

Town of Pomona Park

2030
COMPREHENSIVE
PLAN

2013

Prepared by the

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Town of Pomona Park

Future Land Use

Goals, Objectives, & Policies

2013

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Future Land Use Goals, Objectives, & Policies

Goal A.I

To develop and maintain land use programs and activities to build upon the existing foundation of a good working and living environment by directing new growth into areas which can accommodate reasonable growth, improve the quality of life and create a sound economic base with minimum adverse impact on the natural environment.

Objective A.I.1

In the preparation of the Future Land Use Map and in all future amendments thereto, the Town shall ensure that all future land uses are consistent with existing environmental constraints including, but not limited to, topography, soils, vegetation, wetlands, drainage and aquifer recharge areas.

Policy A.I.1.1

Decisions on land use changes shall be based on the analysis of the following items without regard to priority:

- surrounding uses
- surrounding zoning
- acreage
- soils and topography
- description of site
- flood zone
- impact on adopted levels of service
- availability of adequate water supplies

Policy A.I.1.2

The Land Development Codes shall address, at a minimum, the following provisions:

- **Storm Water Management and Drainage**—the Land Development Codes shall ensure that prior to issuing building permits for new development or major redevelopment projects all storm water systems have been permitted in accordance with rules established by the Florida Department of Environmental Protection (DEP) and/or St. Johns River Water Management District (SJRWMD). All storm water systems shall be constructed in conformance with the level of service standards established in the Storm Water Management sub-element of this plan.
- **Safe and convenient on-site traffic flow and vehicle parking**—land uses shall be discouraged if traffic is generated on roads in an amount that would adversely affect traffic flow, traffic control, and traffic safety.

- **Signs and subdivision of land**—the regulation of subdivisions and signage shall continue to be evaluated and implemented through the Town’s code of ordinances.
- **Buffering/Screening**—Land Development Codes shall ensure that land uses which are potentially incompatible either due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, site design or other suitable means.
- **Regulation of the development of flood prone area**—the Town’s Land Development Codes shall incorporate its floodplain ordinance to protect and maintain the natural functions of the floodplains and creeks.
- **Landscape**—Land Development Codes shall incorporate and be consistent with the Town’s tree and landscape ordinance.

Policy A.1.1.3

New and replacement gasoline tanks, hazardous material storage tanks, industrial land uses, and commercial agriculture activities shall be prohibited within 100 feet of potable water wells and environmentally sensitive lands.

Policy A.1.1.4

The Town will maintain a Future Land Use Map and land use classification system that provides for the distribution, extent, and location of a variety of uses. For the purposes of calculating density, the number of dwelling units shall be allocated only to the net acreage proposed for development, unless otherwise provided. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands and waterbodies.

- **Low density residential** (less than or equal to 2 dwelling units per net acre)—this category consists primarily of single-family residential units on individual lots and accessory uses. Places of Worship may be allowed in this district. Accessory dwelling units such as “in-law suites” or garage apartments are permitted and counted toward density calculations.
- **Medium density residential** (greater than 2 and up to 5 dwelling units per net acre)—this category consists primarily of duplex dwelling units and multi-family dwelling units. Single-family dwellings, group homes, housing for the elderly, places of worship, retirement homes and similar uses may also be included. Accessory dwelling units such as “in-law suites” or garage apartments are permitted and counted toward density calculations.
- **Commercial**—this category consists primarily of retail and service establishment businesses, professional medical and dental offices, places of worship, neighborhood retail and services. Auto service stations, places of worship, and community sales and services the development intensity shall not exceed a floor area ratio of 0.50.
- **Industrial**—Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of

products. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Codes shall provide requirements for buffering industrial land uses (i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use. The development intensity shall not exceed a floor area ratio of 1.50.

- **Public**—this category consists of lands designated as other public facilities, which are intended for use as potable water, sanitary sewer treatment facilities, transportation, storm water/drainage control structures, etc., and of civic, cultural, government, religious, recreation, utilities, and other public necessity uses. The development intensity shall not exceed a floor area ratio of 1.50.
- **Conservation**—Lands classified as Conservation use are public and private lands devoted to conserve unique and natural functions including lakes and wetlands. 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 1 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.
- **Agricultural**—Agricultural activities shall be allowed within conservation lands where such activity may be performed with no net loss of wetlands. Land classified as Agriculture land is used predominantly for crop cultivation, livestock, specialty farms, silviculture areas, and dwelling units. Development within Agriculture land use shall be limited to a maximum density of 1 dwelling unit per 5 acres.
- **Recreation**—Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc. New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses. Impervious surface land coverage of recreational land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.
- **Mixed-Use**—Provide for a mixture of uses developed on a unified site by including two or more of the following uses: residential, retail, recreational, industrial or governmental. Acceptable mixed use may be emblematic of a single building containing more than one type of land use or a single development of more than one building and use, where the

different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. Maximum nonresidential floor area ratio of 0.8.

Policy A.1.1.5

Development orders shall not be issued in areas where soil conditions are not adequate for building construction, percolation for septic tanks or drainage.

Policy A.1.1.6

The Land Development Codes shall provide strategies, which maximize the use of existing facilities and services through redevelopment, infill development, and other strategies for revitalization.

Policy A.1.1.7

The Town shall only grant development orders when the public facilities meet the established level of service standards concurrent with the impacts of the development.

Policy A.1.1.8

The Town shall encourage recreational sites and public services in blighted areas to encourage a better living standard.

Policy A.1.1.9

The Town may seek public funds from the state and federal government to renew and redevelop blighted areas.

Policy A.1.1.10

The Town shall provide technical planning assistance and information when requested for the redevelopment of blighted areas.

Policy A.1.1.11

The Land Development Codes may provide incentives to the private sector to redevelop blighted areas, which may include density/intensity bonuses, mixed use/planned unit development, etc.

Objective A.1.2

In the preparation of the Future Land Use Map and in all amendments thereto, the Town shall make every effort to eliminate or reduce those uses, which are inconsistent with the Town's character.

Policy A.1.2.1

The Town shall reduce and diminish, through time, the existing incompatible commercial, industrial, and other land uses in restricted areas through the strict application of nonconforming conditions in its Land Development Codes.

Policy A.1.2.2

The Town shall require minimum buffer requirements between incompatible uses, such as commercial and industrial uses, and residential uses as identified in its Land Development Codes.

Policy A.1.2.3

The Town's Land Development Codes shall implement restrictions to land uses, which create hazardous traffic conditions or impede traffic flow.

Policy A.1.2.4

The Town shall encourage the connection of parking lots of existing and future businesses to reduce ingress and egress to major roadways.

Policy A.1.2.5

All Land Development Codes shall be examined and revised, where necessary, to streamline the permit process, promote imaginative design and implement the Future Land Use Plan.

Policy A.1.2.6

The Town's Land Development Codes shall require site plan review regarding conservation of natural resources.

Objective A.1.4

The Town shall discourage the proliferation of sprawl in all future land development orders.

Policy A.1.4.1

Per Florida Statute, non-contiguous annexations are not allowed.

Policy A.1.4.2

The Town will encourage infill development within its incorporated limits by cooperating with the private sector in promoting the Town to traditional retiree populations, by promoting other forms of economic growth, and by maintaining Land Development Codes that facilitate the sensitive integration of new development in established areas.

Objective A.1.5

The Town shall continue to maintain the minimum procedures for future development.

Policy A.1.5.1

Landowners applying for land use amendments shall be subject to fees for research required, such as topography, soil condition, flood hazard and wetland zones or other concerns, as determined by the Northeast Florida Regional Council for technical assistance.

Policy A.1.5.2

The Town shall give public notice to land owners of any proposed land use change or change of zoning, and will provide an opportunity for comment by the landowner and affected residents of the Town prior to making a final decision on any land use change or rezoning proposal.

Policy A.1.5.3

The Town shall review and when possible, guide development or annex surrounding areas whose proposed land uses may create an adverse impact on adjacent Town land use.

Policy A.1.5.4

The Town will participate in the development of updates to St. Johns River Water Management District's (SJRWMD's) Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by SJRWMD that affect the Town. If required, the Town will adopt a water supply facilities work plan that is coordinated with SJRWMD's Water Supply Plan within 18 months of an update to SJRWMD's Water Supply Plan that affects the Town.

Objective A.1.6

The Town of Pomona Park's Land Development Codes shall continue to protect natural resources and environmentally sensitive land. This shall protect wetlands and floodplain at a minimum.

Policy A.1.6.1

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 A.1.6.2

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 the Land Development Codes. 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 A.1.6.3

Development shall be limited within the 100-year floodplain as identified by the FIRM and FEMA maps. Per National Flood Insurance Program (NFIP) guidelines, the developer, by their own effort and expense, may apply for a re-evaluation of the flood map through the NFIP.

Policy A.I.6.4

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.

Policy A.I.6.5

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 Land Development Codes. At a minimum, industrial, light industrial/office, public, and commercial development shall provide a 75-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 75-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 Land Development Codes. 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 A.I.6.6

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 A.I.6.7

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

Policy A.I.6.8

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 using retention ponds, swales, gutters, and other storm water drainage facilities.

Policy A.I.6.9

The Town of Pomona Park shall prohibit the location of any structure, other than permitted docks, piers, walkways, or single-family residential within a wetland.

Objective A.1.7

The Town of Pomona Park shall coordinate with the School District to ensure that any new public schools sited in Pomona Park or adjacent to Pomona Park will be located as community focal points near the existing and proposed residential areas that they will serve. To the extent possible, schools will be collocated with other appropriate public facilities, such as parks, libraries, and community centers and will be located consistent with Pomona Park's Future Land Use Map. Public school planning will ensure safe access to schools through supporting infrastructure such as sidewalks, bicycle paths, turn lanes, and signalization.

Policy A.1.7.1

If the School District decides to site a school in Pomona Park or adjacent to Pomona Park, The Town, with the School District, shall seek opportunities to co-locate schools with new public facilities such as parks, libraries, and community centers, if the Town identifies the need for these facilities.

Policy A.1.7.2

If the School District decides to site a school in Pomona Park or adjacent to Pomona Park, the Town shall encourage the location of schools near residential areas. Proposed school sites should be located away from major arterial roadways, industrial uses (except where needed to enhance technical and vocational schools), railroads, and similar land uses to avoid noise, odors, dust, traffic impacts, and hazards.

Policy A.1.7.3

The site for private or public schools shall be located within lands designated Residential Low, Residential Medium, Public Facilities or Mixed Use on the Future Land Use Map. Private or public schools may only be located within or abutting lands designated Industrial when needed to enhance technical or vocational schools.

Policy A.1.7.4

Disrupting influences caused by schoolyard noise and traffic should be minimized when possible by avoiding adjacent land uses such as adult communities, nursing homes and similar land uses or by providing an appropriate buffer from these areas.

Town of Pomona Park

Traffic Circulation

Goals, Objectives, & Policies

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Traffic Circulation

Goals, Objectives, & Policies

Goal B.1

The Town's transportation activities are directed to encourage and promote the safe and efficient management, operation, and development of surface transportation systems that will serve the mobility needs of people and foster economic growth and development.

Objective B.1.1

The Town shall provide a safe and convenient transportation system.

Policy B.1.1.1

The Town recognizes the importance of maintaining adequate capacity on the existing roads to serve existing and future land uses. The following level of service standards are set for the peak hour (K100) peak direction on the Town's classified roadways. The level of service will be measured by methodologies outlined in the Florida Department of Transportation (FDOT) latest Level of Service (LOS) Manual and the Putnam County LOS standards.

- LOS D Local Roads
- LOS D Collectors.
- LOS E Minor Arterials
- LOS C Principal Arterials also identified on the Future Transportation Plan Map.

Policy B.1.1.2

The Town shall ensure that no development approvals are issued that would degrade the level-of-service conditions below the adopted standards on roads that currently meet the adopted LOS Standards.

Policy B.1.1.3

The Town shall review site plans in order to reduce existing and potential congestion and safety problems onto County and Town roadways through the Land Development Codes.

Policy B.1.1.4

The Town shall address on-site traffic flow and parking in the Land Development Codes. Parking space standards will promote all forms of transportation, and are consistent with the standards set by the Americans with Disabilities Act.

Objective B.1.2

The Town shall coordinate the transportation system with the Future Land Use Map.

Policy B.1.2.1

The Town shall support strategies to promote the use of bicycles and connecting sidewalks.

Policy B.1.2.2

Mixed-use development shall be compact, and vertically and horizontally mixed. The Town encourages multiple connections to and from surrounding areas and the edges of a mixed-use area.

Objective B.1.3

The Town shall coordinate the transportation system with the plans and programs of Putnam County and FDOT.

Policy B.1.3.1

The Town will continue inter-local agreements as necessary with Putnam County to maintain local roads.

Policy B.1.3.2

The Northeast Florida Regional Council may provide mediation addressing transportation impacts to neighboring jurisdictions when requested by the Town.

Objective B.1.4

The Town shall protect existing and future right-of-ways from building encroachment.

Policy B.1.4.1

The Town shall not vacate any public rights-of-way unless it is not in use, provides no public benefit, or is not in the best interest of the Town to retain for future use.

Town of Pomona Park

Housing

Goals, Objectives, & Policies

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Housing

Goals, Objectives, & Policies

Goal C.1

The Town of Pomona Park shall encourage the provision of safe, adequate, and affordable housing, which will meet the needs of all current and future residents of the town.

Objective C.1.1

The Town may continue to assist the private sector in providing dwelling units of various types, sizes, and costs to meet the housing needs of the current and future residents and residents with special housing needs.

Policy C.1.1.1

The Town may encourage the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the Town.

Policy C.1.1.2

The Town shall include accessory apartments for relatives as an allowed use in owner-occupied dwellings and the Mixed-Use category.

Objective C.1.2

The Town shall continue to investigate potential violations of the Florida Building Code and shall enforce full compliance.

Policy C.1.2.1

The Town shall investigate the use of and apply for federal and state funding for housing rehabilitation.

Policy C.1.2.2

The Town shall promote infill development at sufficient densities to accommodate affordable housing. The Town will endeavor to prevent unnecessary procedures and processes that unintentionally deter the private sector from pursuing infill development. The Town shall adopt Land Development Codes that permit innovative and creative solutions to infill redevelopment, including the mixture of uses.

Objective C.3

The Town shall continue to monitor unsafe, condemned residential or commercial structures which may be a threat to the public health, safety and welfare.

Policy C.1.3.1

When feasible, the Town will continue efforts to seek grant opportunities or additional funding sources to improve housing conditions within the Town.

Town of Pomona Park

Infrastructure

Goals, Objectives, & Policies

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Infrastructure

Goals, Objectives, & Policies

Goal D.I

The Town of Pomona Park shall encourage the provision of potable water, sanitary sewer, drainage, solid waste facilities and services and maintain aquifer recharge to meet existing and projected demands identified in this Plan.

Objective D.I.I

The Town of Pomona Park shall enforce procedures to ensure that at the time a development order is issued, adequate facility capacity is available to meet the demand of development without lowering established Levels of Service (LOS).

Policy D.I.I.I

The following level of service standards shall be used as the basis for determining the availability of facility capacity against the demand generated by development.

Potable Water

<i>Facilities</i>	<i>Level of Service Standards</i>
• Main design flow	125 gallons per capita per day
• Storage capacity	5,000 gallons
• Pressure level	65 to 75 lbs./square inch at plant

Sanitary Sewer

No on-site sewage disposal system shall be installed until an “On-site Sewage Disposal System Construction Permit” has been obtained from the Department of Health. Septic Tank sewage systems shall not be constructed until an application is submitted and a construction permit is issued.

The site evaluation, sizing, location, and future design of septic tank sewer systems shall be in accordance with the Florida Administrative Code.

Solid Waste

The Level of Service standards to be met by the Town of Pomona Park for solid waste shall be the equivalent of 2.9 pounds per capita per day.

Drainage Facilities

- **Water Quality**—Ambient water quality standards will be maintained. Minimum criteria for surface water quality shall meet the standards of F.A.C.
- **Wetland storm water discharge**—Permits for wetland storm water discharge shall follow F.A.C..
- **Storm water discharge facilities**—Permits for construction of new storm water discharge facilities shall follow F.A.C..

Policy D.1.1.2

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

Objective D.1.2

The Town shall coordinate infrastructure changes to meet future needs through the following policies.

Policy D.1.2.1

Land Development Codes shall be adopted which require a “Certificate of Concurrency” verifying that roads, recreation and open space, sanitary sewer, drainage, and solid waste are available to serve new development. These regulations shall comply with the Town’s adopted levels of service and the F.A.C.

Policy D.1.2.2

The Town shall prohibit any development that adversely affects the LOS standards established for the potable water and sanitary sewer system, solid waste disposal, or drainage.

Objective D.1.3

To correct deficiencies as well as to coordinate the extension of facilities to meet future needs, the Town shall, maintain a five-year schedule of capital improvement needs for town owned public facilities.

Policy D.1.3.1

Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.

Policy D.1.3.2

Projects needed to correct existing deficiencies, particularly where the public’s health and safety would be jeopardized, shall be ranked, and completed as a priority level one in the schedule of programs in the Capital Improvements element.

Policy D.1.3.3

The Town's Capital Improvements Plan shall be coordinated with the Future Land Use element and with the adopted Concurrency Management System.

Objective D.1.4

The Town shall discourage urban sprawl and maximize existing facilities by implementing the following policies.

Policy D.1.4.1

The Town shall encourage new development to use the existing potable water and future wastewater treatment facilities, if potable water or sewer lines are available.

Policy D.1.4.2

The Town shall encourage private franchise operations improvement and extension of current facilities (or in the case of sanitary sewer, installation of a system) through the encouragement of federal and state funding where available to contribute to system improvements.

