

## **G. INTERGOVERNMENTAL COORDINATION ELEMENT**

### **Goal G.1**

**Effective Intergovernmental Coordination programs that aid in the provisions of services and management of growth between the County, municipalities, regional, state, and federal entities.**

#### **Objective G.1.1**

##### **Coordination and Review Procedures of All Local Plans**

The County shall continue to coordinate and review procedures of the County Comprehensive Plan with the plans of the School Board, municipalities within the County, independent authorities, Duval, Flagler, Clay, and Putnam Counties, and regulatory agencies.

#### **Policies**

- G.1.1.1 The County shall continue its participation in the information-sharing activities at meetings, as necessary. The County shall continue to coordinate on the formal responsibilities of the School Board, municipalities, independent authorities, Flagler, Duval, Clay and Putnam Counties, and the State regulatory agencies plans with the County's Comprehensive Plan.
- G.1.1.2 The County shall continue to follow procedures for the purpose of municipal annexations, municipal incorporation, and joint infrastructure service areas. If any revisions to procedures are needed and if an agreement cannot be reached to the mutual satisfaction of all parties, the County shall initiate the formation of a committee for the purpose of plan coordination, or implement a dispute resolution process pursuant to Policy G.1.4.
- G.1.1.3 The County shall continue to meet with the School Board in scheduled joint workshop sessions on a quarterly basis to provide opportunities to discuss issues of mutual concern. In addition, the Boards will evaluate mutually agreed upon criteria in their review of development plans, selection of school sites, and construction of schools.
- G.1.1.4 The County shall maintain its membership on the North Florida Transportation Planning Organization (NFTPO) and Northeast Florida Regional Council (NEFRC) and other active multi-regional and multi-jurisdictional bodies.

- G.1.1.5 The County shall review the County's Comprehensive Plan and Plan amendments for consistency with the State Comprehensive Plan and the Strategic Regional Policy Plan.
- G.1.1.6 St. Johns County shall continue to formally notify adjacent local governments of formal meetings/workshops held during the early project planning stages of site identification for annexations, land use amendments, and Locally Undesirable Land Uses (LULUs). LULUs located within two miles of an adjacent local government's boundaries shall notify the surrounding governments of this proposal. If an agreement on these issues is not reached to the mutual satisfaction of all involved parties the County shall implement a dispute resolution process pursuant to Objective G.1.4.
- G.1.1.7 St. Johns County shall coordinate with adjacent governments and jurisdictional agencies for the management of joint beaches, shorelines, and waterbodies.
- G.1.1.8 The County shall coordinate intergovernmental planning efforts with the St. Augustine - St. Johns County Airport Authority on the Airport Master Plan, as required by 163.3177, (6) (a), F.S. on compatibility of uses with adjacent lands, and other applicable agencies directed towards improving mass transit and transportation.
- G.1.1.9 St. Johns County shall coordinate with the St. Augustine - St. Johns County Airport Authority on changes to the *St. Augustine Airport Master Plan Update* and the *FAA Part 150 Noise Study*, and shall recommend proposed changes to the Airport Overlay District.
- G.1.1.10 St. Johns County shall continue to maintain an inventory and have available comprehensive plans from adjacent local governments.

**Objective G.1.2**  
**Intergovernmental Review of Proposed Development**

**The County shall continue to maintain coordination mechanisms that address the impacts by County development proposed in the County's Comprehensive Plan upon the environment, traffic circulation, public facilities, and drainage in municipalities in the County, and adjacent jurisdictions, Duval, Flagler, Clay, and Putnam Counties, the Region, and the State. The County shall continue to provide a reciprocal coordination between the County, County municipalities, and adjacent counties to review the impacts of development and other planning issues.**

**Policies**

- G.1.2.1      The County shall continue to review the County Comprehensive Plan, Plan amendments, Developments of Regional Impacts (DRIs), and development plans for relationships and impacts on the comprehensive plans of the adjacent local governments: Duval, Flagler, Clay, and Putnam Counties, and the municipalities of Hastings, St. Augustine, and St. Augustine Beach, and require notification of affected jurisdictions of proposed development.
  
