Land Use

The light industrial/office land use designation runs north along SR 20 where industry uses may be permitted in an area reliant upon on-site sewage package plants. In this area, wholesale trade, contracting, or light manufacturing activities are encouraged with office-park type uses in a campus setting. Limitation or elimination of noise, dust, smoke, dirt, and storage of hazardous materials shall guide the type of industries considered for light industrial land use.

Public Buildings and Grounds and Other Public Facilities Land Use

This land use designation includes not only the public buildings of Interlachen, but also other facilities like potable water systems, drainage, sewer, and solid waste systems, and public health and educational systems. This category includes the Town cemetery and adjacent sites north of SR 20 at May Ave., and Town-owned sites for town hall use. Future development of public land use shall be allowed in commercial and light industrial/office categories and in residential categories by special exception.

Recreation Land Use

Parks within the Town and the Boy Scout camp south of Lake Lagonda are designated as recreational land use on the new Future Land Use Map. Some of these lands were previously listed under “Public” land use.

Residential – Medium and Low Density and Estate Land Use

In Interlachen, residential land use is comprised primarily of modest single-family dwellings, mobile homes, and a few multi-family units. Residential lots are typically .75 acres to 1 acre to support on-site wells and septic tanks.

Medium density residential land use is 4.01-10 dwelling units per acre and is allowed where availability of public or investor-owned facilities for potable water exist, where extension of service can be completed concurrent with the development, or where development can build and on-site package treatment facility to serve the development. No new land has been designated for medium density development.

Low-density residential land use, less than or equal to four (4) dwelling units per acre is allowed where central water and sewer services may not yet be available. Residential development shall be allowed at two dwelling units per acre when a private, potable water well and on-site sewage treatment system is to be installed and at less than or equal to four dwelling units per acre when a public or investor-owned potable water system and/or package treatment plant to service the development.

Areas on the Future Land Use Map already designated for low density residential development allow infill of existing subdivisions where some development has already occurred and adjacent to the commercial land west of the Town center.

Estate residential land use permits one dwelling unit per 2.5 acres and is allowed where much of the parcel will remain in the conservation land use category. The intent of this designation is to allow a gross density of one dwelling unit per 2.5 acres to determine the overall development potential including land in the conservation category, but to require clustered development on appropriate uplands on lots large enough to provision onsite well and septic. A minimum of 50% of the total land shall be maintained and used as common open space or agricultural land use. Such areas are to remain free of structures.

If development is contiguous to public or investor-owned services or are within one-quarter mile of service with sewerage rights-of-ways or easement, development shall be required to connect to the service. All new development shall provide sewerage rights-of-way.

Group homes are allowed in any of the districts except industrial, commercial, or conservation.

Note: There are no high-density residential land use areas within the Town. There are a number of areas with a mix of permanent dwellings and mobile homes.

Vacant Land Analysis

According to the adopted EAR (4/19/2011), vacant land analysis by general property use (i.e., commercial, residential, etc.) shows 919 acres of vacant residential lands, 71.1 acres of vacant commercial lands, and 11.5 acres of vacant industrial lands. The majority of these vacant lands, when compared with the Future Land Use Map (FLUM), are located within the appropriate land use category.

However, there are several properties classified as “vacant residential” by the Property Appraiser that are within the Public Buildings and Grounds future land use category. An analysis of the suitability of the Public Buildings and Grounds future land use category for these properties was performed, and found these are properties (1) owned by the Town, (2) owned by another government entity or (3) contain a public use (i.e., school).

Accordingly, the Property Appraiser should amend their records to reflect property ownership and property use.

Redevelopment and Sprawl

The Town of Interlachen is sparsely developed and does not have extensive infrastructure services such as central water or sewer treatment. However, the low projected future population growth coupled with the slow economic recovery will likely depress the number of new development projects.

Areas on the Interlachen Future Land Use Map already designated for low density residential development allow infill of existing subdivisions where some development has already occurred and adjacent to the commercial land west of the Town center. Encouraging residential infill will discourage residential urban sprawl in the community.

Existing commercial property within the Town center is less than ten acres designated on the Future Land Use Map, which may be used as infill rather than expanding these areas. The remainder of the designated commercial land provides location options within the sparsely developed community for future development without promoting urban sprawl.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

B

Data & Analysis

Traffic

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INTRODUCTION

The purpose of the Traffic Circulation Element is to provide the Town of Interlachen planning for its future motorized and non-motorized transportation system. These goals, objectives, and policies are required to be supported by data and analysis on the usage on roadways relevant to the growth of the Town.

Description

Located in western Putnam County, the Town of Interlachen is a dispersed community of 1,550 people in 2012. The Town is projected to have a population of 1,788 by 2030. The two major roads that support the Town's traffic are S.R. 20 and C.R 315. State Road 20 is an east-west segment connecting the Town with the City of Palatka (the Putnam County seat) to the east and Gainesville to the west of the Town. The majority of the land uses along both roads are designated commercial. County Road 315, is the other major roadway, intersects with S.R 20, and is oriented north and south through the Town. C.R 315 is the only signalized intersection in the Town and runs through largely unincorporated areas of the County to the north and south into Marion County. The Town's high, middle, and elementary schools are located along this road. Other roads in Interlachen are mostly local roads that are traveled less frequently or are unpaved roads that are either neighborhood collector roads or streets. Figure 1 depicts the existing roadway network.

Roadway Functional Classification

Roadways are classified in terms of their function as either principal or minor arterials, collector roads, or local roads. Arterial roads are defined as those that provide services to land uses that are relatively contiguous, provide for long average trip lengths, and permit a high operation speed. Arterial roads are the primary highways providing access between Putnam County and external destinations and that provide access to the primary shopping and employment destinations in the County, region, and State. Collector roads provide moderate average traffic volume and moderate speeds and typically distribute traffic between local roads or arterial roads serving as a link between the property access and transportation network. Collector roads are access between communities and neighborhoods within the County. Local roads are access between residential areas and collector roadways that may provide access to secondary shopping and employment destinations. Figure 2 shows all of the arterial and collector roadways of the Town's roadway network.

In previous years, the Town used the Florida Interstate Highway System roadway characteristics to establish the road standards (such as Level of Service) for any segment within Interlachen. With the recent 2011 changes in Florida Statutes, Interlachen has opted to continue to maintain the classification standards and function of roadways as provided

by the Florida Department of Transportation (FDOT). To preserve existing facilities, the Town will continue to adopt the level of service standard for the intrastate roadways within the boundaries of the Town. The FDOT has adopted an LOS C for intrastate roadways and the following are the classification of streets for which the Town will maintain LOS designations.

Figure 1 – Existing Roadway Network

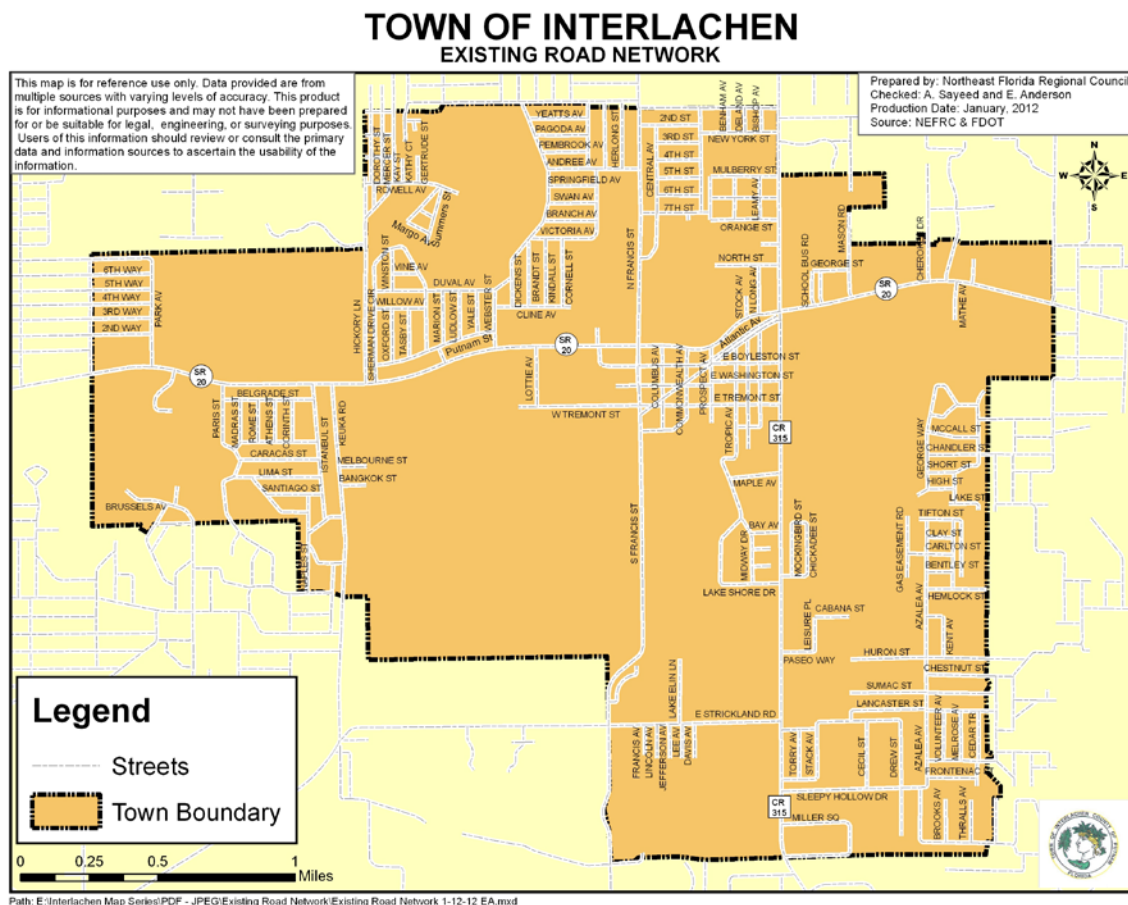
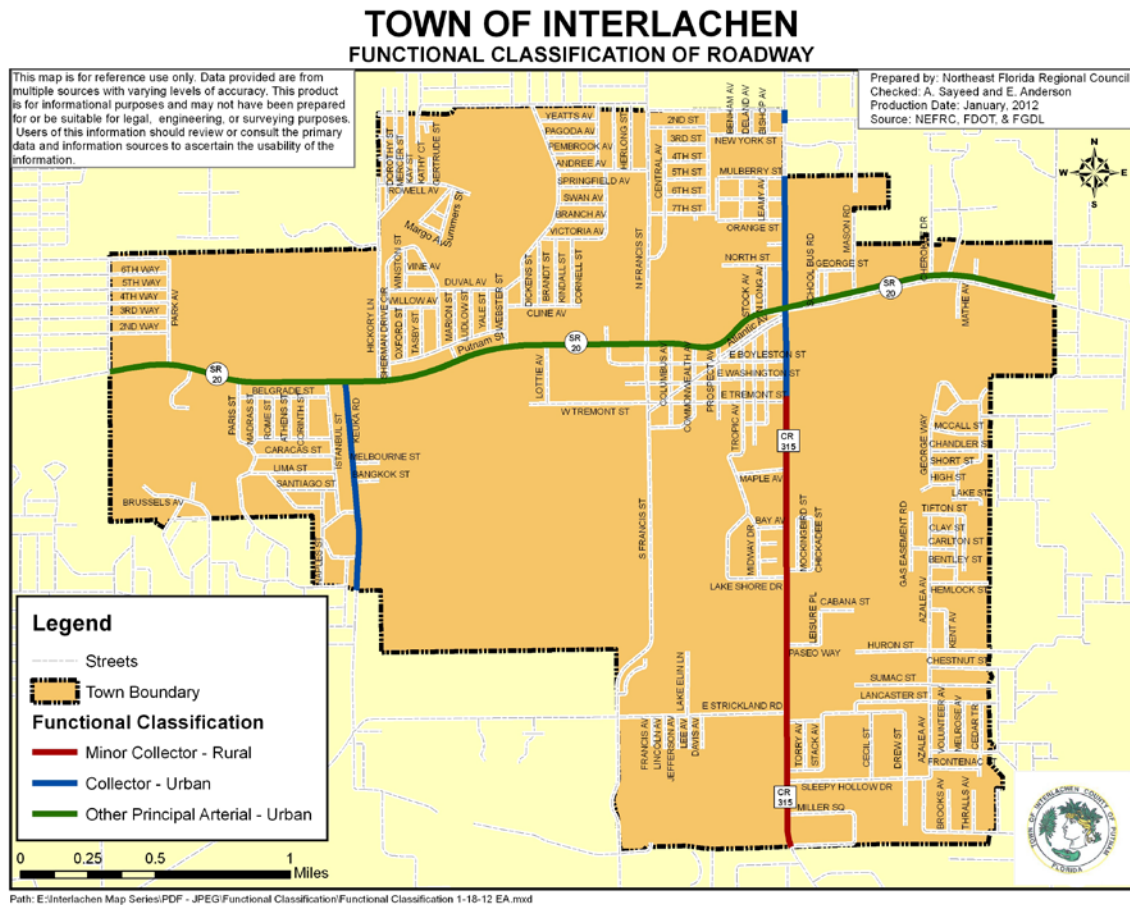


Figure 2 – Functional Classification of Roadway

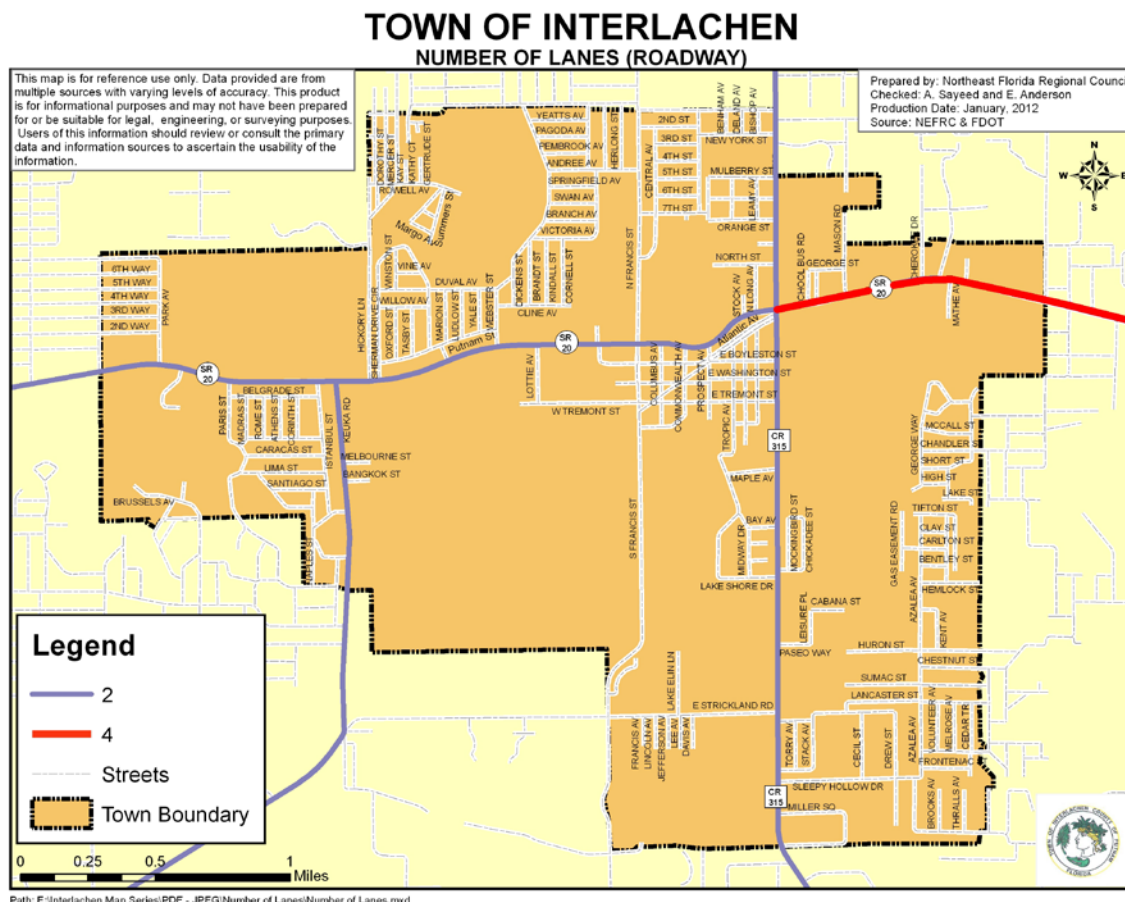


State Road 20: This facility is a principal arterial on the state primary road system. State Road 20 runs east-west from Alachua County through Palatka to its junction with S.R. 207 and then runs southeast to Flagler County. State Road 20 is a two-lane facility from Alachua County to C.R. 315, where it becomes part of U.S. 17 and is four-lane for approximately six miles from C.R. 315 to east of S.R. 19; then it becomes two lanes and turns southeast to Flagler County from east of S.R. 19 to U.S. 17. The portion of S.R. 20 west of Palatka is designated as an SIS facility, whereas the southeastern portion is designated as an Emerging SIS facility. State Road 20 provides County residents with direct access to the western part of the County. The roadway carries approximately 747 vehicles at the western boundary of Interlachen and 1,164 vehicles west of S.R. 19.

County Road 315: County Road 315 is a two-lane minor collector, which runs north-south from Clay County to Marion County and provides County residents with access to the Town of Interlachen.

Figure 3 depicts the number of lanes for these two facilities in the Town.

Figure 3 – Number of Lanes (Roadway)



Interlachen has several minor roads classified as minor collectors:

- Francis Street
- Atlantic Avenue
- Strickland Road
- Sleepy Hollow Drive
- Azalea Avenue and George Street
- Dickens Street
- Hickory Lane
- Florida Avenue
- Paris Street
- Keuka Road or C.R. 20

Existing Conditions

Figure 4 depicts the current roadway traffic volumes from 2010 projected through 2035.

Figure 4 – Roadway Traffic Volumes, 2010 - 2035

LINK ID	Roadway	From/To	Lanes	Facility Type	Miles	MIN LOS STD		Max Service Volume	2010	2011	LOS	Growth Rate	BACKGROUND TRAFFIC PROJECTIONS			
						AADT	C						2017	LOS	2035	LOS
21	SR 20	From W. City limits to CR 315	2/U	Arterial 1 Transition	2.57	AADT	C	1,370	795	747	B	1%	815	B	951	C
						Peak Hr										
21.1	SR 20	From CR 315 to E City limits (West ST)	4/U	Arterial 1 Transition	0.99	AADT	C	3,110	1,164	1,106	B	1%	1,251	B	1,455	B
						Peak Hr										

The analyses indicate there is plenty of additional capacity to accommodate for the future growth of Interlachen.

Paved and Unpaved Streets

County Road 20A, also known as Keuka Road, and Strickland Street in the southwestern corner of Interlachen are paved. Francis Street is paved for less than a mile until south of S.R. 20. Atlantic Avenue is paved from Francis Street to C.R 315. A portion of Dickens Street is also paved.

The following are not traditionally paved roads:

- Hickory Lane west of Grassy lake
- Portions of Dickens Street along the east edge of Grassy Lake
- Duncan Avenue
- Hickory Lane
- Andree Avenue in the Grassy Lake Area
- Francis Avenue north of S.R 20

- Paris Street along the east side of Lady Slipper Lake
- S.R. 20 southern half
- Azalea Avenue or George Street with the eastern edge of the Town
- Gainesville Highway east of C.R. 315

Airport, Railroad or Military

Any airports, military installations, or railroads do not serve the Town.

Existing Planning and Regulatory Framework

Transportation planning in the Town of Interlachen is mostly coordinating with Putnam County who in turn coordinates with a number of agencies. A brief discussion of the responsibilities of the three (3) relevant agencies follows.

Florida Department of Transportation (FDOT)

The Florida Department of Transportation (FDOT) is the agency responsible for the planning, design, construction, and maintenance of the state highway system. The state highway system is established by Florida Statutes, and consists of all State and federally designated roadways. The FDOT has adopted the Florida Transportation Plan, which is part of the State Comprehensive Plan and guides major transportation planning for state facilities. Every year, the FDOT develops, with the cooperation of the County Commission, the Five-Year Work Program, which establishes priorities and funding for specific transportation improvement projects. Project priorities are established by the County Commission in consultation with impacted municipalities for all State roadways within the Putnam County boundaries.

The Northeast Florida Regional Council (NEFRC)

The Northeast Florida Regional Council (NEFRC) is one of eleven Florida planning councils. In 1993, the State Legislature recognized RPCs as Florida's only multipurpose regional entity that is in position to plan for and coordinate intergovernmental solutions to growth-related problems on greater-than-local issues. The NEFRC is comprised of elected officials and governor appointees from the seven counties in Northeast Florida, Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns. The NEFRC is an advocate for the collective interests of this seven-county jurisdiction, providing a wide variety of services, including technical and administrative assistance. The NEFRC's role in transportation planning includes the review and coordination of each municipality's Transportation or Traffic Circulation Element of the respective Comprehensive Plans, technical assistance for traffic impact analysis, and coordinating technical forums and land use decisions to determine solutions to transportation problems. The NEFRC also serves as the Designated Official Planning Agency (DOPA) for six of its counties, including Putnam County. The NEFRC Transportation

Committee provides a forum for problem discussion and solution to better address regional transportation needs.

Pursuant to Sec. 186.508, F.S., the NEFRC was required to develop and adopt, by rule, a Strategic Regional Policy Plan (SRPP) to replace the existing Comprehensive Regional Policy Plan (CRPP). The five strategic areas required to be addressed in the SRPP consistent with Sec. 186.507, F.S., include Affordable Housing, Economic Development, Emergency Preparedness, Natural Resources of Regional Significance, and Regional Transportation. The Regional Transportation component of the Northeast Florida Regional Policy Plan (SRPP) establishes the long-range framework for the development of the regional transportation network and priorities.

Putnam County

Putnam County is responsible for the maintenance of the County roadway system, which primarily involves collector and local roads. The County's Public Works Department has primary responsibility for roadway maintenance and development. The following inventory and analysis will demonstrate that the primary problem with the transportation system in Putnam County revolves around the conditions of local roads and future anticipated adversities along state and federal facilities.

Level of Service (LOS) Standards

Identifying existing major roadway deficiencies for the purpose of upgrading facilities to accommodate additional traffic volumes requires analysis based upon levels of service (LOS). The establishment and maintenance of an acceptable LOS is essential to preserving and enhancing local, regional, and interstate mobility and coordinating transportation and land development.

Generally, the minimum acceptable operating levels of service at peak hour are LOS C for principal arterials and D for minor arterials, collectors, and local roadways within rural and small urban areas. These LOS standards have been chosen as planning design criterion by both the Florida Department of Transportation (FDOT) and the Northeast Florida Regional Council (NEFRC) for state and regionally significant facilities. These levels of service standards are used to determine improvement project priorities and assist in the development of local long-range transportation plans.

Florida law requires transportation level of service standards to be adopted for roads and public transit facilities. Roadway level of service standards have long been used in systems planning and traffic operations. The LOS standards are represented by letters A through F, with A representing the most favorable conditions and F representing the least favorable. The LOS is measured by dividing the number of vehicle trips (i.e., volume) on the facility by the capacity of that facility.

The six levels of service as described by the Transportation Research Board's *Highway Capacity Manual*. They are:

LOS A – This represents a condition of free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Traffic volumes are low and speeds are high, and drivers have complete freedom in selecting their speeds and may change lanes at will. The motorists experience a high level of driving comfort. Stopped delays at signalized intersections are minimal.

LOS B – With this level of service, operating speeds are beginning to be restricted somewhat by traffic conditions, although drivers still have reasonable freedom in choosing their speeds and travel lanes. Flow is stable and average operating speeds are only slightly lower. The general level of motorist comfort is still high.

LOS C – Traffic flow is still stable at this level of service, but most drivers are restricted in their choice of speeds and maneuverability. Traffic conditions are still tolerable for most drivers and operating speeds are not unsatisfactory. Traffic flows are such that small increases in flow will result in a substantial deterioration in service. Motorists will experience an increase in tension due to the increased attention needed for safe operation.

LOS D – This level of service represents high traffic volumes. Although speeds may still be maintained, delays may begin to occur frequently due to high traffic volumes. Drivers have little freedom to choose their own speeds or lanes of operation, and their comfort and convenience are low. Small increases in traffic flow will generally cause operational problems at this level.

LOS E – This level of service describes a roadway that is operating near or at capacity. Speeds are low and there are virtually no gaps in the traffic stream. There is very little driver independence with regard to speed choice and lane choice. Small increases in volume or minor disturbances within the traffic stream will cause a breakdown in traffic flow.

LOS F – This describes a forced flow situation. Vehicle density is beyond the optimum for maximum volume; therefore, traffic volume has dropped below that of level of service E. Frequent and prolonged stoppages may occur, and average travel speeds are very low, as is driver comfort. Vehicles may progress at reasonable speeds for several hundred feet or more, and then be required to stop in a cyclic fashion. It is to the point at which arrival flow exceeds discharge flow that causes a queue to form.

Figure 5 – Levels of Service: Roads

Facility	LOS Standard
Freeways/Principal Arterials	C
Collectors/Minor Arterials	D
Local Roads	D

Figure 5 depicts the Level of Service for 2011 traffic counts using 2010 FDOT’s Generalized Service Tables.

Analysis of Deficiencies

At present, approximately eighty (80%) percent of the Town of Interlachen households within the Town boundaries are located on unpaved roads. It is beyond the fiscal capacity of the Town to pave the approximate sixty (60) miles of unpaved roads. By adopting a 2030 Traffic Circulation Future Plan, future developments can be encouraged to locate along existing paved roads or rather closer to paved roads. The Town’s adopted LOS for unpaved roads is LOS D.

It is important to note that in the “Existing Conditions” section of the Putnam County Transportation Element of 2010, S.R. 20 (Alachua County Line to C.R. 21) was identified as exceeding the adopted service volume. To alleviate the future anticipated level of service deficiencies, the County proposed to increase multimodal options by increasing transit services and providing additional park and ride options.

To maintain an adequate level of service to/from Gainesville, the County proposes to increase the transit availability. Consistent with the year 2015 and 2025 LOS analysis from the Putnam County Transportation Element, 2010, the County has recommended that a new route be added to accommodate standard workforce hours, 8:00 AM to 5:00 PM during the traditional workweek (Monday to Friday). Currently, Ride Solutions has identified the availability of an additional bus in their current fleet to service a new transit route along this corridor. Putnam County, Ride Solutions, and FDOT will coordinate a schedule for hours of operation.

Integrating Bicycle, Pedestrian, and Alternative Modes of Transportation

The concept of a balanced and well integrated transportation system suggests a viable composition of transportation components serving both the county and the region. Recent policy direction by the Florida Department of Transportation has heightened awareness to the need and responsibility for coordinating and planning a balanced transportation system, assuring the compatibility of all components, including not only highways, but also water, air, rail and mass transit facilities. Encouraging the use of bicycles as a transportation alternative assumes an increased modal split to bicycle use for short work-

commuter trips and other short trip purposes. To make this a viable alternative, the designation of street bicycle lanes and/or bicycle paths for exclusive bicycle use must be based on approved, recognized, and coordinated design and location criteria. Under the 1984 Bicycle Law, bicycles and pedestrians must be given full consideration in the planning and development of local, regional, and state transportation plans and programs. Currently the Florida Department of Transportation is coordinating efforts to make bicycle use safer and a more desirable mode of travel. As part of this effort, wide curb lanes and paved shoulder additions are now being considered for application during resurfacing and reconstruction projects on state roads for maintenance cost and safety enhancement benefits, while also serving as bikeways. Application of a similar policy on selected urban collectors and arterials would result in a better bicycling environment for work and other trips. The development of a bikeway improvement policy requires a degree of pre-planning and coordination with both public and private interests.

Greyhound Bus Lines previously provided commercial long-distance bus service between Putnam County and the Jacksonville and Orlando metropolitan areas. Service is currently provided via a terminal located in Jacksonville.

Amtrak currently serves Putnam County from the historic railroad depot in the City of Palatka. Amtrak leases the CSX railroad line and operates two (2) trains daily to the Jacksonville area and two (2) trains daily to the Deland area.

Transportation Disadvantaged Program

The Florida Legislature created the Transportation Disadvantaged (TD) program in 1979 to provide transportation services for persons who are unable to transport themselves because of physical or mental disability, income status, age, or because they may be children-at-risk. Transportation disadvantaged persons are dependent upon others to obtain access to health care, employment, education, shopping, social activities or other life-sustaining activities. In 1989, the legislature amended Chapter 427, Florida Statutes, and Rule 41-2, Florida Administrative Code, which govern the Transportation Disadvantaged (TD) program and created the Commission for the Transportation Disadvantaged (CTD).

The CTD is comprised of representatives from various state agencies and other stakeholders in the TD program from around Florida. The CTD and its staff oversee the allocation of monies from the Transportation Disadvantaged Trust Fund (TDTF), which are used to operate the program and to provide trips for TD persons around the state. The CTD also conducts quality assurance monitoring and provides technical assistance to the local TD programs.

The TD program operates in each of Florida's 67 counties and its mission is to promote the delivery of transportation services to the TD population in a manner that is cost effective, efficient, and reduces fragmentation and duplication of services. There are several organizations and individuals at the local level that play a role in accomplishing this mission:

- a. local Community Transportation Coordinators (CTCs) who arrange, and in some cases, provide the transportation services for the TD population
- b. Local Coordinating Boards (LCBs) which provide advice and direction to the CTCs and also set local priorities for the provision of TD services
- c. Designated Official Planning Agencies (DOPAs), which recommend each local CTC to the Commission, conduct planning studies related to service delivery, appoint LCB members, and serve as staff support to the LCBs
- d. government and non-profit agencies that purchase the transportation services from the CTCs for their respective clients

Community Transportation Coordinator (CTC)

In April of 1984, the Putnam County Commission designated the Putnam County Association for Retarded Citizens (ARC) to serve as the Community Transportation Coordinator in Putnam County. To better perform its new duties, the ARC created a d/b/a corporation, Ride Solution, Inc. to operate the Putnam County TD program. Ride Solution has served in this capacity since that time and is the sole source provider of TD services in the County.