Policy D.1.4.3

The Town shall continue to require that existing septic tanks situated within 100 feet of a collector sewer line shall be required to hook up and that a septic tank may be installed only if the property is more than 250 feet from a collector sewer line.

Objective D.1.5

The Town shall fully utilize, protect, and conserve potable water resources by implementing specific measures in the policies listed below.

Policy D.1.5.1

The Land Development Codes provide for the use of water-saving measures, such as, limit landscape watering to certain hours during droughts, provide for the use of drought resistant native/natural plants, and, in general, promote public education and awareness of the benefits of conserving water.

Policy D.1.5.2

Land Development Codes shall require that artesian wells no longer in use within the Town limits be capped to prevent water loss from the Floridan Aquifer or contamination of the Surficial Aquifers.

The incidence of such wells, when found, shall be reported by the Town to the SJRWMD who has been designated responsibility by the state to close such wells.

Policy D.1.5.3

Public water well fields shall be protected from adverse impacts of development by requiring a 100-foot buffer of non-polluting land uses around each well field as approved by the SJRWMD.

Non-polluting land uses shall include Recreation and Conservation land uses, low and medium density residential land use and commercial land uses that do not, in their operations, produce, store, use nor sell toxic materials.

When sufficient data are provided by the SJRWMD to more accurately calculate appropriate buffer zones around wellheads based upon best available data, the 100-foot zones shall be expanded or contracted.

Any non-conforming land use located within 100 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.

Goal D.2

The Town shall ensure that natural resources are protected from potential adverse impacts associated with sanitary sewer, storm water drainage, and solid waste disposal.

Objective D.2.1

The Town shall protect surface water bodies from potential sanitary waste disposal/treatment impacts by enforcing specific measures listed in the policies stated below.

Policy D.2.1.1

The Town may post notices of dumping trash fines in locations where such dumping is known to have occurred.

Policy D.2.1.2

The Town shall adopt zoning codes and subdivision regulations that are consistent with the LDCs.

Policy D.2.1.3

The Town shall continue to coordinate with the County and FDOT to seek means of improving maintenance of drainage facilities.

Policy D.2.1.4

All new development shall be constructed above base flood elevations in accordance with FEMA regulations and policies.

Objective D.2.2

The Town shall meet the requirements for safe and sanitary disposal of solid waste, as listed in the

policies below.

Policy D.2.2.1

The Town shall coordinate with Putnam County to provide sufficient disposal capacity to meet the 2.9 pounds per person per day generation rate that the Town projects through the planning period.

Policy D.2.2.2

The Town shall incorporate and adopt within its Land Development Codes procedures for disposal of hazardous waste materials.

Businesses with the potential for generating hazardous materials will be identified. The Town will coordinate with Putnam County and the NEFRC to establish procedures for the pick-up, transport, and disposal of identified hazardous wastes.

Known sources of hazardous materials, which are not disposing of such materials in accordance with defined procedures, shall be reported by the Town Council to the DEP for policing action.

Policy D.2.2.3

The Town shall make available federal, state, and county generated data regarding the handling and disposal of hazardous waste to all businesses identified as potential generators of such waste.

Policy D.2.2.4

The Town shall continue its recycling activities as specified under its joint agreement with the County concerning a cooperative recycling effort.

Objective D.2.3

The Town shall continue to explore the opportunities available through federal/state grant funding or through franchise operations to implement centralized sanitary sewer within the Town.

Policy D.2.3.1

The Town may request that the County Department of Health provide for the inspection of septic tanks in the Town and other surface water bodies within the Town and cite the owners of improperly functioning systems to repair or replace such systems.

Objective D.2.4

The Town shall revise its zoning code and subdivision regulations when necessary to assist the County to regulate the amount of impervious surface permitted for construction in the area of low to moderate aquifer recharge.

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Conservation

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Conservation

Goals, Objectives, & Policies

Goal E.1

Conserve and protect the natural resources of Pomona Park and maintain an acceptable quality of life for its citizens.

Objective E.1.1

The air quality in Pomona Park shall be maintained with no further degradation.

Policy E.1.1.1

Future industry wishing to locate in the Town shall be required to agree to meet or exceed the air quality standards established by state and federal agencies.

Policy E.1.1.2

Developments of Regional Impact, future power generation projects, future major transportation projects, and future industry shall be required to evaluate their impacts on the air quality of the Town as a condition of receiving an approved development order.

Objective E.1.2

The Town shall coordinate with Putnam County, the Lake Broward Association, and state water quality agencies to maintain and protect Lake Broward.

Policy E.1.2.1

Landfill applications shall not be considered if they have the potential to adversely affect ambient water quality.

Policy E.1.2.2

The Town shall continue to coordinate with the State/County Health Department to regulate septic tanks. No permit shall be issued for a septic tank in any place that will impact the water quality of Lake Broward or any potable water well.

Policy E.1.2.3

The Town shall request that all package treatment plants are routinely inspected by appropriate agencies and are operating properly, and meeting State water quality standards.

Policy E.I.2.4

New waterfront development shall be designed so that storm water runoff and erosion do not degrade ambient water quality of adjacent waters.

Policy E.I.2.5

A 75-foot upland vegetated buffer shall be required for any waterfront development.

Policy E.I.2.6

Residents of waterfront developments shall be made aware, through public education, of the various techniques available to protect water quality including maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers.

Policy E.I.2.7

Water conservation measures shall be promoted for use by all water users including domestic, public, mixed use, institutional, industrial, and agricultural.

Policy E.I.2.8

The Town shall coordinate with the St. Johns River Water Management District in requiring that groundwater supplies for public well fields be maintained and protected from competing man-made non-potable uses.

Policy E.I.2.9

The Town shall establish a 100-foot zone around private wellheads, which serve the public, within which polluting or potentially polluting activities shall be prohibited.

When sufficient data is made available through the SJRWMD to calculate accurately “cones of influence”, this 100-foot perimeter may be expanded or contracted as the calculation indicates.

Objective E.I.3

The Town shall continue to conserve, appropriately use, and protect minerals, soils, and native vegetative communities through implementing the following policies:

Policy E.I.3.1

The Town shall enforce the Future Land Use Element and Future Land Use Map density and use provisions to ensure that existing natural reservations identified in the Future Land Use and the Recreation and Open Space Elements are protected from development intrusion.

Policy E.I.3.2

The Town shall coordinate with the County to ensure that unique vegetative communities that are shared between the two jurisdictions are protected from degradation or intrusion by development.

Policy E.1.3.3

The Town shall coordinate with the County to ensure that the waters of Lake Broward are protected from degradation of water quality.

Policy E.1.3.4

The Town shall develop and enforce land use regulations, which ensure that environmentally sensitive wetlands are protected through controlling development density to no greater than 1 unit per 5 acres and requiring that the total number of approved units be clustered on the least sensitive portion of the land parcel.

Objective E.1.4

The Town shall continue to ensure that wildlife and wildlife habitat of known endangered or threatened species is conserved, properly used, and protected through implementing the following policies.

Policy E.1.4.1

The Town shall establish a land-clearing ordinance to preclude the destruction of endangered or threatened wildlife species or habitat within the Town limits.

Policy E.1.4.2

The Town shall coordinate with the County to ensure that endangered or threatened wildlife species or habitat shared between the two jurisdictions are protected from degradation by development.

Policy E.1.4.3

The Town, through the Department of Agriculture, shall promote agriculture “Best Management Practices” which are compatible with the protection of wildlife and natural systems.

Objective E.1.5

The Town shall implement the following policies to manage hazardous waste to protect natural resources.

Policy E.1.5.1

Town residents shall be informed through public education of hazardous waste disposal locations and proper methods of disposal.

Policy E.1.5.2

The Town shall develop an ordinance, which will require the proper disposal of hazardous waste including used automobile and truck tires and batteries.

Policy E.I.5.3

Information currently obtainable from the Environmental Protection Agency (EPA), Department of Environmental Protection (DEP), and Putnam County regarding hazardous materials, and evacuation procedures shall be made available to Town residents through the Town Hall.

Town of Pomona Park

Recreation

Goals, Objectives, & Policies

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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Recreation and Open Space Goals, Objectives, & Policies

Goal F.1

The Town of Pomona Park shall ensure the provision of sufficient parks and recreational facilities to meet the needs of its residents and visitors.

Objective F.1.1

The Town shall implement the following policies to ensure public access to all identified recreational facilities.

Policy F.1.1.1

The Town Council shall review recommendations for the level of use at each recreational facility and provide a determination as to the adequacy of access and parking. Where deficiencies exist, the Town shall work to acquire grant funding for purchasing needed access or parking facilities.

Policy F.1.1.2

Pomona Park shall ensure that Town recreational facilities shall be accessible to the handicapped, the elderly and the transportation disadvantaged as available through County programs.

Objective F.1.2

The Town shall coordinate public and private resources to meet its recreational needs through implementing the following policies.

Policy F.1.2.1

The Town shall continue to work with local civic groups when financially feasible in sponsoring recreational activities for the Town's youth and elderly citizens.

Policy F.1.2.2

Wherever possible, the Town shall coordinate its recreational plans with local private/civic groups to ensure that the greatest benefit is derived from Town recreational funding.

Objective F.1.3

The Town shall continue to ensure that parks and recreational facilities are adequately and efficiently provided through implementing the following policies.

Policy F.1.3.1

The Town shall ensure that there are sufficient recreational facilities to meet adopted levels of service in accordance with its Concurrency Management System.

Policy F.1.3.2

The Town shall maintain the adopted recreational levels of service of 2 acres per 1,000 persons. The minimum Level of Service for open space is 25 acres per 1,000 residents.

Policy F.1.3.3

Where of mutual benefit, the Town shall enter into interlocal agreements with Putnam County and seek state funding to meet the recreational needs of Town residents.

Policy F.1.3.4

Open space/recreational lands shall be designated on the Future Land Use Map. These lands shall be protected from adjacent incompatible land uses and development through the adoption and implementation of Land Development Codes that control land use and density on adjacent properties.

Policy F.1.3.5

The Town shall encourage multi-use trails and facilities along State and County Roads.

Objective F.1.4

The Town shall ensure the provision of recreation and open space by public agencies and private enterprise.

Policy F.1.4.1

Based upon defined LOS standards for recreation and open space, the Town shall require in its zoning code and subdivision regulations that new development meet these standards as a pre-requisite of development approval.

Town of Pomona Park

Intergovernmental Coordination

Goals, Objectives, & Policies

2013

Prepared by the

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Council**



Putnam County, Florida

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Intergovernmental Coordination Goals, Objectives, & Policies

Goal G.1

Maintain coordination with Putnam County and with local, regional, state, and federal agencies in order to ensure that adequate services and facilities are provided in the Town.

Objective G.1.1

The Town shall continue the process for intergovernmental coordination with Putnam County, which establishes specific coordination activities to occur between the two local governments on a regular basis.

Policy G.1.1.1

The Town Council should evaluate services offered directly and through interlocal agreements periodically for opportunities for improvement. Once identified, an effort should be made to implement those improvements.

Policy G.1.1.2

The Town shall review any existing or planned annexation issues with the appropriate Putnam County authorities.

Policy G.1.1.3

The Town shall coordinate with and obtain technical assistance from the Northeast Florida Regional Council when other mediation efforts in coordination activities are ineffective.

Policy G.1.1.4

The Town shall establish a “Memorandum of Agreement” with Putnam County to arbitrate the siting of “Locally Undesirable Land Uses” (LULUs) within 2 miles of the Town/County boundary and implement procedures for reviewing such cases.

Objective G.1.2

The Town shall coordinate the local Comprehensive Plan with the respective plans of Putnam County, the County School Board, the County Building Department, and the County Sheriff’s Office to ensure that all development policies and plans are mutually compatible.

Policy G.1.2.1

The Town Council shall review all existing interlocal agreements and make recommendations where improvements, changes, or new agreements are required.

Policy G.1.2.2

The Town shall participate with the County on affordable housing to assist in combining resources to address affordable housing.

Policy G.1.2.3

The Town shall participate in regularly scheduled joint meetings with all participants identified in the Interlocal Agreement for Coordinated Land Use and Public School Facility Planning.

Policy G.1.2.4

Review annually the interlocal agreement with the School District of Putnam County to ensure inclusion of: coordination of population projection figures; corroboration on public school facilities siting, infrastructure and safety needs of schools; the use of schools by the public, including use as emergency shelters; and for outlining public school concurrency requirements for future development.

Objective G.1.3

The Town shall establish a process where level-of-service (LOS) standards for public facilities are coordinated with state, regional, and local entities, which have operation, monitoring, or maintenance responsibilities for such facilities.

Policy G.1.3.1

The Town shall pursue federal, state, and local funding sources, when available, which could supplement the Pomona Park budget for road construction and maintenance.

Policy G.1.3.2

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

Town of Pomona Park

Capital Improvements

Goals, Objectives, & Policies

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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Capital Improvements Goals, Objectives, & Policies

Goal H.I

To provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner. This update of the Capital Improvement Program (CIP) will be an annual amendment to the Town's adopted comprehensive plan.

Objective H.I.1

Maintain and annually update a five-year CIP detailing the expenditures necessary for each new or renovated public facility required to meet existing level of service deficiencies and accommodate future growth and development.

Policy H.I.1.1

Review all current level of service deficiencies reported in the Comprehensive Plan and the concurrency management system and identify current and future facility needs.

Objective H.I.2

The Concurrency Management System shall be implemented and shall, at a minimum, include a Capital Improvement Program to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficiencies.

Policy H.I.2.1

The Town 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 level of service requirements contained within this Capital Improvements Element; and
- 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 H.I.2.2

The Town shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits, or certificates of occupancy.

Policy H.1.2.3

Except development determined to be de minimis, development orders and development permits approved shall be accompanied by an approved Concurrency Reservation Certificate (CRC) for that specific project, certifying that it has passed mandated concurrency tests. Capacity for all local development orders and local development permits holding approved Concurrency Reservation Certificates shall be reserved in the affected public facilities for the life of its associated and approved local development order or local development permit.

Policy H.1.2.4

The Town shall implement a Transportation Proportionate Fair Share Program through incorporation into the Land Development Codes.

Objective H.1.3

The Town shall maintain and annually update a five year Capital Improvements Program detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.

Policy H.1.3.1

Review and rank need for new and additional public infrastructure to be included with the advice of the Town department heads. Criteria for priority ranking shall be based upon the following:

- a. elimination of existing capacity deficits;
- b. locational needs based upon projected growth patterns;
- c. the accommodation of new development, and redevelopment; and financial feasibility of funding the required system improvements.

Policy H.1.3.2

Review projects with each department and appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility annually.

Policy H.1.3.3

Review the Town of Pomona Park budget and other available revenue sources and estimate future funds available for public facility debt service.

Policy H.1.3.4

Review projects and facilities that will serve needs identified in future plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the Town.

Policy H.1.3.5

There shall be a limitation of fifty (50) percent of the total enterprise fund revenues placed on the use of revenue bonds as a percentage of the total public debt of the Town of Pomona Park.

Policy H.1.3.6

The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of twenty (20) percent of the general fund revenues and fifty (50) percent of the total enterprise fund revenues as estimated to be collected by the Town in that year.

Policy H.1.3.7

The ratio of outstanding capital improvement bonded indebtedness shall not exceed twenty (20) percent of the total non-exempt real property just value (ad valorem tax base) of the Town.

Policy H.1.3.8

Review each proposed capital improvement to ensure that the policies of all the elements of the adopted comprehensive plan are recognized before a project is included in the capital budgeting process.

Objective H.1.4

All new development shall be provided with infrastructure to meet or exceed the adopted Level of Service standards as stated in the Comprehensive Plan, concurrent with the needs of development.

Policy H.1.4.1

Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements schedule for maintenance of the adopted Level of Service standards.

Policy H.1.4.2

The Town of Pomona Park shall not support a building permit or other development order until the designated Town official certifies that required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services.

Policy H.1.4.3

The Town shall require the developer/builder to provide funds to upgrade or expand existing Town facilities or to construct new facilities for donation to the Town in order to maintain the adopted Level of Service standards.

Objective H.1.5

The Town shall include Land Development Codes to obtain fair share exaction or impact fee from developers to hold harmless present residents and taxpayers of the Town of Pomona Park for the provision of public infrastructure to meet or exceed the adopted Level of Service standards.

Policy H.1.5.1

The Town shall set fair share exaction where necessary by evaluating impact of new development against the adopted Level of Service standards, existing facilities capacity, and the fair share cost of improving infrastructure capacity to maintain an adequate level of service.

Policy H.1.5.2

The Town may collect a fair share exaction in those cases where the new development will create the necessity that the Town of Pomona Park construct new capital facilities or expand existing capital facilities to maintain the adopted Level of Service standards. Level of Service standards may be amended to conform to an Intergovernmental Coordination Agreement with Putnam County.

Policy H.1.5.3

The Town shall provide for the creation of municipal services taxing units and other dependent special districts to provide needed infrastructure where the fiscal capacity exists to support such an approach.

Objective H.1.6

Public or private infrastructure serving all areas of the Town shall meet or exceed the required levels of service through implementing the following policies.

Policy H.1.6.1

Evaluate annually the Level of Service standards presently in existence and identify the actions necessary to achieve the adopted Level of Service standards stated in the Comprehensive Plan.

Policy H.1.6.2

Require that all new development or redevelopment acquire a “certificate of concurrency” from the Town Building Official to certify that the adopted Level of Service standards will be available concurrent with development impact before a building permit or other development order is issued.

Objective 1.7

The Town shall require that all new and existing construction be provided with infrastructure to meet the adopted Level of Service standards and be provided in accordance with the Town's Concurrency Management System.