- G.1.2.2      St. Johns County shall continue to disseminate information on developments in St. Johns County that may impact upon adjacent local governments, state agencies, and federal agencies, as applicable.
  
- G.1.2.3      St. Johns County shall continue to review adjacent local governments' Comprehensive Plan amendments, proposed annexations, land use changes, DRIs, and development plans for review for relationships and impacts on St. Johns County. In addition, the County shall encourage the establishment of interlocal agreements between local governments to share information, to notify the County of proposed development, and to address planning issues, where determined necessary.

**Objective G.1.3**  
**Level of Service Standards for Public Facilities**

**The County shall continue to coordinate with those state, regional, and local entities responsible for operating and maintaining any public facility, in order to establish Level of Service (LOS) Standards for such facilities.**

**Policies**

- G.1.3.1      The County shall utilize the NFTPO, and meetings with the FDOT, state environmental permitting agencies, regional authorities, adjacent counties and municipalities, and any local entity having responsibilities in providing facilities and services concurrent with the impacts of development, to exchange information and coordinate adopted levels of service standards.
  
- G.1.3.2      The County shall review and recommend to the Board of County Commissioners that public facilities and applicable private facilities are available at the adopted level of service as provided in the County's Concurrency Management system.
  
- G.1.3.3      St. Johns County shall continue to maintain information on Level of Service standards.

**Objective G.1.4**  
**Local, Formal Dispute Resolution Process**

**The County shall use a formal dispute resolution process for intergovernmental disputes.**

**Policies**

G.1.4.1        The County shall initiate a formal dispute resolution process to resolve local conflicts between neighboring jurisdictions in a timely manner. Such local dispute resolution process will be executed in the form of an interlocal or other formal agreement between the County and the municipalities in the County, and adjacent counties.

G.1.4.2        The County shall use the Northeast Florida Regional Council’s informal dispute resolution process when intergovernmental disputes and or inter-jurisdictional incompatibilities are identified, as required by Florida Statutes.

**Objective G.1.5**  
**Joint Planning Between Local Governments**

**The County shall continue to identify and coordinate on planning topics of concern between local governments that would benefit from joint planning efforts and initiate coordination when determined necessary.**

**Policies**

- G.1.5.1      The County shall coordinate planning activities required by its Comprehensive Plan with the plans and activities of other governmental entities.
- G.1.5.2      The County shall continue its intergovernmental responsibilities related to municipalities and adjacent counties by refining and creating additional procedures and interlocal agreements, where necessary.
- G.1.5.3      The County shall continue to coordinate with the municipalities in the County and the adjacent counties to identify and consider the following areas of mutual concern:
- (a)      Improved communication between the County and other local, regional, and state agencies;
  - (b)      Local and regional resources, including, but not limited to, environmental issues and affordable housing;
  - (c)      Consistency between the County Comprehensive Plan, the Comprehensive Plans of municipalities within the County, the plans of adjacent counties, the plans of the school district, and the plans of other units of local government providing services but not having regulatory authority over the use of land;
  - (d)      Activities having extra-jurisdictional impact;
  - (e)      Concurrency management systems and level of service standards;
  - (f)      Expected impacts;
  - (g)      Notification of affected jurisdictions;
  - (h)      Measures to mitigate impacts;

(i) A dispute resolution process as required by Florida Statutes.