Local Coordinating Board (LCB)

The Local Coordinating Board (LCB) in Putnam County is comprised of a cross-section of individuals who each have a stake in the local TD program. Members on the LCB are designated by the DOPA and include representatives from the following areas:

- Putnam County Board of County Commissioners;
- Florida Department of Transportation;
- Florida Department of Children & Family Services;
- Florida Department of Labor & Employment Security;
- Florida Department of Elder Affairs;
- Agency for Health Care Administration;
- Putnam County School Board;
- Putnam County Veterans Services;
- Local Early Childhood Council;
- Economically disadvantaged in the community;
- Elderly in the community;
- Persons with disabilities;
- Citizen advocates who are both users and non-users of the program;
- Local private-for-profit transportation industry.

Designated Official Planning Agency (DOPA)

The Northeast Florida Regional Council (NEFRC) serves as the DOPA for the TD program in Putnam County. The functions of the NEFRC include preparing the County's Transportation Disadvantaged Service Plan (TDSP), conducting an Annual Evaluation of the CTC, recommending the selection of the CTC to the CTD, and providing staff support for the LCB. Funding for these functions is provided through annual planning grant monies generated by the Florida Transportation Disadvantaged Trust Fund and distributed by the CTD.

Purchasing Agencies

Ride Solution signs Purchase of Service (POS) contracts with most of the County's human service agencies to provide transportation for their clients. The staff takes requests for service that are made either by the clients themselves or by the client's sponsor. Subsequently, each individual agency is billed at the end of the month for services rendered. Additionally, Ride Solution files grant applications and other required reports as necessary for acquisition of funding from these agencies.

The transportation-disadvantaged population includes only those persons who meet the criteria set forth in the eligibility guidelines in Chapter 427, Florida Statutes. Chapter 427, Florida Statutes defines transportation disadvantaged as: "those persons who because of

physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities or other life-sustaining activities, or children who are handicapped or high-risk or at-risk as defined in s. 411.202.” The potential transportation disadvantaged population includes all persons who are elderly, disabled, and low-income.

Pursuant to Chapter 427 F.S., the CTD requires that a TDSP be developed for each county participating in the TD program. This plan covers a three (3) year period and is updated on an annual basis. The TDSP consists of four (4) sections covering service demographics & demand, service delivery, quality assurance & standards, and cost allocation & rate structures. The Putnam County TDSP is developed through a joint participation process between the NEFRPC, Ride Solution, and the Putnam County LCB.

Transportation Disadvantaged Service Plan (TDSP)

Ride Solution, Inc., has developed fixed routes, with deviation, that serve the cities of Palatka, Interlachen, Crescent City, St. Augustine (St. John’s County), and Gainesville (Alachua County). All trip requests are coded for pick up and drop off locations. Route corridor flow studies are then utilized to determine the feasibility of fixed route with deviation service. Routes are then designed to include stops at all service centers (HRS, shopping malls, medical facilities, etc.). Route deviation time is then added to the route schedule so that the bus can provide door-to-door service when needed. All vehicles used on the fixed route with deviation are wheelchair-lift equipped with vehicles having between two and seven wheelchair lock down positions. Pure demand response service is used when routes are either not yet established or are not financially feasible.

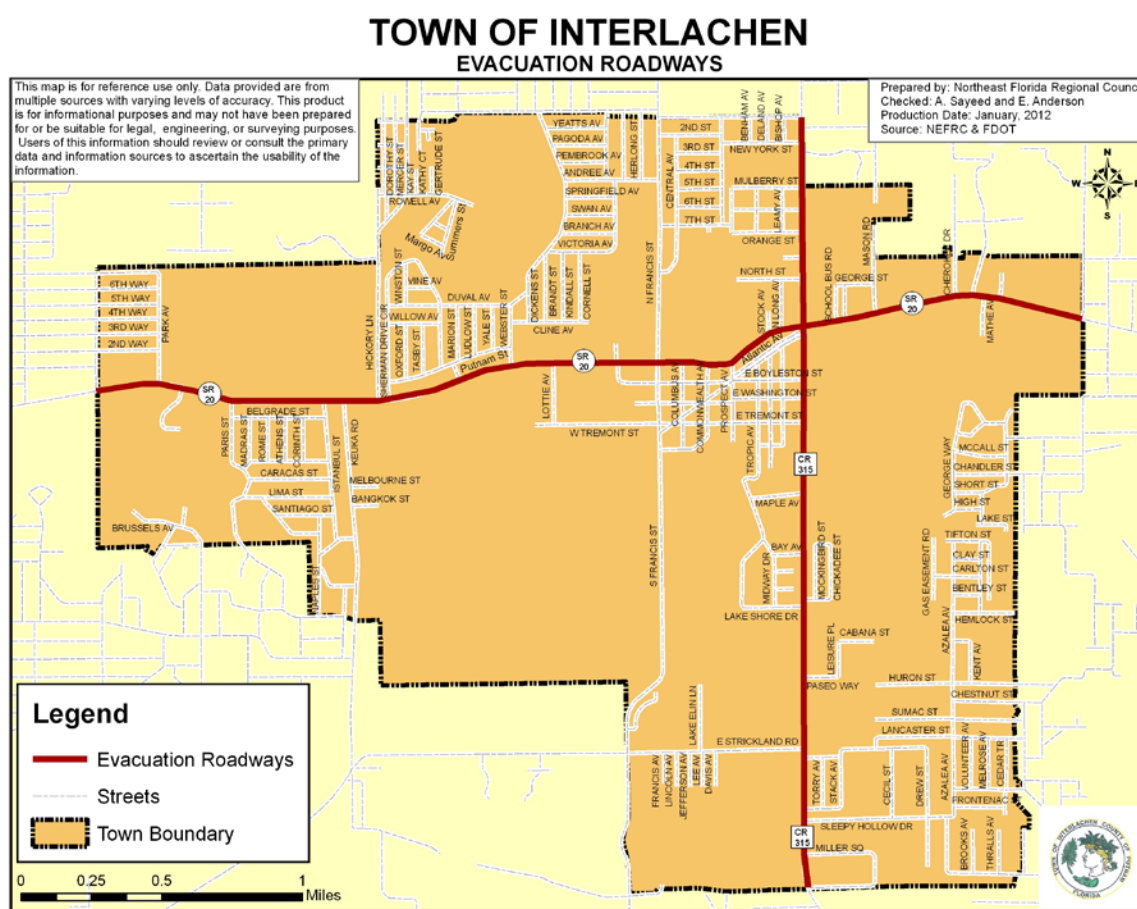
Individuals wishing to utilize the Ride Solution, Inc. transportation services can access the system by calling the central reservation number by 12:00 p.m. (noon) the previous workday. This notification is required in order to group trips for individuals who are sponsored and non-sponsored to obtain the most cost-effective method of service delivery. Transportation services are provided seven days a week, 24 hours per day.

The degree to which public transit is being utilized in Putnam County is currently limited to 3-times per day connection to the Gainesville RTS transit system that travels from the City of Palatka to the RTS bus plaza in Gainesville.

Evacuation Routes and Coastal Evacuation

Evacuation routes, as defined by the Statewide Regional Evacuation Study Program (SRESP), includes roadways designated by county emergency management officials, in coordination with FDOT and NEFRC as official regional evacuation routes; roadways and roadway segments identified by the SRESP as routes used to interconnect and Town designated evacuations routes: or routes used to interconnect evacuation routes between study regions. This includes major highways that are part of the regional and statewide network including primary (interstates and turnpikes), secondary (major arterials), and certain local roadways (Minor arterials) which provide significant evacuation transportation capacity to move vulnerable populations to “points of safety”. S.R 20 and C.R. 315 are designated evacuation routes. Figure 6 depicts the evacuation routes.

Figure 6 – Evacuation Roadways



Transportation Concurrency

The Town has adopted a Concurrency Management System. The monitoring and maintenance of the system are through Putnam County, FDOT, and the NEFRC.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

C

Data & Analysis

Housing

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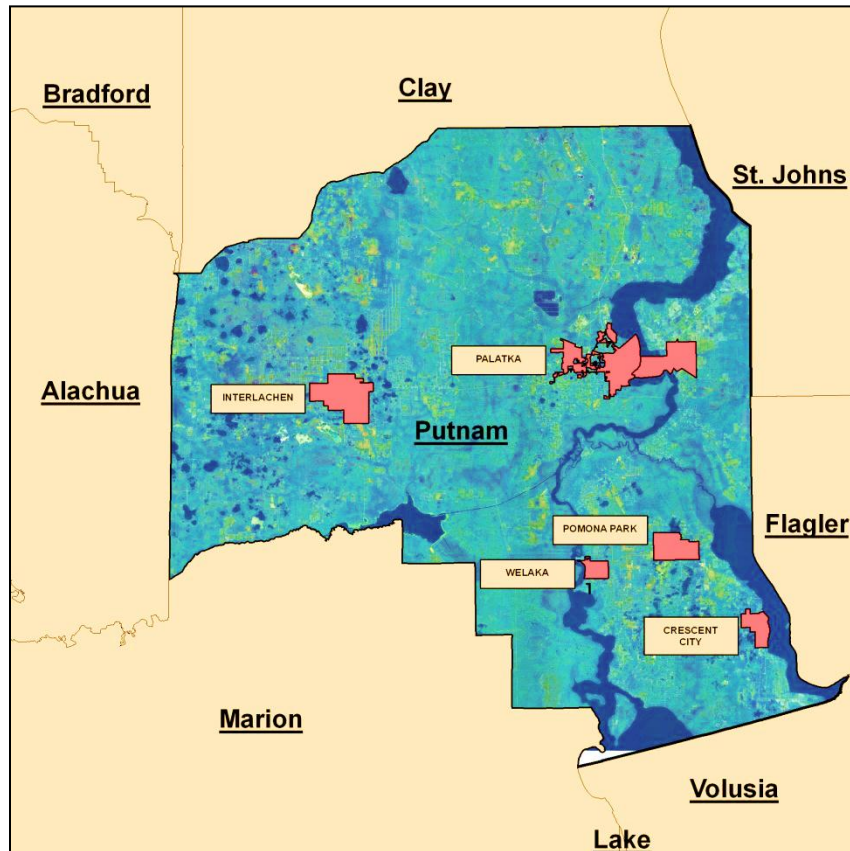
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INTRODUCTION

Initially settled as a citrus farming community in the late 1880s, the Town was found to be too far north to sustain citrus and was formally incorporated in 1888. Over time, it has evolved into a rural retirement community west of Palatka and east of Gainesville with a population of 1,403 as of 2010 (U.S. Census, 2010).

Figure 1 - Map of General Location



Purpose of Housing Data and Analysis

The data and analysis for the *Housing Element* establishes the foundation for the mechanisms, processes, and procedures to accomplish the goals, objectives, and policies of the Comprehensive Plan to ensure safe and sanitary housing for the current and projected population.

The 2009-2010 U.S. Census Bureau information website, the Bureau of Economic and Business Research (BEBR), Putnam County 2010 Comprehensive Plan, and the Shimberg Center for Housing Studies at the University of Florida, Gainesville, FL website: <http://www.shimberg.ufl.edu/> are the primary information sources for this data and analysis.

Population and Growth Trending

The current total population for Interlachen was estimated at 1,416 (Shimberg, 2012). For purposes of this discussion, the Shimberg reports and population estimates were used to analyze growth trends. The Town is projected to have approximately 1,303 residents by 2030, a decrease of about 100 people in twenty years. Because it is a retirement community, there is relatively little local industry.

The Town has annexed no land since before the 1992 Comprehensive Plan. The Future Land Use Map has had no substantial changes in the past twenty years, indicating industry has not found good markets in the area. The Town is surrounded by unincorporated Putnam County and does not share a border with any other city or county. The predominantly retired citizenry and lack of economic growth in the area are the basis for trending the Town toward minimal growth. The positive view is that minimal growth should allow the current resources to support this level of growth well into the future.

Figure 2 - Projected Total Population, Interlachen, 2010 - 2030¹

Place	2010	2011	2015	2020	2025	2030
Interlachen	1,403	1,416	1,396	1,366	1,337	1,303

Sources: University of Florida Bureau of Economic and Business Research, Population Projections, US Census Bureau, 2010 Decennial Census

¹ Housing Needs Assessment – Population and Household Projection Methodology User Guide

Figure 3 – Population Projection by Age, Interlachen, 2000 – 2030²

	Permanent Residents							Total Number of Residents (Permanent + Institutional)						
Age	2000	2010	2011	2015	2020	2025	2030	2000	2010	2011	2015	2020	2025	2030
0-4	88	80	81	78	76	72	65	88	80	81	78	76	72	65
5-9	121	80	81	82	72	70	64	121	80	81	82	72	70	64
10-14	162	100	100	92	88	78	82	162	100	100	92	88	78	82
15-19	134	99	98	74	68	64	60	134	99	98	74	68	64	60
20-24	62	70	68	66	45	48	41	62	70	68	66	45	48	41
25-29	69	68	67	61	52	42	37	69	68	67	61	52	42	37
30-34	82	80	82	90	90	79	60	82	80	82	90	90	79	60
35-39	110	81	82	78	80	69	63	110	81	82	78	80	69	63
40-44	91	74	75	75	73	85	84	91	74	75	75	73	85	84
45-49	99	92	93	72	68	62	68	99	92	93	72	68	62	68
50-54	88	87	89	90	71	75	72	88	87	89	90	71	75	72
55-59	75	96	96	97	90	68	68	75	96	96	97	90	68	68
60-64	76	120	120	118	119	123	101	76	120	120	118	119	123	101
65-69	70	95	97	107	122	116	118	70	95	97	107	122	116	118
70-74	66	60	62	73	97	95	98	66	60	62	73	97	95	98
75+	82	121	125	143	155	191	222	82	121	125	143	155	191	222
Total	1475	1403	1416	1396	1366	1337	1303	1475	1403	1416	1396	1366	1337	1303

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 US Census data and population projections by the Bureau of Economic and Business Research, University of Florida

² Housing Needs Assessment – Population and Household Projection Methodology User Guide

Housing Analysis

Household Income³

Household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Interlachen and the surrounding metro area, the HUD-estimated median income for a family of four is \$45,100 in 2012.

Size of Households and Cost-to-Income Ratio

According to Shimberg, in 2009, 345 households in Interlachen (63%) were made up of 1-2 persons. Twenty-three (23%) percent of these households paid more than 30% of income for rent or mortgage costs. In Interlachen, 153 households (28%) were of 3-4 persons in 2009 with 25% of these households paying more than 30% of income for rent or mortgage costs. Finally, 49 households in Interlachen (9%) were of five persons or more in 2009 and 24% of these households paid more than 30% of income for rent or mortgage costs.

Home-ownership vs. Renters⁴

Reflective of typical retirement communities, in the local population, home ownership rate was 82.2% of homes in 2009, higher than the State average of 70.5%. The percentage of renters for the Town was slightly less than half (16%) the State average of 30%. The median gross rent in Interlachen from 2006-2010 was \$371 compared to the County at \$384 and the State median of \$957.

Elderly Households

In 2009, there were 162 households in Interlachen (29.7%) headed by a person age 65 or older compared to 27.8% statewide. Most of these elderly households, 153 or 94.4% own their homes. Of these homeowners, 35 elderly households (22%) paid more than 30% of their income for rent or mortgage costs.

Putnam County – Cost Burden – General

“Cost-burdened” households pay more than 30% of income for rent or mortgage costs.

- In 2009, 7,230 Putnam County households (24%) paid more than 30% of income for housing. By comparison, 29% of households statewide were cost-burdened. This approximately 24% of Interlachen total households (1,545) would be 131 cost-burdened households.
- In Putnam County, 3,382 households (11%) paid more than 50% of income for housing and similarly, 11% of Interlachen’s households–161 households would have paid more than 50% of income for housing in 2009.

³ Source: US Department of Housing and Urban Development, 2012 Median Income

⁴ Source: US Census Bureau, 2006-2010 American Community Survey 5-Year Summary File

- In 2009, Interlachen had 128 households in Interlachen that were cost burdened, approximately 23%.

Interlachen Households below Poverty Level

According to the 2010 Census, the most recent survey, 26.9% of the population or 99 families are living below the poverty line in Interlachen. The percentage of individuals living beneath the poverty level in the County is 12.4%. The percentage of families in America living below the poverty line is estimated at 9.20%.

The median **household income** in the community at the time of the last survey was \$25,962. The median household income in the U.S. was \$41,994. In the last complete census survey, the median **family income** in the community was \$34,375. Median family income in the U.S. was \$50,046.

Per capita income in Interlachen in the last full census was \$12,920. Per capita income in the U.S. was \$21,587. At all levels, the local population is fiscally below average, not unusual for a modest rural retirement community. However, over a quarter of the population is living below the poverty level according to the 2010 Census.

Figure 4 – Households by Income and Cost Burden, Interlachen, 2009

Household Income As Percentage Of Area Median Income	Amount Of Income Paid For Housing		
	0 – 30%	30 – 50%	50% or More
< = 30% AMI	29	10	37
30.01 – 50% AMI	31	17	12
50.01 – 80% AMI	71	18	8
80.01% + AMI	286	22	4
TOTAL	417	67	61

Figure 5 – Households by Size and Cost Burden, Interlachen, 2009

Number of Persons In Household	Amount Of Income Paid For Housing		
	0 – 30%	30.01 – 50%	50.01% +
1 – 2	265	43	37
3 – 4	115	20	18
5 +	37	6	6
	Amount Of Income Paid For Housing		
	0 – 30%	30 – 50%	50% +
Total	417	67	61

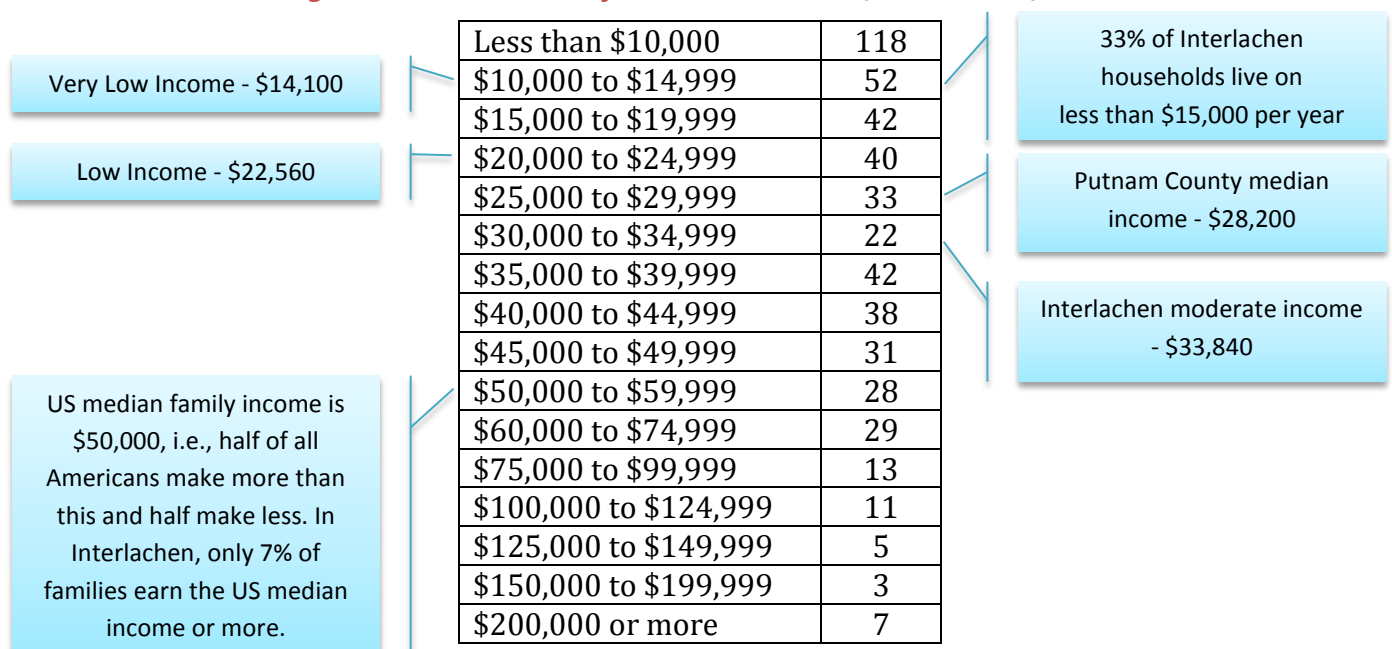
Notes: Housing Needs Assessment - Population and Household Projection Methodology User Guide. [Click here to get household projections by tenure, age of householder, income, and cost burden.](#)

Sources: University of Florida Bureau of Economic and Business Research, Population Projections; U.S. Census Bureau, 2010 Decennial Census; U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Summary File

Very Low, Low, and Moderate Income

According to the Putnam County Comprehensive Plan (2010), households are defined as very low, low, and moderate income based on thresholds tied to the median income of a county or metropolitan statistical area. These thresholds are 50, 80, and 120 percent of the County's median income respectively. The median household income in Putnam County is approximately \$28,200. Therefore, for Interlachen, very low income would be \$14,100, low income would be \$22,560, and moderate-income level would be \$33,850.

Figure 6 – Distribution of Household Income, Interlachen, 2010



Housing Inventory

This section describes the characteristics and conditions of existing housing stock, the availability of subsidized housing, and the protection of significant housing. Generally, Putnam County housing is affordable and the housing supply is in good condition.

Age of Housing Stock

Most traditional housing in Interlachen was built before 2000 with the height of the local building boom occurring between 1970 and 1980. The older age of the housing stock will dictate the need for more maintenance, but also likely allows purchase prices to remain low relative to places with an overabundance of recent housing development.

Figure 7 – Age of Housing Stock

2005 or later	38
2000 to 2004	35
1990 to 1999	67
1980 to 1989	230
1970 to 1979	145
1960 to 1969	56
1950 to 1959	36
1940 to 1949	33
1939 or earlier	63

- Interlachen housing density is 107 houses/condos per square mile.
- Housing units lacking complete plumbing facilities: 1%
- Housing units lacking complete kitchen facilities: 0%

Existing Home Values and Dwelling Type

In 2011, single-family homes had an average just value of \$82,921 compared to the statewide average just value of a \$164,644. Mobile homes account for nearly half of the local housing stock with an average just value of \$31,915 in 2011 and a median worth of \$64,100. There are no condominiums listed in the Town.

Figure 8 – Number of Units

Single-Family	431
Multi-Family	90
Mobile Home	361
Total	882

Based on County Property Appraisers Just Value

Building Permits

There were 14 building permits for new housing or commercial starts in Interlachen from January 2009 through June 2012 as follows:

Figure 9 – Building Permits Issued

Year	Residential	Commercial
2009	5 residential	2 commercial
2010	2 residential	
2011	6 residential	
2012	1 residential	

Mobile/Manufactured Homes

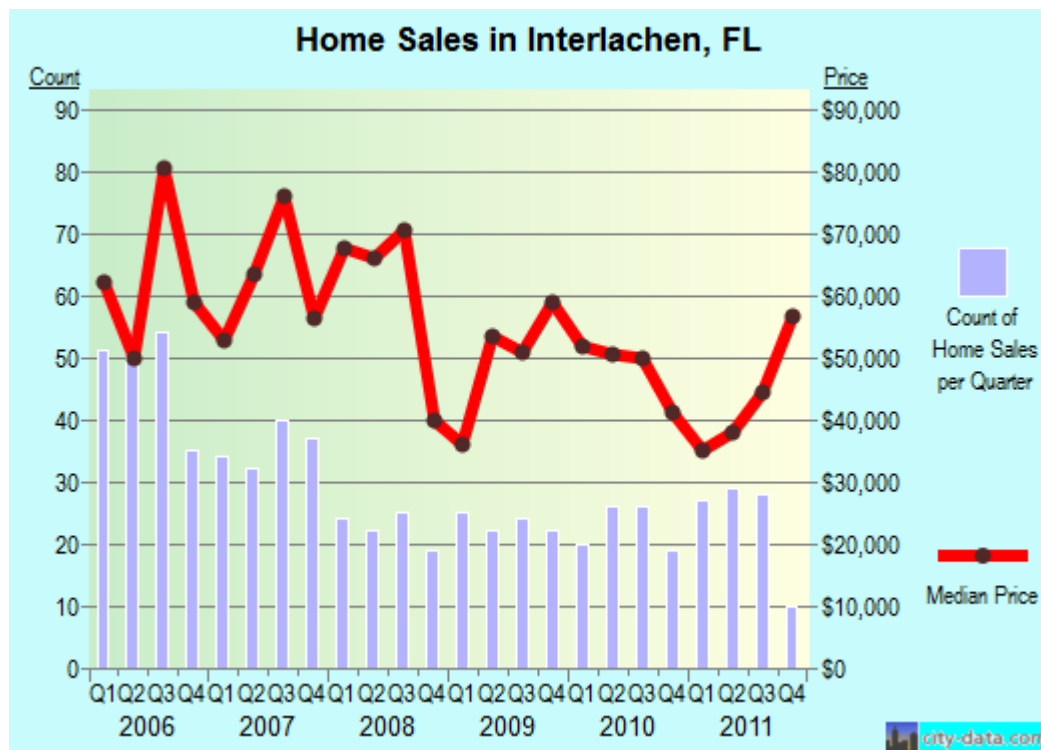
Although there are no existing mobile home parks or subdivisions within Interlachen, mobile homes offer a less expensive way for an individual or family to own property and a residence. The County has a very high percentage of this alternative housing type and is carefully monitoring it as the increasing ratio between this lower-cost, homestead-exempted home to higher-cost conventional housing creates a proportionately shrinking housing tax base.

Also of concern is the proliferation of mobile homes may result in faster housing unit deterioration than areas of mostly conventional dwelling units, especially if the County experiences substantial hurricane activity as in 2004 when two of the three storms resulted in substantial property damage in greater Putnam County.

Home Sales Prices – Interlachen

The average sales price in 2011 in Interlachen for a single family home was \$89,900. The median sales price for 2011 was \$89,000, compared to a statewide median sales price of \$150,000. As with the rest of the country, home sales are depressed in Interlachen as evidenced on the graph below.

Home Sales



Source: Florida Department of Revenue, Sales Data Files

Historic Structures

The National Register of Historical Places – FLORIDA (FL), Putnam County – Interlachen lists only one local historic structure:

Interlachen Hall (added 2000 - #00000561)

215 Atlantic Avenue, Interlachen

Historic Significance: Architecture/Engineering, Event

Area of Significance: Architecture, Social History

Period of Significance: 1925 – 1949, 1900 – 1924, 1875 – 1899

Owner: Local

Historic Function: Social Meeting Hall

Assisted Living, Group Homes, and Public Housing Programs

At this time, there are no known group homes in Interlachen. There are only two assisted living facilities in the Town of Interlachen as listed by Putnam County. There is an elderly and family facility: Westwood Village built in 1994 with 28 low income units available and a family assisted living facility: Westwood – Interlachen built in 1988 with seven low income units available as Section 8 housing. The Palatka Housing Authority offers assistance to secure affordable housing to low-income residents and has 340 Section 7

Housing Choice Vouchers (HCV) for units throughout Putnam County. The voucher program is currently suspended due to the large number of applicants currently on the waiting list.

State Housing Initiatives Partnership (SHIP) Program

The SHIP program provides funding to build, rehabilitate, and preserve affordable housing. The program channels 69% of the documentary stamp tax revenues created by the Sadowski Act directly to counties and entitlement cities in Florida on a noncompetitive basis. For Putnam County between 2007 and 2011, SHIP assisted 63 households with total funding at \$2,043,130. Of those assisted, 18 households were in Interlachen and were assisted with a total of \$546,831 of the above funds.

CDBG – Interlachen, FL

The Town competes for Community Development Block Grants to improve neighborhoods and provide housing for the disadvantaged. The Florida Small Cities CDBG Program serves small and rural communities throughout the state. Funding is competitive and there are no “targeted” areas. Interlachen is on the list of communities eligible to apply to participate in the Small Cities CDBG Program during the FFY 2012 funding cycle.

In 2011, Interlachen won a CDBG Neighborhood Revitalization Grant. According to the current draft report, *“State of Florida Annual Action Plan for Programs Funded by the U.S. Department of Housing and Urban Development – Federal Fiscal Year 2012,”* from the Florida Department of Economic Opportunity, notices relating to the application funding cycle (for Small Cities – Community Development Block Grants CDBGs) will be published in the Florida Administrative Weekly (FAW), emailed to eligible local governments and interested parties, and posted to the Department’s website. It is anticipated that the FFY 2012 funding cycle for Commercial Revitalization Economic Development, Housing Rehabilitation, and Neighborhood Revitalization will tentatively open on August 15, 2012 and close October 1, 2012.

Applications will be competitively scored, and site visits will be made to each community within the fundable range. Awards should be finalized by January 31, 2013. Economic Development (ED) applications are accepted throughout the year. Applications received during the cycle are scored and ranked. If funds remain after the cycle closes, applications are accepted and awarded on a first-come basis. When all ED funds have been awarded, remaining applications are put on a waiting list. If de-obligated funds become available, they can be used to fund ED projects on the waiting list.

NEFRC Number: FGA-11-P003

Applicant: Town of Interlachen

Florida Small Cities CDBG – 9/2011 CDBG Neighborhood Revitalization

Project Description: The Town of Interlachen received \$650,000 in CDBG Neighborhood Revitalization funds for two projects to address:

1. *The Tremont/Boyleston Street Water Line Replacement Service Area.* In the Town of Interlachen this area experiences both low water volume and low water pressure. The cause of this low water volume and pressure is the size and condition of the existing potable water lines in the service area. The project replaced the existing one and one half inch (1.5") potable water lines with six inch (6") water lines. Approximately 6,900 linear feet of replacement potable water lines were installed. The cost associated with this project was \$349,250.