Policy H.1.7.1

The following Level of Service standards for sanitary sewer usage and wastewater treatment shall be required for all new development:

No septic on-site sewage disposal system shall be installed until an “On-site Sewage Disposal System Construction Permit” has been obtained from the Florida Department of Health. Septic tank sewage systems shall not be constructed until an application form HRS 4016 is submitted and a construction permit is issued.

- The sizing and location of septic tank sewer systems shall be in accordance with Chapter 64E-6 F.A.C.

- The design of any future central sanitary sewer system shall meet the requirements of Chapter 17-600 sections .300 and .400 and meet the minimum treatment standards of Rule 17.600,420, F A C.
- Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 64E-6 F.A.C.
- Discharge water quality of wastewater treatment plants shall meet the criteria specified in Chapter 64E-6 F.A.C.

Policy H.1.7.2

The Town of Pomona Park shall not support issuance of a building permit or other development order in any case where the above standards for sanitary sewer and wastewater treatment levels of service are not met.

Policy H.1.7.3

The Town shall continue to require that existing septic tanks situated within 100 feet of a collector sewer line shall be required to hook up and that a septic tank may be installed only if the property is more than 250 feet from a collector sewer line.

Policy H.1.7.4

The Level of Service standards to be met by the Town of Pomona Park for solid waste shall be the equivalent of 2.9 pounds per capita per day.

Policy H.1.7.5

The Town of Pomona Park shall negotiate an Intergovernmental Coordination Agreement on Solid Waste with Putnam County to ensure that it reserves specific and adequate capacity in the county landfill site.

Policy H.1.7.6

The Town shall support the County's effort concerning a cooperative recycling effort.

Policy H.1.7.7

The Level of Service standards to be met for storm water drainage and treatment shall not be less than the following:

- **Water Quality**—Ambient water quality standards will be maintained. Minimum criteria for surface water quality shall meet the standards of Rule 17-3.510, FAC, “Surface Waters General Criteria” and Chapter 40C-42 FAC, SJRWMD “Regulation of Storm Water Discharge”.
- **Wetland Storm water**—Permits for Wetland storm water discharge shall follow National Pollutant Discharge Elimination System (NPDES) storm water permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.

- **Storm Water Discharge**—Permits for construction of new storm water facilities. Discharge facilities shall follow NPDES storm water permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.
- **Closed Conduit**—10-year frequency, 24-hour duration; IDF curve Zone 4 DOT Drainage Manual 2008, as may be amended.
- **Open Channel**—25-year frequency, 240-hour duration; EDF curve Zone 4 DOT Drainage Manual 2008, as may be amended.
- **Retention/Detention**—Shall meet NPDES storm water permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 17-25.040 F A.C. does not apply for concurrency determinations.

Policy H.1.7.8

The Town of Pomona Park shall not support the issuance of a building permit or other development order in any case where the above standards for the storm water drainage levels of service are not met.

Policy H.1.7.9

The Master Drainage Plan will be made part of the Drainage Sub-element to the Town's Comprehensive Plan with anticipated costs entered into the Five-Year Schedule of Capital Improvements.

Policy H.1.7.10

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 the Town of a certificate of occupancy or its functional equivalent. Prior to the approval of a building permit or its functional equivalent, the Town shall consult with the applicable water supplier to determine whether available capacity to serve new development will be in place no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent . “Available capacity” shall be the total annual average daily withdrawal allowed by the consumptive use permit minus the current demand minus capacity reserved for approved development that has not been built.

The level of service standards to be met for potable water shall be as follows:

Florida Governmental Utility Authority (FGUA)

- Main Design Flow 125 gallons per capita per day;
- Storage Capacity 5,000 gallons
- Pressure Level 65 to 75 pounds per square inch (psi) at the plant

Policy H.1.7.11

The adopted Level of Service standards to be met for recreation facilities and for open space shall be:

Table H-1 – Levels of Service Standard for Pomona Park Recreation Facilities

Type of Facility	Unit of Measure	Population Served
Playing Fields	1 Field	2,500
Equipped Playgrounds	1 Playfield	1,500
Basketball Goals	1 Goal	1,000
Public Dock or Pier	1 Dock	1,500
Tennis Court	1 Court	2,000
Swimming Area	1 Beach	5,000
Community Center	1 Center	3,500
Picnic Tables	1 Table	1,500

The minimum Level of Service for open space is 25 acres per 1,000 residents.

Policy H.1.7.12

The Town of Pomona Park shall not support the issuance of a building permit or other development order in any case where the above standards for the recreational levels of service are not met.

Policy H.1.7.13

The minimum acceptable operating Level of Service (LOS) standard shall be peak hour LOS standards for all roadways within the Town, and must be consistent with the standards contained in the FDOT Highway System Plan, the Town of Pomona Park and the County.

Policy H.1.7.14

The Town of Pomona Park shall not support the issuance of a building permit or other development order in any case where the above standards for the levels of service on State roadways within the Town are not met.

Policy H.1.7.15

The Level of Service standards to be met for the Town roadway system shall be as adopted and as may be modified as required by the jurisdictional state agency (FDOT) by amending the Comprehensive Plan in accordance with Florida Statutes.

Policy H.1.7.16

The level of service (LOS) will be measured by methodologies outlined in the Florida Department of Transportation (FDOT) latest Level of Service Manual and the Putnam County LOS standards.

- LOS D Local Roads
- LOS D Collectors.
- LOS E Minor Arterials
- LOS C Principal Arterials identified on the Future Transportation Plan Map

Policy H.I.7.17

The Town shall ensure all development approvals are consistent with the Roadway adopted Levels of Service and Concurrency Management system.

Table H-2 Capital Improvement Program Expenditures

Location	Project Description	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	Project Total
Community Center	Improvements	\$8,000.00	\$20,000.00				\$28,000.00
	Parking Lot	\$25,000.00					\$25,000.00
Roads	Paving			\$140,000.00	\$100,000.00	\$100,000.00	\$340,000.00
Morgan Park	Park Renovations	\$4,000.00					\$4,000.00
	2-5 Year Old Play Area	\$15,000.00					\$15,000.00
	Replace Fence	\$35,000.00					\$35,000.00
Willard Hazen Ball Park							
Middleton Beach	Park Renovation	\$3,000.00		\$20,000.00			\$23,000.00
Town Hall							
Maintenance Equipment	Truck and Gator						
	Mowers		\$10,000.00	\$10,000.00	\$40,000.00		\$40,000.00
	Misc Equipment						\$20,000.00
Fund Balance Reserves	Better Place Plan						
	1-5 Cent Gas Tax	\$145,058.54	\$194,058.54	\$103,058.54	\$62,058.54	\$41,058.54	
1-5 Cent Gas Tax Carryover / Surplus (Deficit)		\$0.00	\$0.00	\$0.00	\$14,000.00	\$14,000.00	
Better Place Plan Carryover / Surplus (Deficit)		\$0.00	\$0.00	\$0.00	\$109,058.54	\$48,058.54	
Fiscal Year Capital Funds Better Place Plan		\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	
Fiscal Year Capital Funds 1-5 Cent Gas Tax		\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
Fiscal Year Capital Expenditure		\$90,000.00	\$30,000.00	\$170,000.00	\$140,000.00	\$100,000.00	
Fiscal Year Surplus (Deficit)		\$145,058.54	\$194,058.54	\$103,058.54	\$62,058.54	\$41,058.54	

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Town of Pomona Park

Future Land Use

Map Series

2013

Prepared by the

**Northeast
Florida
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Council**



Putnam County, Florida

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TOWN OF POMONA PARK - 2030

2030 FUTURE TRANSPORTATION PLAN MAP



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Prepared by: Northeast Florida Regional Council
 Checked: L.Haga
 Production date: December, 2013
 Source: Putnam Co. Comprehensive Plan 2025

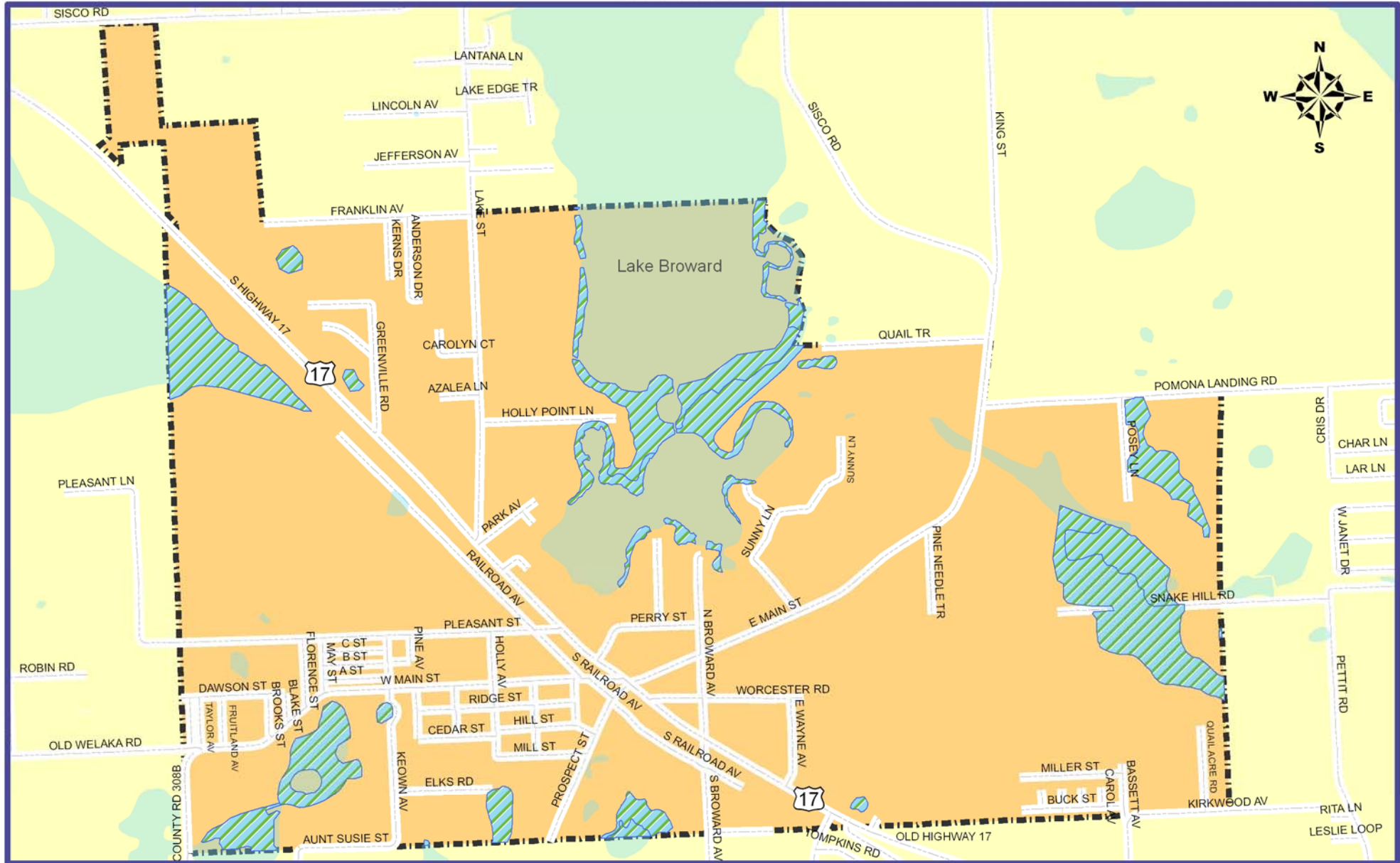


Legend

- Crescent City Full Service Route
- Bike and Pedestrian Future Network
- Streets
- Town limits
- Principal Arterial

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TOWN OF POMONA PARK WETLANDS



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1 inch equals 0.33 miles

Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFR and SJRWMD

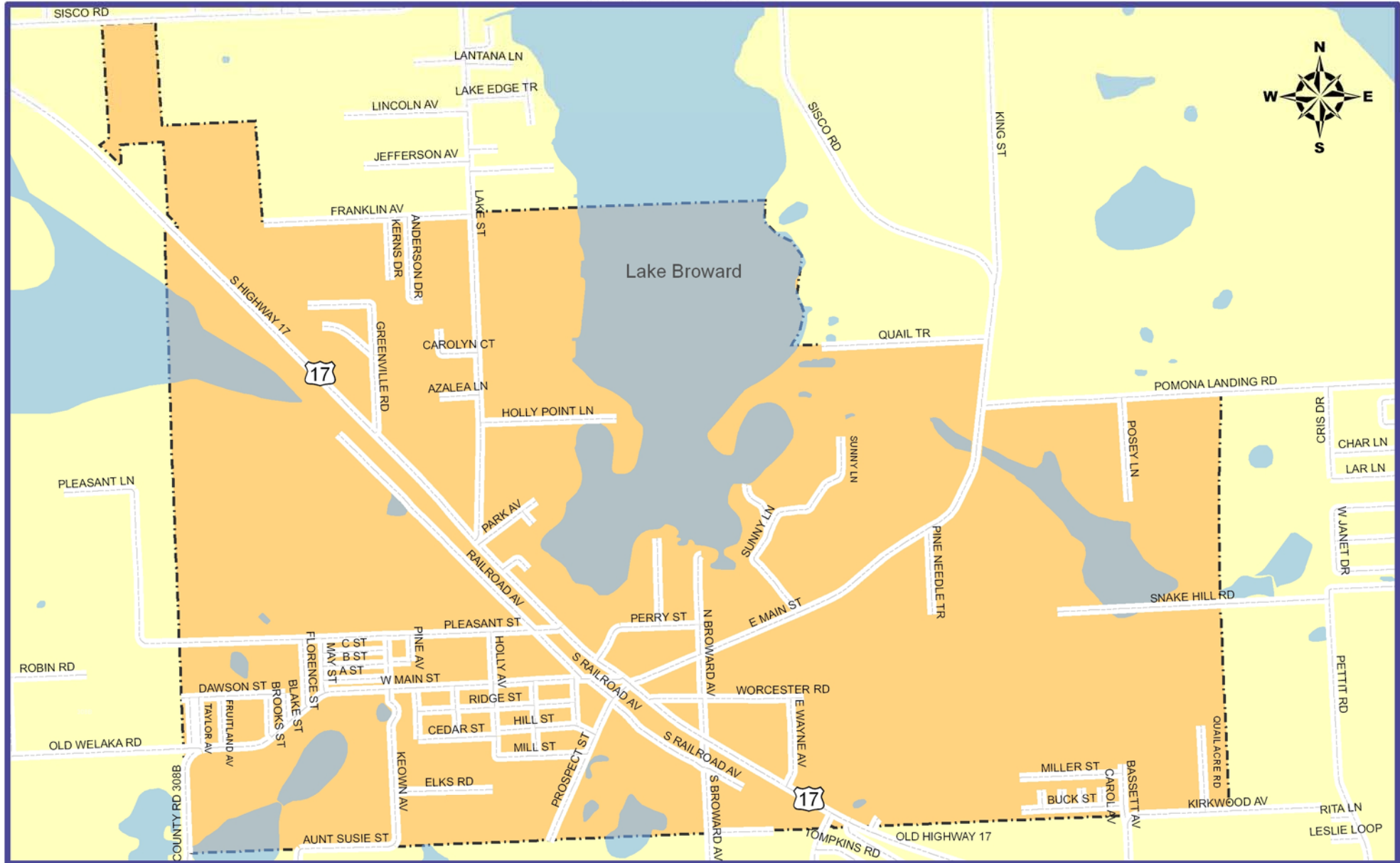


LEGEND

-  Wetlands
-  Water

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TOWN OF POMONA PARK WATERBODIES



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Checked: A.Sayed and E. Payne
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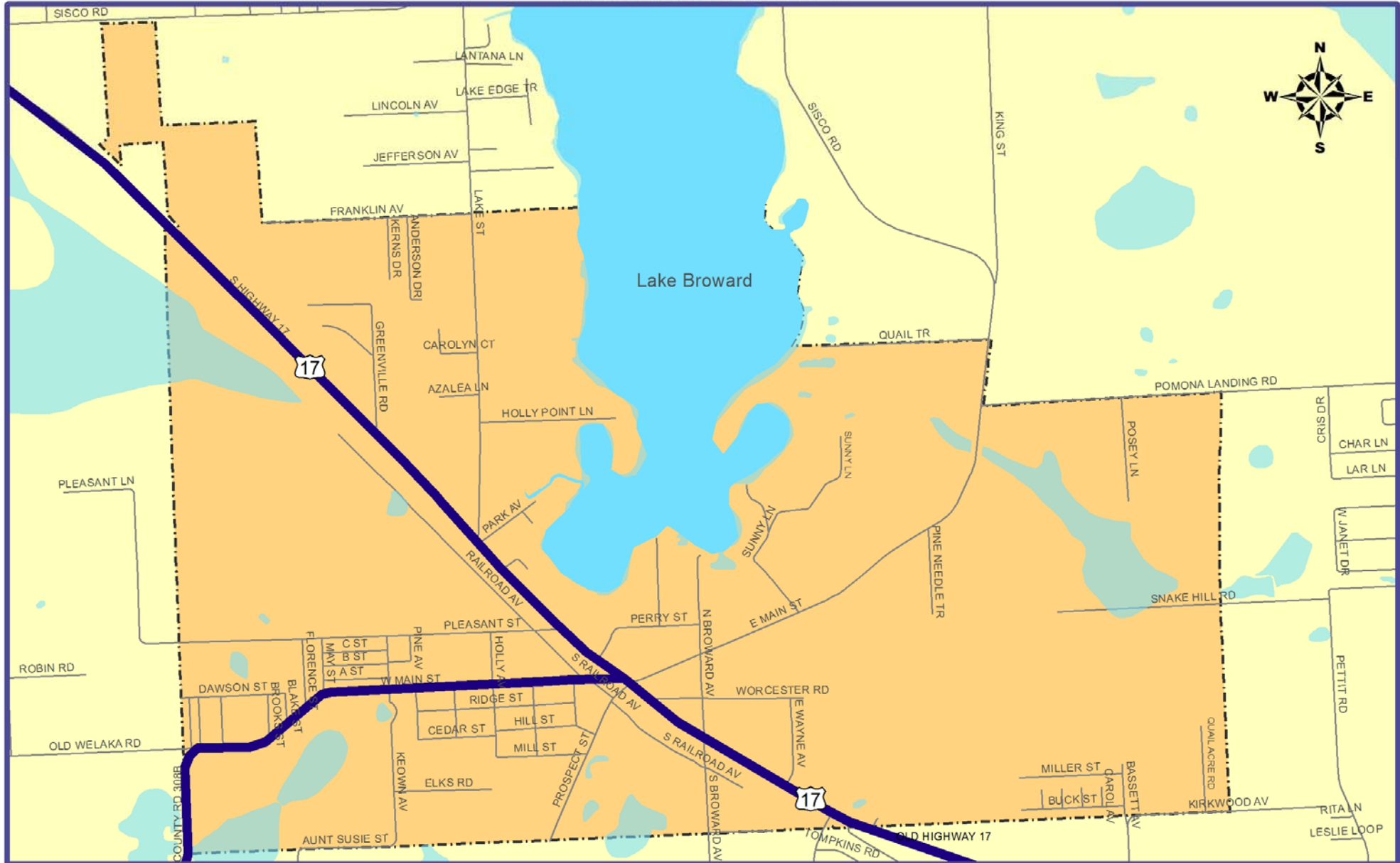