- G.1.5.4 The County shall utilize the review and comment procedures established by the Northeast Florida Regional Council (NEFRC) and the Florida Department of Community Affairs (DCA) for Comprehensive Plans and Plan Amendment proposals of other local governments in order to ensure consistency between the County's Comprehensive Plan and the local Comprehensive Plans of municipalities and Clay, Duval, Flagler, and Putnam Counties.
- G.1.5.5 The County shall review proposed Comprehensive Plan Amendments and Evaluation and Appraisal Reports submitted by adjacent counties and municipalities.
- G.1.5.6 The County shall continue to coordinate with the Northeast Florida Regional Council (NEFRC) to provide coordination between St. Johns County planning activities and the planning activities of the municipalities within the County and the counties of Clay, Duval, Flagler, and Putnam.
- G.1.5.7 The County shall promote joint meetings between the Board of County Commissioners and elected officials of other jurisdictions, as needed.
- G.1.5.8 The County staff shall coordinate with the staffs of municipalities and adjacent counties to identify inconsistencies and conflicts between the County's Comprehensive Plan and each local plan, as necessary.
- G.1.5.9 The County shall continue to coordinate with private water and sewer franchises to obtain the location of private water and sewer lines within their service areas.
- G.1.5.10 The County shall initiate and facilitate joint planning area agreements with municipalities prior to municipal annexations and incorporations, when necessary.
- G.1.5.11 When it is deemed beneficial by the County, the County may enter into agreements to either provide or receive potable or non-potable water.

**Objective G.1.6**  
**Extra-Jurisdictional Impacts from Non-DRI Projects**

**The County shall continue to coordinate with municipalities and adjacent counties to address the extra jurisdictional impacts of Non-DRI projects to meet and ensure adequate facilities and services are available to support existing and proposed development through the County Concurrency Management System.**

**Policies**

- G.1.6.1      The County shall continue to implement its Concurrency Management System to ensure the availability of public facilities and services needed to support development concurrent with the impact of such development in the unincorporated areas.
  
- G.1.6.2      St. Johns County shall continue to inform adjacent local governments of a proposed amendment to the Comprehensive Plan, including the Future Land Use Map and Zoning Maps, when the proposal is located approximately one mile from the jurisdictional boundary of a neighboring jurisdiction. The County shall inform adjacent local governments of proposed changes beyond the one-mile distance from a jurisdictional boundary when those proposed changes are deemed to have impacts on adjacent local governments.
  
- G.1.6.3      The County will continue to request that adjacent local governments inform the County of proposed amendments to their Comprehensive Plans, including the Future Land Use Map and the Zoning Maps, when such proposals are located approximately one mile from the jurisdictional boundary of St. Johns County.



**Objective G.1.7**  
**Improve Communication**

**The County shall improve communication, coordination, and cooperation among the various governments, authorities, and agencies.**

**Policies**

- G.1.7.1 Implementation of the County Comprehensive Plan shall involve communication, coordination, and cooperation between the County and municipalities, adjacent counties, and those authorities and agencies providing facilities and services.
- G.1.7.2 The County shall use its website to identify programs, statutes and rules, location, contacts, and special committees on relevant issues for use by the County.
- G.1.7.3 The County shall continue to actively participate on the Northeast Florida Regional Council (NEFRC).
- G.1.7.4 The County shall participate and use the NEFRC's Dispute Resolution Program, when needed.
- G.1.7.5 The County shall ensure consistency between new school construction and related public facilities.
- G.1.7.6 Upon application for initial staff review of plan amendments, actions affecting municipal boundaries, zoning, subdivision, site plan review processes, and special use requests located approximately one mile from any jurisdictional boundary, the County shall notify applicable municipalities and counties and then provide each with the opportunity to provide input regarding the planning or zoning changes. The municipalities and adjacent counties shall be requested to reciprocate by notifying the County on such changes requested within their jurisdiction and by providing the County with an opportunity to provide input regarding those changes.
- G.1.7.7 The County shall ensure that amendments to its Comprehensive Plan are consistent with the *Strategic Regional Policy Plan*; the *State Comprehensive Plan* (Chapter 187, F.S.); the *Local Government Comprehensive Planning and Land Development Regulation Act* (Chapter 163, F.S.); and the *Minimum Criteria for Review of Local Government Comprehensive Plans and Plan Amendments and Determination of Compliance* (Florida Administrative Code, Rule 9J-5).

G.1.7.8 The County shall request that all annexations by municipalities be consistent with the provisions of Florida Statutes. In addition, County staff shall attend appropriate public meetings concerning potential annexations, if needed.