2. *The Town of Interlachen Grassy Lakes potable water system* has been hit by lightning numerous times and only has one (1) hydro-pneumatic tank. The project in this service area was at the Grassy Lakes Water Treatment Plant. The upgrades included the installation of a new hydro-pneumatic tank, upgrades to the surge/lightning protection, yard piping, site work, and associated electrical work. The cost associated with this project was \$149,350. The remainder of the CDBG Neighborhood Revitalization funds were used for engineering and administrative costs totaling \$151,400.

FUTURE HOUSING NEEDS

In the Town of Interlachen, there is a shortage of a variety of housing types beyond the standard single family home. There are no residential developments with a common recreation facility such as tennis courts or a meeting room. For example, the Town could benefit from smaller apartment buildings or patio homes on small lots. Another future need is housing for special populations – group homes. For a retirement community, there will likely be a greater need for assisted living facilities as time goes by.

In addition, Interlachen does not have a significant non-resident population (tourists) because the lack of multiple family housing, hotels, motels, and campgrounds prohibits short-term stays. The reuse of buildings into bed and breakfasts would help attract non-residents.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

D

Data & Analysis

Infrastructure

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INTRODUCTION

The Infrastructure Element and its sub-elements are an overview of potable water and sanitary sewage treatment, storm water management, solid waste facilities, and areas of aquifer recharge for the Town of Interlachen.

This Element identifies the likely future demands for public facilities and services correlated with future growth projections including: design capacities and *Levels of Service* (LOS) for potable water, sanitary sewer, solid waste, and storm water management. This Element documents the general performance of existing facilities, the general condition of local facilities, the impact these facilities have on adjacent natural resources, and an analysis of the problems and opportunities for:

- potable water
- sanitary sewer
- solid waste
- storm water management
- natural groundwater aquifer recharge

Potable Water Sub-Element

The Florida Department of Environmental Protection is responsible for implementing the Florida Safe Drinking Water Act Section 403.850 - 403.864 FS through promulgated rules regulating public water systems under Chapter 62-555, FAC. These rules establish drinking water quality standards, designate minimum monitoring requirements, list acceptable sampling and analytical methods, and set construction standards for public water supply wells. Potable water is defined as water safe for drinking, cooking, and other domestic uses. In the Interlachen area, public potable water wells are required to draw from the Floridan Aquifer. Also, FDEP monitors small, private package water treatment systems, such as are in use in Interlachen to ensure adequate capacity to serve their intended uses.

The Water Management Districts (WMDs) are responsible for conserving and promoting the efficient use of Florida's water supply to meet existing and future demands. The WMDs regulate consumptive use of water through a permitting system. The St. Johns River Water Management District (SJRWMD) requires permits for uses that exceed 100,000 gallons per day average annual daily withdrawal, for withdrawals from facilities that have a withdrawal capacity of more than 1,000,000 gallons per day, or for withdrawal from wells that are six inches or greater in diameter.

The SJRWMD has identified areas within its jurisdiction where water supply problems have become critical or are projected to become critical by 2025. The areas are known as

Priority Water Resource Caution Areas (PWRCA's). PWRCA's are areas where existing and reasonably anticipated sources of water and conservation efforts may not be adequate to supply water for all existing legal uses and reasonably anticipated future needs to sustain the water resources and related natural systems. All of Putnam County has been identified as a potential PWRCA¹.

Potable Water Consumptive Use and LOS

According to FDEP, the Town of Interlachen is operating its three (3) potable water treatment plants (WTPs) under two consumptive use permits at acceptable service levels. 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 hydro-pneumatic tank.

Interlachen's Comprehensive Plan has adopted an LOS of 100 gpcd. To insure an adequate supply of potable water for the Town of Interlachen, appropriate wellhead protection measures for all potable water wells serving the public must be maintained.

Potable Water – Existing Conditions and Deficiencies

The "Interlachen Center System," which is the older water distribution system, 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 ten (10) hydrants, one (1) well, a pump house south of Tremont Street, and an elevated tank with a capacity of 60,000 gallons. The newer (although also aging) "Grassy Lake System" was obtained through a block grant. This system consists of hydrants and its own well. All three have connecting valves. Generally, the two systems are performing well and more than satisfy the current and expected demand levels. Currently, there are no known deficiencies for these systems.

However, private wells will continue to be the principal means of potable water supply through the long-range planning period. The ability of existing Interlachen potable water systems to meet the demand of Interlachen residents may become insufficient as the quantity of water available from the surficial and Floridan Aquifers may not fulfill projected use within most of Putnam County.

¹ Source: Water Supply Plan, SJRWMD 2010

Alternative Water Supply Sub-Element

In 2008, SJRWMD, together with Putnam County and its municipalities, prepared a Water Supply Plan – Special Publication SJ2008-SP27, which is available on the St. Johns River Water Management District website under technical reports, special publications for Water Supply Planning: <http://www.sjrwmd.com/technicalreports/>

Sanitary Sewer Sub-Element

The Department of Health regulates the installation of septic tanks and drain fields according to rules adopted in Chapter 64E-6 Florida Administrative Code FAC. Lots platted before January 1, 1972 are allowed certain exemptions to the minimum lot size depending on various factors, including when the lot was platted and the types of soil on the site. Other criteria must also be met, including the requirement from Chapter 64E-6.006 (2) FAC that the water table elevation at the wettest season of the year be at least 24 inches below the bottom surface of the drain field. This requirement has resulted in the mounding of many newer drain fields to meet the minimum separation of drain field and high water tables.

Liquid waste from the typical Interlachen home, mobile home, or business flows through pipes from toilets and sinks to a concrete septic tank buried beneath the ground somewhere on the lot. Liquid wastes are treated by the septic tank. The typical build-up of solid waste in the tank must be pumped out and disposed of for proper system maintenance as the treated water commonly flows into an underground field of pipe, where it percolates downward into the sandy soil. The household or business is responsible for providing and operating the septic tank system. The County Health Department grants permits for these on-site systems and conducts regular inspections.

Soil Suitability for Septic Tanks

Septic tanks function best in well-drained sandy soils. In Putnam County, these soils include the Candler-Apopka, Millhopper-Spar, Tavares-Centenary-Zolfo, Astatula-Tavares, Candler-Tavares-Adamsville, and Orsina-Astatula-Paola soil groups. These soils occur primarily in the western and southeastern portions of the County. The Candler-Apopka soil group in western Putnam County provides an area of moderate aquifer recharge. While being ideal sites for the use of septic tanks for sanitary sewage disposal, these areas must be developed at controlled densities to protect the aquifer recharge characteristics of the lands within the County. Figure 1 Soils Suitable for Septic Tank Use shows those soils best suited for and having the fewest limitations to septic tank effluent absorption fields in Interlachen. Within the Town are areas where water tables are high due to proximity to surface water bodies. This is especially a problem where septic tanks are old and drain fields are not mounded in accordance with more recent State requirements.

Wastewater – Existing Conditions and Deficiencies

In spite of the above limitations, the entire local population is served by individual septic tanks or other on-site systems. There have been no reports of potable water contamination due to septic tank use in Interlachen and no evidence of any significant negative impacts on adjacent natural resources.

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. Currently there are approximately 682 housing units and by inference, at least the same number of septic systems, and probably slightly more as a multiple tank and drain field system serves the multifamily housing units and businesses. The majority of potable water consumption in Interlachen is for residential usage, making residential land use the greatest source of wastewater. The three Interlachen schools, Miller'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.

A septic tank made of concrete, fiberglass, or plastic can last for fifty years, while steel tanks may last only ten years. Average drain field lifetimes are shorter, ten to fifteen years. In all cases, the life of the system is dependent upon loading rates and maintenance frequency. No system will last its designed lifetime if routine inspections and maintenance are not performed. Further, if the routine inspection and tank pump-out of the solid wastes are not performed often enough, the sludge layer becomes so thick it diminishes detention time and allows improperly treated solid wastes to pass from the tank into the drain field. The passage of solids to the drain field clogs the drainpipe openings, renders the drain field structures useless, and subjects local citizens to dangerous bacteria and other contamination. However, there have been no reports of septic tank systems in Interlachen causing any known detriment to citizens or natural resources in Interlachen.

The Town does not collect or treat liquid waste or own or operate a centralized wastewater treatment plant. Therefore, the concept of "service area" does not apply nor does the concept of Levels-Of-Service (LOS) as traditionally applied to public facilities. Interlachen does not incorporate additional wastewater facility needs in projects for the Capital Improvement Plan.

All on-site sewage disposal systems must be permitted by the Putnam County Health Department in keeping with Putnam County Code of Ordinances, Chapter 18 – Environment and Natural Resources, Article V – Individual Sewage and Disposal Systems.

TOWN OF INTERLACHEN

SEPTIC TANK ABSORPTION FIELD SUITABILITY

This map is for reference use only. Data provided are from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Prepared by: Northeast Florida Regional Council
 Checked: A. Sayeed and E. Anderson
 Production Date: January, 2012
 Source: NEFR, FDOT, & NRCS

Legend

- Streets
- Town Boundary
- Water

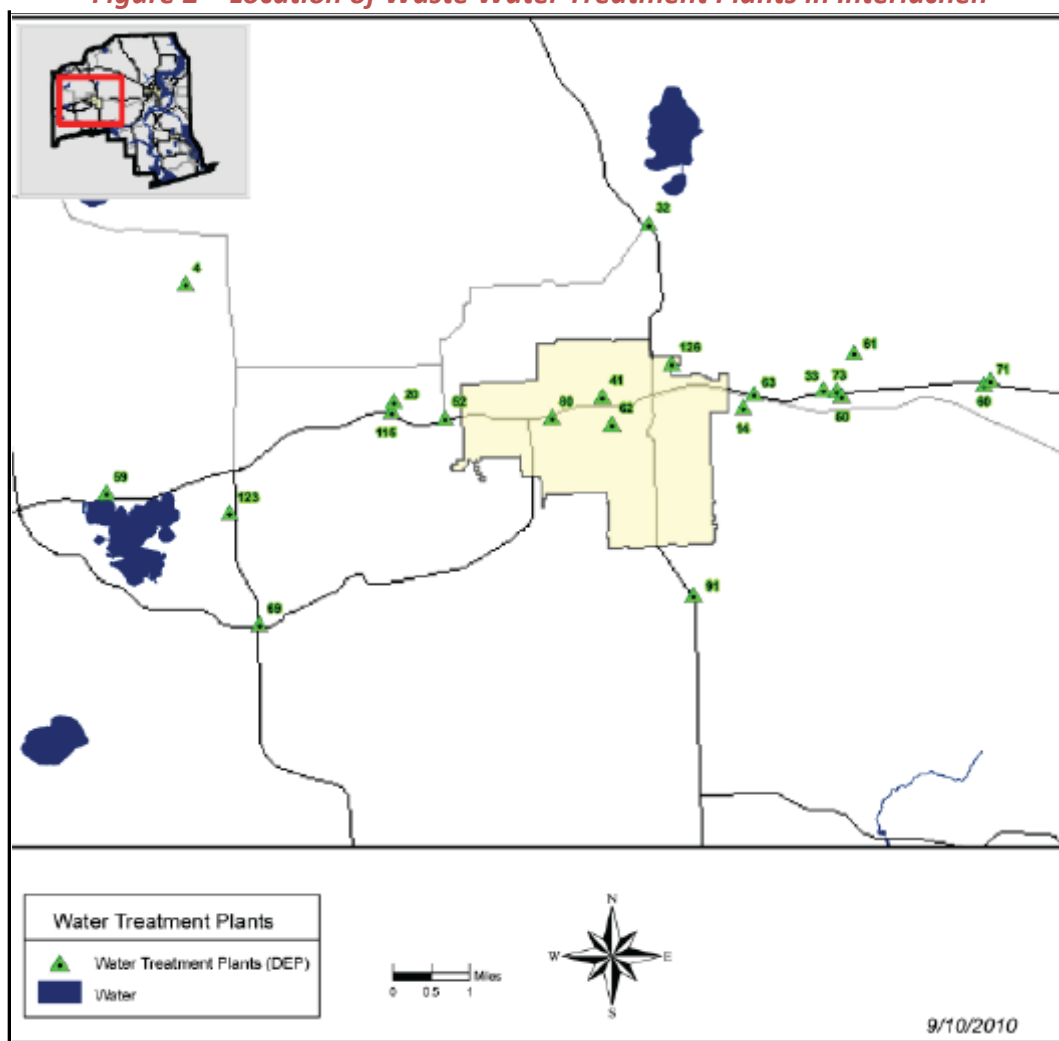
Septic Tank Suitability

- Slight
- Moderate
- Severe
- Not Rated

0 0.25 0.5 1 Miles

Path: E:\Interlachen Map Series\PDF - JPEG\Septic Tank Suitability\Septic Tank Suitability 1-20-12 EA.mxd

Figure 2 – Location of Waste Water Treatment Plants in Interlachen



Source: Putnam County Comprehensive Plan 2025

Solid Waste Sub-Element

Putnam County operates a Class I Landfill, shown in Figure C-3, at the Central Landfill facility four miles north of Palatka (140 County Landfill Road). The Central Class I Landfill has scales, 195 groundwater monitoring wells on-site, and 28.5 permitted acres for Class I disposal within approximately 1,000 acres.

While the County operates the landfill; trash collection is franchised, and currently under contract with Waste Pro. This contract to collect trash began on October 1, 2009 and continues through September 30, 2015 for the entire County as a homogeneous geographic service area including Interlachen. In 2008, the solid waste generation rate for the County was approximately 5.40 pounds per capita per day, down from 6.00 pounds per capita per day in 2007. The 2008 Capacity Analysis Report for the Central Landfill has projected population and waste generation through 2015. The County records show that per capita

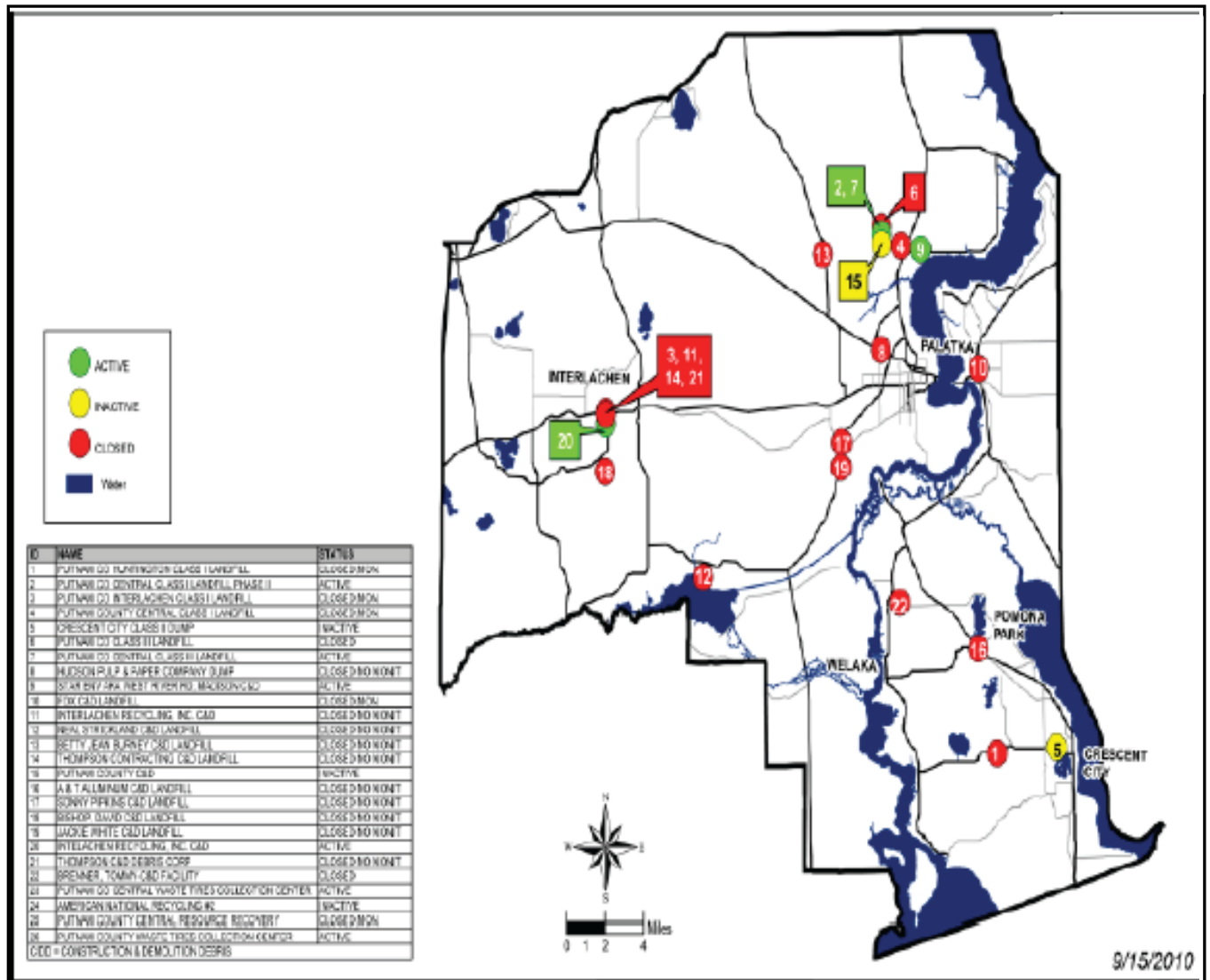
waste generation per day will reduce from 5.86 pounds per capita per day to 5.84 pounds per capita per day.

Putnam County provides the Town of Interlachen area-wide solid waste collection services via the Waste Pro, county-wide contract as follows:

- West of CR 315 toward Hawthorne – Tuesday
- East of CR 315 toward Palatka – Friday
- North of SR 20 – Tuesday
- Yard trash – everyday

Hazardous waste is not handled by Waste Pro but is to be disposed of by the Town's citizens in accordance with requirements by law.

Figure 3 – Class I Landfill Map of Putnam County



Source: Putnam County Comprehensive Plan 2025

Groundwater Recharge Areas Sub-Element

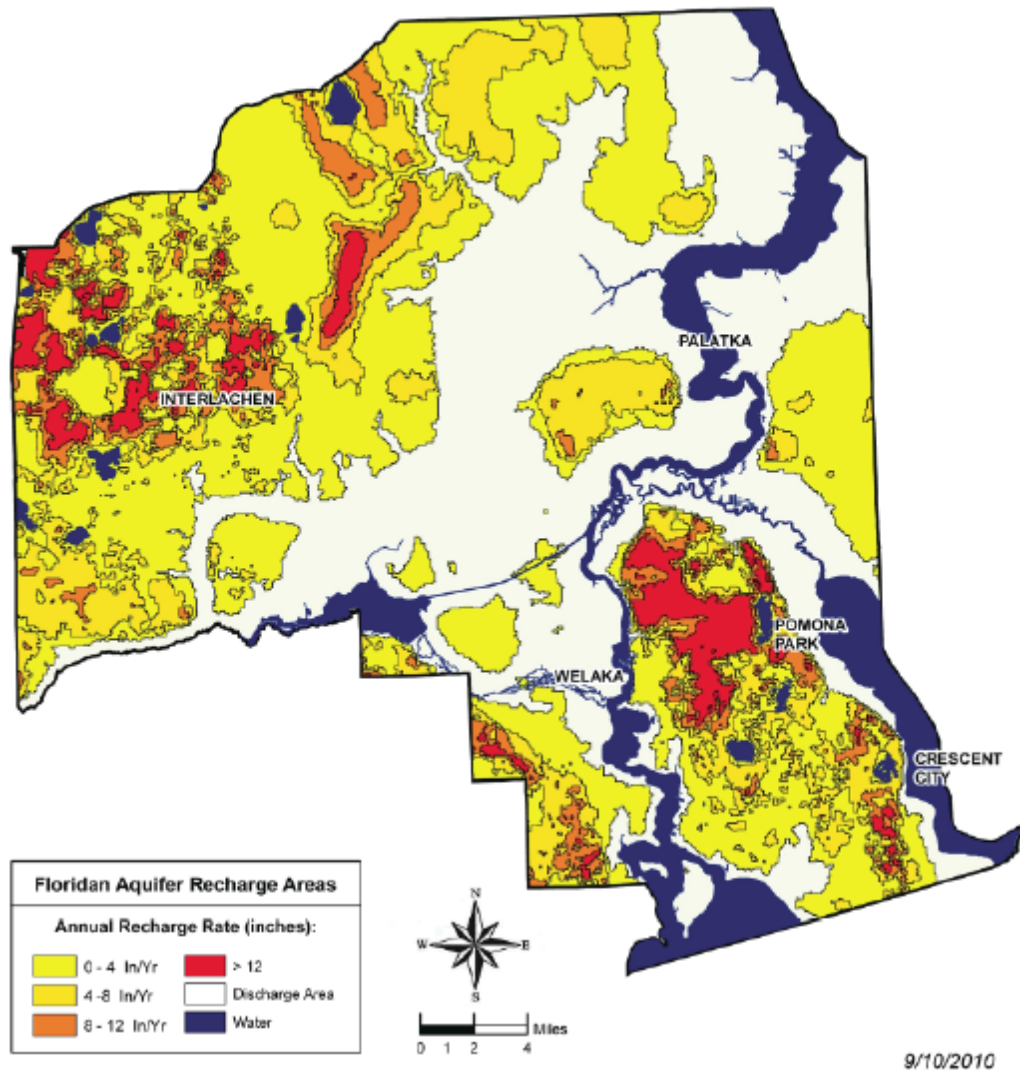
As defined by Chapter 9J-5.003 FAC, natural groundwater aquifer recharge areas are areas that provide volumes of water that contribute to the storage or regional flow of an aquifer. Nearly all of the water recharging the Floridan aquifer in the SJRWMD and SRWMD is derived from rainfall in the districts.

Areas of Aquifer Recharge in Putnam County

Within the last three years, the SJRWMD updated GIS data regarding recharge areas to the Floridan Aquifer. As Figure 4 shows, the largest area of aquifer recharge in excess of eight inches/year (“high recharge rate”) in Putnam County is in the southern part of the County. 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.

The DOH and FDEP promulgate regulations that protect aquifer water quality. Chapter 62-528 FAC controls the permitting of underground injection wells. Chapter 62-522 FAC regulates discharges to groundwater and Chapter 62-550 FAC regulates the source and quality of drinking water supplies. These regulations provide minimum protection of groundwater resources. The Town must plan carefully to ensure that growth does not adversely impact groundwater quantity or quality.

Figure 4 – Floridan Aquifer Annual Recharge Rates



Source: Putnam County Comprehensive Plan 2025

Groundwater – Existing Conditions and Deficiencies

Population growth and land development significantly impact high recharge areas of the Floridan Aquifer. Land use planning in Interlachen must balance the trade-off between protecting groundwater resources and encouraging local growth and development. However, BEBR population projections indicate the likelihood of a very modest increase in residential use (highest water consumptive land use).

Drainage Areas Sub-Element

Drainage in Putnam County is divided into three major drainage basins, which are in turn further divided into sub-drainage basins. Each sub-basin represents a geographic area developed around a central drainage feature such as a stream or lake.

A portion of southwest Putnam County, roughly the area south of SR 20 and west of SR 19 is within the Ocklawaha River Basin that drains south and east. Sub-basins within the Ocklawaha Basin are Sweetwater Creek, Rodman Reservoir, and Orange Creek. Extreme southeast Putnam County drains south towards Lake George.

Manmade Storm Water Management Features

The Putnam County Public Works Department maintains County roads and associated storm water management features such as roadside ditches and swales. The Public Works Department also maintains storm water improvements (drainage ditches, swales, storm water sewers, and culverts) developed, approved, and accepted by the County. The Florida Department of Transportation (FDOT) maintains the storm water management systems for State-maintained roads. Ditches drain most of these roads, but some urbanized areas have storm water sewer systems.

Roads within Interlachen that are not state or county maintained are predominantly dirt roads. Effective storm water management is limited for these roads.

Impact of Population and Growth on Future Needs

In 2000, Interlachen had a population of 1,475, or approximately two (2) percent of the total population of Putnam County (source: US Census). As shown here in Figure 5 between 2000 and 2009, Interlachen's population fluctuated with only a modest increase of less than six (6%) percent.

Figure 5 – Population Figures, 2000-2009

Year	Population	Year	Population
2000	1,475	2005	1,470
2001	1,475	2006	1,475
2002	1,493	2007	1,442
2003	1,488	2008	1,564
2004	1,496	2009	1,567

Source: 2000 – US Census; 2001 -2009 – University of Florida, Bureau of Economic and Business Research (BEBR), Florida Statistical Abstracts 2001 thru 2009, 2010 Supplemental

Interlachen's population projections through 2030 show a slight decrease in growth.

Figure 6 – Population Projections, 2010-2030

Based on the most recent ten-year population estimates, population projections through 2030 are projected to decrease by 100 people.

Year	Population	Year	Population
2010	1,403	2025	1,337
2015	1,396	2030	1,303
2020	1,366		

Source: University of Florida Bureau of Economic and Business Research, Population Projections, US Census Bureau, 2010 Decennial Census

Currently the Town's infrastructure needs are being met and with a projected slight decrease in population anticipated through the year 2030 future problems and negative impacts to the natural resources are not anticipated to be significant.

Discouraging Sprawl

Unlike some neighboring communities, in the last twenty years Interlachen has not seen an influx of population or an increase in economic growth and development. The projections both in population and need over the next twenty (20) years indicate such minimal growth that there will not likely be negative impacts to the infrastructure resources. The Future Land Use Map has not changed substantially over the past twenty years and based on this analysis, is not likely to change substantially for the next twenty years. The slow growth and the limitation of the Atlantic Ocean to the east of the Town, reduces the likelihood for additional annexations and expansion of the Town limits. In essence the current policies in Interlachen are proactive in encouraging and leading local government and citizens to develop a community that acknowledges and responds in a more fiscally responsible manner. The Town enjoys a stress free environment where there are no strains of overburdened schools or roads, parks and infrastructure.



Town of Interlachen, FL
"Between the Lakes"

CHAPTER

E

Data & Analysis

Conservation

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INTRODUCTION

The Conservation Element is to promote conservation, use, and protection of natural resources. Natural resources include rivers, lakes, wetlands, floodplains, and soils. Additionally, fish, wildlife, and habitat for endangered and threatened species, vegetative communities, and groundwater are to be conserved. This region of Putnam County is described as one of spring fed, land locked lakes, some of which are in the Town limits and have significant wetlands associated with them. The Conservation Element is supported by data and analysis. The data and analysis for the Conservation Element of the Comprehensive Plan has two parts: an inventory of wetland and/or conservation acreage and an analysis of future needs to guide Interlachen in managing existing resources now and for the future.

Water Bodies and Wetlands

According to the Future Land Use Map (FLUM), surface waters (lakes, former lakes that are now wetlands, low land adjacent to lakes), wetlands, flood plain, and perennial creek and river corridors have been designated for protection in the Conservation District since the initial Comprehensive Plan was adopted in 1991. The Conservation District includes the 100-year floodplains as identified by FEMA and FIRM maps. The adopted Goals, Objectives, and Policies (GOPs) provide a mandatory 75-foot buffer for lakes and other surface waters and wetlands in most land use categories. These buffers are available for compatible land uses as defined by the zoning code and Land Development Regulations. (See the Wetlands and Conservation Map for the acres designated as Conservation District on the Town of Interlachen Future Land Use Map).

The Lakes of Interlachen

There are twenty-five lakes in Interlachen, several of which are large enough to provide boating and fishing recreation. To-date, the Comprehensive Plan has been successful in protecting lakes and groundwater. The Town's Comprehensive Plan contains buffer standards that exceed the St. Johns River Water Management District's, and promotes the use of xeric materials in buffer areas. The main lakes in and around the Town of Interlachen are:

- Lake Cambo – 15 acres
- Lake Chipco – 43 acres
- Cowpen Lake – 532 acres
- Crystal Lake – 8 acres
- Lake Elin – 10 acres
- Lake Granden – 352 acres
- Grassy Lake – 133 acres
- Lake Ida – 121 acres
- Lady Slipper Lake – 162 acres (86 acres within the Town limits)
- Lake Lagonda – 54 acres
- Mirror Lake – 49 acres (8.5 acres within the Town limits)

The surficial water system also includes creeks such as the Gum Creek corridor, also protected as Conservation, which is approximately 4.7 miles flowing into Deep Creek and Cabbage Creek which runs directly into the Ocklawaha River.

Environmentally sensitive lands surrounding lakes are protected through Conservation designations, while still allowing public use and access to these natural features. Wetlands, many of which encompass lakes, have been protected from conversion to mining and industrial activities by policies that prohibit reduction of wetlands caused by mining and industrial activities. Development in floodplains is regulated to ensure that their carrying capacity is not reduced, to protect lakes from development, contribute to groundwater recharge, and protect existing development from flooding.

Although many of the roadways within the Town are not paved, many have been improved to provide stability and positive drainage. Unfortunately, without a master plan for drainage, continued runoff may threaten lakes and groundwater. Lakes and groundwater are threatened by the Town's lack of a storm water master plan.

Floridan Aquifer Recharge

Interlachen is located in a part of the County that contains areas that have 4-12 inches of annual recharge into the Floridan aquifer. The GOPs state that aquifer high-recharge areas and areas around public water system wells shall be protected or conserved.