LEGEND

 Waterbodies

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TOWN OF POMONA PARK EVACUATION ROUTES



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Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFRC and Statewide Regional Evacuation Study, 2010



LEGEND

- Evacuation Routes
- Town limits

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TOWN OF POMONA PARK

STORM SURGE



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0 0.2 0.4 0.8 Miles

Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFR and Statewide Regional Evacuation Study, 2010



LEGEND

Category 1		3	
Category 2		4	
		5	
			Town limits

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TOWN OF POMONA PARK - 2030

CONSUMPTIVE USE PERMIT STATIONS (WELLS)



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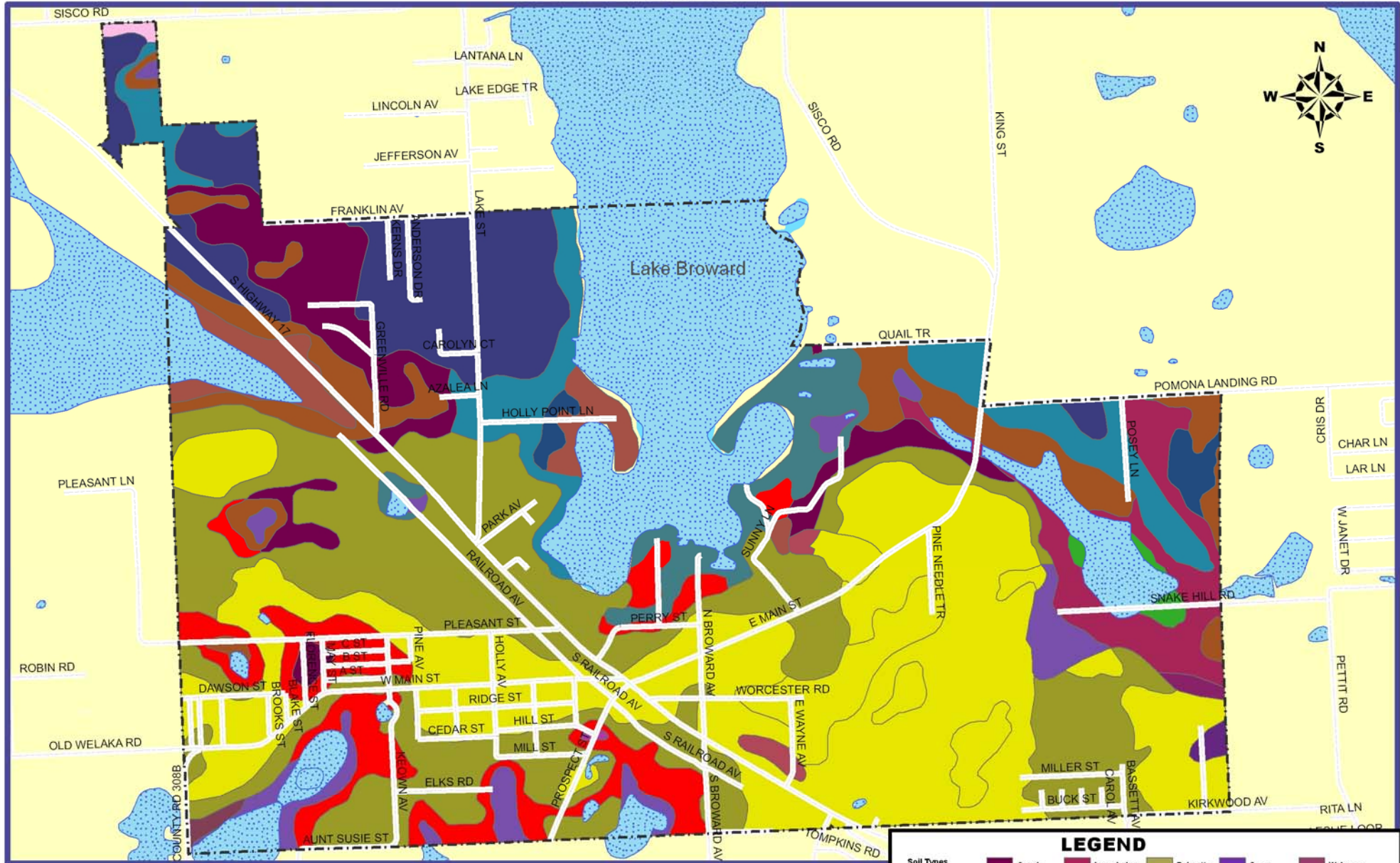
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Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFRC and SJRWMD



LEGEND
 Active Well

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TOWN OF POMONA PARK SOILS



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Production date: January, 2012
Source: NEFR and NRCS

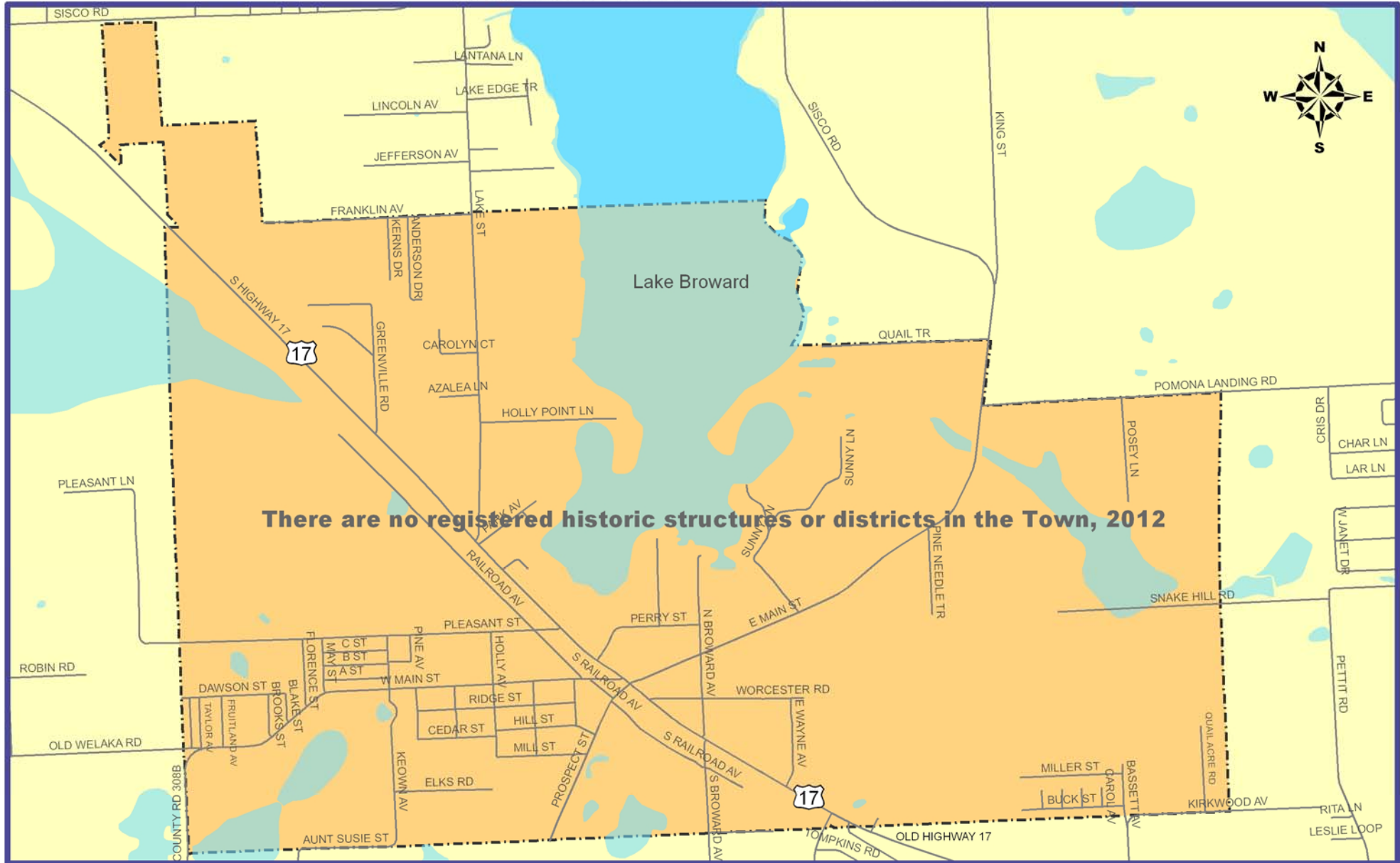


LEGEND			
Soil Types			
Adamsville	Cassia	Immokalee	Palmetto
Apopka	Centenary	Malabar	Paola
Arents	Deland	Millhopper	Placid
Astatula	Electra	Myakka	Pomona
Bonneau	Florahome	Narcoossee	Pompano
Candler	Holopaw	Ona	Riviera
	Hontoon	Orsino	Samsula
			Sparr
			St. Johns
			Surrency
			Terra Ceia
			Tomoka
			Udothents
			Wabasso
			Wauchula
			Winder
			Zolfo
			Water

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TOWN OF POMONA PARK

HISTORIC STRUCTURES AND DISTRICTS



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1 inch equals 0.33 miles

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Production date: January, 2012
Source: NEFRRC and NRHP



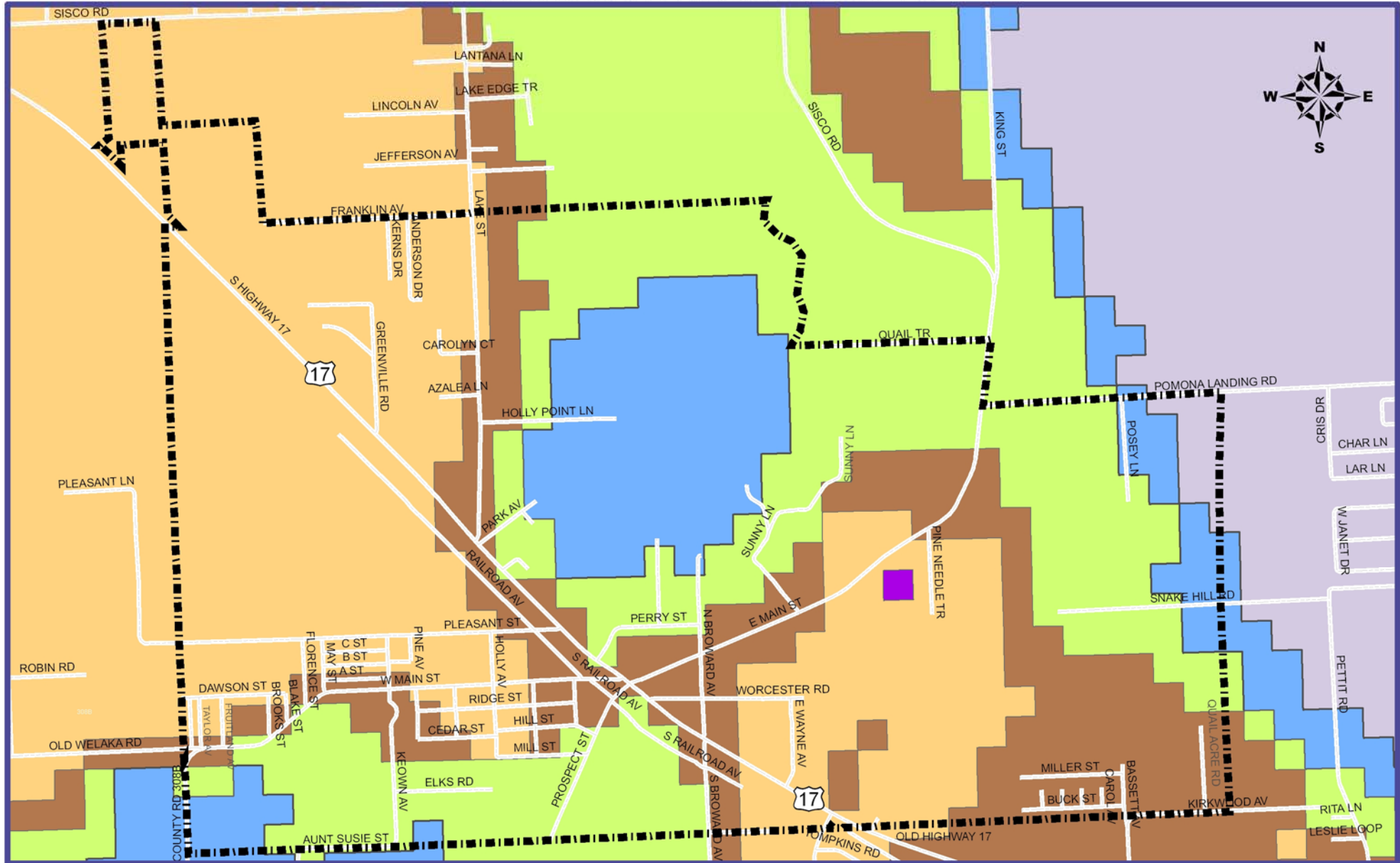
LEGEND

Historic districts or structures

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TOWN OF POMONA PARK

GROUNDWATER RECHARGE AREAS



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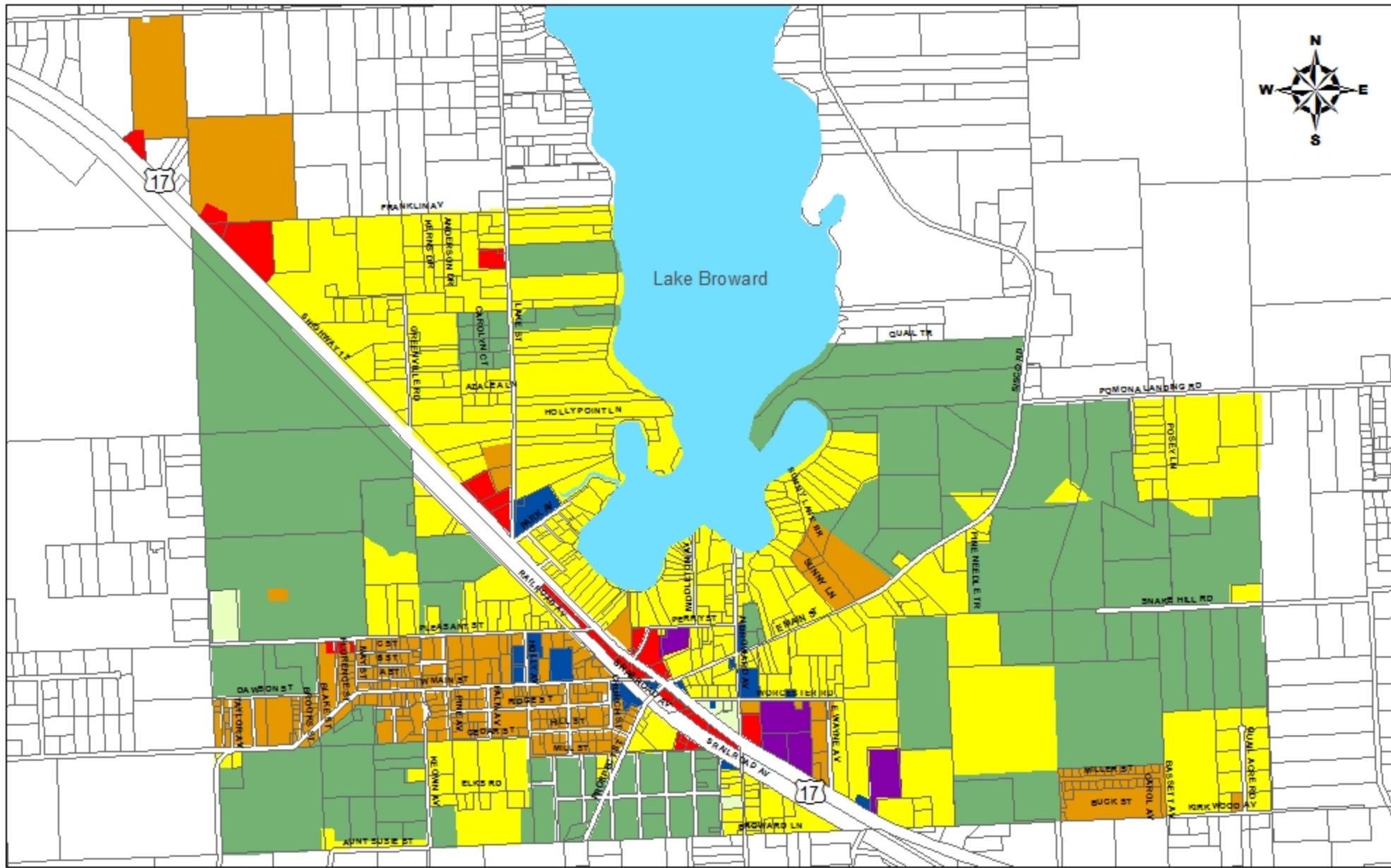
LEGEND

- | | |
|--------------|--------------------|
| 0 - 4 In/Yr | 12 - 20 In/Yr |
| 4 - 8 In/Yr | More than 20 In/Yr |
| 8 - 12 In/Yr | Discharge Area |

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TOWN OF POMONA PARK - 2030

FUTURE LAND USE MAP



This map is for reference use only. Data provided are derived 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 assess the usability of the information.