**Objective G.1.8  
Dredged Spoil Disposal Sites**

**The County shall continue to coordinate with appropriate federal and state agencies and the public in identifying dredged spoil disposal sites, and shall develop a resolution process to address conflicts regarding dredged spoil disposal sites.**

**Policies**

- G.1.8.1 By December 2013, the County shall consider standards for designation of dredged spoil disposal sites in the County's Land Development regulations based on the following criteria:
- (a) Sites should be located near waterways to be dredged.
  - (b) Preferred sites should be areas that have been previously altered or disturbed containing non-vegetative material.
  - (c) Sites should not abut residential land uses unless sites are sufficiently large to adequately buffer the residential areas.
  - (d) Sites should not support Essential Habitat, Listed species, or contain historically significant resources.
  - (e) Sites should not contain wetlands, unless the wetlands are degraded/nonfunctional and the wetland impacts are mitigated.
  - (f) Sites shall be approved by all agencies that have jurisdiction over these facilities.
- G.1.8.2 The County shall coordinate with the Florida Inland Navigational District (FIND), and other federal and state agencies on the location of dredged spoil disposal sites to ensure availability of appropriate sites.
- G.1.8.3 The County shall locate dredged spoil disposal sites on the *Future Land Use Map* series.
- G.1.8.4 Any conflicts between St. Johns County and a public agency seeking a dredged spoil disposal site that cannot be resolved locally will be resolved through the dispute resolution process established pursuant to Objective G.1.4.

**Objective G.1.9**  
**Growth Management/Environmental Coordination**

**The County shall continue to maintain and implement existing Growth Management/Environmental Coordination Mechanisms, and establish others, as necessary.**

**Policies**

- G.1.9.1 The County shall continue to utilize the LAMP Conservation Board to oversee a *Land Acquisition and Management Program* for the unincorporated County and participating municipalities.
- G.1.9.2 The County shall coordinate future land acquisitions for greenways with the Office of Greenways and Trails and other appropriate state or federal agencies.
- G.1.9.3 The County shall support and pursue the acquisition of ecologically significant lands that can be set aside as open space through local, state, and federal acquisition programs funded through grants, bonds, land trust funds, or other appropriate funding mechanisms.
- G.1.9.4 The County shall work with other public agencies for the development of compatible multi-use programs for the public lands within the County.
- G.1.9.5 The County shall coordinate with the St. Johns River Water Management District to ensure that adequate water supplies will be available to meet existing and projected future demands.
- G.1.9.6 St. Johns County, in coordination with DEP, shall encourage all new and existing Marinas or boatyards to participate in the DEPs Clean Marina Program or the Clean Boatyard Program.
- G.1.9.7 The County shall work with the appropriate Federal and State agencies in locating shellfish harvesting area signs at appropriate locations along the Intracoastal Waterway.
- G.1.9.8 St. Johns County shall support and encourage continued water quality monitoring by local, state, and federal agencies that will identify and formulate plans to address point and non-point sources of surface water pollution.
- G.1.9.9 The County shall promote water conservation through implementation of the water conservation plan submitted as a part of the consumptive use permitting process.

- G.1.9.11 St. Johns County shall coordinate with the School Board to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Florida Statutes, regarding flood plain and school building requirements.
- G.1.9.12 The County shall work with the Florida Department of Environmental Protection (DEP), the Florida Fish and Wildlife Conservation Commission (FWC), and other appropriate governmental agencies in the implementation of the St. Johns County Manatee Protection Plan (MPP) (2005).
- G.1.9.13 The County shall protect sea turtles by implementing the St. Johns County Habitat Conservation Plan and through coordination with the DEP, FWC, and U.S. Fish and Wildlife Service (FWS) on the enforcement and protection of sea turtles during their nesting times.
- G.1.9.14 The County shall provide technical support and assistance to State and Federal agencies including the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), and the St. Johns River Water Management District (SJRWMD) in their inventory, assessment, and mapping of existing fish and wildlife habitat, significant upland communities, and wildlife corridors, as provided in Conservation Policy E.2.2.7.
- G.1.9.15 The County shall continue to implement the County Greenway, Blueway & Trails Master Plan to protect and enhance the natural, cultural, and historical resources of the County while providing interconnecting accessways between public conservation and park lands. The established Greenways/Blueways/Trails shall be coordinated with the surrounding counties and municipalities.
- G.1.9.16 The County shall provide technical support and assistance to applicable State and Federal agencies in identifying and inventorying all beaches and dune systems so that they may be protected, enhanced, or renourished.
- G.1.9.17 St. Johns County shall continue to coordinate with governmental agencies on the St. Johns River Surface Water Improvement (SWIM) program, the Northern Coastal Basin SWIM Program, the GTMNERR Management Plan, Pellicer Creek Aquatic Preserve Management Plan, Guana River Marsh Aquatic Preserve Management Plan, the Natural Resources of Regional Significance (NRRS), the St. Johns River American Heritage River designation and any future Management Plan, Habitat Conservation Plan, Manatee Protection Management Plan, and Estuarine Sanctuary Plan to ensure that the County resource protection measures are implemented in conjunction with the existing resource protection plans.