A greater threat to lakes and groundwater is potentiometric decline of both the upper Floridan aquifer and the surficial aquifer, which are projected to decline by 10 feet and 2.5 feet respectively. For lake harm analysis, soil permeability, wetlands, topographic curvature, head difference between the surficial and Floridan aquifer systems and aquifer upper confining unit thickness were examined. Grandin Lake and Cowpen Lake in the western portion of the County were included in the modeling. These lakes will not maintain minimum flow levels (mfls) as related to the aquifer and the modeling concludes that other lakes and wetland vegetation will be harmed by the continued potentiometric declines in the aquifer system.

As the water issues of the state continue to become more dire, some open space within Interlachen that includes miles of undeveloped land that is subdivided on paper, but has no actual streets through them, may be identified to be set aside as conservation land to fulfill the goal of Interlachen, the state, and the region to protect potable water resources for now and the future. Further, land that is within the 100-year flood plain areas within the Town may also be required in conservation to protect the greater natural resource of regional importance, the aquifer systems able to supply potable water for the future.

Soils, Storm-water Drainage, and Erosion

Local storm-water percolates down through the sandy soil to the aquifer or drains into the twenty-five lakes in the area. In eastern Interlachen, Gum Creek and southwest of Interlachen, Cabbage Creek drain water south directly into the Ocklawaha River. Approximately 202 acres of wetlands and 499 acres of lakes comprise approximately 18% of the total Town land area in wetlands and surface water bodies that represent the natural system of storm-water removal.

The conservation of this natural water system is a goal of the Town of Interlachen. To achieve this goal, the floodplains must be maintained, undisturbed and free from land-covering structures and contamination.

The Town has actively asserted intent to protect the 100-year flood plains. Preventing structures and pavement on conservation land will maintain the ability of the land to recharge the aquifer. Land use adjacent to these lands will be carefully limited to maintain the water quality for future generations. The Town operates on a per-development/per-parcel basis to maintain storm-water level-of-service standards through site plan review.

The sandy soils of the west Putnam County highlands, which include Interlachen are suitable for on-site sewage treatment systems and for road materials. As Interlachen does not have a central water sewage treatment facility, growth over the next planning horizon will continue be served by small package plants and septic tank facilities.

Areas lower topographically in Interlachen commonly have soils that lack favorable building characteristics. Such lower topographic areas have been included on the Existing Land Use Map since 1991 and are considered part of the Conservation District. (See Soils Map.)

According to the Public Works Department, the Interlachen area has problems with erosion on area dirt roads and in adjacent drainage ditches following heavy rainfall. The area topography in combination with the abundance of dirt roads and local traffic exacerbate this problem. Significant time and money are required to maintain and repair dirt roads and ditches. The Town should consider a long-term road paving and drainage improvement project to reduce the amount of recurring erosion.

National Flood Insurance Program (NFIP)

According to the February 2, 2012, Federal Emergency Management Agency, Flood Insurance Study Number 12107CV000A, flooding in Putnam County can arise from two distinct sources. First, rainfall runoff associated with slow moving, frontal systems, thunderstorms, and tropical storms can cause overflow of streams and lakes, ponding, and sheet flow and tides along the St. Johns River. Second, the sporadic passage of tropical storms and hurricanes through the area can result in flooding from storm surge. Flooding

from these events can cause floods in Crescent Lake, Lake Stella, Lake Broward, and Grassy Lake to occur in unpredictable cycles. It is possible for the cumulative effect of slightly above-normal rainfall for several consecutive years can cause greater floods than those caused by one year of exceedingly high rainfall. However, a combination of high lake levels; high ground-water levels; and exceedingly high rainfall, which are associated either with several consecutive summer thunderstorms or with a hurricane, can produce extreme flooding. Any unusual combination of meteorological and hydrologic conditions can produce a rise in the level of these lakes and can result in inundation of the areas adjacent to their normal shorelines.

FEMA interviews with long established local residents provided information on historic high water levels for Crescent Lake, Lake Stella, Lake Chipco, Grassy Lake, and Lake Lagonda. It was reported that a hurricane in 1928 caused Crescent Lake to reach a point that, when surveyed in 1978, was 6.3 feet. Also pointed out was a high-water level on Crescent Lake caused by Hurricane Donna on September 11, 1960. This mark was determined to be 5.7 feet. In September 1964, Hurricane Dora was reported to have caused Lake Stella to reach a maximum level of 39.8 feet. It was reported that the high water in 1948 on Lake Chipco reached a level that, when surveyed in 1978, was found to be 84.5 feet. Also, pointed out were two high-water marks from 1948 on Grassy Lake (also known as Interlachen Lake) found to be at 89.7 and 88.4 feet. Since this high-water period in 1948, Grassy Lake has been dredged in areas, and these historical water levels are not representative of present conditions. Two high-water marks for Lake Lagonda for 1948 were determined to be 78.9 and 78.1 feet. The likelihood of flooding along Gum Creek and its drainage area corridor is depicted in the following Table prepared for the Study.

Figure 1 – Gum Creek, Summary of Discharges – Peak Discharges (cubic feet per second)

	Drainage Area (sq. mi.)	10 Percent Annual Chance	2 Percent Annual Chance	1 Percent Annual Chance	0.2 Percent Annual Chance
Town of Interlachen Corporate Limits	4.6	30.0	46.0	52.0	68.0
At Cross Section C	4.3	24.0	37.0	42.0	44.0
At Cross Section M	3.6	19.0	29.0	33.0	43.0
At Cross Section S	3.1	12.0	18.0	21.0	27.0

Figure 2 – Gum Creek Floodwater Data

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)
GUM CREEK								
A	0	318	755	0.07	55.8	55.8	55.8	0.0
B	29	318	755	0.07	55.8	55.8	55.8	0.0
C	1,529	50	168	0.25	55.8	55.8	55.8	0.0
D	1,578	150	115	0.37	55.9	55.9	55.9	0.0
E	1,990	20	33	1.28	56.6	56.6	56.7	0.1
F	2,410	20	51	0.82	58.4	58.4	59.0	0.6
G	2,830	20	42	0.99	60.2	60.2	60.5	0.3
H	2,880	20	39	1.07	60.5	60.5	60.8	0.3
I	3,590	20	60	0.70	62.3	62.3	62.9	0.6
J	4,300	20	56	0.75	63.3	63.3	64.2	0.9
K	5,000	20	61	0.67	64.5	64.5	65.4	0.9
L	5,700	20	63	0.60	65.5	65.5	66.5	1.0
M	6,400	20	58	0.57	66.4	66.4	67.4	1.0
N	7,050	20	51	0.64	67.3	67.3	68.2	0.9
O	8,550	20	70	0.47	68.9	68.9	69.8	0.9
P	9,120	20	42	0.79	70.1	70.1	70.9	0.8
Q	9,700	20	40	0.83	71.8	71.8	72.5	0.7
R	10,270	20	39	0.84	73.6	73.6	74.3	0.7
S	10,850	20	33	0.63	75.2	75.2	75.9	0.7

¹ FEET ABOVE TOWN OF INTERLACHEN CORPORATE LIMITS

TABLES	FEDERAL EMERGENCY MANAGEMENT AGENCY PUTNAM COUNTY, FL AND INCORPORATED AREAS	FLOODWAY DATA
		GUM CREEK

Source: Federal Emergency Management Agency, Federal Insurance Administration, Flood Insurance Study, Town of Interlachen, Putnam County, Florida, Washington D.C., December 4, 1979.

Figure 3 – Community Map History

TABLE 6	FEDERAL EMERGENCY MANAGEMENT AGENCY PUTNAM COUNTY, FL AND INCORPORATED AREAS				
	COMMUNITY MAP HISTORY				
COMMUNITY NAME	INITIAL IDENTIFICATION	FLOOD HAZARD BOUNDARY MAP REVISION DATES	FIRM EFFECTIVE DATE	FIRM REVISION DATES	
Crescent City, City of	December 3, 1976	None	December 18, 1979	None	
Interlachen, Town of	December 3, 1976	None	December 4, 1979	None	
Palatka, City of	July 19, 1974	April 9, 1976	June 4, 1980	None	
Pomona Park, Town of	May 26, 1978	None	December 4, 1979	None	
Welaka, Town of ¹	January 10, 1975	None	September 16, 1981	August 16, 1994	
Putnam County Unincorporated Areas	January 10, 1975	None	September 16, 1981	August 16, 1994	
¹ This community did not have its own FIRM prior to this countywide FIS. The land area for this community was previously shown on the FIRM for the unincorporated areas of Putnam County, but was not identified as a separate NFIP community. Therefore, the dates for this community were taken from the Putnam County FIRM.					

Federal Emergency Management Agency, Federal Insurance Administration, Flood Insurance Study, Town of Interlachen, Putnam County, Florida, Washington D.C., December 4, 1979.

Potable Water Protection

The Town supplies potable water to approximately 350 customers within the Town limits, although there are a few (three to four) customers that are outside of the Town's limits. As a practice, the Town does not provide potable water outside of its limits. The Town operates three wells for public water use under several water use permits:

Permit #1624 issued in December 2002, which allows the use of 21.75 million gallons per year of groundwater from the Floridan Aquifer; 21.83 million gallons per year of groundwater from the Floridan Aquifer for commercial and industrial uses; 2.41 million gallons per year of groundwater from the Floridan Aquifer for water utility uses; and 1.1 million gallons per day of groundwater from the Floridan Aquifer for essential use (fire protection). The permit allows a maximum of 46 million gallons per year, and expires in 2022; and

Permit 8150 issued in December 2000, allows 13.2 million gallons per year of groundwater from the Floridan Aquifer. The permit expires in 2020.

The Comprehensive Plan provides 300 foot buffers around public-use water wells, as depicted on the Future Land Use Map and the Water Well Map in this data and analysis section.

Level-of-Service Standards

The Town has an adopted a level-of-service standard of 125 gallons per person per day. Based on the best available data, past performance for the previous two decades (1990 – 2000 and 2000 – 2010) shows that adopted level-of-service standards have been met, in so much as there has been a sufficient potable water supply for the Town’s customer base. However, not all of the local population is serviced by the public potable water system because the Town’s customer base is smaller than the local population.

If the level-of-service standards were measured by the Town’s total local population, the Town would not meet its adopted level-of-service standards. If the Town’s ability to meet level-of-service standards is measured by the current and historic customer base within its serviceable area, then level-of-service standards have and will continue to be met. This analysis is based on the current and potential customer base within the serviceable portions of the Town, factoring in existing development entitlements.

Alternative Water Supply Planning

Although the Town is not currently identified as part of a Priority Water Resources Caution Area (PWRCA); the St. Johns River Water Management District (SJRWMD) is likely to include Putnam County (and the Town) as part of a PWRCA in the near future. With this designation comes the responsibility to adopt a local Water Facilities Supply Plan into the Comprehensive Plan, which will require the Town to identify and develop strategies to secure alternative water supplies.

The County has adopted the current Putnam County Water Supply Plan (PCWSP) that was produced by the St. Johns River Water Management District (SJRWMD). The PCWSP states that, “Traditional, fresh groundwater and non-traditional brackish groundwater could likely be developed to supply projected future water supply needs in Putnam County through 2030; if projected water supply needs in other areas of northeast and north-central Florida are met largely with alternative water supply sources other than brackish groundwater. Although brackish groundwater is considered an alternative water supply source, development of brackish groundwater sources has the potential of causing the same types of impacts to wetlands, lakes, and springs as the development of traditional, fresh groundwater sources.”

Based on review of available water resources information, the PCWSP identifies the following potential alternative water supply sources that appear to have adequate potential

yield and water quality to be considered as long-term, viable sources of supply for public supply utilities in Putnam County.”

- Lower Ocklawaha River
- Crescent Lake
- St. Johns River
- Seawater

Coastal High Hazard Areas, Marine Habitats, and Fisheries

If any of the jurisdiction of the local government is located within the coastal high-hazard area, an evaluation must determine whether any past reduction in land use density impairs the property rights of current residents when redevelopment occurs, including, but not limited to redevelopment following a natural disaster.

There are no Coastal High Hazard Areas (CHHAs) within the Town limits, nor is the Town within proximity to a CHHA. Likewise, there are no marine habitats or fisheries to consider for the Town of Interlachen.

The only national fish hatchery in Florida is the Welaka National Fish Hatchery, operated by the U.S. Fish and Wildlife Service, since 1938.

Figure 4 – Interlachen Lakes & Conservation Areas

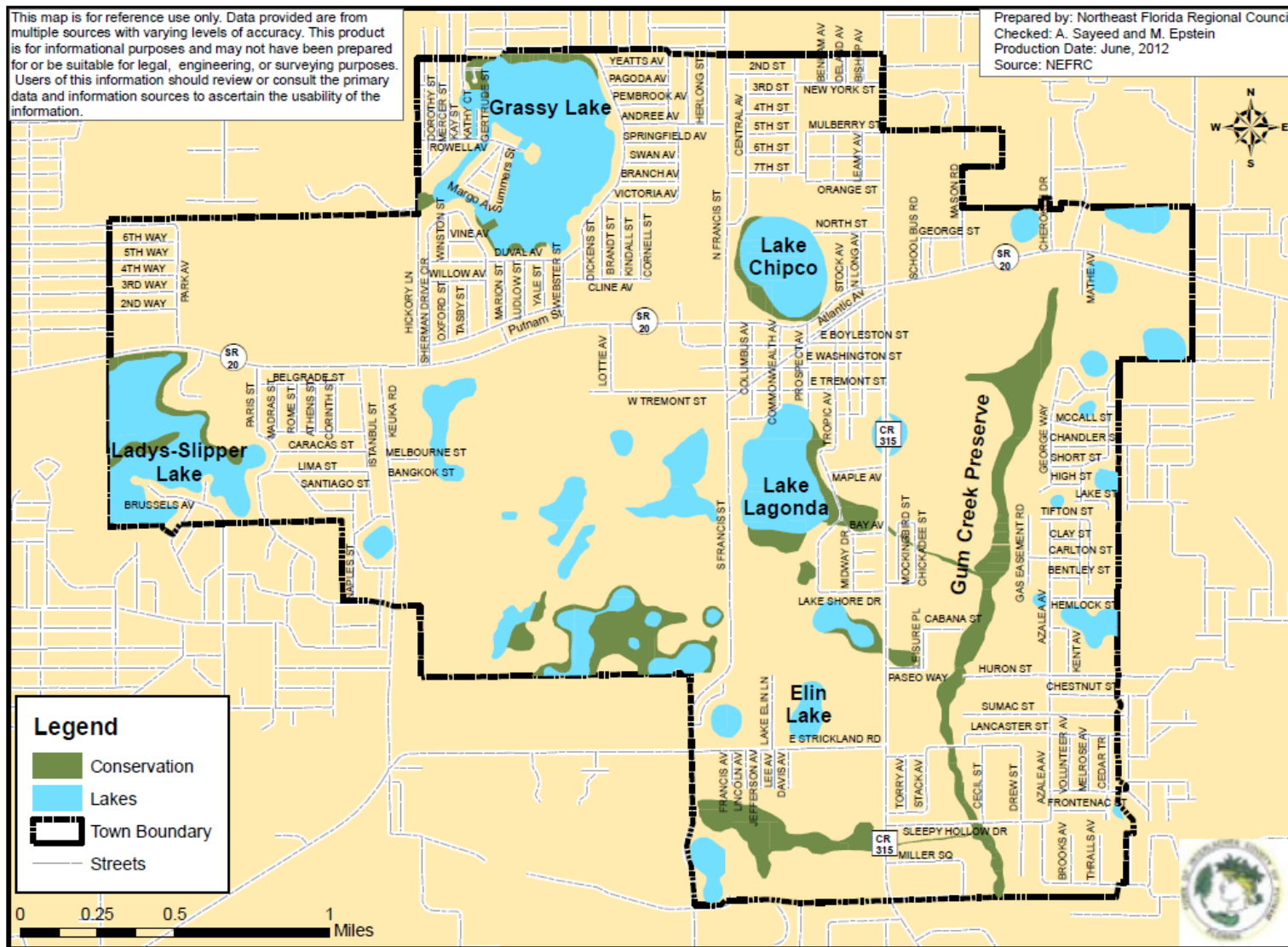


Figure 5 – Groundwater Recharge Area

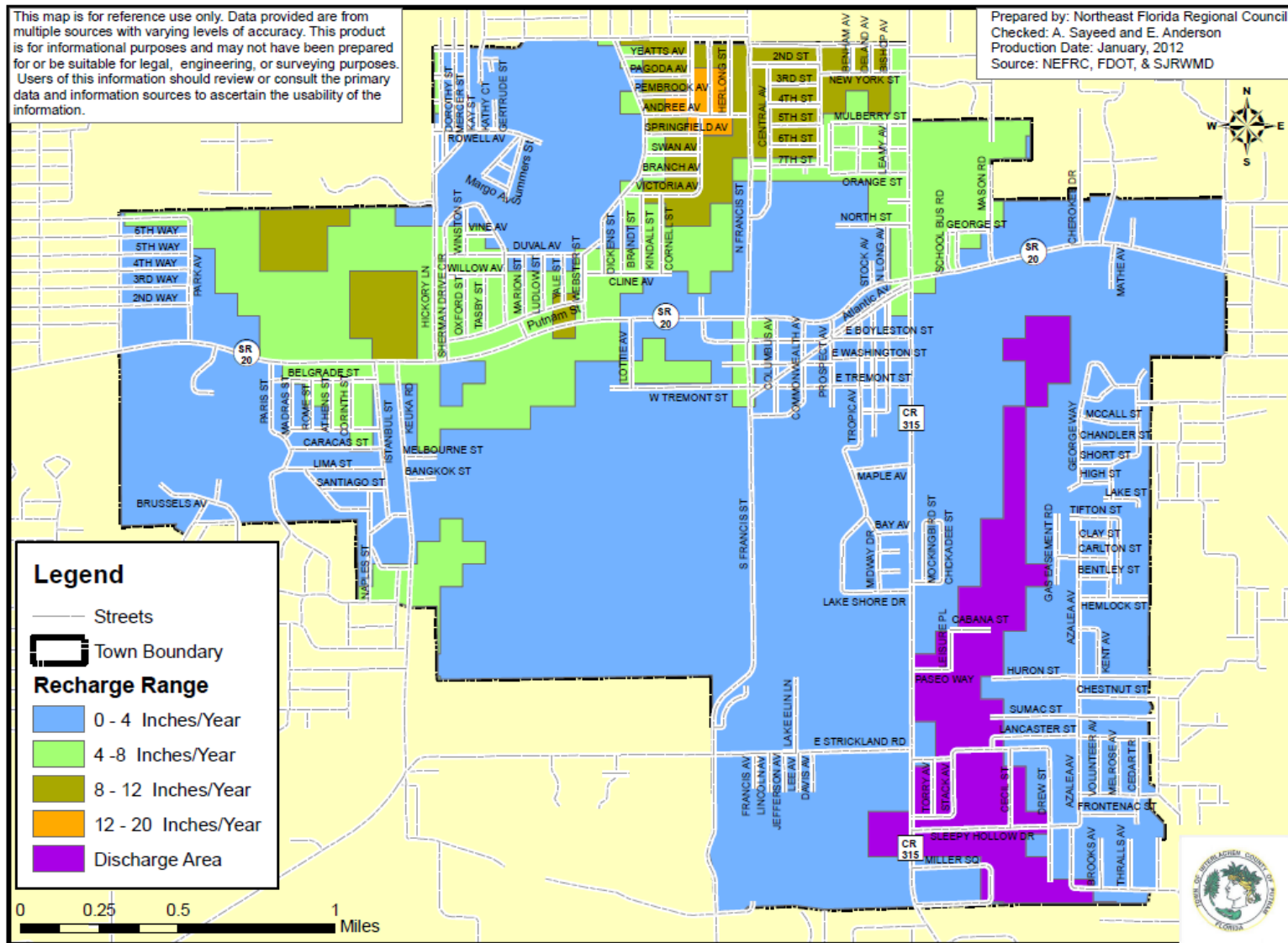
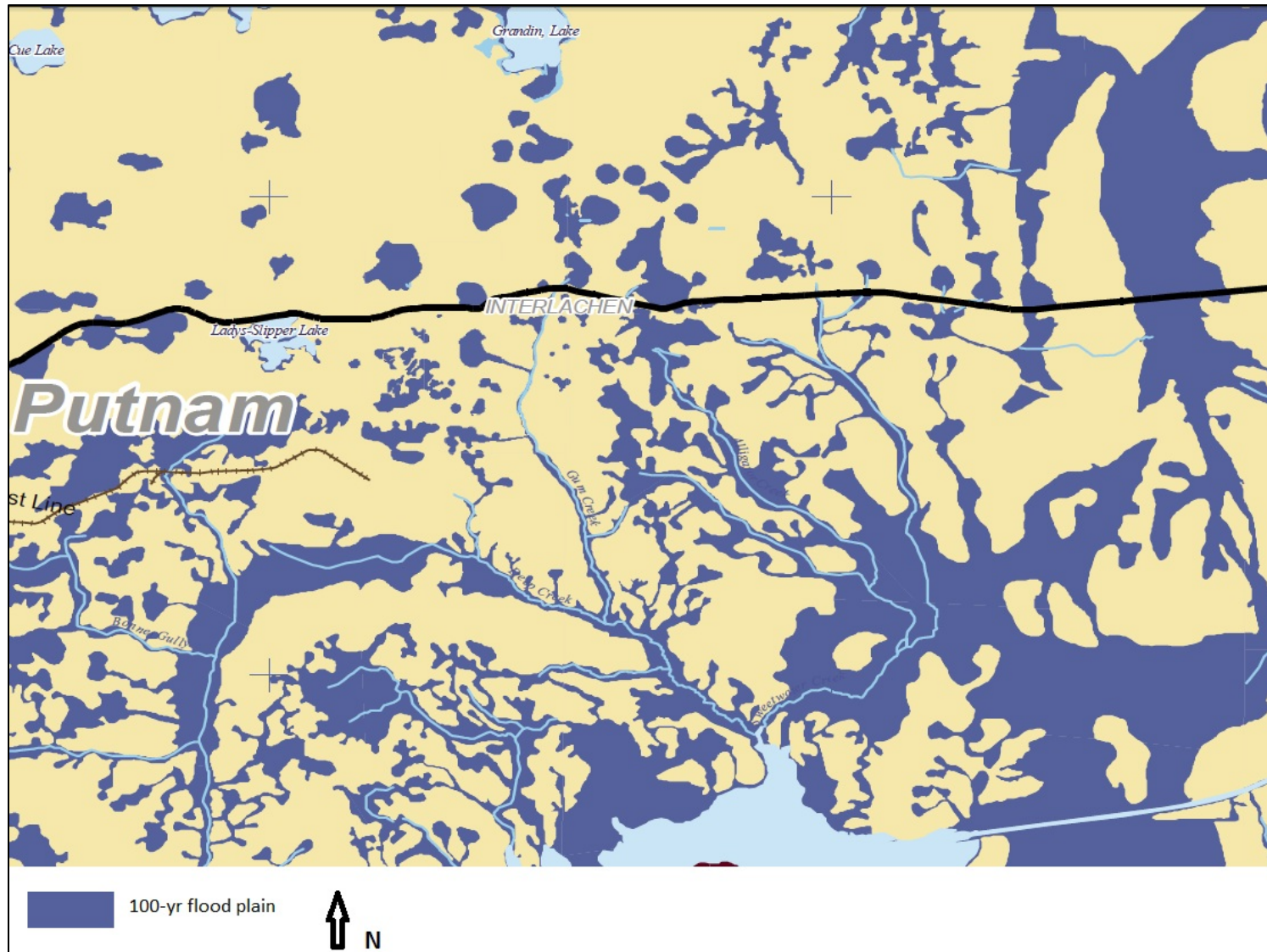


Figure 6 – Putnam County 100-Year Flood Plains



These flood plains are not suitable for construction due to being low-lying and flood prone, or soils not conducive to construction or septic installation.