0 0.2 0.4 0.8 Miles

Prepared by: **Northeast Florida Regional Council**
 Checked: **L.Haga**
 Production date: **December, 2013**
 Source: **NEFRC**



LEGEND			
	Agriculture		Recreation and Open Space
	Commercial		Mixed Use
	Conservation		Public Facilities
	Residential Low (up to 2 units per acre)		Residential Medium (2 to 5 units per acre)
	Industrial		

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TOWN OF POMONA PARK

NUMBER OF LANES



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1 inch equals 0.33 miles

Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFRC and FDOT



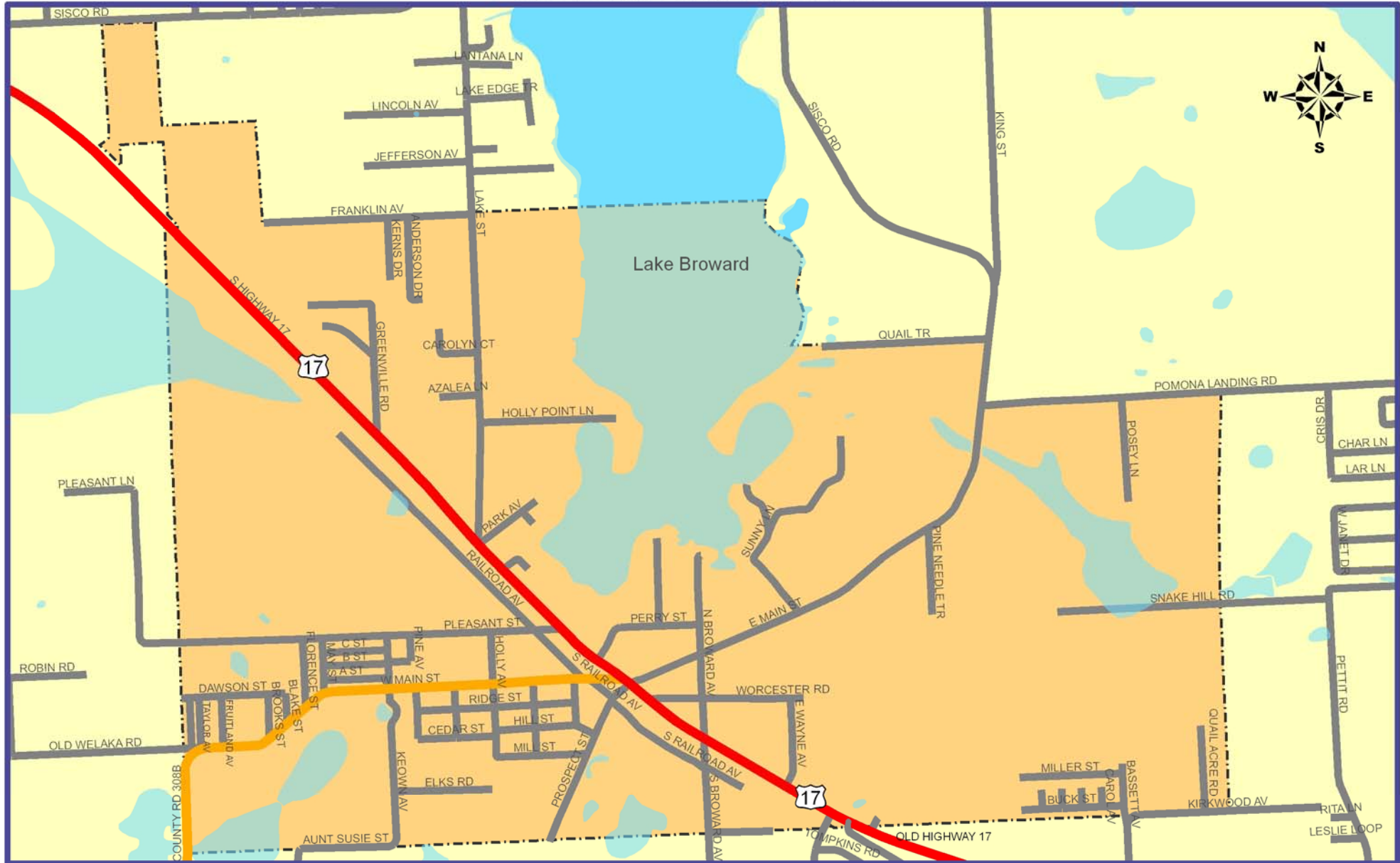
LEGEND

- Number of Lanes
- 2
- Local Roads
- Town limits

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TOWN OF POMONA PARK

FUNCTIONAL CLASSIFICATION



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1 inch equals 0.33 miles

Prepared by: Northeast Florida Regional Council
Checked: A.Sayed and E. Payne
Production date: January, 2012
Source: NEFR and FDOT



LEGEND

- Principal Arterial-Other RURAL
- Minor Collector RURAL
- Local RURAL
- Town Limits

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TOWN OF POMONA PARK - 2030

2012 Existing LOS and Projected Peak Hour Volumes (PH)



This map is for reference use only. Data provided are derived 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.

0 0.2 0.4 0.8 Miles

Prepared by: Northeast Florida Regional Council
Checked: L. Haga and M. Epstein
Production date: December, 2013
Source: NEFR, FDOT 2013



Legend

- Streets
- Town limits

2012 Level of Service (LOS)

- B
- C

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Town of Pomona Park

Future Land Use

Supporting Data & Analysis

2013

Prepared by the

Northeast
Florida
Regional
Council



Putnam County, Florida

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Future Land Use

Supporting Data & Analysis

General Setting

The Future Land Use Element is prepared to evaluate the strengths and weaknesses of the Town of Pomona Park as it is today and to offer estimates of the probable growth, or lack thereof, of the Town for the next planning period. This analysis supports the Town's land planning activities.

Pomona Park remains relatively undeveloped as a small municipality of about 3 square miles in area located in Putnam County just south of Lake Broward. US 17 and Main Street (SR 308B) intersect in the center of the Town's commercial area. The Town is surrounded by unincorporated Putnam County with Palatka being to the north, Welaka to the west and Crescent City to the southeast.

Due to the character of the Town and the lack of central water or sanitary sewer facilities, there is little probability any expansion into the unincorporated area surrounding the Town will be undertaken. Also, there is sufficient vacant land within the Town to serve any population growth. If any additional growth is to occur, it can be only through an increase in density, which is also improbable since individual supplies of water and septic tanks are used and the maximum density for these systems is set by state requirements. New development would be required to provide privately owned facilities or contract with the County to provide services.

Population Forecasts

A population forecast provides estimates of the most likely future trends in population size and in demographic indicators such as population distribution by age and sex. A forecast is based on the current understanding of the roles played by various factors affecting population growth and on an appropriate, accepted methodology for calculating the effects of future changes in these factors. A variety of methodologies are available for making forecasts, ranging from the simple extrapolation of past trends to complex multiple-equation models involving dozens of demographic, socioeconomic, and environmental variables. In practice, most projections made in recent years rely on the so-called cohort-component method, which computes future demographic trajectories implied by assumptions (based on demographic transition theory) about future trends in birth, death, and migration rates.

The extrapolation technique (curve fitting) is a simplistic model that uses past gross population trends to project future population levels. This essentially means using historical values to determine

the best possible projection of population for future years. A variety of methods were used and these are described in more detail below.

Table A-1 reports the census data for Pomona Park for the years 1980 through 2010. The population statistics are reported in ten-year increments.

Table A-1 – Town of Pomona Park Census Data, 1980-2010

Census Year	Population
1980	791
1990	726
2000	789
2010	912

Source: Florida Statistical Abstract, 1980, 1990, 2000 and 2010

Forecasting Methodologies and Results

Forecasts were calculated for the 2030 horizon year for the Town of Pomona Park. The first method used projections from the Shimberg Florida Housing Data Clearinghouse and the second method was a straight-line growth using population data from 2000 to 2010. The results are provided below in Table A-2.

Table A-2 – Population Forecasts

Year	Shimberg	Straight Line Growth
2015	921	869
2020	961	900
2025	1,005	931
2030	1,040	961

Source: Shimberg, 2013 and NEFRC

The straight-line growth is more conservative and based on the age distribution of the Town more likely to be accurate. The median age of the Town’s population is 44, and 38% are 65 and older.

Population and Housing

The Town of Pomona Park was incorporated in 1889 as an agricultural community. Although no longer a primarily agricultural community, its charm and relatively small geographic size remain. There was a significant population increase from 2000 to 2010 after being fairly stable from 1980 to 2000.

As illustrated by the table below, Pomona Park is the second smallest incorporated community in Putnam County; only Welaka is smaller. Additionally, there have been 17 building permits for new housing or commercial starts in Pomona Park issued between January 2009 through June 2012. (Putnam County, 2013)

Table A-3 – Putnam County Municipalities

Population	2000	2010
Palatka	10,033	10,558
Crescent City	1,776	1,577
Interlachen	1,475	1,403
Pomona Park	789	912
Welaka	586	701

Source: Florida Statistical Abstract, 2000 and 2010

Seasonal Population

Housing units used for seasonal, recreational, or occasional use in Putnam County are about 9.6% of all housing units. In Pomona Park, this percentage is 11.6%. This percentage is consistent with other seasonal household adjustment information provided by the recent *East Central Florida Housing Demand, Supply and Need Methodology* submitted as part of the *Application for Development Approvals* for recent Developments of Regional Impact.

Persons per Household

The size of an average household in Florida is 2.48 persons. In Putnam County, the average household’s size is the same as the State’s average at 2.48 persons per household. The average household size in Pomona Park is 2.53.

Description of Land Uses

Table A-4 summarizes the existing land uses within Pomona Park. Following this table is a brief description of each use.

Table A-4 – Existing Land Use Descriptions

Existing Land Use	Acres	Percent
Urban and Built Up	522.5	24.4%
Industrial	8.2	0.4%
Institutional	0.00	0.00%
Parks and Recreation	8.39	0.4%
Crops and Pasturelands	544.6	25.4%
Uplands	720.9	33.7%
Water	202.4	9.5%
Wetlands	141.2	6.6%
Transportation	0.00	0.00%
Utilities	1.3	0.1%
<i>**No historic resources are known to be present within the boundary of the Town.</i>		

Source: SJRWMD, FLUCCS and Pomona Park, 2013

Urban and Built Up

This use consists of residential, commercial, and cemeteries. It covers about one quarter of the town’s area and is mainly located in the center and northwest sections of town.

Industrial

Currently, 8.2 acres of Pomona Park is classified as Industrial. Specifically it is light industrial and is located along US 17.

Institutional

There are no institutional uses in the Town at this time.

Parks and Recreation

There is a park located next to Town Hall. Willard Hazen Ball Park is at 370 Pleasant Street and has softball/baseball fields, two t-ball fields, volleyball field, playground, basketball, and concession stand. Middleton Beach is at 340 N. Broward Avenue and has picnic tables, a swimming area, an observation dock, and a playground. Morgan Park is at 107 North Broward Avenue and has picnic tables, a basketball court, tennis courts, and a large shady tree area. There is currently a shuffleboard court, which may soon be demolished in favor of a 2-5 year old play area. There is a small playground behind the maintenance building at 115 South Broward Avenue. There is a Community Center located at 200 East Main Street.

Crops and Pastureland

Crops and pastureland is the second largest existing land use in Pomona Park at 544.6 acres.

Uplands

Uplands are the largest land use in Pomona Park. 33.7% of the Town is classified as uplands which is any sort of forested area. This land use is spread throughout the Town.

Water

Water makes up almost 10% of Pomona Park, with the predominant water feature being Lake Broward.

Wetlands

Wetlands make up about 6.6% of Pomona Park. Wetlands can be marshes, swamps or wet prairies. In Pomona Park, they are mainly located around Lake Broward and in the eastern and western sections of the Town.

Transportation

No area of the Town is classified as a transportation land use.

Utilities

Utilities consist of communications facilities and electrical power facilities. These uses make up 0.1% of Pomona Park's area.

Mixed Use

This land use provides for a mixture of uses developed on a single site with two or more of the following uses: residential, retail, recreational, light industrial or governmental. Acceptable mixed use may be emblematic of a single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas

Historic Resources

There are no known national historic structures in Pomona Park.

Adjacent Land Uses

Pomona Park is located within Putnam County, which has five incorporated municipalities: the cities of Palatka and Crescent City; and the towns of Welaka, Interlachen, and Pomona Park. Putnam County has been a slow growing county. Its growth from 2000 to 2010 was 5.6%, which ranks the county 61st out of 67 Florida counties. At the time this plan was adopted, the surrounding land uses were predominantly rural, and included pine flat woods, planted pine, temperate hammock, wetlands, and low density single family units.

Future Land Use Categories by Acreage

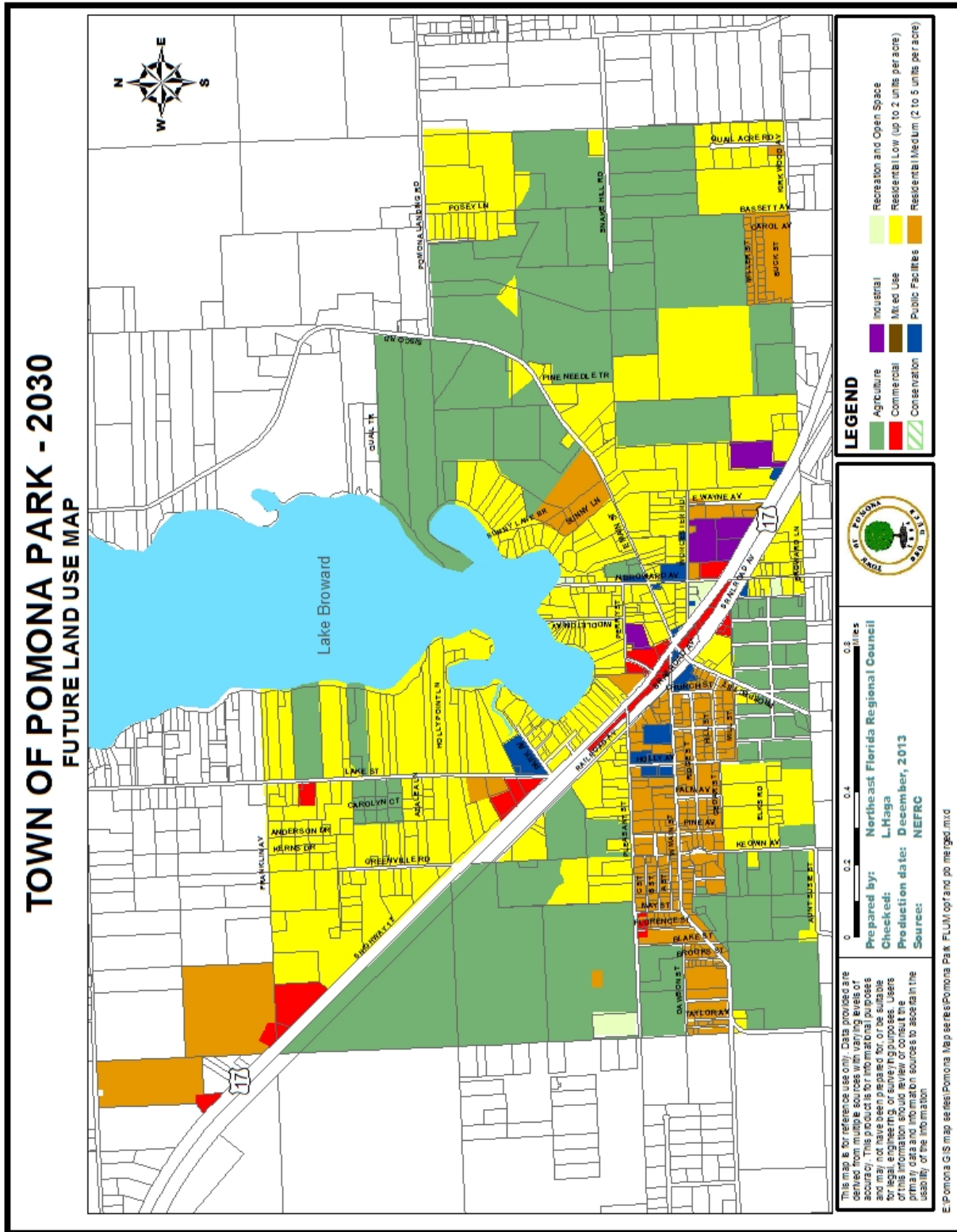
The following table A-5 identifies land by Future Land Use designation and includes acreage amounts and maximum development potential.