- G.1.9.18 Recognizing that submerged aquatic vegetation (SAV) protects water quality by stabilizing sediments, absorbing nutrients, and providing essential habitats for many species of wildlife, the County shall consider regulations to protect SAV by 2010.
- G.1.9.19 The County shall coordinate with the Florida Department of Agriculture and Consumer Services, Division of Forestry, to ensure that appropriate fire prevention methods are implemented for the burning of land clearing debris within the Rural/Silviculture areas.
- G.1.9.20 The County shall continue to coordinate with the St. Johns County Cooperative Extension Service, the Natural Resources Conservation Service (NRCS), the Florida Department of Agriculture and Consumer Services (Division of Forestry), and the Land Acquisition Management Program (LAMP)/Environmental Advisory Board to develop and implement strategies such as, but not limited to, Best Management Practices (BMPs), conservation easements, tax incentives, and federal and state grants (i.e., forest legacy, stewardship incentive program, farmland protection, wildlife habitat incentive program, etc.) in an effort to maintain agriculture and silviculture activities as viable businesses in the County. In addition, the County shall protect natural resources and wildlife habitats.
- G.1.9.21 The County shall continue to implement Land Development Regulations which address alternative types of protection for each type of Environmentally Sensitive Lands (ESL), and which include the intergovernmental coordination processes provided in Conservation Policy E.2.2.4.
- G.1.9.22 The County shall participate in an education program, in cooperation with the Natural Resources Conservation Service, Agricultural Extension Service, and others, to provide suggestions and guidance to the agricultural and silviculture communities on methods for incorporating wildlife corridors in the management of their lands.
- G.1.9.23 The County shall coordinate with appropriate agencies to implement the objectives and policies of the *Coastal/Conservation Element* and the *Recreation and Open Space Element*.

**Objective G.1.10**  
**Improvements to Coastal and Waterfront Areas**

**The County shall continue to establish agreements or other mechanisms to obtain grant resources for planning activities to improve coastal and waterfront areas including, but not limited to, boat ramps, beach parking, dune cross overs, public access signage, beach renourishment, and waterfront redevelopment.**

**Policies**

- G.1.10.1 The County shall continue to improve physical access to parks and recreational sites by researching and applying for grants and other available funding to acquire and construct parking and access at chosen locations.
- G.1.10.2 The County shall continue to protect the accessibility of public beach access points and easements by pursuing additional beach accessway funding sources.
- G.1.10.3 The County shall continue to protect its public beaches by pursuing additional funding sources to assist funding for future beach renourishment projects.
- G.1.10.4 The County shall continue to investigate and develop additional funding sources (e.g. user fees, parking fees, grants, and other funding sources) for the purposes of funding beach and navigable waterway accesses, parking spaces, dune walkovers, and other related facilities.
- G.1.10.5 The County shall ensure the protection, enhancement, or restoration of the County’s dune systems through LDRs as specified in Policy E.1.2.2. These procedures or regulations shall provide for continued enforcement of Federal, State, or Local coastal construction zone requirements, and the County’s use of beach ramp fees or tolls, consistent with applicable law, for dune restoration and enhancement programs, which prevent further dune damage by controlling beach access.
- G.1.10.6 St. Johns County shall permit the use of local funds for shoreline stabilization and beach renourishment projects. Priority shall be given to projects which demonstrate a high cost-benefit ratio with the least impact to the offshore reef, inshore area, and beach and dune ecological communities.
- G.1.10.7 The County shall investigate alternatives to funding sources for projects in the Coastal Management Area to fund shoreline stabilization for the areas of critical erosion, improve and protect water quality, preservation of marine, estuarine, and beach dune communities and manage coastal waterfront community revitalization, redevelopment, and hazard mitigation.