Figure 7 – Wetlands

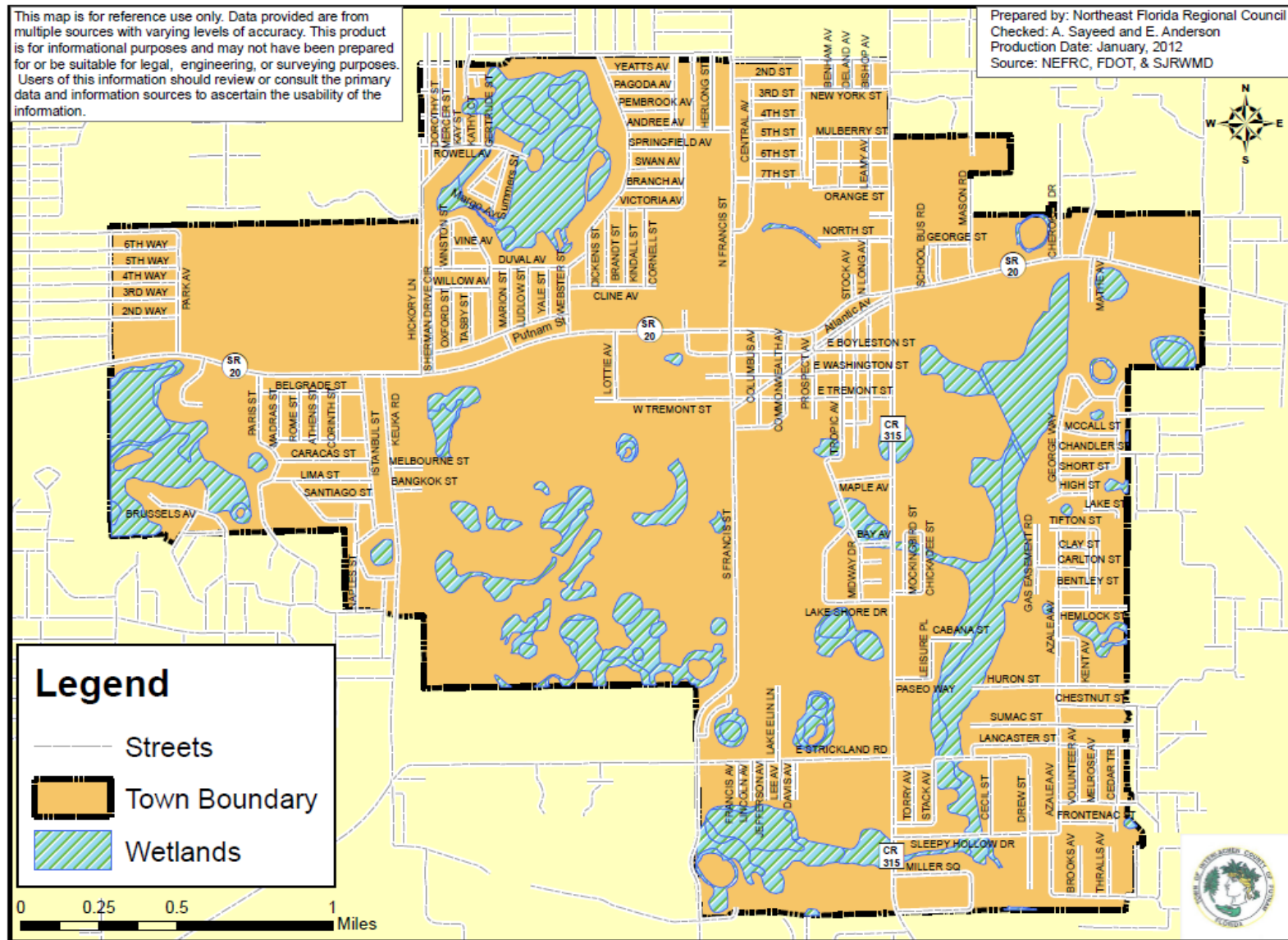


Figure 8 – Potable Water Wells

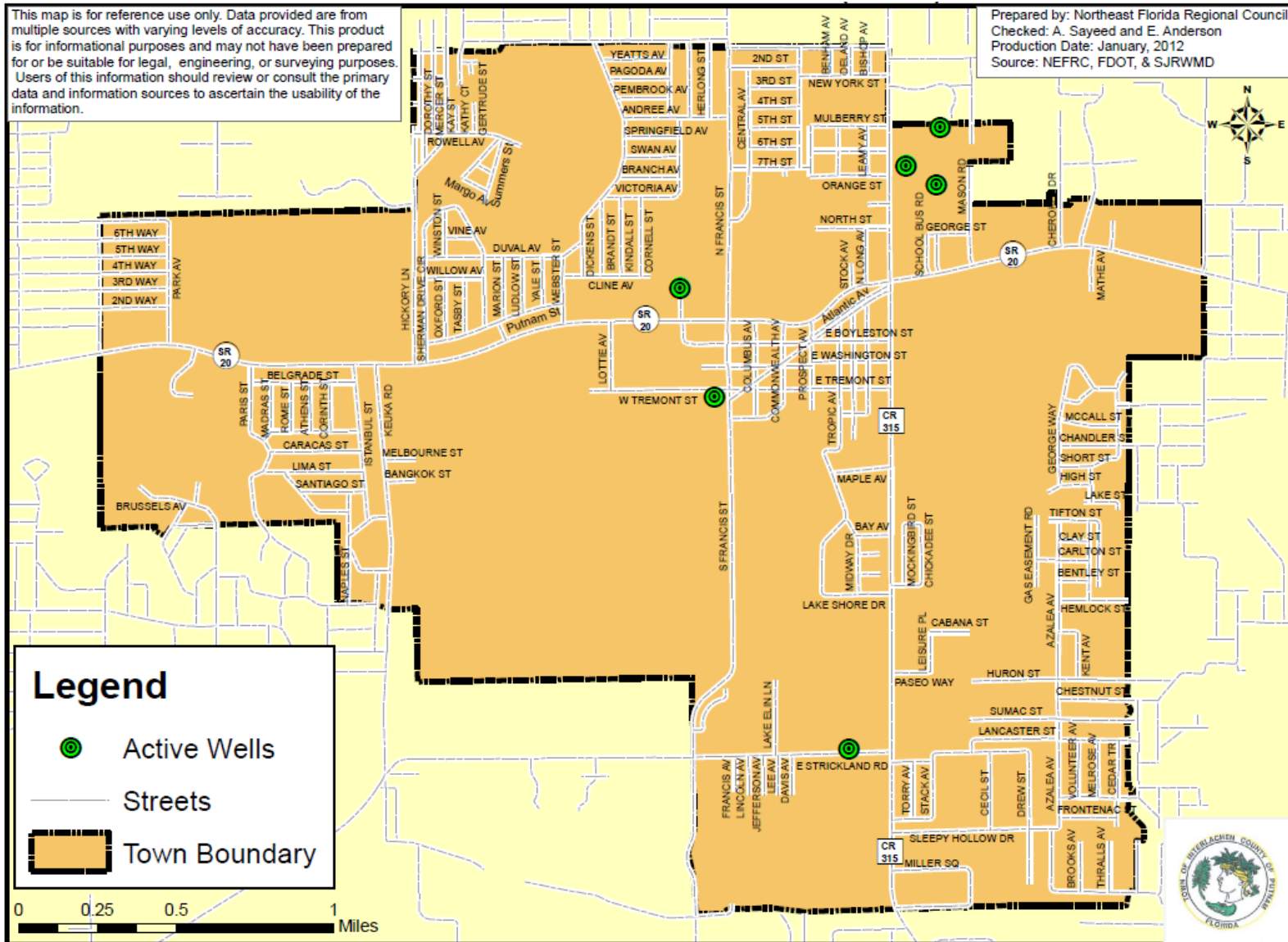
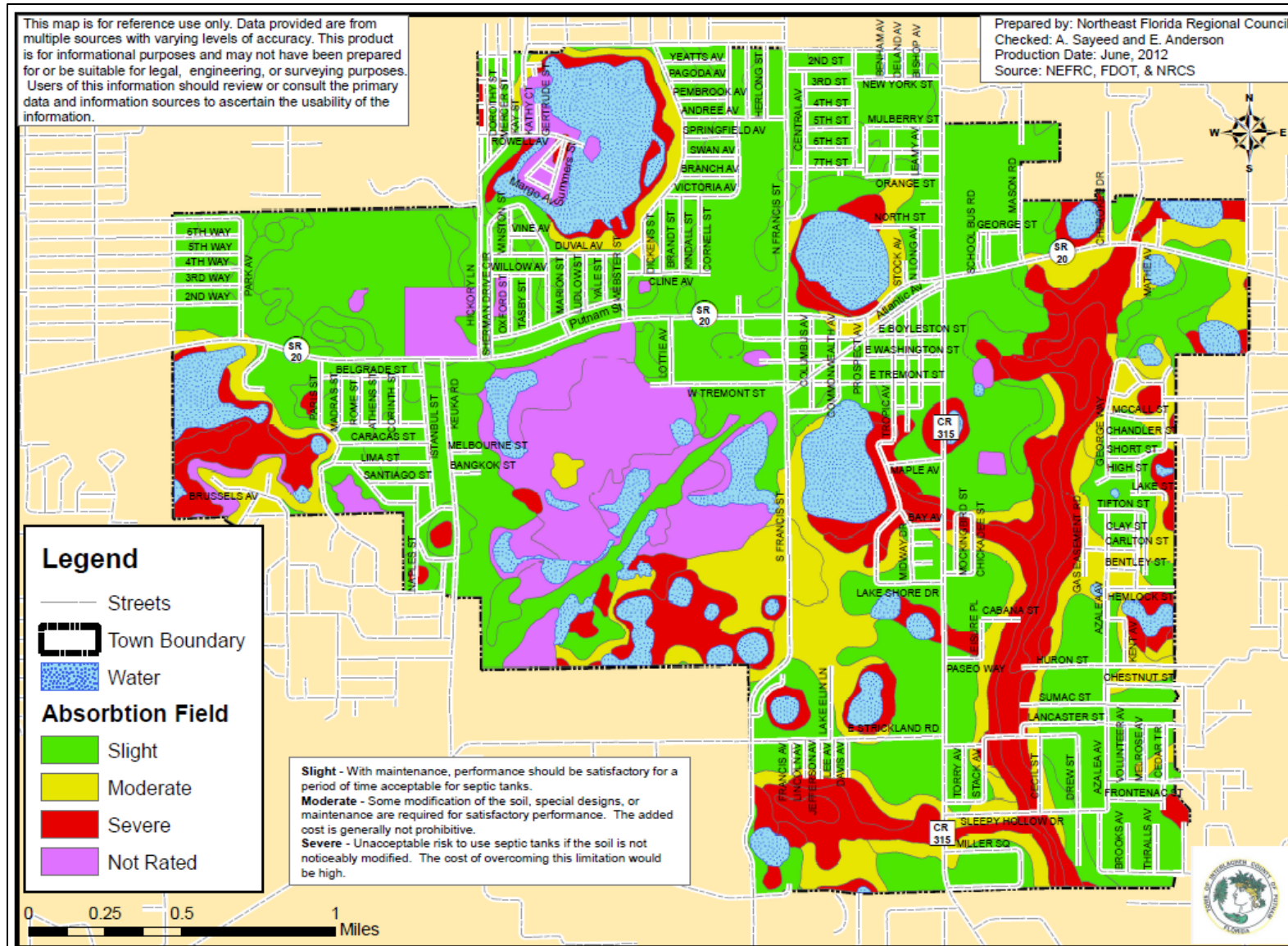


Figure 9 – Septic Tank Suitability



Sandy, western soils suitable for on-site septic treatment systems (and construction).

Figure 10 – Wetland Vegetative Cover

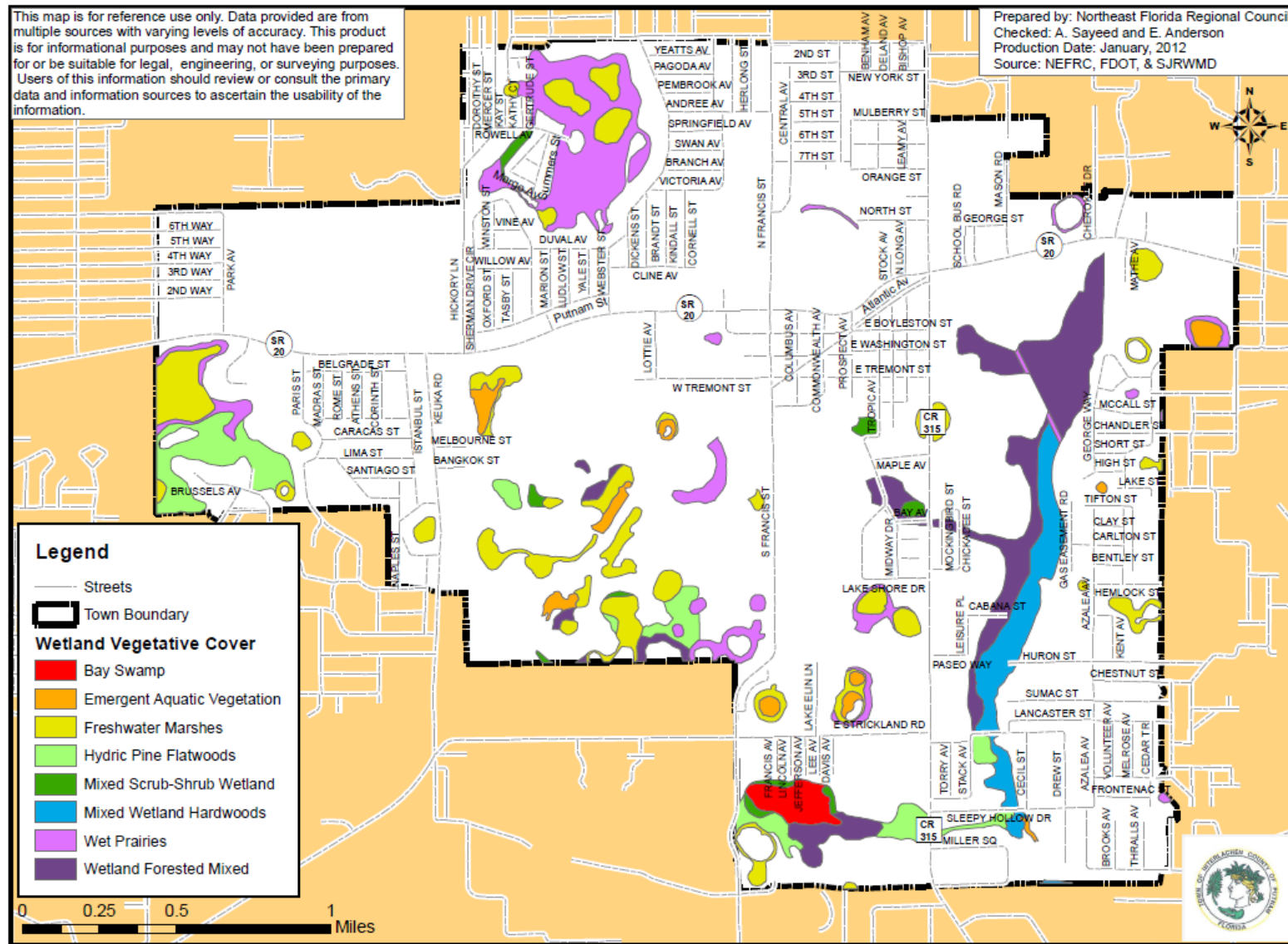


Figure 11 – Upland Vegetative Cover

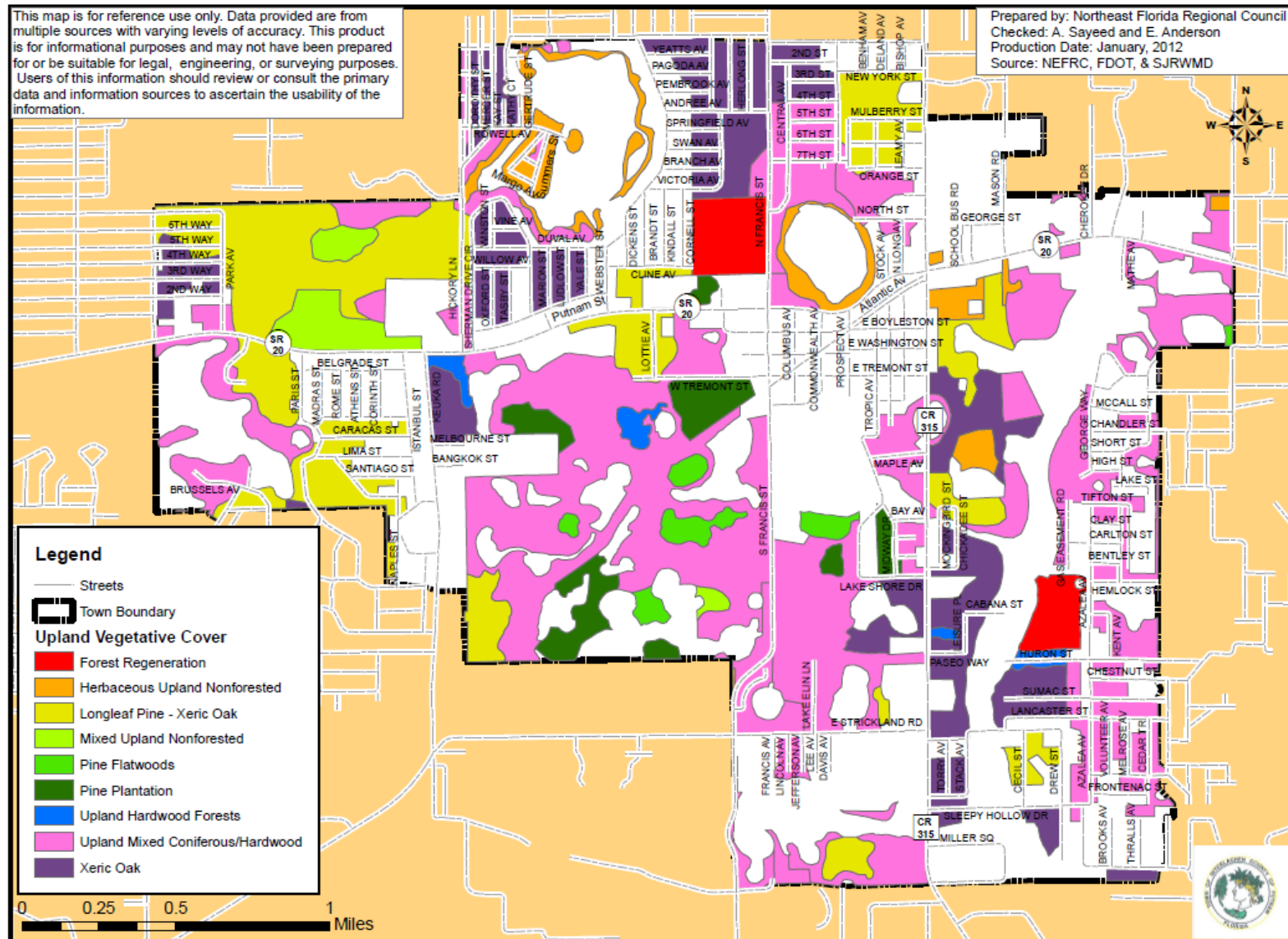
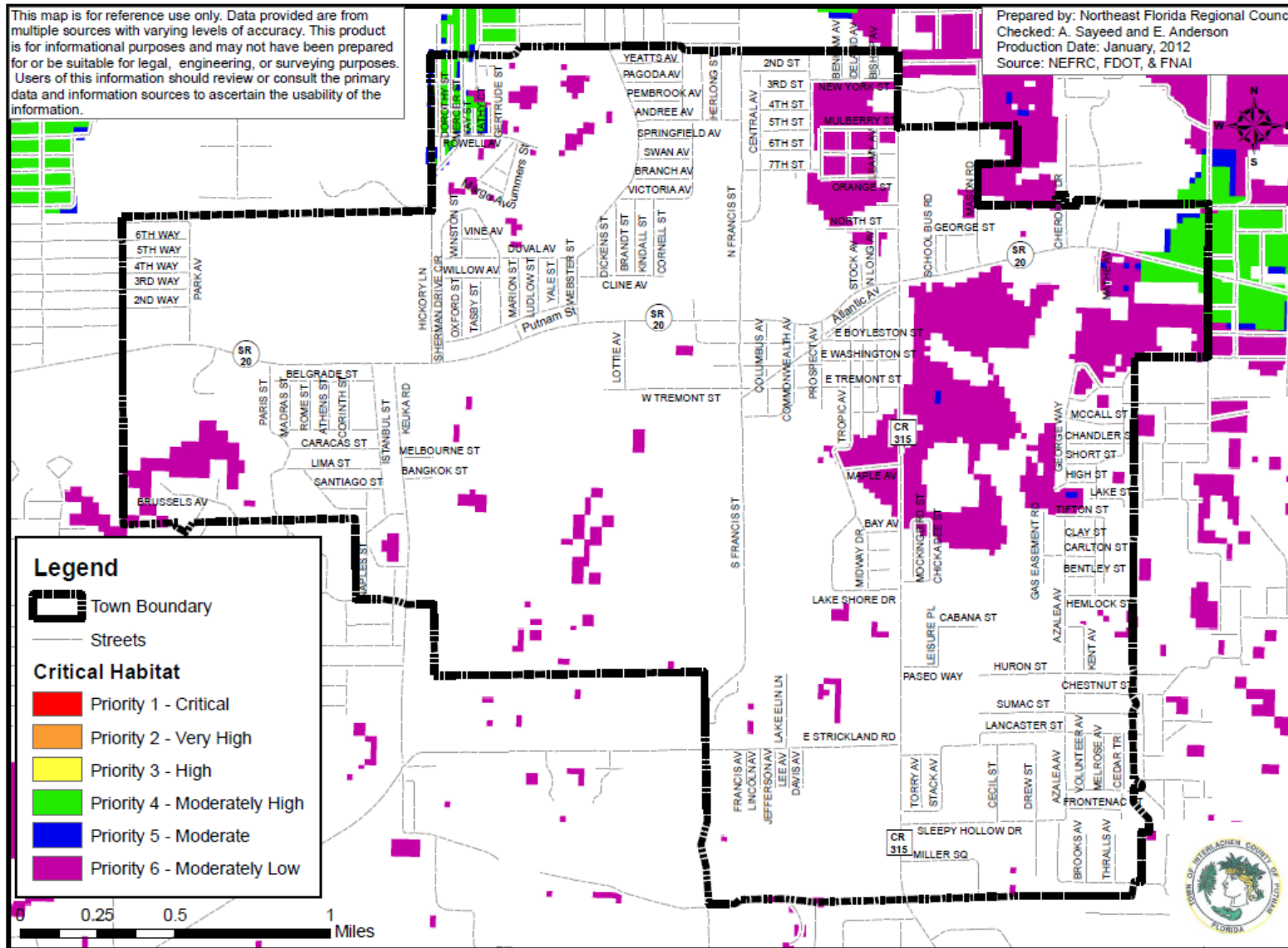


Figure 12 – Species Critical Habitat



According to Putnam County, none of the strategic habitat for local wildlife is in or near Interlachen.

Vegetative Communities and Wildlife

Putnam County has a diverse physiography, ranging from low coastal plains in eastern Putnam County to rolling hills in the central highlands in western Putnam County. The variety of terrains and soil types yield diverse vegetative communities. Diverse vegetative communities sustain a range of wildlife species, many of which are listed in increasing order of endangerment as (1) Species of Special Concern, (2) Threatened, or (3) Endangered – by the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service.

Wetland Vegetative Cover

Wetland vegetative communities include hardwood and cypress swamps that are submerged or saturated with water for part of the year. Trees that grow here are the bald cypress, elm, red maple, and willow. Wet prairies are extensive in western Putnam County. Prairie communities typically go dry during low rainfall periods and support herbaceous plants such as sawgrass, cordgrasses, and rushes like spike rush and beak rush. Prairies shelter birds like the sandhill crane and wood stork and other small wildlife.

Upland Vegetative Cover

Upland communities occur on nearly level land where the water table is at or above land surface during the rainy season as a result of poor drainage and little topographic relief. The most common trees growing in uplands are slash pines and live oaks. Understory plants will include saw palmetto, wax myrtle, gall berry, and bracken fern to name a few. Uplands are home to the Florida black bear, panther, and fox squirrel. Birds that are common in uplands include the bald eagle, southeastern kestrel, the red-cockaded woodpecker, and the Florida sand hill crane.

One unique upland community found in scattered areas of the central highlands of western Putnam County is the “sand pine scrub” that is sustained in excessively drained sandy soils and supports only drought-resistant plant and animal species. The dominant tree species is the sand pine with several oak species growing as understory – the blue jack oak, chapman, oak, myrtle oak, and sand live oak are most common. Other understory plants include prickly pear, cat green briar, and huckleberry. This unique landscape is home to the Florida mouse, Goff’s pocket gopher, the Florida scrub jay, and several skinks like the blue-tailed mole skink.

Wildlife

The Florida Natural Areas Inventory (FNAI) maintains a statewide database of all known locations of listed plants and animals. The FNAI was established in an effort to conserve Florida's natural diversity. The inventory of ecological resources provides a continuous process for identifying significant natural areas and providing protection for these areas.

This inventory was used to determine if any "listed species" were recorded for Putnam County.

The FNAI inventory is far from complete and more than likely undocumented sites have yet to be inventoried. An example would be the threatened Florida sandhill crane, which was only listed in one area for Putnam County but is suspected to inhabit numerous wet prairies. Some species of animals like the black bear have not been listed due to their far-ranging habits. The endangered black bear is known to inhabit Putnam County. The Interlachen Species Critical Habitat Map shows areas to be conserved for these species in and around the greater Interlachen area.

Mining¹

Sand

Sand deposits extend in a broad band on the western side of the County from the area around Putnam Hall and Grandin in the northwest through the sinkhole country on the western side of the County to the vicinity of Interlachen and the southern border with Marion County west of Rodman Reservoir. Florida Rock Industries has extensive sand mining operations in both the Grandin Mine – between Grandin and Putnam Hall just off SR 100, and the Keuka Mine southwest of Interlachen just off CR 20A. The sand produced is primarily construction sand. The Keystone Sand Mine, a large inactive operation is located north of Highway 100 between Putnam Hall and Florahome. Crossley Mine is another inactive operation northwest of Interlachen near Long Pond.

Kaolin

Kaolin clay is common throughout the citronelle sediments of western Putnam County along the Lake Wales Ridge, roughly west of Highway 315. Since 1983, all of the kaolin produced in the State came from the Feldspar Corporation's Edgar Mine in Putnam County, but it also produces specialty sands as a byproduct of the clay mining process. The specialty sands are important for glass manufacturing and other industrial uses. The glass sands have markets in Florida, Alabama, and Tennessee. Florida kaolin has a combination of properties not known to exist naturally in any other commercial kaolin. It is used in ceramic products, including high- and low-voltage electric porcelain, spark plug porcelain, sanitary ware, floor and wall tile, high-temperature refractories, artware, and electronic ceramics.

When kaolin alone is extracted from the sand body, only twenty (20%) percent of the mined material is actually marketed. With the inclusion of construction and specialty-

¹ All mining information is sourced from the Putnam County Comprehensive Plan – 2010.

quality sands in the production mix, more than eighty-five (85%) percent of the sediments can be marketed.

Heavy Minerals

Private owners have leased the Green Cove Springs Mine (located west of U.S. 17 in southern Clay County and northern Putnam County) to ILUKA Resources, Inc., All active mining has ceased and reclamation is nearly complete at this site. There was a significant deposit of heavy mineral sands along the border between Putnam and Clay Counties east of Simms Creek and northwest of Boswick. The deposit was composed of loose to slightly consolidated quartz sands containing an average of three to four percent heavy minerals. The most abundant of these minerals were ilmenite, leucoxene, rutile, kyanite, sillimanite, staurolite, zircon, and tourmaline with minor amounts of epidote, garnet, and monazite.

Hazardous Waste Generators

There are two identified hazardous waste generating facilities in Interlachen:

Edco Auto Parts (Small Quantity Generator - SQG)

Highway 20 Route 3

Box 286 Interlachen 32148

Floyd's Garage (Conditionally Exempt Small Quantity Generator – CES-SQG)

921 Highway 20

Interlachen 32148

SQGs are required to obtain an EPA identification number and to label all hazardous waste containers. In addition, the waste must be stored properly onsite and in limited quantities until shipped off site. The shipper must ensure that the materials are shipped properly to the disposal and storage sites. These sites must follow the requirements to ensure that waste is accounted for and properly stored and disposed of. Since 1986 SQG have been required to do the following:

- Use multiple manifests and maintain copies for three years.
- Obtain EPA identification numbers.
- Accumulate no more than 13,200 lbs of hazardous waste for no longer than 180 days
- Implement a preparedness and prevention plan.
- Use only FDEP-approved transporters.
- Dispose of hazardous waste only at Resource Conservation and Recovery Act (RCRA) permitted facilities.

Figure 13 – Interlachen Soils Map

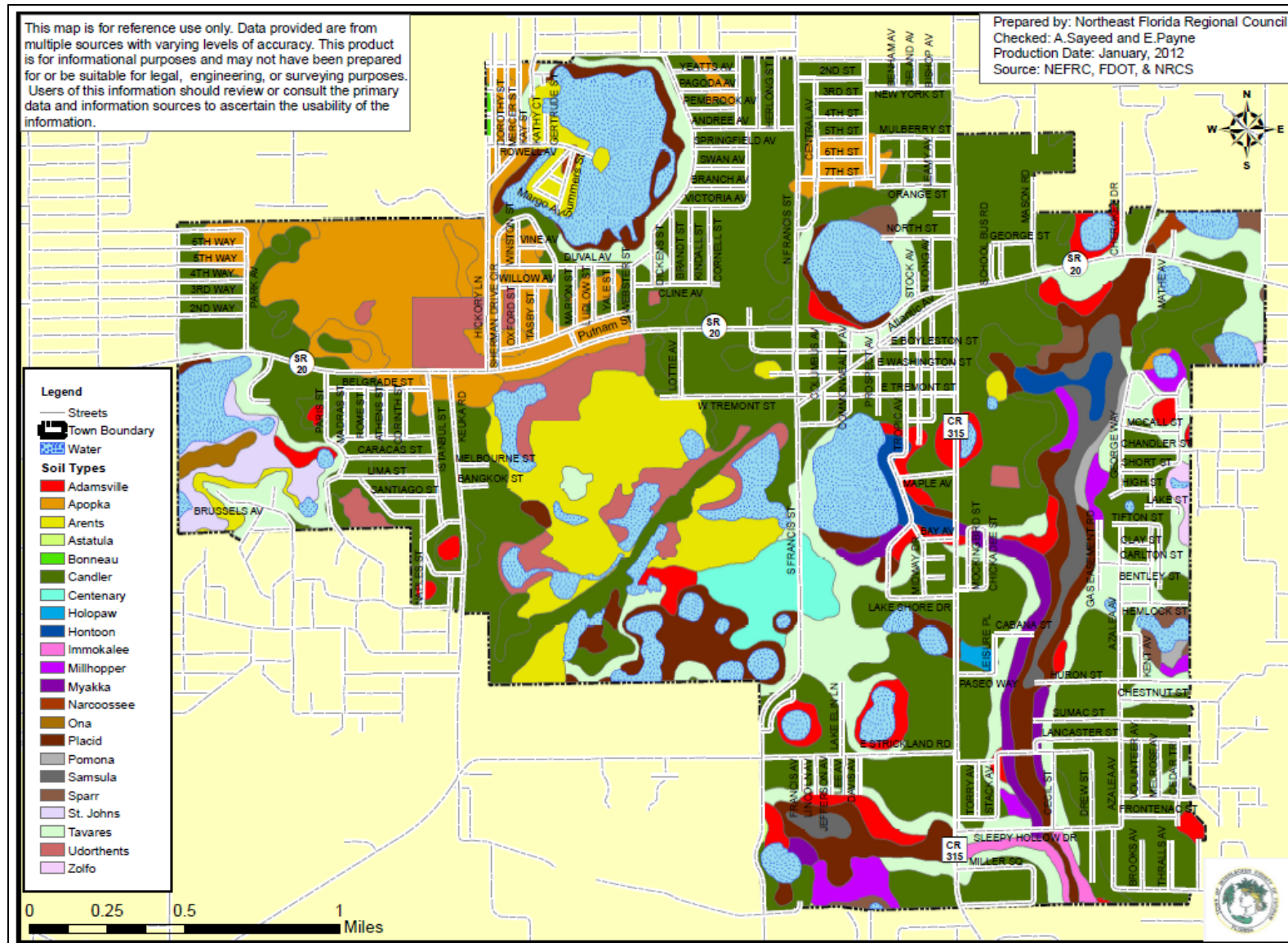
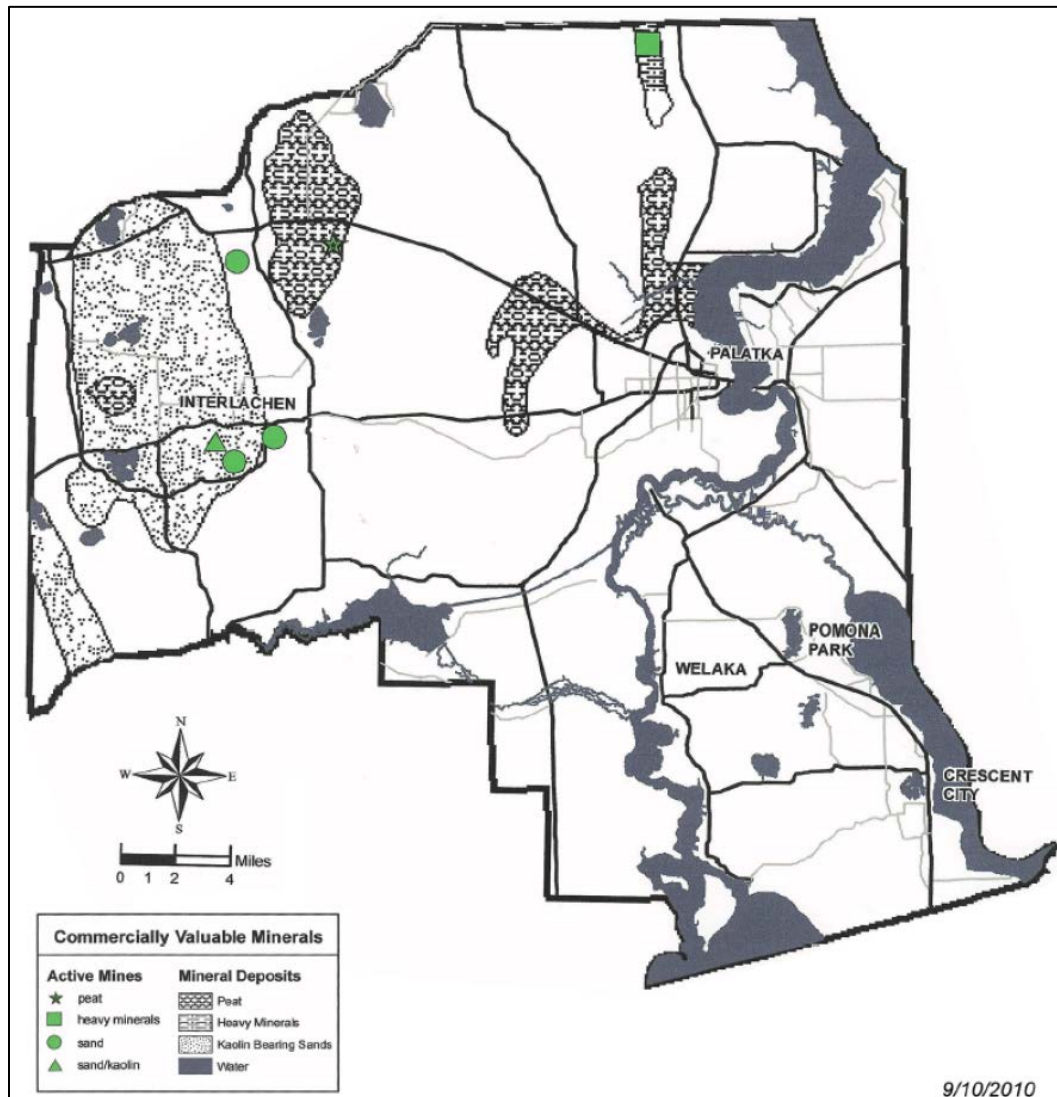