Table A-5 – Future Land Use Designations

Future Land Use	Acres	% Total Land Use	Development Potential
Commercial	28.22	1.61%	80% lot coverage
Res. Low Density	691.55	39.53%	2 units per acre
Res. Medium Density	149.03	8.52%	5 units per acre
Recreation and Open Space	8.60	0.49%	N/A
Other Public Facilities	1.84	0.11%	None identified
Industrial	19.67	1.12%	90% lot coverage
Agriculture	833.92	47.67%	None identified
Public Bldgs. & Grounds	16.60	0.95%	65% lot coverage
Total Land Use Acres	1,749.43	100.00%	

Source: NEFRC 2013

Figure A-1 – 2030 Future Land Use Map (FLUM) for the Town of Pomona Park

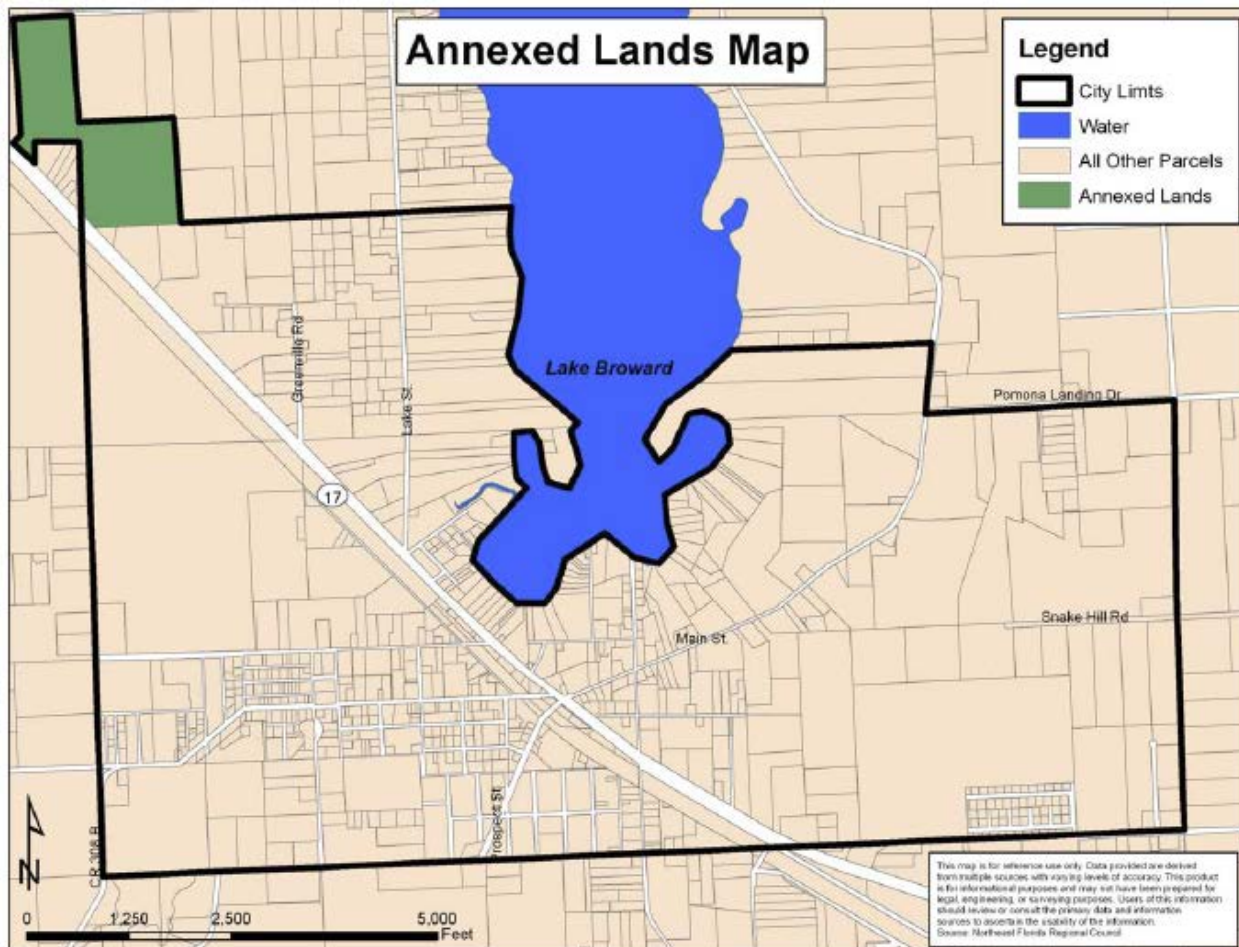


Annexations

Pomona Park is surrounded by unincorporated Putnam County. Since 1991, the Town has annexed approximately 167.14 acres from Putnam County. The annexed lands are:

- 65.03 acres (Parcel # 30-11-27-0000-0030-0000),
- 40 acres (no physical address), and
- 25.03 acres (Parcel # 30-11-27-0000-0080-0000).

Figure A-2 – Annexed Lands Map



Future Land Use Map Amendments

No large-scale land use amendments in Pomona Park have been approved since 2000.

Vacant Lands Analysis by Acreage

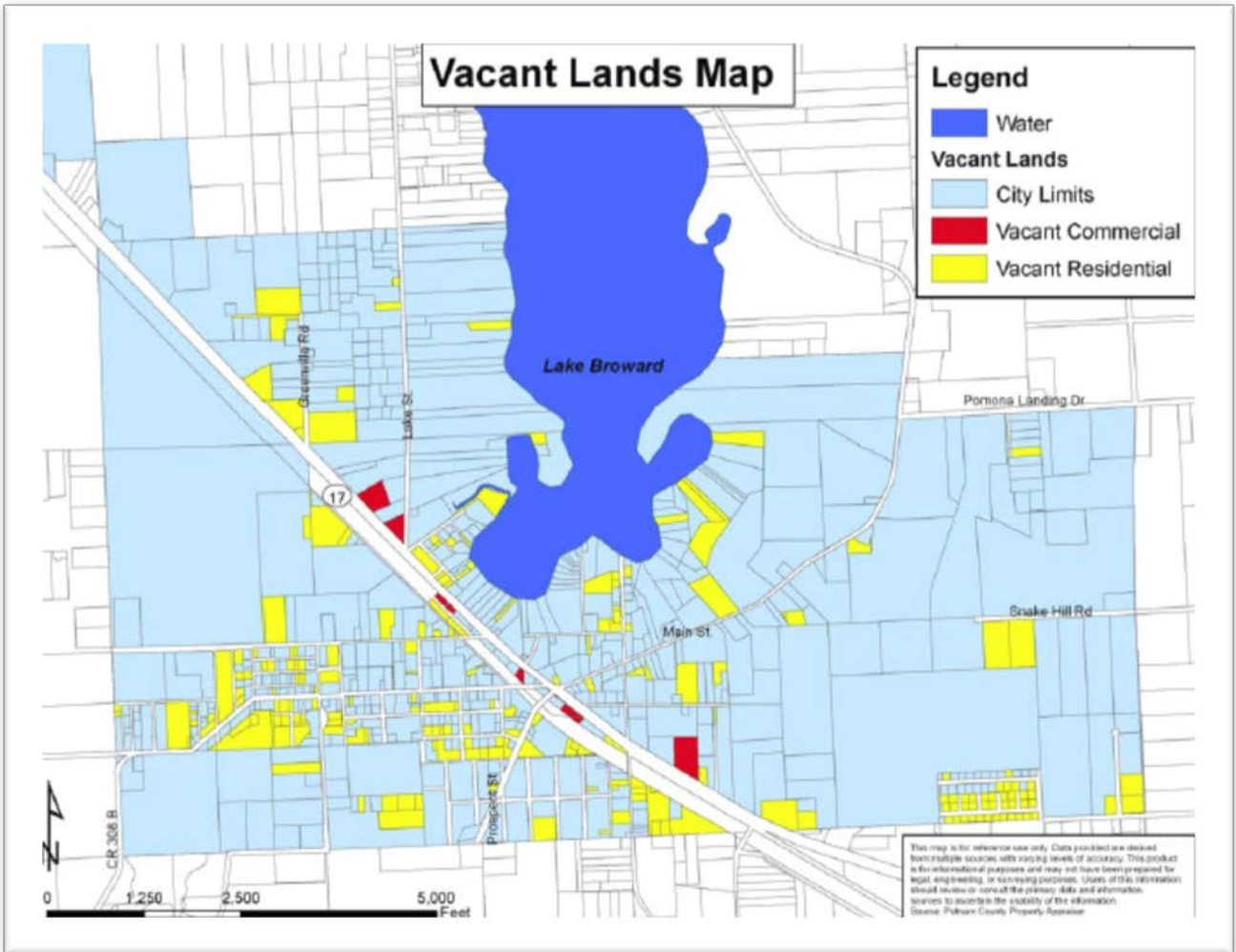
Table A-6 – Vacant Land by Acreage

Land Use	Vacant Acres
Residential	163.2
Commercial	8.6
Total	171.8

Source: Pomona Park EAR, 2011

The Town’s Future Land Use Map (FLUM) depicts these areas as residential and commercial areas. These vacant lands are dispersed throughout the municipal boundary. Unless vacant land is owned by a public entity, such as the Federal, State, or County government, Water Management District or is privately owned with a dedicated conservation easement, these vacant lands have the potential for development subject to compliance with the Comprehensive Plan and other land development and permitting requirements. Vacant and developable lands within the Town are depicted on Figure A-3. There are approximately 171 acres of vacant land. This is approximately eight percent of the total land area of the Town.

Figure A-3 – Vacant Land by Designation



Existing Development, Redevelopment, and Public Services

Existing Development

The Town is roughly 3 square miles. Most of the Town’s 1,437 acres of cropland, upland, and vacant land is suitable for development. Given the amount of vacant/undeveloped land available, the relatively low cost of land and the Town’s projected demand for acreage to support new development, it is unlikely that market forces will place demand for development on the approximately 141 acres of wetlands.

Redevelopment and Sprawl

The Town is predominantly undeveloped and does not envision significant growth in the near future. Any growth may potentially occur along U.S. 17. There are no specific locations or development plans being undertaken by the Town that will require concurrency or infrastructure improvements to support land development. Sprawl is discouraged by geographic constraint and existing development and entitlements. The *Future Land Use Element Goals, Objectives, and Policies* has a clear statement which discourages sprawl.

Public Services

The Town of Pomona Park does not provide any public services. The Town does not own or operate a potable water supply or distribution facility, or a wastewater treatment facility. The central potable water system serving Pomona Park is operated by the Florida Governmental Utility Authority. The system design capacity is 0.158 MGD. There is ample water for the Town’s projected population. In addition, there are numerous private wells. Interlocal agreements are in place for these and all other public services. The Town of Pomona Park contracts for the following public services:

Table A-7 – Public Service Contractors

Service	Provider	Coordination Responsibility
Police and Fire	Putnam County	Town Commission
Education	Putnam County	School Board
US 17	FDOT	Town Commission
Solid Waste	Putnam County	Town Commission
Recycling	Waste Pro	Citizens
Electric/gas	FPL	Town Commission
Natural Gas	Crescent City Natural Gas	Town Commission

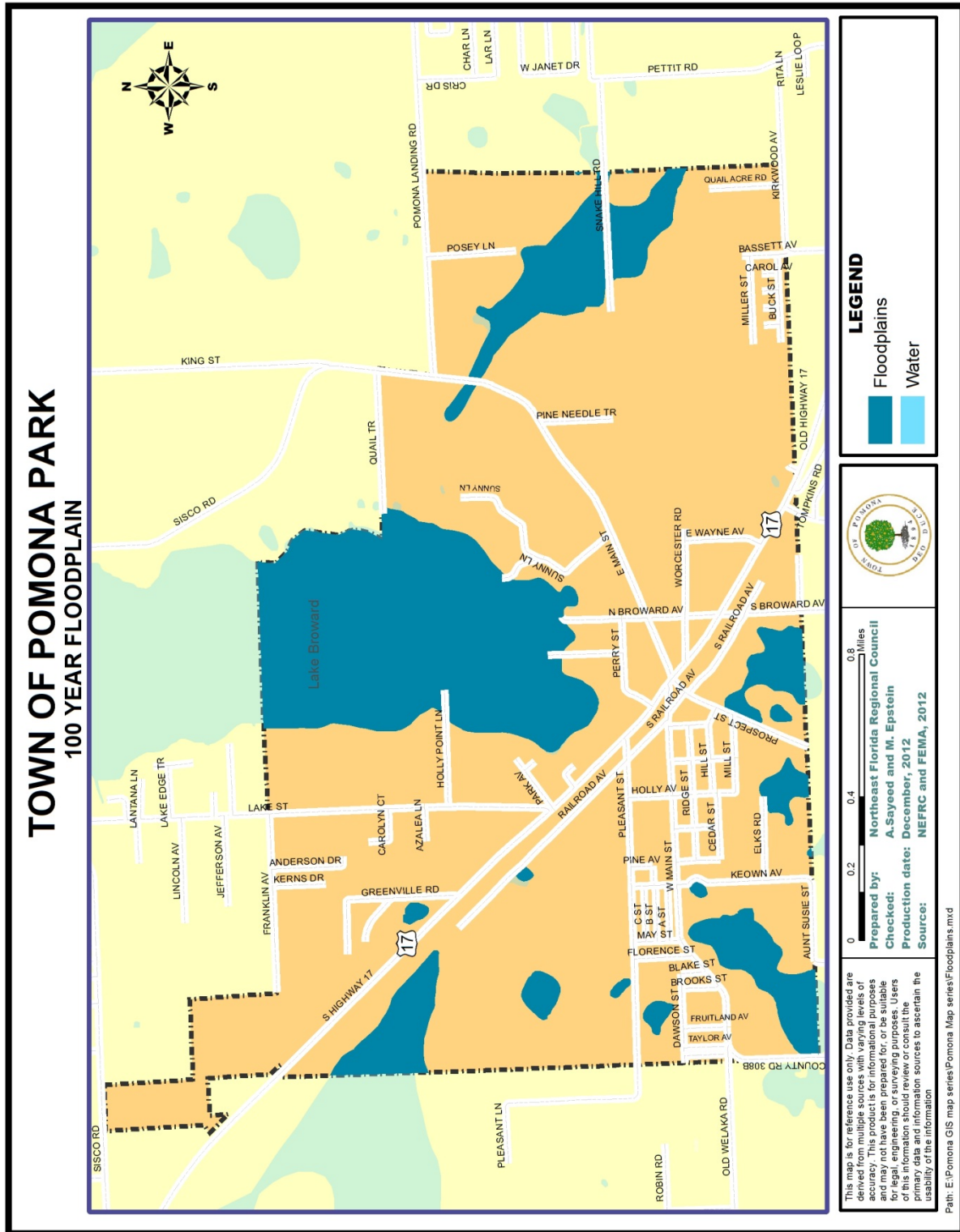
Source: Pomona Park, 2013

Natural Resources

Elevations in Pomona Park range from just under 30 feet in the northeast corner of Town to 99 feet in the southeast corner. Lake Broward has an ordinary high water elevation of about 39 feet about mean sea level. Overall, Pomona Park is relatively high and free from flooding problems.

The map below (Figure A-4) shows the floodplain areas in the Town. The only major area of the Town in which development is affected by floodplains is in the floodplain along the southeastern and mid-western lakeside area of Lake Broward.

Figure A-4 – 100 Year Floodplain



Town of Pomona Park

Traffic Circulation

Supporting Data & Analysis

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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Traffic Circulation

Supporting Data & Analysis

Introduction

The purpose of the Traffic Circulation Element is to provide the Town of Pomona Park 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 southeastern Putnam County, the Town of Pomona Park is a small community of about 886 people in 2013. The Town is projected to have a population of 961 by 2030. The two major roads that support the Town's traffic are US17 and C.R 308B also known as West Main Street. US 17 is a north-south road connecting the Town with the City of Palatka (the Putnam County seat) to the north and Crescent City to the south. The majority of the Town's land designated Commercial is located along US 17. County Road 308B, is the other major roadway, intersects with US17, and is oriented east-west. There are no signalized intersections in Pomona Park. There is a flashing light at the intersection of US 17 and CR 308B. Other roads in Pomona Park are mostly local roads that are traveled less frequently or are unpaved roads that are either neighborhood collector roads or streets. Figure B-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 B-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 Pomona Park. With the recent 2011 changes in Florida Statutes, Pomona Park has opted to continue to maintain the classification standards and function of state roadways as provided by the Florida Department of Transportation (FDOT). To preserve existing facilities, the Town will continue to adopt the County level of service standard for the County roadways within the boundaries of the Town.