- G.1.10.8 The County shall seek new funding sources to implement the “Best Management Practices” for water resources identified as shellfish harvesting areas.
- G.1.10.9 The County shall encourage and pursue the acquisition of ecologically significant lands through state or local acquisition programs.
- G.1.10.10 The County shall continue to pursue funding sources for improvements along waterfronts.



**G.1.11**  
**Affordable Housing**

**The County shall continue to initiate intergovernmental coordination programs and policies which will eliminate substandard housing, protect historically significant structures and districts, and foster the development and maintenance of safe and secure neighborhoods with sufficient housing in numbers, costs, and types to support existing and projected population throughout the planning timeframe.**

**Policies**

- G.1.11.1 St. Johns County shall continue to improve the supply of affordable housing for very-low, low, and moderate income households, workforce and special-needs households, and to implement redevelopment programs and neighborhood improvement initiatives. The activities initiated by the County include applying for various funding programs (for housing rehabilitation, infrastructure, public facilities, rent supplement, etc.); developing cooperative, joint-venture relationships (with the private sector, public agencies, and non-profit agencies); providing support to the Affordable Housing Advisory Committee (AHAC); administering the State Housing Initiatives Partnership (SHIP) Program Housing and Finance Authority and other housing programs that supply affordable/workforce housing; and administering the existing and/or consider new Community Redevelopment Agencies (CRA's).
- G.1.11.2 The County shall coordinate with the Northeast Florida Regional Council (NEFRC) to assist the County in addressing the regional issue of migrant farm worker housing.
- G.1.11.3 The County shall seek federal, state, and local funding for the demolition or rehabilitation of substandard housing.
- G.1.11.4 The County shall utilize the Affordable Housing Advisory Committee to provide input on housing and neighborhood improvement initiatives.
- G.1.11.5 The County shall develop and implement programs which promote conservation and rehabilitation of housing for very-low, low, and moderate income households by pursuing federal, state, and private resources to support neighborhood conservation and improvement, and by working cooperatively with neighborhood groups to develop strategies designed to promote comprehensive neighborhood revitalization.

- G.1.11.6 The County shall continue to support cooperative and partnership activities among local governments, the private sector, and non-profit organizations, such as the St. Johns Housing Partnership, the Emergency Shelter and Homeless Coalition, and Housing Finance Authority, to provide housing assistance to meet the needs of very-low, low, and moderate income households.
- G.1.11.7 The County shall continue to coordinate with the Florida Housing Finance Corporation (FHFC) to identify federal, state, and other sources of funding, such as Community Development Block Grant (CDBG) funds and Low Income Housing Tax Credit Program funds earmarked for very-low, low, and moderate income housing, and provide technical assistance and support to private applicants applying for these funds.
- G.1.11.8 The Affordable Housing Advisory Committee shall review housing activities for very-low, low, and moderate-income households and workforce and special need households. The County shall also encourage coordination between the Affordable Housing Advisory Committee and appropriate County Departments to develop a local profile of housing needs for these target groups.
- G.1.11.9 A report shall be presented periodically to the Board of County Commissioners by the St. Johns County Housing and Community Services Department on the status of the County's programs to provide housing for very-low, low, and moderate income households, workforce and special needs households, along with recommended programs that should be instituted to facilitate implementation of the Housing Element.
- G.1.11.10 The County shall continue to coordinate the development of group homes, foster care facilities, and residential care facilities with existing and planned community services and infrastructure.
- G.1.11.11 The County shall continue to coordinate with the Florida Department of State, Division of Historical Resources, to further identify and classify historical/archaeological sites in the County. State Historic Preservation funding and other grants shall be actively pursued to assist in this effort.
- G.1.11.12 The County shall continue to provide technical assistance to property owners on historically significant housing in applying for and utilizing state and federal assistance programs. In addition, the County shall provide information to the St. Johns County Historic Resource Board and St. Augustine Preservation Board or other historic preservation organizations to promote the preservation and reuse of historic resources.