Figure 14 – Putnam County Minerals Map – 2010

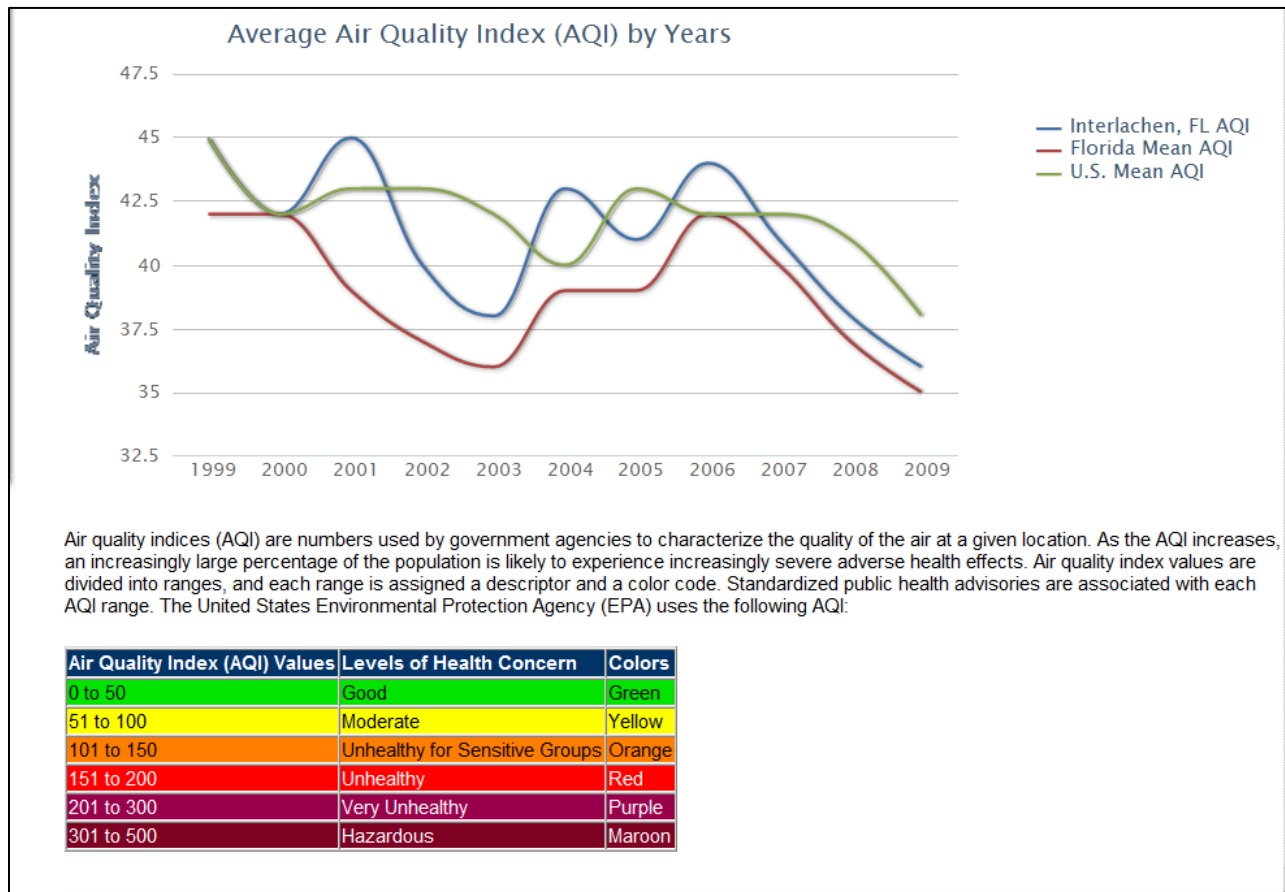


Source: Putnam County Comprehensive Plan – 2010

Air Quality

The local Comprehensive Plan and land regulations express concern and protection efforts to maintain high air quality. The local regulations prohibit polluting industry and expect a high level of air quality mitigation from commercial or industrial development that would have harmful emissions into the atmosphere. Coupled with the lack of available suitable land for such development, the strength of these regulations are likely sufficient to protect the local air quality for the next planning horizon. The following data is derived from US EPA data at: <http://www.usa.com/interlachen-fl-air-quality.htm>

Figure 15 – Air Quality Index (AQI)



The information on this page is based on the air quality data from the U.S. EPA.

Interlachen's air quality according to this index was good for the most recent year reported (2009). The 2009 Mean AQI was:

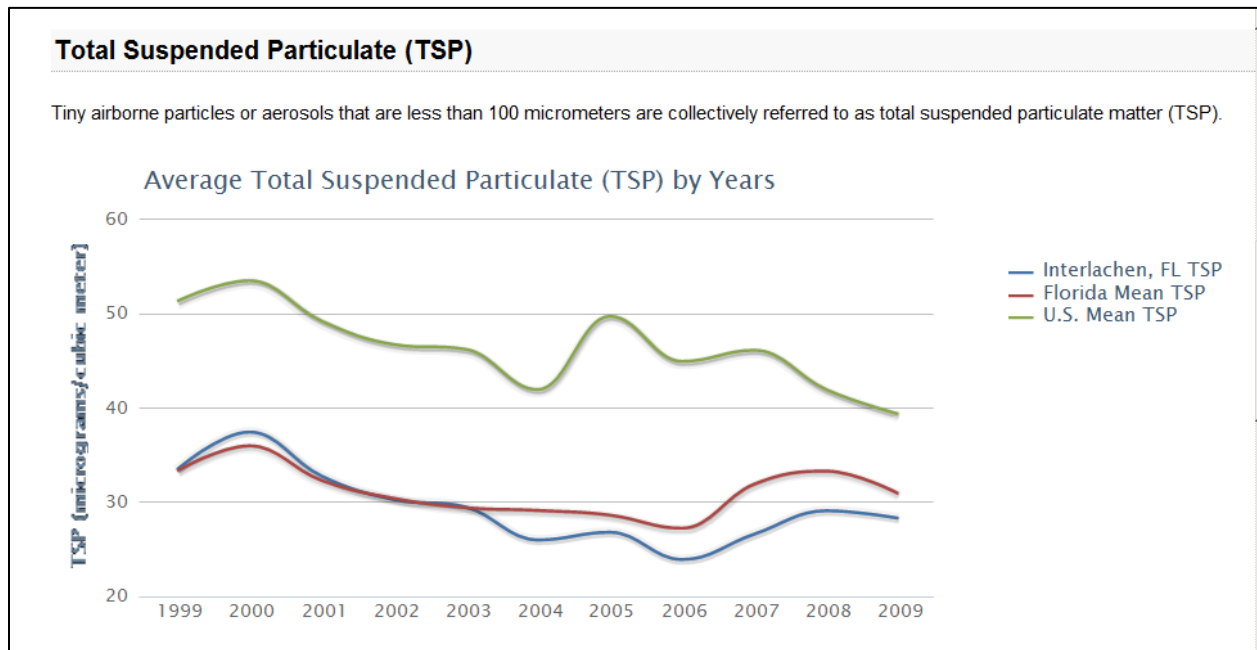
- U.S. – 38
- Florida – 35
- Interlachen – 36

Particulate Matter (PM)

Particulate Matter (PM) is the fraction of airborne solid or liquid particles ranging from about 0.1 to 100 microns in diameter, which includes the bulk of the particulate matter in the atmosphere. Other particulates include lead-containing particles from motor vehicles, dust, ash, soil, pollen, and spores. Total Suspended Particulates (TSPs) are emitted from sources like motor vehicles, commercial ovens, utility boilers, dust from roads, mining, construction, industry, forest fires, and agriculture. FDEP has one monitoring station for PM in the Palatka area with no known violations. Monthly PM values at the sampling site

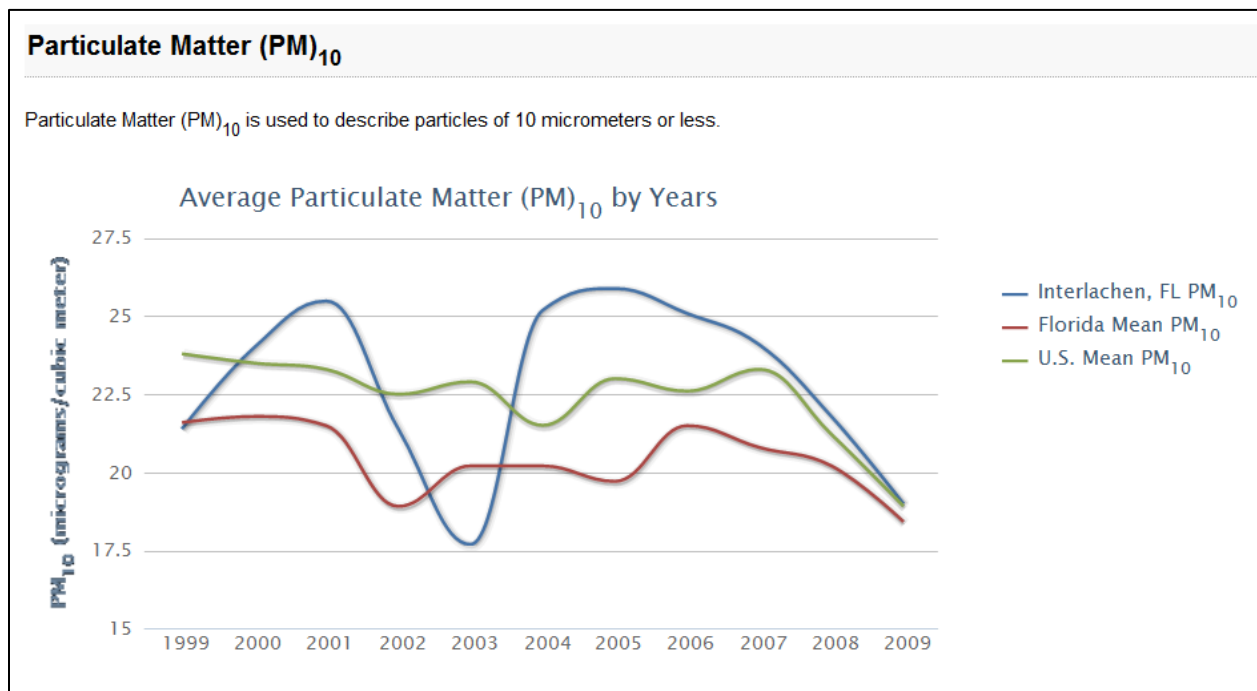
fall well within acceptable limits in compliance with Florida State laws (150 micrograms per cubic meter for a 24-hour averaging time).

Figure 16 – Total Suspended Particulate (TSP)



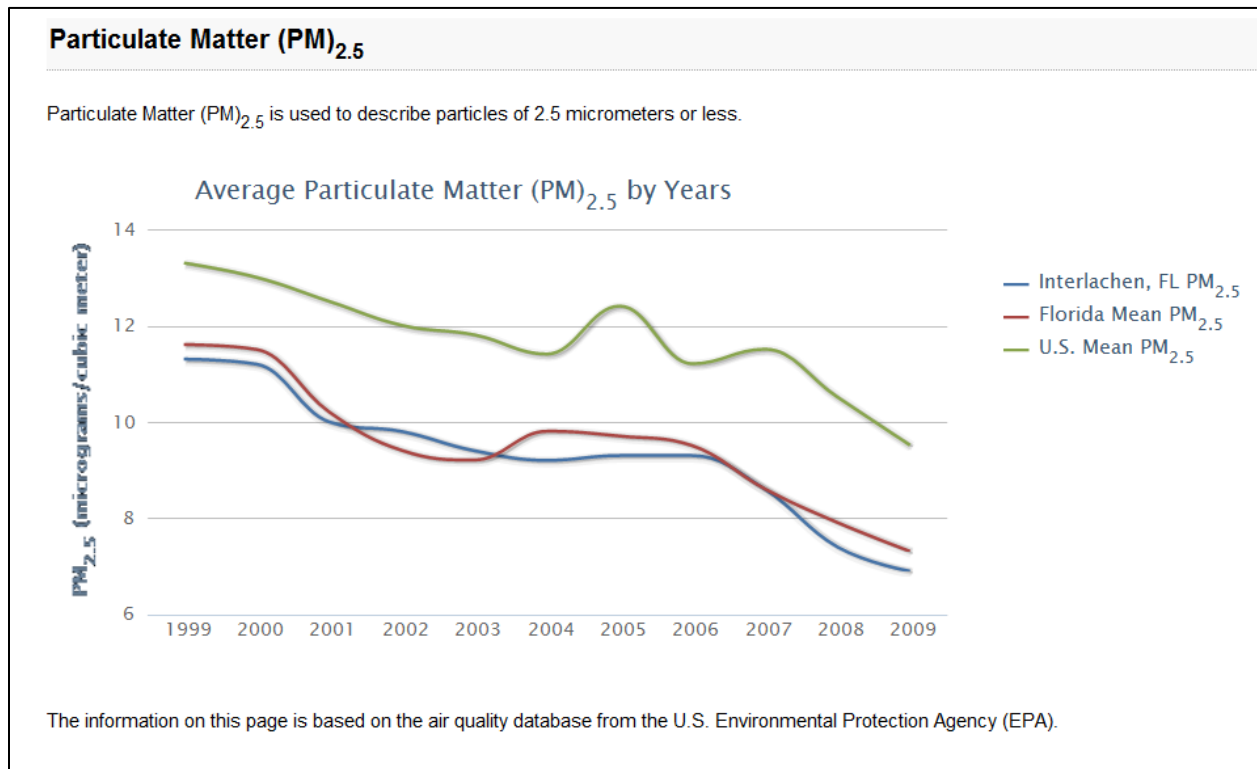
The information on this page is based on the air quality data from the U.S. EPA.

Figure 17 – Particulate Matter (PM)₁₀



The information on this page is based on the air quality data from the U.S. EPA.

Figure 18 – Particulate Matter (PM)_{2.5}



The information on this page is based on the air quality data from the U.S. EPA.

CONSERVATION NEEDS ANALYSIS

Population Growth

As shown in Figure 19, between 2000 and 2009, Interlachen's population increased at less than six (6%) percent.

Figure 19 – Population Figures, 2000-2009

Year	Population	Year	Population
2000	1,475	2005	1,470
2001	1,475	2006	1,475
2002	1,493	2007	1,442
2003	1,488	2008	1,564
2004	1,496	2009	1,567

Source: 2000 – US Census; 2001-2009 – University of Florida, Bureau of Economic and Business Research (BEBR), Florida Statistical Abstracts 2001 thru 2009, 2010 Supplemental

Interlachen's population projected through 2030 shows a slight decline. Based on the most recent ten-year population estimates, population projections through 2030 are projected to decrease by 100 people, as shown in Figure 20.

Figure 20 – Population Projections, 2010 - 2030

Year	Population	Year	Population
2010	1,403	2025	1,337
2015	1,396	2030	1,303
2020	1,366		

Source: University of Florida Bureau of Economic and Business Research, Population Projections, US Census Bureau, 2010 Decennial Census

Interlachen has not seen a large influx of population nor an increase in economic growth and development over the last twenty years as have other Florida communities. The projections in population over the next twenty (20) years indicate such minimal growth that there will not likely be a local need for more conservation areas.

Water

While the Comprehensive Plan contains strategies for water conservation, the Town should include the PCWSP as an appendix to the Infrastructure Element. Also, the Public Facilities Element identifies water conservation measures such as utilization of xeriscaping and water reuse. The SJRWMD will require water conservation to be a part of the County's *Water Supply Facilities Work Plan* (WSFWP). The Town, as a water provider, should engage the County early so they may participate in the development of the WSFWP.

The greater shortages of water for the state and region may necessitate the conservation of aquifer high-recharge areas that are within the Town and further to protect the 100-year floodplain areas to mitigate drinking water shortages in the future.

Wildlife, Habitat and Industry

The Town of Interlachen should continue to cooperate with the County and other State and Federal agencies to protect wildlife and habitat as needed. Currently, the mining industry is winding down in the Interlachen area and is not likely to be a future threat to wildlife or critical habitat. Due to the constraints of the Town boundaries and public utilities, it is highly unlikely that the Town will see any influx of industry that would be of threat to the natural environment.

Air Quality

The air quality for the Town of Interlachen is currently good and on par with the overall average for the State. Local constraints should protect the area from any future local threats. However, the Town does not have control over neighboring municipalities or counties that might approve industry that could cause a negative impact on air quality. For this reason, the Town should maintain good interlocal agreements and relationships with its neighbors for amicable negotiations in the future.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

F

Data & Analysis

Recreation

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INTRODUCTION

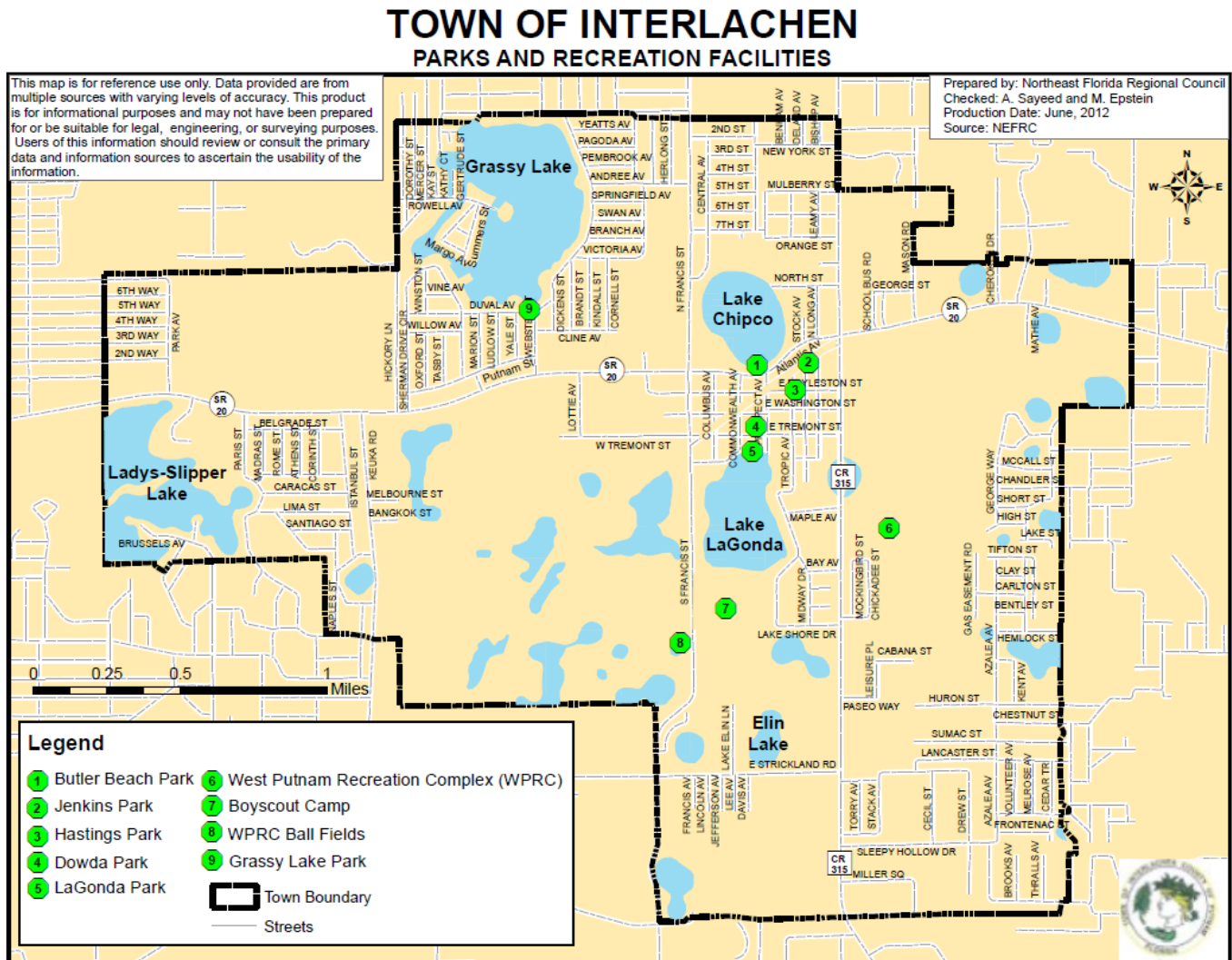
The residents of the Town of Interlachen enjoy a unique natural open space environment with good access to recreational facilities within the Town limits and in the surrounding County areas. The small number of inhabitants proportionate to the size of the Town creates favorable recreation and open space opportunities. This region of Putnam County is described as one of spring fed, land locked lakes, some of which are in the Town limits. The lakes offer pleasant vistas and picnic areas in small neighborhood park settings. Within the Town's six and one half square miles, there are many miles of unpaved roads with few structures, making it easy for residents who walk or run to exercise as often as they like.

The Data and Analysis of the Recreation Element of the Comprehensive Plan has two parts: an inventory of recreation acreage; and an analysis of future needs to guide Interlachen in managing existing resources and provision of new resources if and when population demands increases.

Inventory of Recreation Facilities

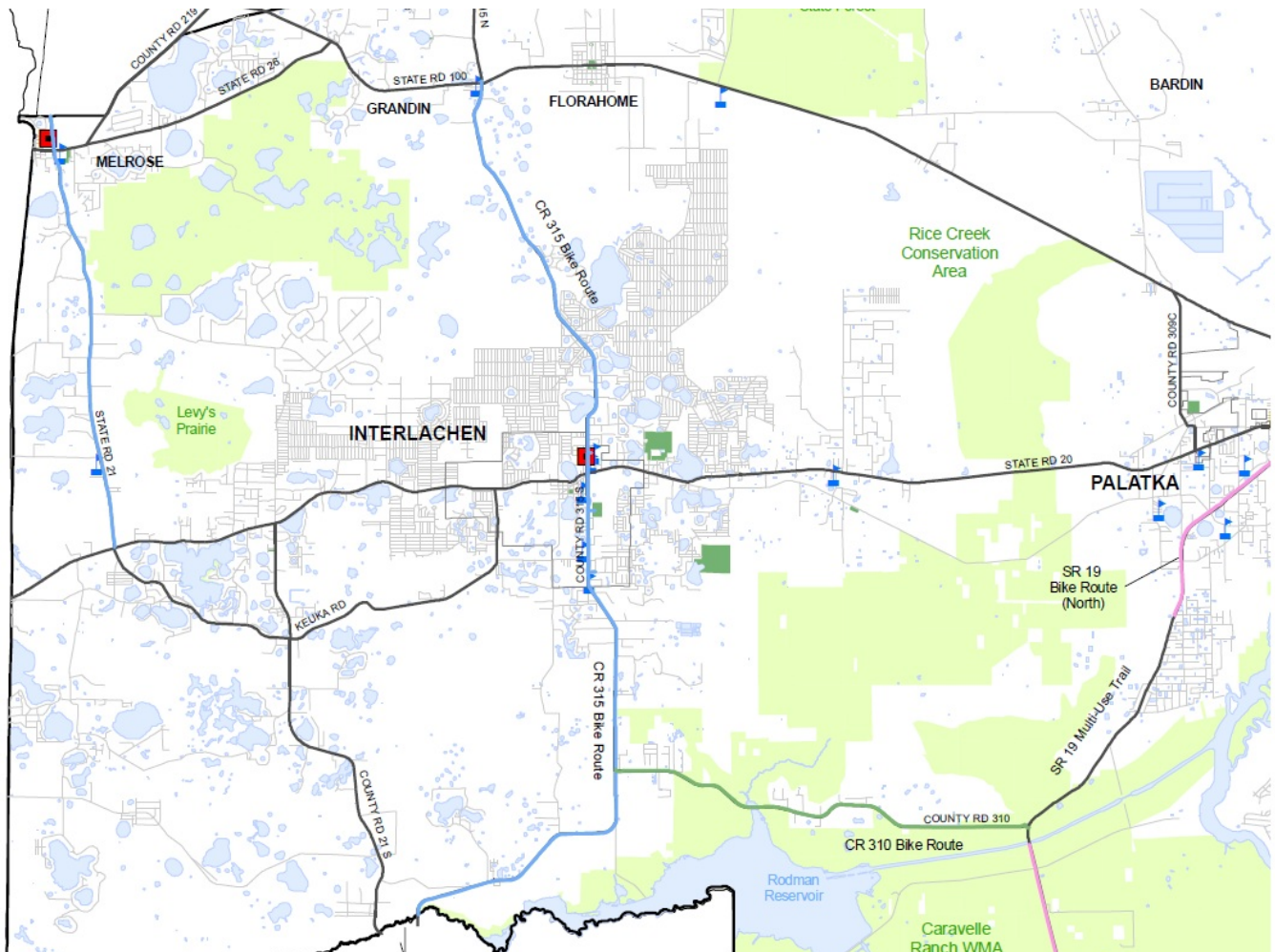
Interlachen has just over seventy-seven (77.5) acres of land dedicated to parks and recreational uses. These acres are designated on the Town of Interlachen Parks and Recreation Map produced June, 2012 as shown in Figure 1.

Figure 1 – Town of Interlachen Parks and Recreation Facilities



This map from the 2009 Putnam County Trails Master Plan illustrates some of the existing trails (bike routes) available to the public. In the future, Interlachen may coordinate with the County to create similar facilities near and within the Town.

Figure 2 – Town of Interlachen Parks – County Trails



Resource-Based Sites

Recreational sites centered on natural resources such as the lakes of Interlachen are essential to the character of the Town. The lakes and their associated parks contribute greatly to the life style of the residents who enjoy the views, the breezes, picnic areas, fishing, swimming, and other water sports. The access parks along the riverbanks are both resource-based and activity-based parks. Lakeside public parks include:

- Lake Chipco, Northwest Park, 1.1 acres
- Lake Chipco, South Park, 1.5 acres
- Lake Lagonda, North side, 0.7 acres, which has public beach access for swimming and a floating dock maintained by Parks and Public Works

Atlantic Avenue Parkway, also known as Robert Jenkins Memorial Park is 6.8 acres of parkland in a passive park 100 feet wide and 3,000 feet long that was originally a railway right-of-way.

Activity-Based Sites

The activity-based recreational sites are publicly owned, Boy Scout-managed, or school related. Activity-based sites include:

- Boy Scout Camp, 35.1 acres, owned by the Camp Francis Trust and managed by the Boy Scouts of America, North America Council.
- West Putnam Recreation Complex – 28 acres off County Rd. 315 and 10 acres of ball fields on SE 3rd Ave. owned and managed by Putnam County.
- Dowda Park is approximately 2.8 acres owned by the Town of Interlachen and located in the core of Town includes a baseball field and a tennis court.
- Grassy Lake Basketball facility, 0.4 acres owned by the Town of Interlachen.
- Hastings Park, approximately 1.1 acres owned by the Town of Interlachen, in the core of town has playground equipment and picnic tables.
- The grade school, middle school, and high school locations have play equipment, ball fields, and open play areas used for school-related activities – owned and managed by the Putnam County School Board.
- Interlachen also has a small library managed by Putnam County.

Local, State, and Federal Facilities

While there are not many publicly owned regional facilities adjacent to Interlachen, the Ocala National Forest is due south and offers 338,000 acres for hiking and ATV trails, camping, and many significant archaeological, historic, geologic, and botanic wonders. Located between the St. Johns River and the crystal clear waters of the Ocklawaha River there are many opportunities to boat, swim, snorkel, and dive. The park also offers a Scenic Byway for driving through the forest for visitors who are just passing through. The Lake

Ocklawaha Fort Brook Landing at Rodman Reservoir is less than ten miles south on County Road 315.

In the nearby Welaka State Forest, approximately one mile south of the Town of Welaka, which is approximately thirty-three miles from Interlachen and twelve miles south of Palatka on County Road 309, the public can access a series of foot trails for an opportunity to walk and observe wildlife. Mud Spring trail leads the visitor on a two mile self-guided looped walk to Mud Spring Picnic Area. John's Landing trail visits along old road beds to the St. Johns River and the 6.5 mile Sandhill Horse Trail can be used by both equestrians and hikers. The trails are part of an extensive network of Florida hiking, biking, and equestrian trails.

Only sixteen miles from Interlachen, in the City of Palatka, there is a 59-acre Florida State Park, Ravine Gardens State Park, which is listed on the National Register of Historic Places. Activities include viewing the thousands of plants and shrubs, picnicking, hiking, and biking. Amenities include interpretive exhibits, picnic areas, gardens, hiking trails, a 1.8-mile (2.9 km) paved perimeter loop road, and a par course fitness trail for physical fitness training. Also available for rent are a large covered pavilion, auditorium, and meeting rooms.

For a change of pace, visit the Welaka National Fish Hatchery, operated by the U.S. Fish and Wildlife Service, which is the only national fish hatchery in Florida and operated by the U.S. government since 1938, besides the fish ponds, there is an aquarium with samples of the fish that are raised in the hatchery.

Open Space Sites

There is still a lot of undeveloped open space in the Town and in the region available for passive recreation and possibly for conservation. Open space within Interlachen includes miles of undeveloped areas that are subdivided on paper, but have no actual streets through them.

Recreation and Open Space Analysis

In 2000, Interlachen had a population of 1,475, or approximately two (2) percent of the total population of Putnam County (source: US Census). As shown here in Figure 3 between 2000 and 2009, Interlachen's population fluctuated with only a modest increase of less than six (6%) percent.