Figure B-1 – Existing Roadway Network

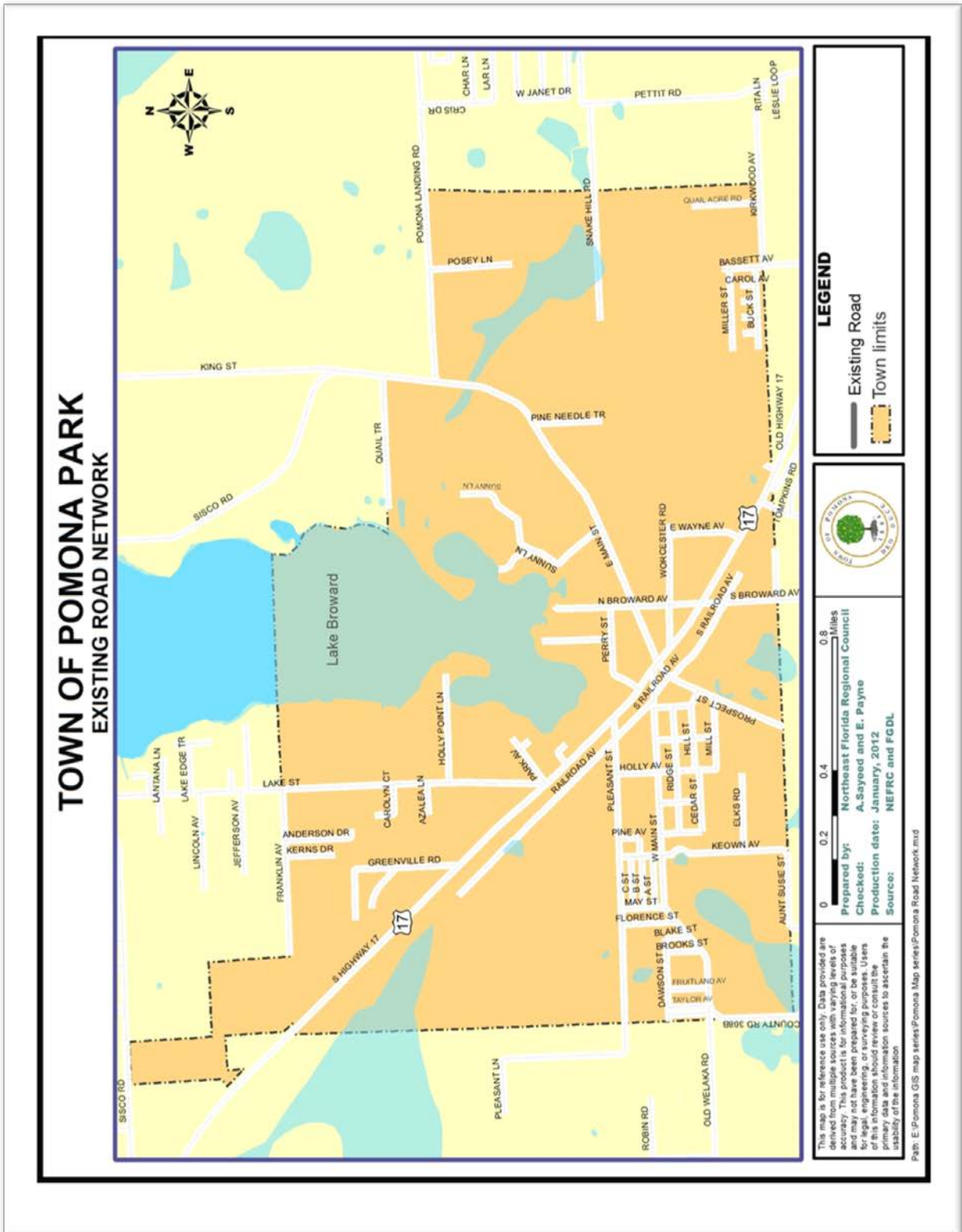
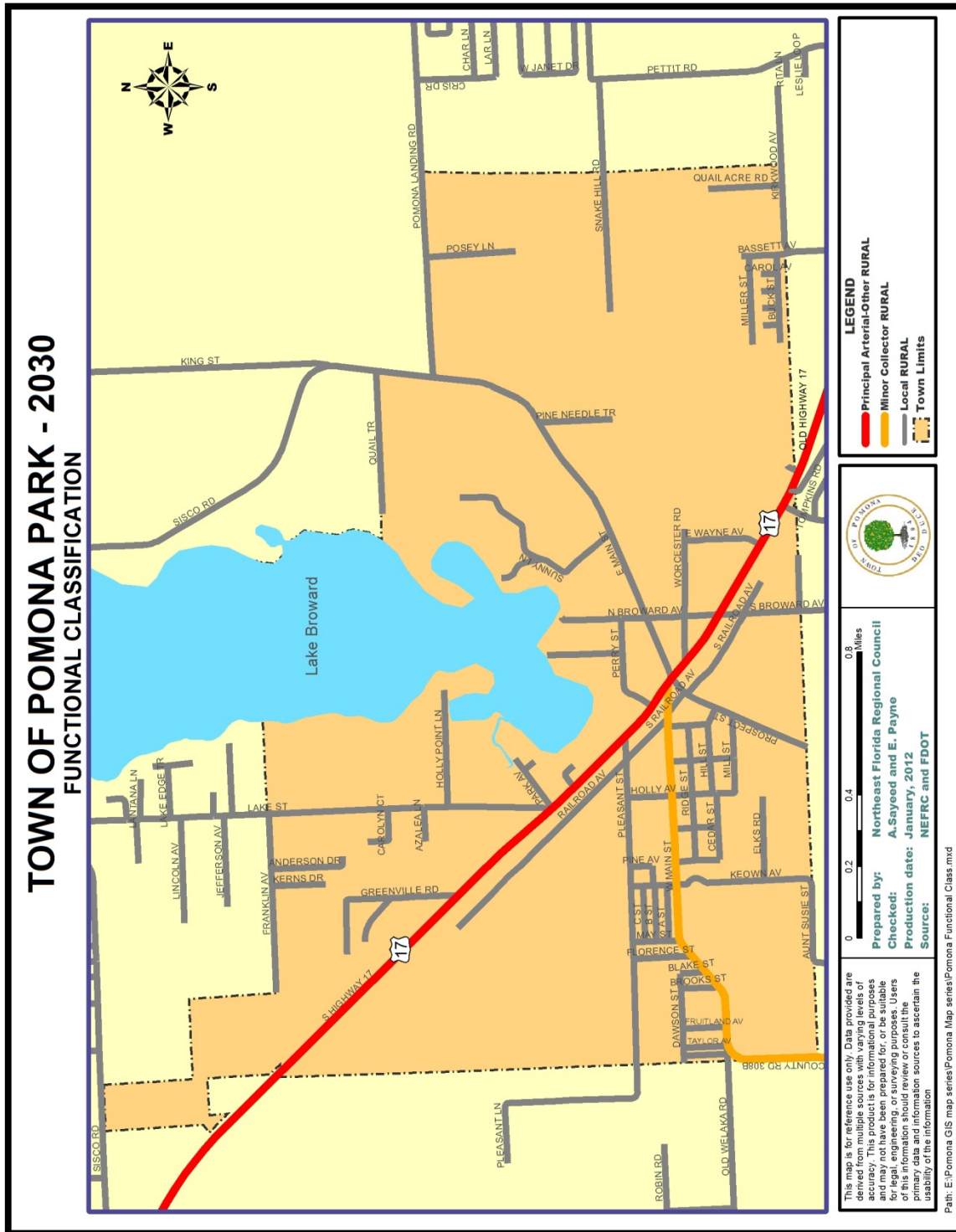


Figure B-2 – Functional Classification of Roadway

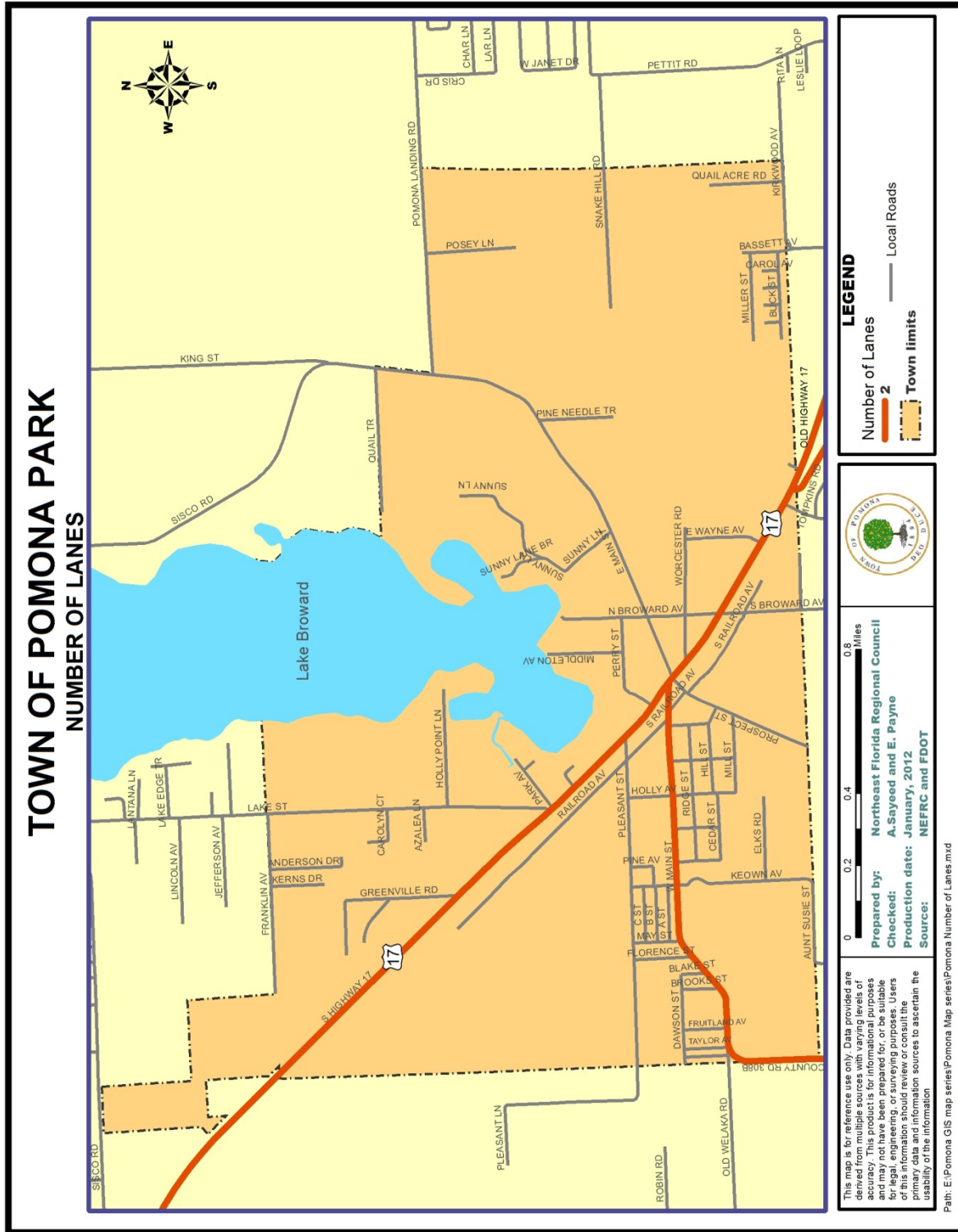


US 17 (State Road 15): This facility is a principal arterial on the state primary road system. US 17 runs north-south through Pomona Park. US 17 is a two lane road for its entirety within Pomona Park. This portion of US 17 is designated as an Emerging SIS facility. The roadway carries approximately 5,100 vehicles a day.

County Road 308B: County Road 308B is a two-lane minor collector, which runs from its intersection with US 17 in Pomona Park west to Welaka. The roadway carries approximately 1,200 vehicles a day.

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

Figure B-3 – Number of Lanes (Roadway)



Pomona Park has several key local roads that connect to the arterial and minor collectors:

- East Main Street
- Lake Street
- Keown Avenue
- Prospect Street
- Greenville Road
- North Broward Avenue
- South Broward Avenue

Existing Conditions

Table B-1 depicts the current roadway traffic volumes from 2011 projected through 2035.

Table B-1 – Roadway Traffic Volumes, 2011-2035

Map ID	Roadway	From/To	Lanes	Facility Type	Miles	Min LOS Std	Max Service Volume	2011 Traffic	2012 Traffic	LOS	Growth Rate	Background Traffic Projections				
												2017	LOS	2035	LOS	
5	US 17 (SR15)	Lake Como Drive to Lake Street	2/U	Arterial	1.08	Peak Hour	C	1,220	489	489	C	1%	513	C	598	C
6	US 17 (SR15)	Lake Street to North City Limits	2/U	Highway	0.83	Peak Hour	C	1,550	484	484	B	1%	522	B	608	B

Source: LOS FDOT D2, October 2013

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

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 Pomona Park 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 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.

Table B-2 – Levels of Service: Roads

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

Source: FDOT, 2013

Table B-2 depicts the Level of Service for 2011 traffic counts using 2012 FDOT’s Generalized Service Tables.

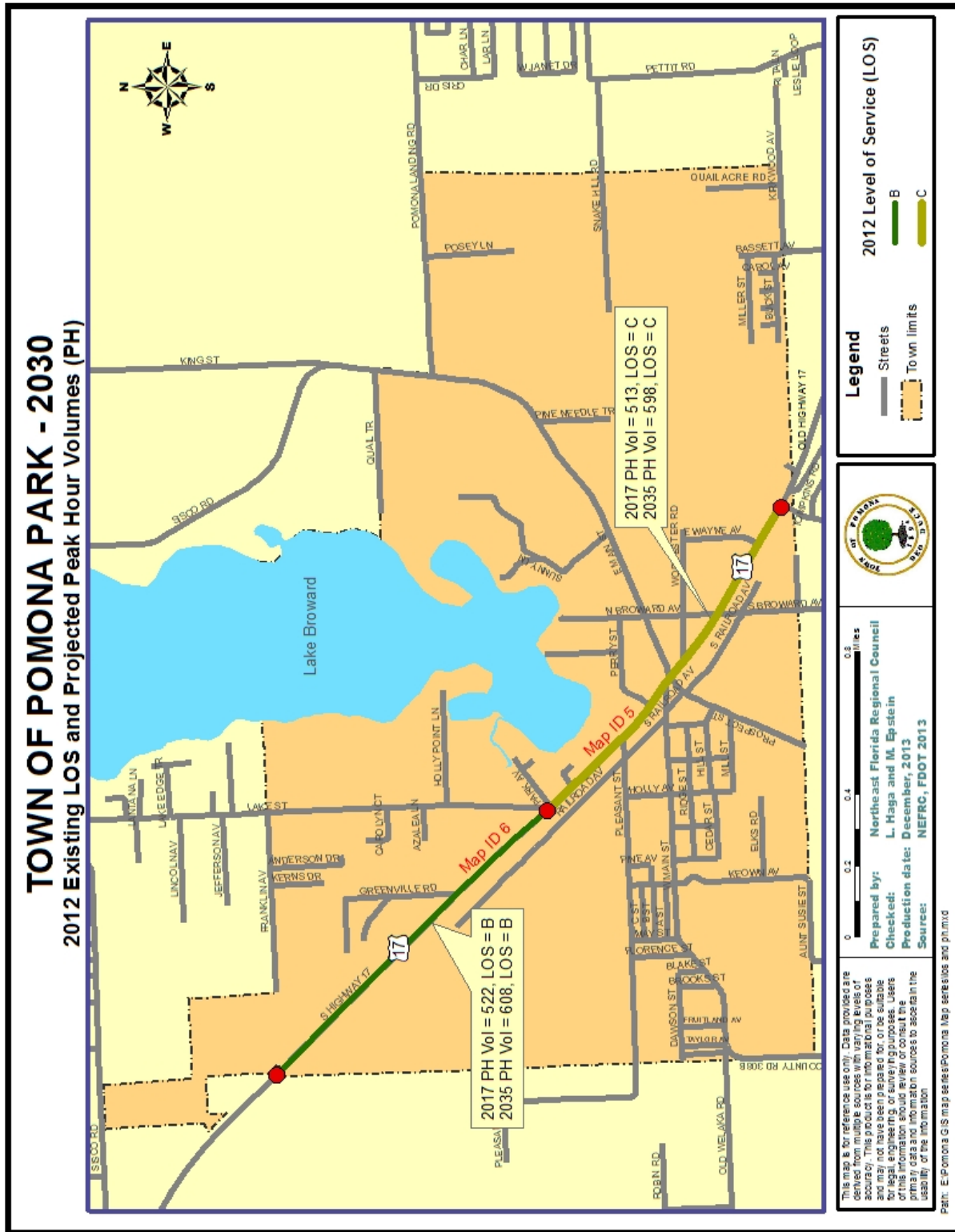
Analysis of Deficiencies

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.

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.

The Town of Pomona Park has ample capacity in the year 2035. The future estimated traffic counts and LOS are depicted below.

Figure B-4 – Levels of Service & Projected Peak Hour Volumes



Integrating Bicycle, Pedestrian, and Alternative Modes of Transportation

Over a quarter of the population is living below the poverty level according to the 2010 Census. Given this relatively high percent, 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.