- G.1.11.13 The County shall to continue to work with community based organizations to inform and encourage households to rehabilitate their homes by utilizing the County's SHIP Program.
- G.1.11.14 The County shall ensure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.
- G.1.11.15 The County shall coordinate with local law enforcement agencies to promote programs designed to improve the safety and security of neighborhoods.
- G.1.11.16 The County shall initiate interlocal agreements with adjacent local governments, as deemed necessary or appropriate, to address the County's affordable and/or workforce housing needs if the County determines that:
- (a) Meeting the demand for affordable and or workforce housing is not economically feasible due to unusually high property values; or
  - (b) Meeting the demand for affordable housing is not environmentally feasible due to the physical constraints of the Coastal High Hazard Areas.

**Objective G.1.12**  
**Responsible Infrastructure Improvements**

**The County shall continue to implement intergovernmental coordination programs and policies which contribute to the improvement and expansion of public facilities and services while protecting, managing, and conserving the natural groundwater resources of the County.**

**Policies**

- G.1.12.1 The County shall continue to coordinate with the Florida Department of Environmental Protection (DEP), the St. Johns River Water Management District (SJRWMD), and other applicable agencies to implement the objectives and policies contained in the Infrastructure Element.
- G.1.12.2 In an effort to promote orderly contiguous compact development, the County shall define the extent of where centralized potable water and sanitary sewer utility services will be provided by the various service providers.
- G.1.12.3 The County shall ensure that, prior to the issuance of a development order or permit, the applicant has demonstrated that the project complies with the Federal, State, and Local permit requirements for wastewater systems (package treatment plants).
- G.1.12.4 The County shall continue to establish public education programs on the proper use, inspection requirements, maintenance, and abandonment of septic tanks. The abandonment process shall be based on applicable state and local regulations.
- G.1.12.5 St. Johns County shall support, encourage, and coordinate the water quality monitoring by local, state, and federal agencies which will identify and formulate plans to address point and non-point sources of surface water pollution.
- G.1.12.6 St. Johns County in coordination with DEP shall encourage all new and existing Marinas or boatyards to participate in the DEPs Clean Marina Program or the Clean Boatyard Program.
- G.1.12.7 The County shall continue to pursue federal, state, and local funding sources available for the improvement and expansion of utilities.
- G.1.12.8 The County shall continue to seek new funding sources to implement the Best Management Practices (BMP) for water resources identified as shellfish harvesting areas.

- G.1.12.9 The County shall encourage the Florida Department of Environmental Protection (DEP) to perform regular inspections of large quantity hazardous waste generators (LQGs) and private licensed waste handlers to ensure that bio-hazardous waste which is generated by medical establishments and handled by private firms, is properly managed.
- G.1.12.10 The County shall cooperate with the Northeast Florida Regional Planning Council and other counties in the region to investigate solid waste funding options.
- G.1.12.11 The County shall coordinate with the DEP and the SJRWMD to identify all drainage basins in the County to assure uniformity of basin designation.
- G.1.12.12 St. Johns County shall continue to coordinate with the SJRWMD in the ongoing programs of the St. Johns River Surface Water Improvement Management (SWIM) Program and the Northern Coastal Basins (SWIM) program, and to work with the SJRWMD on the long term ambient water quality monitoring program.
- G.1.12.13 St. Johns County shall continue to coordinate with the DEP and SJRWMD to participate in the programs recommended by the Guana-Tolomato-Matanzas National Estuarine Reserve (GTM NER) Task Force.
- G.1.12.14 St. Johns County shall continue to coordinate with the DEP and the SJRWMD to utilize water quality data and other appropriate biological indicators to design water management practices that facilitate the maintenance and/or improvement of the existing water quality.
- G.1.12.15 St. Johns County shall continue to coordinate with the DEP and the SJRWMD to develop management practices for water resources to mitigate urban and agricultural non-point sources of water degradation.
- G.1.12.16 The County shall continue to work with the SJRWMD, the DEP, and the Environmental Protection Agency (EPA) to educate and distribute information on the surface water resources in the County.
- G.1.12.17 The County shall maintain its existing potable and non-potable water supply and service agreements. The agreements shall be reviewed periodically, and revised as appropriate, to ensure they are meeting the County's needs. When beneficial, the County may enter into new or additional agreements.
- G.1.12.18 The County shall monitor and participate, as necessary, in water suppliers servicing portions of St. Johns County water supply planning processes to ensure they