Figure 3 – Population, 2000 - 2009

Year	Population	Year	Population
2000	1475	2005	1470
2001	1475	2006	1475
2002	1493	2007	1442
2003	1488	2008	1564
2004	1496	2009	1567

Source: 2000 – US Census; 2001-2009 – University of Florida, Bureau of Economic and Business Research (BEBR), Florida Statistical Abstracts 2001 thru 2009, 2010 Supplement

Interlachen's population projections through 2030 show a slight decrease in growth. Based on the most recent ten-year population estimates, population projections through 2030 are projected to decrease by 100 people, as shown in Figure 4.

Figure 4 – Population Projections Through 2030

Year	Population	Year	Population
2010	1,403	2025	1,337
2015	1,396	2030	1,303
2020	1,366		

Source: University of Florida Bureau of Economic and Business Research, Population Projections, US Census Bureau, 2010 Decennial Census

Unlike some neighboring communities, in the last twenty years Interlachen has not seen an influx of population or an increase in economic growth and development. The projections both in population over the next twenty (20) years indicate such minimal growth that there will not likely be a need for new recreational facilities. However, the conservation of parkland and natural resources is not based exclusively on demographic need, but also factors in the greater good of protecting the natural beauty of the Town for future generations.

The Level of Service (LOS) standards for the minimum provision of parks and recreation space for the populace is as follows:

Figure 5 – Recreation Levels of Service Standards

Component Acres/1000 Persons	Use
Neighborhood 2 acres/1000	Specialized facilities serving a limited population or special group such as senior citizens or children.
Community 2 acres/1000	Area for intensive recreational activities such as field games, court games, indoor activities, and/or spectator sports

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

G

Data & Analysis

**Intergovernmental
Coordination**

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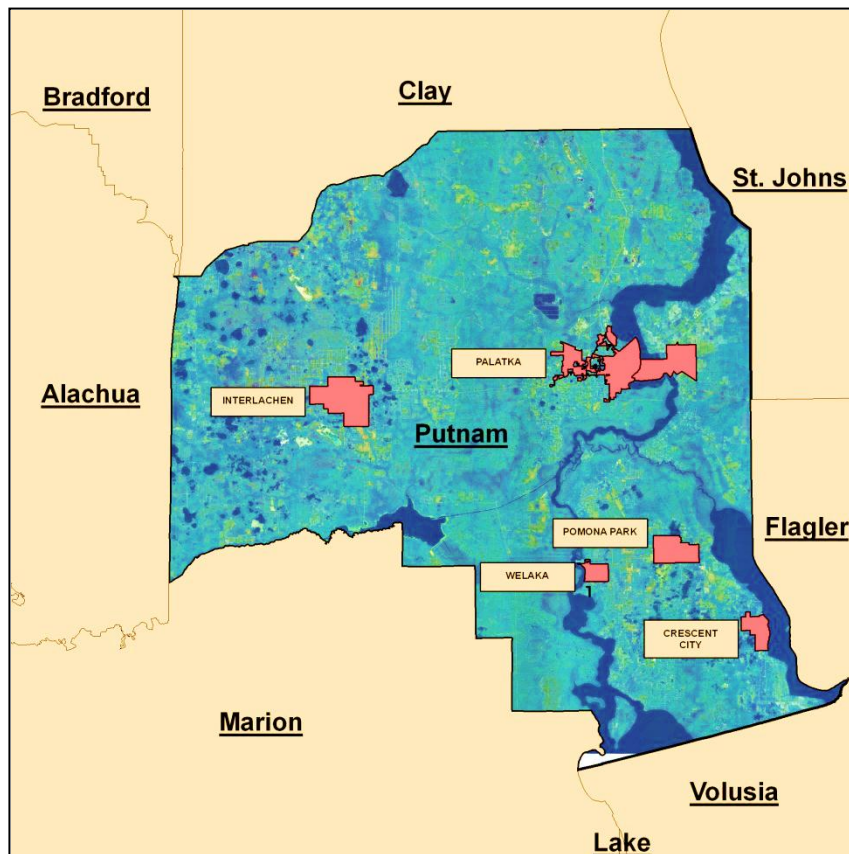
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INTRODUCTION

The Intergovernmental Coordination Element establishes mechanisms, processes, and procedures to accomplish the goals and objectives of the Comprehensive Plan in cooperation and coordination with other governmental entities and agencies, and in compliance with county, state, and federal codes with jurisdictional applicability within the Town of Interlachen. Interlachen is a predominantly rural retirement community with 1,403 residents as of 2010 and projected to have about 1,300 residents by 2030 (*Source: University of Florida Bureau of Economic and Business Research, Population Projections, US Census Bureau, 2010 Decennial Census*). The Town has not annexed any lands since before the 1992 Comprehensive Plan and the Future Land Use Map has had no substantial changes for the past twenty years. The Town is surrounded by unincorporated Putnam County and does not share a border with any other city or county.

Figure 1 – Map of General Location



Inventory and Effectiveness of Existing Agreements

The past and current *Intergovernmental Coordination Element* describes established, effective relationships that have been in coordination for years. There is no evidence that precludes these relationships from continuing in good standing through the next planning horizon. The Town gets many of its primary services either from Putnam County directly or with the County acting as the Town's pass-through agent.

The current inventory of agreements includes:

- Putnam County Sheriff's Office – Provides competent professional law enforcement and police protection to the Town every day of the year, on a 24-hour basis, including enforcement of Town ordinances. The Sheriff provides the personnel and equipment required for such law enforcement. Public Safety for fire and ambulance service is also coordinated through the Putnam County Sheriff's Office.
- The County also provides Emergency Rescue Service to Interlachen, through an Interlocal Agreement.
- Putnam County Planning, Building & Zoning – The County provides building, permitting, and inspection services to the Town and acts as a pass-through agent for other related planning services and permitting as described below.
- Putnam County Codes Enforcement
- Putnam County Local Mitigation
- Putnam County Roads & (related) Drainage
- Putnam County Warning Signal & Traffic Lights
- Putnam County Public School Facility Plan – The School Board operates and administers all schools in the Town according to the Public School Facilities Plan, which describes the methodology and standards for existing and new schools.
- Putnam County provides solid waste pickup and disposal services for the Town through its countywide contract with Waste Pro. The County also operates the landfill.
- Putnam County works directly with the St. Johns River Water Management District and other State and Federal agencies such as the State Land Planning Agency and the Florida Department of Transportation to administer planning activities such as building permits, consumptive use water permits, and road paving and maintenance with its associated drainage requirements.
- Putnam County provides local mitigation as needed, by working directly with agencies such as the Florida Department of Environmental Protection (FDEP) to maintain surface and groundwater quality. FDEP requires permits for actions like dredge and fill and regulates water quality impacts such as discharges from industrial waste into State water bodies. It is also responsible for enforcing the Stormwater Rule, which attempts to eliminate non-point pollution to State water

bodies, State air quality standards, regulations for disposal sites (landfills), and hazardous waste clean-up programs. At this time there are no hazardous waste sites in Interlachen.

- The County provides the physical facilities to carry out the functions of the Judiciary, State Attorney's Office, Public Defender, the State Payroll and Probation Board, County Agent, and other public functions that benefit residents of the Town.
- The County maintains and funds the Town's library and supports local recreation programs by contributing funds for structural improvements to recreational facilities.
- The Town provides potable water through its own withdrawal and delivery system, but all sanitary sewer service is on-site by either septic and drain field, or small package plant, which are regulated by the County Health Department.
- Other utility services are provided by Florida Power and Light, Seminole Electric, Clay Electric Cooperative, and Cable Vision.
- There is an understanding that the Town will use the Northeast Florida Regional Council (NEFRC) as its mediation agent in planning related conflicts. Also, the County and the Town coordinate with the NEFRC for Comprehensive Plan compliance, agreement with regional and state mandates, and strategic planning.

Effectiveness of Existing Agreements

There are no areas that have been identified as needing improved intergovernmental coordination. The Town enjoys a good working relationship with the County and other regulatory agencies working through the County. No problems exist that require the attention of a new objective in the Intergovernmental Coordination Element.

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

H

Data & Analysis

Capital Improvement

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INTRODUCTION

The Capital Improvements Element establishes the methodology for meeting the standards of service set by applicable State, County, and local codes for current and future Levels-of-Service (LOS) for public facilities such as water and sewer services, roads, parks and recreation, and schools. Reasonable capital projects balance the capital outlay for facilities between affordability and community expectations to maintain LOS standards.

Summary of Infrastructure Needs

The primary purpose for the other 2025 Comprehensive Plan Elements is to identify infrastructure improvements required to correct existing and future deficiencies in public facilities and services. Future deficiencies are derived from forecasts of population growth in the community. The Town of Interlachen has traditionally remained a close rural community with minimal annual growth. This is the character and quality of life that the community seeks to perpetuate.

Population

Due to the size of the community and the projected minimal population growth, there are no obvious current or projected future critical needs to be addressed in the Five-Year Schedule of Capital Improvements. Levels-of-service for all facilities are currently being met and projected to continue to do so through the next planning horizon of 2025. According to the Florida Housing Data Clearinghouse, population projections through 2030 are:

- 2015 — 1,396
- 2020 — 1,366
- 2025 — 1,337
- 2030 — 1,303

This projection demonstrates a slight decrease of approximately 93 people over a fifteen-year span. Overall, the Town is maintaining and projected to continue to maintain the established LOS standards set forth in the Comprehensive Plan for the planning horizon of the 2025 Comprehensive Plan.

Potable Water

The Town of Interlachen operates three potable water treatment plants drawing from the Floridan Aquifer with some areas of high recharge in the immediate area. However, the St. Johns River Water Management District projects that by 2025, all of Putnam County will likely be designated as a Priority Water Resource Caution Area (PWRCA) which may prompt a need to update these withdrawal and distribution plants.

Sanitary Sewer and Solid Waste Disposal

The Town of Interlachen does not maintain any central sanitary sewer systems. All service is provided either by on-site septic tank and drain field or by small package plants. The Town has no financial responsibility for these systems. All permitting and inspections for installation and maintenance are conducted by the County. Solid waste disposal is also managed by the County and currently contracted to Waste Pro for collection and disposal for all of Interlachen.

Roads and Drainage

Although the Town has some roads that are not paved, there are no critical needs for extensive improvement to the present traffic circulation system. The County handles the Town's drainage needs. The Town of Interlachen continues to coordinate all aspects of the maintenance, permitting, design and LOS with the County.

Schools and Recreation

The Town of Interlachen coordinates with Putnam County for both schools and recreation services and does not currently have any capital improvement projects for schools or recreation facilities due to the projected decrease in population for the next planning horizon.

Levels of Service

The Town continues to demonstrate commitment to capital projects that allow it to maintain adopted Level of Service Standards for public infrastructure when needed for:

- Water, Sewer, and Solid Waste
- Roads and Drainage
- Recreation and Schools
- Transportation and Roads

Water, Sewer, Solid Waste, and Drainage

The Town of Interlachen owns and operates three water plants. The Town supplies potable water to approximately 350 customers within the Town limits, although there are a few (three to four) customers that are outside of the Town's limits. The Town does not typically provide potable water outside of its limits. The Town is operating under several water use permits:

- Permit #1624 issued in December 2002, which allows for the use of 46 million gallons per year of groundwater from the Floridan Aquifer. Permit #1624 expires in 2022; and
- Permit #8150 issued in December 2000, allows for 13.2 million gallons per year of groundwater from the Floridan Aquifer. Permit #8150 expires in 2020.

Potable Water Level of Service (LOS)

The Town of Interlachen has an adopted a LOS standard of 125 gallons per person per day. Past performance for the previous two decades (1990 – 2000 and 2000 – 2010) shows that the LOS has been met for the small customer base. Beyond the approximately 350 customers, residents rely on private wells for potable water. No LOS is set for these wells.

Sewer LOS

The Town of Interlachen does not have a sanitary sewer system. All residential and commercial development within the Town relies on individual septic systems or small package plants.

Solid Waste LOS

The disposal of solid waste is handled by Putnam County through an agreement. The Town of Interlachen is responsible for transporting the solid waste materials from the Town to the County landfill site. The Town continues to operate below the adopted LOS of 5.86 pounds per person per day. The County's Central Landfill, which is operating under an FDEP permit, has more than 829,289 cubic yards of capacity left, and is expected to reach capacity in 2017. Putnam County is planning for Phase III of the Central Landfill, and has programmed engineering for Phase II in FY 2012/13 of the Five Year Schedule of Capital Improvements.

Drainage LOS

The Town of Interlachen does not have a stormwater drainage plan or maintain a system of storm drains. However, new development is required to control runoff or retain runoff on site.

Public Recreation and Open Space LOS

Based on population projections, LOS standards will be maintained throughout the short-term and long-term planning horizons.

Figure 1 – Recreation Levels of Service Standard

Component Acres/1000 Persons	Use
Neighborhood 2 acres/1000	Specialized facilities serving a limited population or special group such as senior citizens or children.
Community 2 acres/1000	Area for intensive recreational activities such as field games, court games, indoor activities, and/or spectator sports

Public Schools LOS

Putnam County School District Utilization in the Putnam County Public School Facilities Element administers all schools in Putnam County, including the schools in Interlachen. All schools will maintain their adopted LOS standards.

Transportation and Roads LOS

LOS standards will be maintained throughout the short-term and long-term planning horizons. A review of building permit activity (source: Putnam County Planning, Building and Zoning Department) and vacant commercial property absorption (source: Putnam County Property Appraiser) over the past decade shows that the Town has a historically low absorption rate for vacant properties. This is buttressed by a review of past population growth and future growth projections. The table below is the LOS standard for roads in the Town of Interlachen.

Figure 2 – Levels of Service: Roads

Facility	LOS Standard
Freeways/Principal Arterials	C
Collectors/Minor Arterials	D
Local Roads	D

There are only two arterial roadways through Interlachen: County Road 315 and State Road 20. State Road (SR) 20 is an east-west arterial that intersects with County Road (CR) 315 in Interlachen. Between Alachua County and CR 315, SR 20 is a two-lane road; between CR 315 and Palatka, it is a four-lane road. SR 20 is classified as an SIS facility with a mandated Level of Service Standard of “C.” Between Royal Way and CR 315, SR 20 is

currently operating at a PM peak hour capacity of 50%. Between CR 315 and Screen Road, SR 20 is currently operating at a PM peak hour capacity of 40%. County Road 315 has an adopted Level of Service Standard of “D” and operates at less than 20% PM peak hour capacity for its entire length through Interlachen.

Existing Revenue Sources and Funding Mechanisms

For all communities, there are revenue sources to fund operations and capital improvements including:

- **Ad Valorem Taxes:** Property taxes based on a millage rate (one mill is the equivalent of \$1 per \$1,000 of assessed value or 1%) which is applied to the total taxable value of real property and other tangible personal property. Revenue from ad valorem taxes may be used to fund both operating costs and capital projects.
- **Sales and Use Taxes, Franchise Taxes, Utility Taxes:** These are the only other tax revenues currently available to the Town and generally are not restricted as to use, but these revenues may be pledged to cover all or a portion of bonded indebtedness.
- **Licenses and Permit:** This revenue category includes professional and occupational licenses, building permits, and other licensing fees. However, the County issues all building permits for the Town.
- **Intergovernmental Revenue:** The funding source here is derived from federal and state funding. All local governments in Florida depend on annual disbursements from the State to supplement operating and capital budget revenues. The funds are: (a) generated and collected locally; then later returned by state agencies to the Town; (b) adopted as a local option tax or license fee, collected and returned by the state; or (c) shared by the state by way of grants to local government, but originated from state general revenues. Amounts available from these sources may vary widely from year to year depending on legislative actions and the actual amount of retail sales for consumer generated revenues.
- **Federal and State Grants and Loans:** The U.S. State and Local Fiscal Assistance Act of 1972 formerly provided a system of federal general revenue sharing that has been substantially modified since its inception. Federal funds are now either: (a) allocated to state agencies that administer block grants according to the programs they monitor; or (b) reserved at the federal agency level and disbursed as block grants directly to the state and local governments or other eligible organizations and individuals. Block grant programs enable greater latitude for recipients to use the funds, although recipients are not required to use the funds for specific categories or projects. These funds are not distributed by allocation, but require

competitive applications. Consequently, these grants are generally nonrecurring sources of funds and cannot be accurately projected for budgeting purposes.

Other grants are administered at the state level with state executive departments acting as “pass through agencies” for federally funded project grants such as the Community Development Block Grant (CDBG). The Department of Housing and Urban Development, which administers the program, allocates 70% of CDBG funds for “entitlement communities,” to the larger urban areas. These communities apply for and receive grants to finance specific projects from a list of eligible activities outlined in Title I statutes, such as infrastructure improvements, housing projects, and commercial revitalization. The remaining 30% of the funds are disbursed to state pass-through agencies that administer these funds for similar types of projects, but restrict the availability to “small cities and counties.”

- **Charges for Services:** These funds are derived from fees paid for miscellaneous services such as fire protection and ambulance fees, utility fees, zoning fees, and fees for special events.
- **Fines and Forfeitures:** This revenue source includes revenue generated from court cases and other code violations.
- **Miscellaneous Sources of Revenue:** These funds result from interest on various funds, rent and royalties, special assessments and impact fees, sale of Town-owned property, and private contributions given to the Town such as real estate, gifts, donations, etc.
- **Special Sources of Revenue:** Depending on priorities assigned by the Town governance, and the availability of other revenue sources, these revenue sources represent options available to finance required capital improvements:
 - **Impact Fees:** These are fees charged in advance of new development and designed to pay for infrastructure needs which result from new development, but not operating costs. These fees must be equitably allocated to specific groups who will benefit directly from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements.
 - **Special Assessments:** Like impact fees, special assessments are levied against residents, agencies, or districts that benefit directly from a new service or facility.
 - **Borrowing:** The high cost of capital improvements require local governments to occasionally borrow funds either through short-term or long-term financing. Short-term financing (1-5 years) may be feasible through local banks. But

customarily the method is to authorize long-term bond issues, normally for five to forty years.

Figure 3 – Town of Interlachen Capital Improvement Schedule of Projects

2010-2011 CAPITAL IMPROVEMENT PROGRAM							
FISCAL YEAR 2010/11 THRU 2014/15							
			Fiscal Year 2010/11	Fiscal Year 2011/12	Fiscal Year 2012/13	Fiscal Year 2013/14	Fiscal Year 2014/15
Project	Funding Source	Level of Service Standard	Capital Expend. Dedicated	Capital Expend. Dedicated	Capital Expend. Projected	Capital Expend. Projected	Capital Expend. Projected
P.C. Traffic Signal Reimbursement	Non-Departmental Expenditures	Traffic Circulation	\$2,622.00	\$2,622.00	\$2,622.00	\$2,622.00	\$2,622.00
Undetermined expenses	Local Option Gas Tax	Traffic Circulation	\$40,000.00	-	-	-	-
Capital Outlay - Computer & Software	Water Enterprise Fund	Potable Water	\$3,500.00	-	-	-	-
Capital Outlay - Fire Hydrants Installation	Water Enterprise Fund	Potable Water	\$5,000.00	-	-	-	-
Capital Outlay - Lines & Meters	Water Enterprise Fund	Potable Water	\$4,500.00	-	-	-	-
Capital Outlay - Machinery & Equipment	Water Enterprise Fund	Potable Water	\$3,500.00	-	-	-	-
Capital Outlay - Water Tank Maintenance	Water Enterprise Fund	Potable Water	\$5,000.00	-	-	-	-
Debt service	Water Enterprise Fund	Potable Water	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00	\$19,000.00
Total Capital Expenditures			\$83,122.00	\$21,622.00	\$21,622.00	\$21,622.00	\$21,622.00

Projects within the Capital Improvement Program (CIP) and their corresponding funding sources for the 2010-11 fiscal year are taken directly from the Town's most recently adopted budget. Projects for fiscal years 2011-12 through 2014-15 are re-occurring costs (e.g. debt servicing such as bond and loan repayments). Only projects directly related to Level of Service standards (i.e. concurrency) are adopted into the Comprehensive Plan.

Figure 4 – 2011/2012 Planned Projects

ITEM/PROJECT	FY 2011/ 2012	FY 2012/ 2013	FY 2013/ 2014	FY 2014/ 2015	FY 2015/ 2016	FY 2016/ 2017	FY 2017/ 2018	FY 2018/ 2019	FY 2019/ 2020	FY 2020/ 2021
Amphitheater at Mary Wisham Park					13,000.00					
Computer Equipment						20,000.00				
Computer Updates							10,000.00			
Emergency Generator for Town Office					25,000.00					
Grasshopper Mower			15,000.00							
Kobota Tractor W/floating belly mower				20,000.00	20,000.00	20,000.00				
New Town Office										1,000,000.00
Pickup Truck Replacement		20,000.00	20,000.00	20,000.00						
Police Patrol Car Replacement		30,000.00	30,000.00	30,000.00						
Replace Transite/Galvanized Pipes							100,000.00	100,000.00	100,000.00	
Restroom at Maintenance Yard										25,000.00
Road Improvements									650,000.00 Grant	650,000.00 Grant
Sewage Treatment System									650,000.00 Grant	650,000.00 Grant
Storm water Drainage									650,000.00 Grant	650,000.00 Grant
Stump Grinder		5,000.00								
Tractor/Mower				40,000.00						

Figure 4 (cont'd) – 2011/2012 Planned Projects

ITEM/PROJECT	FY 2011/ 2012	FY 2012/ 2013	FY 2013/ 2014	FY 2014/ 2015	FY 2015/ 2016	FY 2016/ 2017	FY 2017/ 2018	FY 2018/ 2019	FY 2019/ 2020	FY 2020/ 2021
OTHERS:										
Retirement System For Employees										
Dickerman Building Into A Recreation Center & Emergency Operations										
24/7 Paid Fire Department										
Water Lines Throughout Town										
Pave All Town Roads										
Pave Roads In Pineview Cemetery										
Lights In All Parks										
Carports At Police Department & Town Office										
Survey & Title Search All Streets In Town										
Restore Caboose Stage Area										
Update Speakers & P.A. System In Council Chambers										
Surveillance Cameras In All Parks										
More Fire Hydrants In Town										

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Town of Interlachen, FL
"Between the Lakes"

CHAPTER

I

Data & Analysis

Public School

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INTRODUCTION

Purpose

In 2005, the Florida Legislature amended Section 163.3180 of the Florida Statutes requiring local governments to adopt a school concurrency system. School concurrency ensures coordination between local governments and school districts in planning and permitting residential development that may affect school capacity and utilization rates.

The legislative requirements include incorporating a Public School Facilities Element (PSFE) in the Comprehensive Plan that is supported by data and analysis. It also requires that the Comprehensive Plan Map series, Capital improvement Element (CIE) and Intergovernmental Coordination Element (ICE) be amended to reflect the mandate. Local governments are also required to adopt an Interlocal Agreement (ILA) for school planning and school concurrency with the school district. The intent is to ensure level of service standards for public school are established and that school capacity is maintained at the adopted level of service as new residential development occurs.

Through the Interlocal Agreement (ILA), a coordinated partnership is established between the Putnam County School District (PCSD), Putnam County and local governments to successfully address future school facility needs based on growth and development. Putnam County School District, Putnam County, Crescent City, the City of Palatka, the Town of Interlachen, the Town of Pomona Park and the Town of Welaka have each adopted an ILA for Coordinated Land Use and Public Facility Planning for school concurrency.

DEMOGRAPHIC TRENDS

The information contained in this section projects the number of school age children in Interlachen through 2015. Recognizing the school district is countywide; the Town of Interlachen provides the countywide data and analysis in Exhibit I-1 to support this element.

Population

The Town of Interlachen is a small community of approximately 1,403 (2010 US Census population estimate) located in western Putnam County. Table 1 presents population and household size estimates and projections for Interlachen. Table 2 shows the Town of Interlachen's school age population based on data from the Putnam County PSFE. The last time the Putnam County PSFE was updated was in 2008. Therefore, their population figures are not as accurate as the other figures included in this data and analysis.

Table 1 – Projected Population and Household Size – 2010-2030

Year	Population	Households
2010	1,403	541
2015	1,396	561
2020	1,366	583
2030	1,303	642

Source: Florida Housing Data Clearinghouse

Table 2 – School Age Population

Area	2000 Population	2005 Population	2010 Number of Families	2010 Population under age 18
Interlachen	1,475	1,497	381	455

Source: Figures are approximate; population Division, U.S. Census Bureau, Putnam County PSFE 2008

PCSD currently operates ten elementary schools, five middle schools, and two high schools and two combination/other schools. PCSD delineates attendance school zones by geographic boundaries. The Town of Interlachen is located within two attendance school zones for elementary school and one zone for middle and high school. The following schools serve Interlachen:

- Interlachen Elementary School
- Ochwilla Elementary School
- C.H. Price Middle Schools
- Interlachen High School

Residential Development Activity / Student Demand

Residential development activity in Interlachen has been modest over the past five years. The Town does not project any major change in residential development for the next five-year planning period. The need for additional school facilities is based on a projected population growth using a student generation multiplier for residential development. Any unanticipated future residential activity will be evaluated by PCSD to determine impacts in the LOS standard in the specific School Concurrency Service Area (SCSA).

SUPPORTING DATA AND ANALYSIS

The data and analysis for the PSFE addresses land development and economic and demographic issues, which impact education. These issues include: school LOS; school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities for school and public infrastructure; and financial feasibility. Putnam County PSFE is the basis for data and analysis since the school district encompasses and the entire County.



Town of Interlachen, FL
"Between the Lakes"

Definitions

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Future Land Use Element

Agricultural Uses – Uses and activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, silviculture areas, and agribusiness operations.

For purposes of the Interlachen Comprehensive Plan, there are no active agricultural lands.

Amendment – Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted Comprehensive Plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance.

Clustering – The grouping together of structures and infrastructure on a portion of a Development site. For purposes of the Comprehensive Plan, clustering development preserves open space, natural areas, wetlands, or listed habitat for listed species.

Coastal High Hazard Area – As defined by Florida Statutes. There are no Coastal High Hazard Areas in or affecting the Town of Interlachen.

Commercial Uses – Activities within land areas predominantly connected with the sale, rental, and distribution of products, or performance of services. Commercial uses shall be consistent and compatible with the surrounding land uses.

Community Park – A park located near major roadways, and designed to serve the needs of more than one neighborhood.

County – Putnam County, a political subdivision of the State of Florida, and may also mean, as the context provides, to include any of Putnam County's administrative offices, divisions, agencies, authorities, or other entities controlled by Putnam County.

Density – An objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre. For purposes of the Comprehensive Plan, density is measured in units per net acre unless otherwise provided.

Development – As defined in Section 380.04, Florida Statutes.

Development Controls – Standards in the Comprehensive Plan and Land Development Regulations that control the development or use of land.

Development Order – An order granting, or granting with conditions, an application for a building permit.

Development Permit – Means any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Developer – Any person, including governmental agency undertaking any development.

Environmentally Sensitive Lands – Areas of land or water determined necessary by the federal, state or local government, based on known criteria, that must be protected to conserve or protect natural habitats and ecological systems.

Evacuation Routes – Routes designated by county civil defense authorities or the regional evacuation plan to move people to safety in the event of a hurricane or other natural or man-made disaster.

Extent – The amount of development, including the area or size in acres.

Functional Relationship – A complementary and interactive relationship among land uses or development, that affects a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs, or workers between land uses or developments.

Goal – The long-term end toward which programs or activities are ultimately directed.

Historic Resources – All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by Putnam County as historically, architecturally, or archaeologically significant.

Industrial Uses – The Commercial or private activities connected with manufacturing, assembly, processing, or storage of products.

Infrastructure – Man-made structures or natural functions that serve the common needs of the population, and are necessary for the functioning of a community such as utilities, potable water systems, potable water wells serving a system, solid waste disposal sites, sewage disposal systems, transfer sites or retention areas, storm water systems, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways.

Intensity – An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on or below ground, the measurement of the use of or demand on natural resources, and the measurement of the use of or demand on facilities and services. For purposes of the Comprehensive Plan, intensity is measured in impervious surface ratio (ISR) and floor area ratio (FAR) unless otherwise provided.

Mitigation Banking – The means by which a residential developer or a group of developers may front the cost of contributing land or constructing school facilities and be reimbursed by future residential development.

Mixed Use Districts – Areas, as designated on the Future Land Use Map that intended to allow a higher-intensity, variety of development, supported by facilities and services and infrastructure.

Objective – A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Open Spaces – Undeveloped lands suitable for passive recreation, conservation uses, and preservation uses.

Pattern – The form of the physical dispersal of development or land use.

Interlachen Planning Department – Established by the Land Development Regulations.

Policy – The guidelines for implementing programs and activities conducted to achieve an identified goal.

Preserve or Preservation – Maintain resources with as little human interference as possible.

Proportionate Share Mitigation – A developer funded improvement or contribution identified in a binding and enforceable agreement between the developer and the Town to provide compensation for the additional demand on deficient public school facilities created through residential development.

Protect or Protection – Maintain resources with a minimum impact by human action.

Public Recreation Sites – Sites owned or leased on a long-term basis by a federal, state, regional, or local government agency for purposes of recreational use.

Public Buildings and Grounds – Structures or lands owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

Public Facilities – Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

Public Facilities and Services – Those facilities and services that must be made available concurrent with the impacts of developments, and for which level of service standards must be adopted under Florida Statutes.

Recharge – Water entering the aquifer from any source, including infiltration from rainfall, soil, moisture, drainage wells, and surface water bodies.

Recharge Area – Land or water areas through which groundwater and underground aquifers are replenished.

Recreation – The pursuit of leisure time activities occurring in an indoor or outdoor setting.

Resident Population – Inhabitants counted in the same manner by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Residential Uses – Activities within land areas used predominantly for housing.

Rural Areas – Low-density areas characterized by social, economic and institutional activities largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large parcels of undeveloped, unimproved, or low-density property.