appropriately account for and meet the water needs of the respective unincorporated area in their service area.

**Goal G.2**  
**Coordinate and maintain a high quality education system**

**St. Johns County shall collaborate and coordinate with the St. Johns County School District (School District) and other local government entities to ensure high quality public school facilities which meet the needs of St. Johns County's existing and future population.**

**Objective G.2.1**  
**Coordination and Consistency**

**The County shall establish coordination and review procedures to ensure consistency of the County Comprehensive Plan with the plans of the School District, County, and municipalities within the County.**

**Policies**

- G.2.1.1 Pursuant to the St. Johns Interlocal Agreement the County shall continue to meet with the School District in joint workshop sessions on a quarterly basis to provide opportunities to discuss issues of mutual concern. In addition, the District will monitor, evaluate, and find mechanisms to improve upon mutually agreed upon criteria in their review of development plans, selection of school sites, and construction of schools.
- G.2.1.2 In implementing the goals and criteria described in Section 14 of the Interlocal Agreement, the County and the School District shall coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually and be provided early in the year at a staff working group meeting, as required by the Interlocal Agreement.
- G.2.1.3 Pursuant to the Interlocal Agreement, on a regular basis, and at a minimum annually, the County shall provide the School District with information on growth and development trends within their respective jurisdictions.
- G.2.1.4 At the time of adoption of the Public School Facilities Element, each local government within St. Johns County shall develop a report of projects not subject to school concurrency.

**Objective G.2.2  
Public School Facility Siting and Availability**

**The County shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.**

**Policies**

- G.2.2.1      The future land uses which shall permit schools will be as follows: Agricultural Intensive, Rural / Silviculture, Public, Residential, and Mixed Use District.
  
- G.2.2.2      The County and School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion, or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.
  
- G.2.2.3      The County shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, F.S. and Rule 6A2, F.A.C., regarding flood plain and school building requirements.
  
- G.2.2.4      The County shall protect schools from the intrusion of incompatible land uses by providing the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.



**Objective G.2.3**  
**Enhance Community Design**

**The County shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.**

**Policies**

G.2.3.1        The County shall collaborate with the School District on the siting of County facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

The County will look for opportunities to collocate and share use of County facilities when preparing updates to the Comprehensive Plan’s schedule of capital improvements and when planning and designing new or renovating existing community facilities.

G.2.3.2        The County will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

G.2.3.3        When applicable, the County will continue to coordinate efforts with the St. Johns County School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

**Objective G.2.4**  
**Coordinate Land Use with School Capacity**

**It is the objective of St. Johns County to coordinate petitions for changes to future land use, zoning, and developments of regional impact for residential development with adequate school capacity.**

**This objective will be accomplished recognizing the School District’s statutory and constitutional responsibility to provide a uniform system of free and adequate public schools and the County’s authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, rezonings, or final subdivision and site plans that generate students and impact the St. Johns County school system.**

**Policies**

- G.2.4.1      The County will take into consideration the School District comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendment and other land use decisions including developments of regional impact, as provided for in 163.3177(6) (a), F.S.
  
- G.2.4.2      Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.