Services – Programs and employees determined necessary to provide adequate operation and maintenance of public facilities and infrastructure and educational, health care, social and other programs necessary to provide for and protect the health and welfare of the community.

Shall or Will – Shall or will are terms of legal art that mean “mandatory” as opposed to optional.

Should or May – Should or may mean permissive or advisory, not mandatory, and are not legal terms of art.

Strip Commercial Development – A development pattern of predominantly commercial uses fronting on one or both sides of an arterial roadway and extending back from the roadway for a limited depth. In suburban areas, or along well-traveled roads, strip commercial development is usually characterized by an assortment of gas stations, drive-in and fast food restaurants, motels, tourist shops, and some automobile sales and service operations.

Support Documents – Surveys, studies, inventory maps, data, inventories, listings, or analyses used as basis for or in developing the Comprehensive Plan or a Comprehensive Plan amendment.

Suitability – The degree to which a proposed use or development idea is compatible with existing characteristics and limitations of land and water.

Urban Area – An area of or for development characterized by social, economic and institutional activities predominantly based on the manufacture, production, distribution, or provision of goods and services in a setting that typically includes residential and nonresidential uses and other than what is characteristic of rural areas.

Urban Sprawl – Urban development or uses characterized by one or more of the following conditions:

- a. The premature or poorly planned conversion of rural land to other uses
- b. The creation of areas of urban development or uses not functionally related to land uses predominate in the adjacent area
- c. The creation of areas of urban development or uses that fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog, spot, or scattered development, ribbon or strip commercial or other development, or large expanses of predominantly low intensity, low density, or single use development.

Vegetative Communities – Ecological communities classified on the presence of certain soils and vegetation.

Water-Dependent Uses – Activities carried out only on, in or adjacent to water areas because the use requires access to the water body.

Water-Related Uses – Activities not directly dependent upon access to a water body but that provide goods or services associated with water-dependent or waterway uses.

Wetlands (defined by federal and state law) – Generally, areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Transportation Element

Freeway – A multilane divided highway having a minimum of two lanes for exclusive use of traffic in each direction and full control of ingress and egress, this includes all fully controlled limited access principal arterials.

Arterial Road – A road providing service which is relatively continuous and of high traffic volume, long average trip length, high operating speed, and high mobility importance. U.S. numbered highways are arterial roads. Arterial roads are further classified as rural or urban, and principal or minor.

Principal Arterial Roads – Roads, which generally serve the major centers of activity of an urban area, the highest traffic volume corridors, and the longest trip, purpose and carry a high proportion of the total urban area travel on a minimum of mileage. The routes are integrated, both internally and between major rural connections.

Minor Arterial Roads – Roads, which generally interconnect with, and augment urban principal arterial roads and provide service to trips of shorter length and a lower level of travel mobility. These roads place more emphasis on land access than do principal arterials.

Collector Roads – These are roads maintained by the County or municipality and provide service of relatively moderate average traffic volume, moderately average trip length, and moderate operating speed. These roads collect and distribute traffic between local roads or arterial roads and serve as linkages between land access and mobility needs. Collector roads can be subdivided into major or minor collector, which is a reflection of their length, the types of roads they connect, traffic volume, and design standards.

Level of Service (LOS) – As used in transportation planning and engineering, the LOS is a qualitative measure describing operational conditions within a traffic stream. The qualitative descriptions are equated to quantitative measures for the purposes of planning and engineering analyses. Factors that affect the qualitative measures include vehicle density, average travel speed, volume to capacity ratio, average stopped delay, etc.

Level of Service A – Represents excellent free flow conditions. Motorists can maneuver and maintain maximum allowed speeds virtually unaffected by others.

Level of Service B – Represents good stable flow conditions. Motorists can maneuver with some restriction by the presence of other users, but maximum available speed is relatively unaffected.

Level of Service C – Represents acceptable stable flow conditions. Motorists' ability to maneuver and select speeds become significantly affected by the presence of other users in the traffic stream.

Level of Service D – Represents high-density, but stable, flow. Motorists' maneuverability and speed are greatly restricted by the traffic stream.

Level of Service E – Represents near-capacity, generally unstable, flow. All speeds are low and maneuvering is very difficult due to consistent high volumes of traffic at most hours of the day or night. Small increases in traffic volume or minor problems within the traffic stream will cause conditions to deteriorate to LOS F.

Level of Service F – Represents forced flow, stop and go conditions. At intersections, high traffic volumes create long queues requiring motorists to wait through two or more signal cycles. Volume exceeds capacity at intersections and other conflict locations.

Housing Element

Adjusted for Family Size – This is a federally defined term used by the U.S. Department of Housing and Urban Development (HUD) to describe one of the eligibility measures the Department uses to determine whether a family is eligible for housing assistance. It is one of several such terms in this and other element. This measure is an adjustment that results in an income eligibility level that is lower for households having fewer than four people, or higher for households having more than four people. The base income is based upon a formula also established by HUD.

Adjusted Gross Income – All wages, regular cash or noncash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by HUD adjusted for family size, less deductions allowable under Section 62 of the Internal Revenue Code. Incomes are defined by income groups and expressed as percentages of the Average Median Income (AMI) ; Workforce at or below 140% of AMI; Moderate at or below 120% of AMI; Low-Income at or below 80% of AMI; Very-Low at or below 50% of AMI; Extremely-Low at or below 30% of AMI as published annually by HUD and adopted by the Florida Housing Finance Corporation.

Affordable/Workforce – Monthly rents or monthly mortgage payments including taxes and insurance that do not exceed thirty (30%) percent of the percentage of the median annual gross income for a household.

Affordable Housing Development – A development that contains at least fifty (50%) percent of the units designated as “affordable housing dwelling units” set aside for households

whose incomes meet the HUD/Florida Housing Finance Corporation's defined limits under the appropriate state or federal program definition.

Community Residential Homes – A specific group of residential facilities covered under Chapter 419 of the Florida Statutes to provide housing for individuals who may not have a family to live with or who need assistance with daily living. Support services are provided in these homes.

Group home – A category of community residential homes. They are residential facilities defined by the Florida Department of Children and Family Services as a dwelling unit licensed to serve clients of the Department of Children and Family Services, providing a living environment for 1-6 or 7-14 residents who operate as the functional equivalent of a family, including such supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the residents.

Historic site – Defined by Chapter 267, F.S., as a structure or place of outstanding historical and cultural significance and designated as such, by state or federal government. A local historic resource can be any historic site, building, object, or other real or personal property of historical, architectural, or archaeological value, as it relates to the history, government, and culture of the state.

Household – Individual, family, or group of individuals living together in a unit.

Householder or Head of Household – One person in each household is designated as the "householder." In most cases, this is the person or one of the persons in whose name the home is owned, being bought, or rented. If there is no such person in the household, any adult household member 15 years of age or can be designated as the "householder." Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder lives with one or more persons related to him or her by birth, marriage, or adoption. A nonfamily householder lives alone or with nonrelatives only.

Housing Unit – A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms, or a single room, occupied as separate living quarters, or, if vacant, intended for occupancy as separate living quarters.

Income – Includes wage and salary income, nonfarm net self-employment income, farm net self-employment income, interest, dividend, royalty, or net rental income, Social Security or Railroad Retirement income, public assistance or welfare income, and all other income. The figures represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

Infill – The development of new housing or other buildings on scattered vacant sites dispersed throughout built-up areas.

Kitchen Facilities – A unit has complete kitchen facilities when it has all of the following:

- a. An installed sink with piped water
- b. A range, cook top and convection or microwave oven, or cook stove
- c. A refrigerator.

All kitchen facilities must be located in the structure, but need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An icebox is not considered a refrigerator.

Manufactured Building – Modular building, or factory-built building means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures.

Manufactured Home – A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards. For the purpose of this element, mobile homes built after the 1976 Act and “manufactured homes” are synonymous. Because mobile/manufactured homes do not meet the requirements of Chapter 553, F.S., they are ineligible for State Housing Initiatives Partnership (SHIP) Program funding.

Median Income – A determination made through statistical methods establishing a middle point for determining income limits. Median is the amount that divides the distribution into two equal groups—one group having income above the median and the other having income below the median.

Mobile Home – Commonly referred to by the sales industry as “manufactured homes” are built to U.S. Department of Housing and Urban Development (HUD) standards, are installed on temporary foundations (concrete pads, dry-stacked blocks and tie-down), are not considered real property, and generally depreciate in value similar to an automobile. Insurance rates are generally higher for mobile homes, especially in Florida. This industry is regulated in Florida by the Department of Highway Safety and Motor Vehicles (DHSMV). Upon installation, a mobile home’s wheels and axles may be removed, but the integral

chassis must stay in place. To be acceptable in Florida, a mobile home must bear the HUD label and be installed by a mobile home installer licensed by DHSMV.

Modular Home – A house or duplex designed, built, permitted and inspected to the Florida Building Code (FBC), and installed on permanent foundations (e.g., poured footers, stem walls & poured piers or engineered slabs, just like site built homes) that are designed and built specifically for that home by a contractor licensed by the Department of Business and Professional Regulation (DBPR). It is a violation of Florida Statutes for a mobile home installer to install a modular home.

Monthly Owner Costs – Include the sum of payments for mortgages, deeds of trust, or similar debts on the property, real estate taxes, fire and hazard insurance on the property, utilities (electricity, gas, and water), and fuels (oil, coal, kerosene, wood, etc.).

Monthly Owner Costs as Percentage of Income – The selected monthly housing costs are expressed as a percentage of monthly household income (total household income divided by 12). The percentage is presented for the same owner-occupied units for which selected monthly owner costs were tabulated. The statistics reflect the exclusion of owner-occupied units. Units occupied by households that reported no income or a net loss comprise the category, “Not computed.”

Multi-Family Unit – A building designed for and occupied by more than one family, with cooking facilities for the exclusive use of each family.

Plumbing Facilities – Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any one of the three facilities are not present.

Rehabilitation – The act or process of returning a property to a state of utility through repair or alteration to correct major structural and safety deficiencies to make possible an efficient contemporary use while preserving those portions or features of the property significant to its historical, architectural or cultural value. The SHIP Rule [(FAC 9I-37.002(35)] defines rehabilitation as “...repairs or improvements which are needed for safe or sanitary habitation, correction of substantial code violations, or the creation of additional living space.”

Relocation housing – Refers to dwellings made available to families displaced by public programs, provided such dwellings are decent, safe, and sanitary and within the financial means of the families or individuals displaced.

Seasonal and Migratory Units – Housing units intended by their design, location, or character to be occupied only during certain seasons of the year or held for occupancy by migratory workers employed in farm work during the crop season. If such units are occupied by persons having a usual address elsewhere, they are classified as vacant.

Specified Renter-Occupied Housing Units – Renter-occupied housing units except one-family houses on 10 or more acres.

Standard Housing Unit – One that has no apparent structural defects, or may have defects of a minor nature that would require repair during the course of routine maintenance. A standard unit can range from one that is of fair quality, frequently mass-produced where low cost production is a primary consideration, to homes that are designed individually and reflect top workmanship with considerable attention to detail, special design, top quality materials, and many luxury items. While a few homes may exhibit an overall quality of materials and workmanship that may be below average, the buildings are not substandard and will meet minimum requirements of lending institutions, mortgage insuring agencies and building codes. Substandard housing units fall into two categories for degree of severity – deteriorated and dilapidated.

Substandard deteriorated – One that can be brought up to standard condition with rehabilitation. Such housing has one or more defects of an intermediate nature that can be corrected for the unit to provide safe and adequate shelter. The repairing or restoration of a dwelling unit where the value of such repair or restoration will contribute more value to the dwelling unit than the cost of the repair is a major guideline for determining the severity of the housing condition. These units may show several critical defects such as structural damage, unsafe porches or steps, major roof repair, or missing windows, but overall appears to be economically feasible for rehabilitation efforts. Specifically substandard housing has been described as a housing unit having one or more of the following characteristics:

- a. Lacks complete plumbing facilities
- b. Lacks any heating facilities
- c. Has sufficient structural damage that it does not meet minimum housing code requirements.

Substandard dilapidated – A unit that appears to be considerably past the point of rehabilitation. The unit may lack complete plumbing or sanitary facilities for the exclusive use of the occupants, may be in violation of one or more major sections of an applicable building code where such violation poses a serious threat to the health of the occupant, or may have been declared unfit for human habitation. These dwelling units seem unsafe and

dangerous to human life and the majority are considered beyond repair and should be demolished.

Tenure – A housing unit that is owner-occupied or renter-occupied. A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All other occupied units are classified as "renter-occupied," including units rented for cash rent and those occupied without payment of cash rent.

Vacant – A housing unit is vacant if no one is living in it, unless the occupants are only temporarily absent. New units not yet occupied are counted as a dwelling but considered vacant when windows and doors are in place, finish floors are laid, and the building exterior is weatherproof.

Value of Owner-Occupied Housing Unit – An owner's estimate of how much the house and lot would sell for if it were for sale. This statistic is collected for Specified Owner-Occupied Housing Units.

Year-Round Housing Units – Data on housing characteristics in the 1990 Census were limited to year-round housing units (i.e., all occupied units plus vacant units available or intended for year-round use). Vacant units intended for seasonal occupancy and vacant units held for migratory labor are excluded.

Year Structure Built – Refers to when the building was first constructed, not when it was first added to, or converted. For a houseboat or mobile home or trailer, the manufacturer's model year is assumed to be the year built.

Infrastructure Element

Biochemical Oxygen Demand (BOD) – The quantity of oxygen used in the aerobic stabilization of wastewaters and polluted waters. The standard 5-day BOD value is commonly used to define the strength of municipal wastewaters, to evaluate the efficiency of treatment by measuring oxygen demand remaining in the effluent and to determine the amount of organic pollutant in surface waters.

Domestic Waste – Human body waste and household-type wastes, including bath and toilet type wastes, laundry wastes, kitchen wastes, and other similar wastes from household or established appurtenances.

Effluent – Liquid by-product of the wastewater treatment process.

Force Main – A pressurized segment of the collection system.

Infiltration – Water, other than wastewater, that enters a sewer system (including sewer service connections and foundation drains) from the ground through such means as defective pipes, pipe joints, connections, or manholes.

Inflow – Water, other than wastewater, that enters a sewer system (including sewer service connections) from sources such as, but not limited to, roof leaders, cellar drains, yard drains, area drains, drains from springs and swampy areas, manhole covers, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, storm waters, surface runoff, street wash waters or drainage.

Influent – Wastewater or other liquid (raw or partially treated) flowing into a reservoir, basin, treatment process, or treatment plant.

Interceptors – Carry flows from the collector sewers to the point of treatment or disposal of the wastewater.

Land use – The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted Comprehensive Plan or element or portion thereof, Land Development Regulations, or a land development code, as the context may indicate.

Level of Service – An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Level of Wastewater Treatment – The proportion of solid and organic materials removed from the wastewater. The most common levels of treatment are primary, secondary, tertiary.

Lift Station – A pumping facility that discharges flow directly into a gravity conduit.

NPDES – National Pollution Discharge Elimination System.

OSTDS – On Site Sewage Treatment Disposal System

Primary Treatment – Removes between 30 and 35 percent of the organic material and up to 50percent of the solids from the sewage. Because screens and settling tanks are the most common methods used to remove the solids, this process is also referred to as physical treatment.

Sanitary Sewer Facilities – Structures or systems designed for the collection, transmission, treatment, or disposal of wastewater and includes trunk mains, interceptors, treatment plants, and disposal systems.

Secondary Treatment – Removes between 80 and 90 percent of the total organic material and suspended solids from the sewage. This level of treatment generally requires multiple steps involving one biological process and one or more processes for removal of suspended solids.

Sludge – The accumulated solids separated from liquids during processing, or the precipitate resulting from chemical treatment, coagulation, or sedimentation of wastewater.

Tertiary Treatment – A level of wastewater treatment, which removes the organic material and suspended solids, synthetic organic compounds and inorganic chemicals. If not removed, these agents may cause pollution problems. Tertiary treatment adds steps to the primary and secondary processes, which will remove these pollutants. The most common tertiary processes remove

Sanitary Sewer Facilities – A structure of systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants, and disposal systems.

Sanitary Sewer Interceptor – A sewerage conduit that connects directly to, and transmits sewage to, treatment plant.

Sanitary Sewer Trunk Main – A sewerage conduit that connects directly to, and transmits sewage to, an interceptor.

Seasonal Population – Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farm worker, and other short-term and long-term visitors.

Wastewater – A combination of the liquid and water-carried wastes from residences, commercial buildings, industrial plants, and institutions, together with any groundwater, surface water, and storm water that may be infiltrated.

Conservation Element

Agricultural Uses – The use of land for bona fide agricultural purposes including but not limited to crops, pasture, orchards, vineyards, plant nurseries, groves, and silviculture areas.

Aquifer – The geologic formation that is capable of storing and yielding a significant amount of groundwater to wells, springs, or surface waters.

Beach – The zone unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation, usually the effective limit of the storm waves. Beach as used in the coastal Management Element requirements is limited to oceanic and estuarine shorelines.

Clustering – The grouping together of structures and infrastructure on a portion of development site.

Coastal High Hazard Areas – The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes computerized storm surge model and as defined by Chapter 163.3178(2)(h), Florida Statutes. There are no Coastal High Hazard Areas in or around Interlachen.

Comprehensive Emergency Management Plan – The plan prepared by the county civil defense or county emergency management agency covering hazard mitigation, emergency preparedness, emergency response, emergency recovery, and hurricane evacuation.

Drainage Basin – The area defined by the topographic boundaries, which contributes storm water to a watershed, drainage system, estuarine waters, or ocean waters, including all areas artificially added to the basin.

Drainage Facilities – A system of man-made structures designed to collect, convey, hold, diver tor discharge storm water and include sewers, canals, detention structures and retention structures.

Dune – A mound or ridge of loose sediments, usually sand-sized sediments, lying land ward of the beach and deposited by any natural or artificial mechanism.

Environmentally Sensitive Lands – Areas of land or water determined by the federal, state, or local government, based on known criteria that must be protected to conserve or protect natural habitats and or ecological systems.

Essential Habitat – Habitat which if lost would result in elimination of the Endangered and Threatened Species and Species of Special Concern from the area in question. Essential Habitat typically provides functions for the Endangered and Threatened Species during restricted portions of that species life cycle.

Estuary – A semi enclosed, naturally existing coastal body of water, which has free connection with the open sea and within which seawater is measurably diluted with fresh water derived from riverine systems.

Evacuation Routes – Routes designed by the county civil defense authorities or regional evacuation plan, for the movement of persons to safety, in the event of a hurricane or other natural or man-made disaster.

Floodplain – Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Flood Prone Areas – Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

Floridan Aquifer – A water zone located in the Ocala and Avon Park geological formations generally associated with the Eocene Age and overlain by the Hawthorne Formation of Miocene Age, which varies in thickness and depth and stores groundwater. The Floridan Aquifer is a natural resource of regional and state significance.

Greenway – A corridor of protected open space managed for conservation or recreation and may follow natural land or water features like ridges or rivers or may follow human landscape features like abandoned railroad corridors or canals that may also be used by wildlife as transit corridors.

Habitat – Environmental characteristics conducive to survival of certain plants and animals based on favorable soil types, topography, hydrology, mineral content, and vegetative communities.

Historic Resources – All areas, districts, or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places or designated by a local government as historically, architecturally or archaeologically significant.

Hurricane Shelter – A structure designated by federal, state, or local officials as a place of safe refuge during a storm or hurricane.

Infrastructure – Those man-made structures or natural systems that serve the common needs of the population, such as: utilities potable water systems, potable water wells serving a system, sewage disposal systems, solid waste disposal sites or retention areas, storm water systems, piers, docks, wharves, breakwaters, bulkheads, seawall, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways.

Listed Species – Animals or plants identified as Endangered, Threatened, or Species of Special Concern by the United States Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission or the Florida Department of Agriculture.

Marine Habitat – Submerged land or semi-submerged lands where the characteristics are conducive to survival of certain plants and animals such as mangroves, sea grass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, near shore mineral deposits, and offshores and deposits.

Minerals – All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths contained in the soils or waters of the state.

Natural Drainage Features – The naturally occurring features that accommodate the flow of significant amounts of storm water, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

Natural Drainage Flow – The pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

Natural Groundwater Aquifer Recharge Areas – Areas contributing to or providing volumes of water to contribute to the storage or regional supply and flow of an aquifer.

Nonpoint Source – Any source of water pollution that is not a point source.

Ocean Waters – Waters of the Atlantic Ocean, Gulf of Mexico, or Straits of Florida, excluding estuaries.

Open Spaces – Undeveloped lands suitable for passive recreation or conservation uses.

Point Source – Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure from which water may be discharged.

Pollution – Shall have the same meaning as defined in Chapter 403, Florida Statutes.

Potable Water Facilities – A system of structures designed to collect, treat, or distribute potable water, and include water wells, treatment plants, reservoirs, and distribution mains.

Public Access – The ability of the public to physically reach, enter, or use recreation sites including beaches and shores.

Recharge – Water entering the aquifer from any source, including infiltration from rainfall, soil moisture, drainage wells, and surface water bodies.

Shoreline or Shore – The interface of land and water.

Strategic Habitat Conservation Areas – The purpose of Strategic Habitat Conservation lands is to protect some of the state’s rarest animals, plants, and natural communities with a land base necessary to sustain population now and into the future. Currently, there are no such areas designated in or around the Town of Interlachen.

Surficial Aquifer System – The uppermost-unconfined permeable hydro geologic unit contiguous with the land surface.

Vegetative Communities – Ecological communities classified based on the presence of certain soils and vegetation.

Water-Dependent Uses – Activities carried out only on, in or adjacent to water areas because the use requires access to the water body.

Water-Related Uses – Activities not directly dependent on water access, but which provide goods and services associated with water-dependent or waterway uses.

Water Wells – Wells excavated for the supply of potable water for public or private consumption or industrial use.

Wetlands (defined by federal and state law) – Generally, areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.

Recreation and Open Space Element

Active parks – These parks provide primarily athletic facilities including ball fields, courts, pools, and playgrounds. Many of the sites are located adjacent to schools.

Environmentally Sensitive Lands – Areas of land or water determined by the federal, state, or local government, based on known criteria that must be protected to conserve or protect natural habitats and or ecological systems. Any land area and/or related water resources that may be determined to contain naturally occurring and relatively unaltered flora, fauna, or geologic conditions and whose interdependent biophysical components, including historical and archaeological resources might be essentially preserved intact by acquisition. This includes but is not limited to, high quality wetlands and buffer areas, native plant communities, and listed species habitat. Nothing in this definition shall be

construed to prohibit silvicultural operations which employ the Florida Department of Agriculture and Consumer Affairs Best Management Practices, as revised in 1993.

Greenway – A linear open space protected and managed as part of linked conservation lands or recreation opportunities, as defined by Chapter 9K-7.002(14) F.A.C. Greenways typically follow natural landscape features such as rivers, streams, shorelines, man-made corridors such as utility and abandoned railroad right-of-ways, and scenic roadways. Greenways may protect the habitat of native plants and wildlife, maintain wildlife movement routes and natural connections, or provide opportunities for outdoor recreation.

Passive Park – This is open public land on to which one may step without a pass or fee. Typically, there is no theme or structure of declared purpose.

Section 193.501, Florida Statutes – Concerns the assessment of environmentally endangered lands or lands used for outdoor recreational or park purposes when land development rights have been conveyed or conservation restrictions have been covenanted.

Shoreline or Shore – The interface of land and water.

Water Access – Water access parks are designed to allow public access to water resources and include facilities such as boat launch, fishing, picnic, playgrounds, and restrooms.

Intergovernmental Coordination Element

FDEP – Florida Department of Environmental Protection

FDOT – Florida Department of Transportation

ILA (Interlocal Agreement) – An Agreement among governmental entities such as the Town of Interlachen and Putnam County for mutually beneficial ventures such as school concurrency management.

LOS – Level of Service

NEFRC – Northeast Florida Regional Council

PDD – Planning and Development Department

PSFE – Public Schools Facilities Element

SJRWMD – St. Johns River Water Management District

TPO – North Florida Transportation Planning Organization (aka MPO)

Capital Improvements Element

Annual General Fund Debt Service – The debt service expenditures that are funded by the General Fund.

Capital Budget – The portion of each local government's budget, which reflects capital improvements, scheduled for a fiscal year.

Concurrency – With regard to the provision of facilities and services, the assurance that, the necessary public facilities and services to maintain the Town's adopted level of service standards are available when the impacts of development occur.

Concurrency Management System – The procedures and/or process the Town will use to assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time the impact of the development occurs.

Direct Net Debt – The amount of debt excluding self-supporting debt

Infrastructure – Man-made structures and natural systems that serve the common needs of the population, such as: utilities, potable water systems, potable water wells serving a system, solid waste disposal sites or retention areas, storm water systems, sewage disposal systems, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges and roadways.

Public Facilities – Major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

Rural Area – Predominantly undeveloped areas that generally remain unplatted. Development in these areas tends to be at very low densities and intensities creating little demand for community-serving supporting uses.

Services – The programs and staff determined necessary by the Town or County to provide adequate operation and maintenance of public facilities and infrastructure, educational, health care, social and other programs necessary for the health and welfare of the Town.

Public School Facilities Element

Ancillary Plant – A building or facility necessary to provide district wide support services, such as energy plant, bus garage, warehouse, maintenance building, or administrative building.

Auxiliary Facility – The spaces located at educational plants, which are not designated for student occupant stations.

Available Capacity – A factor to be used to determine school concurrency determined by current permanent FISH capacity.

Capacity – The number of students that may be housed in a facility for the testing period based upon the permanent FISH capacity calculations.

Capital Improvements – Physical assets constructed or purchased to provide, improve, or replace a public facility and which are large scale and high in cost. The cost of capital improvement is generally nonrecurring and may require multiyear financing.

Core Facility – The cafeteria, media center, gymnasium, toilet facilities, and circulation space of an educational facility.

Concurrency – With regard to the provision of facilities and services, the assurance that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

Concurrency Management System – The procedures and/or process the Town will use to assure that development orders and permits when issued will not result in a reduction of the adopted level of service standards at the time the impact of the development occurs. Applied to schools, such a process is called a school concurrency management system.

Concurrency Requirement – A growth management tool for ensuring the availability of adequate public facilities and services to maintain adopted levels of service necessary to accommodate the impacts of development.

Cost per Student Station – Cost per Student Station includes all costs of providing instructional and core capacity facilities as published in the Educational Specifications, State Requirements for Educational Facilities(SREF), Florida Building Code and designed using the standards listed in the Facilities Services Design Guidelines developed by the School District, including school facility construction cost, hurricane hardening of structures, required on and off-site infrastructure costs, including land, professional fees for architects, engineers, construction managers, design, DCPS athletic costs, buildings, equipment, furniture, and site improvements.

Developer – Any person, including governmental agency undertaking any development.

Development Order – Means an order granting, or granting with conditions an application for a building permit.

Development Permit – Means any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

Educational Facilities – The public buildings and equipment, structures, and special educational use areas that are built, installed or established to serve educational purposes only.

Educational Facilities Work Plan – The listing of capital outlay projects for a five-year period that is adopted as part of the educational facilities plan. The work plan must include a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities and a schedule of capital outlay projects necessary to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs.

Education Plant Survey – A systematic study of educational and ancillary facilities conducted every five years, to evaluate existing facilities, and to plan for future facilities to meet proposed program needs.

Financial Feasibility – An assurance that sufficient revenues are currently available or will be available from committed or planned funding sources for the five-year capital improvements schedule.

FISH Florida Inventory of School Houses Capacity – The report of the permanent capacity of existing public school facilities. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on a percentage of the total number of existing student stations and designated size for each school type, based on the Department of Education(DOE) formulas.

Infrastructure – Man-made structures and natural systems that serve the common needs of the population, such as: utilities potable water systems, potable water well serving a system, solid waste disposal sites or retention areas, storm water systems, sewage disposal systems, piers, docks, wharves, breakwaters, bulkheads' seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges and roadways.

Interlocal Agreement – An Agreement between governmental entities such as the Town of Interlachen and Putnam County containing the specific details of the school concurrency management system including the establishment of a process and uniform methodology for determining proportionate share mitigation. A school concurrency management system cannot be created by a single local government body acting alone.

Level of Service (LOS) Standards – A standard established to measure utilization or capacity of a facility, expressed as the percentage or ratio of student enrollment to the capacity of the school.

Maximized Utilization – the use of student capacity at each school to the greatest extent possible, based on the adopted LOS and the total number of permanent student stations according to FISH inventory, taking into considerations such as, core capacity, special programs, transportation costs, geographic impediments, court ordered desegregation, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type and provide equitable distribution of student enrollment district-wide.

Mitigation Banking – The means by which a residential developer or a group of developers may front the cost of contributing land or constructing school facilities and be reimbursed by future residential development.

Permanent Student Station – An area within a school that provides instructional space for a student, as specified by the FISH inventory.

Proportionate Share Mitigation – A developer funded improvement or contribution identified in a binding and enforceable agreement between the developer and the Town to provide compensation for the additional demand on deficient public school facilities created through residential development.

Public Facilities – Major capital improvements including but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, education, parks and recreation, health systems and facilities.

Public School Facilities Element (PSFE) – The specific details contained in the interlocal agreement must become part of each local government’s comprehensive plan.

Residential Development – Any development that is comprised of dwelling units, in whole or in part, for permanent human habitation.

School Concurrency Ordinance – The legislation adopted by the County implementing its school concurrency management system. School Type: Elementary, Middle, and High School

State Requirements for Educational Facilities (SREF) – The Florida Department of Education’s standards regulating the construction of educational facilities.

Student Generation Rate – Student Generation Rate shall be calculated for each school type by dividing the total number public school students actually enrolled in that school type by the number of total housing units for the same year.

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