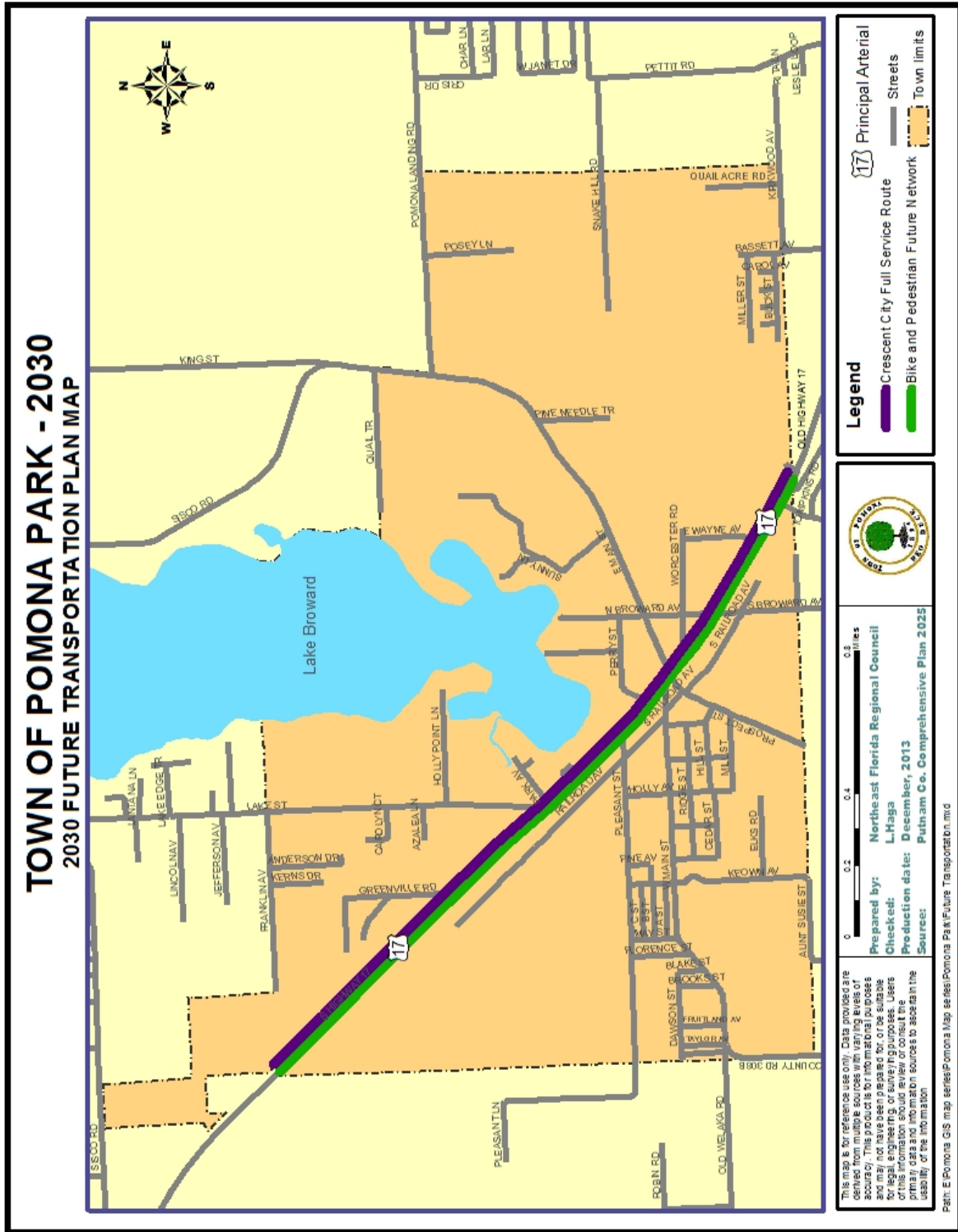
The TD program operates in each of Florida's 67 counties and its mission is to promote the delivery of transportation services to the TD population in a manner that is cost effective, efficient, and reduces fragmentation and duplication of services. There are several organizations and individuals at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

- Local Community Transportation Coordinators (CTCs) who arrange, and in some cases, provide the transportation services for the TD population
- Local Coordinating Boards (LCBs) which provide advice and direction to the CTCs and also set local priorities for the provision of TD services
- 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
- 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.

Figure B-5 – Future Transportation Plan Map



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 NEFRC, Ride Solution, and the Putnam County LCB.

Transportation Disadvantaged Service Plan (TDSP)

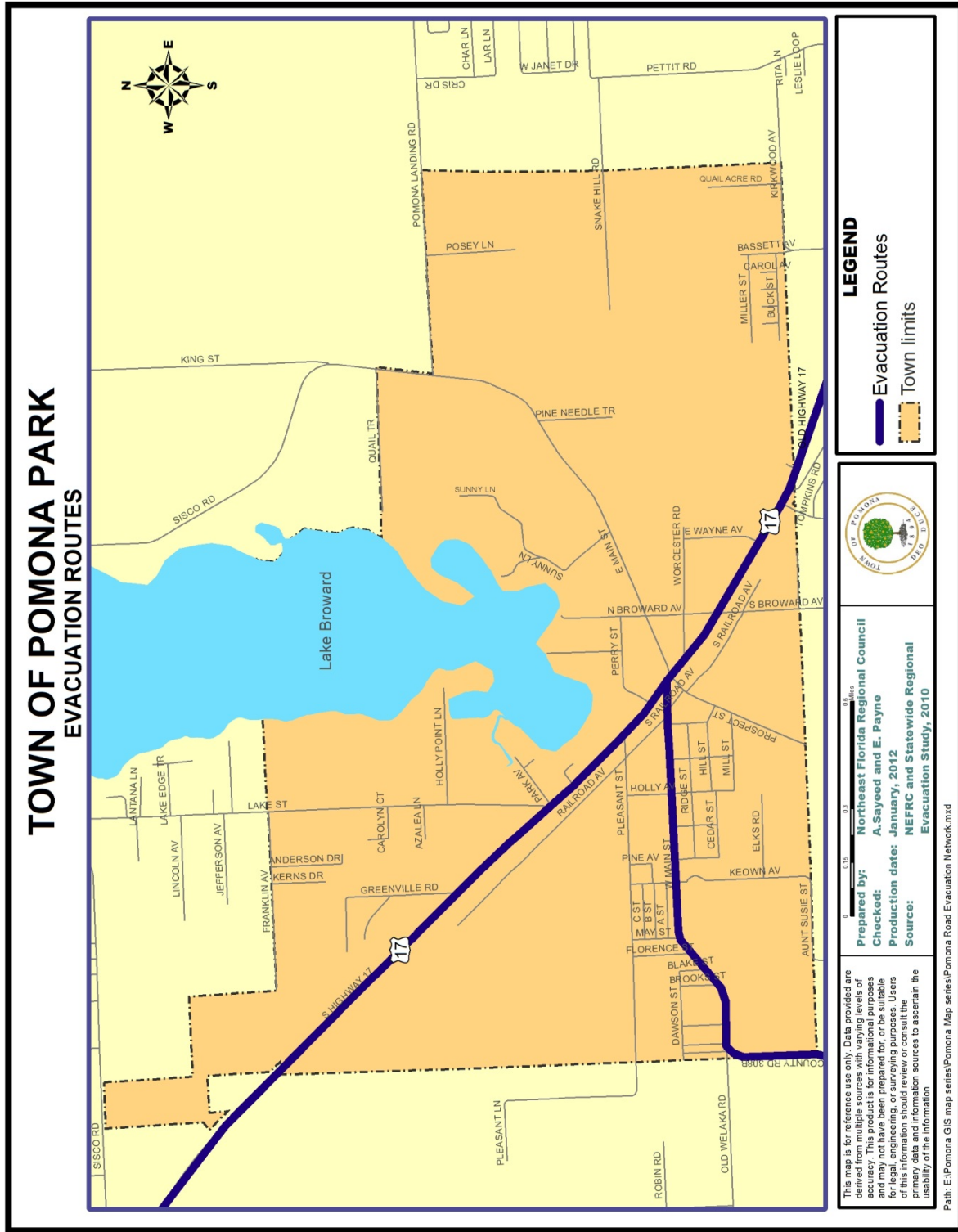
Ride Solution, Inc., has developed fixed routes, with deviation, that serve the cities of Palatka, Interlachen, Crescent City, Pomona Park, Welaka, St. Augustine (St. Johns County), and Gainesville (Alachua County). All trip requests are coded for pick up and drop off locations. Route corridor flow studies 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.

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”. US 17 and CR 308B (West Main Street) are designated evacuation routes. Figure B-6 depicts the evacuation routes.

Figure B-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 Pomona Park

Housing

Supporting Data & Analysis

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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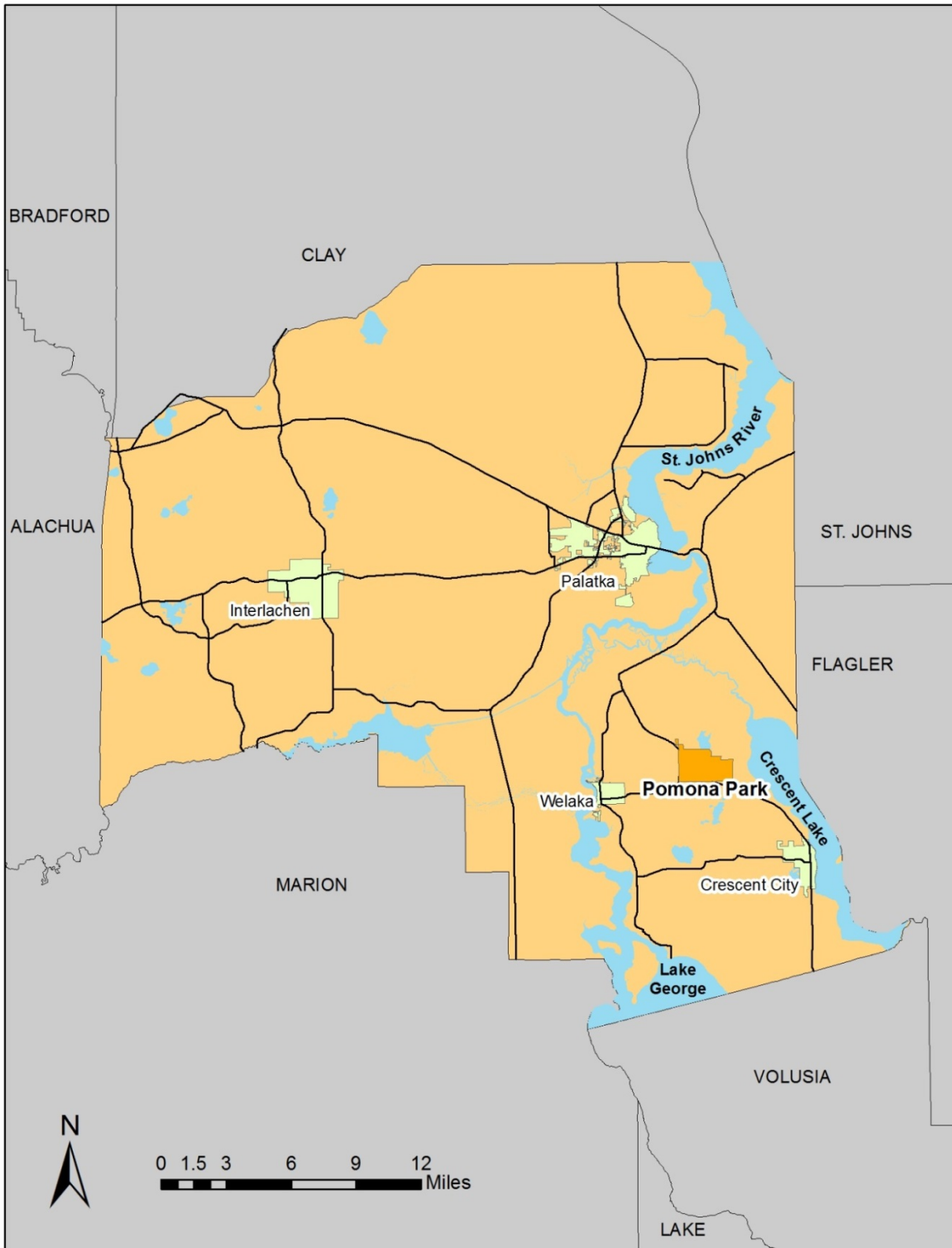
Housing

Supporting Data & Analysis

Introduction

Pomona Park was incorporated in 1889, originally just as Pomona. The Town changed its name to Pomona Park in 1945 so to avoid confusion with a town originally called Pompano. The Town started as a farming community known for its citrus, grape vineyards, and orange groves. In 2010, the US Census reported the population of Pomona Park to be 912.

Figure C-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 Pomona Park was estimated at 886 (Shimberg, 2012). For purposes of this discussion, the straight line growth analysis done in the Future Land Use Data and Analysis were used to analyze growth trends. The Town is projected to have approximately 961 residents by 2030, an increase of about 50 people in twenty years.

Since 1991, the Town has annexed approximately 167.14 acres from Putnam County. The annexed lands are:

- 65.03 acres (Parcel # 30-11-27-0000-0030-0000),
- 40 acres (no physical address), and
- 25.03 acres (Parcel # 30-11-27-0000-0080-0000).

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.

Table C-1 – Projected Total Population, Pomona Park, 2010-2030

Place	2010	2013	2015	2020	2025	2030
Pomona Park	912	881	869	900	931	961

Sources: 2010 US Census, Shimberg 2013, and NEFRC

Table C-2 – Population Projection by Age, Pomona Park, 2000-2030

Age	Permanent Residents							Total Number of Residents (Permanent + Institutional)						
	2000	2010	2012	2015	2020	2025	2030	2000	2010	2012	2015	2020	2025	2030
0-4	42	65	65	70	74	83	86	42	65	65	70	74	83	86
5-9	52	65	65	71	70	79	85	52	65	65	71	70	79	85
10-14	38	62	62	65	77	74	82	38	62	62	65	77	74	82
15-19	47	53	51	48	57	57	58	47	53	51	48	57	57	58
20-24	32	55	59	74	78	95	94	32	55	59	74	78	95	94
25-29	32	69	66	67	67	66	70	32	69	66	67	67	66	70
30-34	48	42	44	51	59	75	82	48	42	44	51	59	75	82
35-39	58	42	45	52	74	71	70	58	42	45	52	74	71	70
40-44	49	49	45	41	35	46	49	49	49	45	41	35	46	49
45-49	40	69	60	47	41	50	71	40	69	60	47	41	50	71
50-54	55	58	57	58	48	43	34	55	58	57	58	48	43	34
55-59	43	52	54	63	74	50	44	43	52	54	63	74	50	44
60-64	48	48	44	43	42	43	35	48	48	44	43	42	43	35
65-69	61	62	58	60	62	72	88	61	62	58	60	62	72	88
70-74	64	36	32	31	30	28	26	64	36	32	31	30	28	26
75+	80	85	79	80	73	73	66	80	85	79	80	73	73	66
Total	789	912	886	921	961	1005	1040	789	912	886	921	961	1005	1040

Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 US Census data and population projections by the Bureau of Economic and Business Research, University of Florida

Housing Analysis

Household Income¹

Household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Pomona Park 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, 224 households in Pomona Park (64%) 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 Pomona Park, 95 households (27%) were made up of 3-4 persons in 2009 with 24% of these households paying more than 30% of income for rent or mortgage costs. Finally, 32 households in Pomona Park (9%) were made up of five persons or more in 2009 and 22% of these households paid more than 30% of income for rent or mortgage costs.

Home-ownership vs. Renters²

According to the 2007-2011 American Community Survey, the number of occupied housing units, which are owner-occupied, is 243 or 68% of units. The number of occupied housing units, which are renter-occupied, is 113 or 32% of units. The percentage for Putnam County is 77% owner occupied and 23% renter occupied. The median gross rent in Pomona Park from 2007-2011 was \$675 compared to the County at \$610 and the State median of \$981.

Elderly Households

In 2009, there were 133 households in Pomona Park (38.1%) headed by a person age 65 or older compared to 27.8% statewide. Most of these elderly households, 123, or 92.5% own their homes. Of these homeowners, 27 elderly households (20%) 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. Approximately 23% of Pomona Park households or 81 households are cost-burdened.

¹ Source: US Department of Housing and Urban Development, 2012 Median Income

² Source: US Census Bureau, 2007-2011 American Community Survey 5-Year Summary File

- In Putnam County, 3,382 households (11%) paid more than 50% of income for housing and similarly, 11% of Pomona Park’s households—37 households would have paid more than 50% of income for housing in 2009.

Pomona Park Households below Poverty Level

According to the 2010 Census, the most recent survey, 26.7% of the population or 261 people are living below the poverty line in Pomona Park. The percentage of individuals living beneath the poverty level in the County is 24.6%. The percentage of individuals in America living below the poverty line is estimated at 14.30%.

The median **household income** in the Town at the time of the last survey was \$24,545. The median household income for Putnam County was \$34,174 median household income in the U.S. was \$52,762. **Per capita income** in Pomona Park in the last full census was \$13,021. Per capita income in Putnam County was \$18,609. Per capita income in the U.S. was \$27,915. 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.

Table C-3 – Households by Income and Cost Burden, Pomona Park, 2009

Household Income As Percentage Of Area Median Income	Amount Of Income Paid For Housing		
	0 – 30%	30 – 50%	50% or More
< = 30% AMI	19	7	22
30.01 – 50% AMI	23	11	9
50.01 – 80% AMI	46	14	4
80.01% + AMI	180	12	37
TOTAL	268	44	37

Sources Shimberg Center for Housing Studies

Table C-4 – Households by Size and Cost Burden, Pomona Park, 2009

Number of Persons In Household	Amount Of Income Paid For Housing		
	0 – 30%	30.01 – 50%	50.01% +
1 – 2	172	29	23
3 – 4	72	13	10
5 +	25	4	3
Total	269	46	36

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 \$34,174. Therefore, for Pomona Park, very low income would \$17,087, low income would be \$27,339, and moderate-income level would be \$41,009.

Table C-5 – Distribution of Household Income, Pomona Park, 2011

Income Level	Number of Households
Less than \$10,000	54
\$10,000 to \$14,999	33
\$15,000 to \$24,999	93
\$25,000 to \$34,999	55
\$35,000 to \$49,999	49
\$50,000 to \$74,999	57
\$75,000 to \$99,999	12
\$100,000 to \$149,999	3
\$150,000 or more	0

US median household income is \$52,762

24% of Pomona Park households live on less than \$15,000 per year

Pomona Park median household income—\$24,545

Putnam County median household income—\$34,174

Source: 2007 – 2011 American Community Survey

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 Pomona Park was built before 2000 with the height of the local building boom occurring between 1970 and 1989. 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.

Table C-6 – Age of Housing Stock

Year Built	Number of Houses
2005 or later	17
2000 to 2004	13
1990 to 1999	41
1980 to 1989	121
1970 to 1979	105
1960 to 1969	36
1950 to 1959	59
1940 to 1949	10
1939 or earlier	61

Source: 2007-2011 American Community Survey

Housing Condition

An important indication of housing needs in Pomona Park is the condition of existing housing. The 2010 census provides information on the number of houses which lack complete plumbing or kitchen facilities, have no telephone service, have no house heating fuel, and are overcrowded. A house which is overcrowded is one which has more than 1 occupant per room.

Table C-7 – Condition of Housing Stock

Housing Condition	Number of Houses
Lacking complete plumbing facilities	0
Lacking complete kitchen facilities	0
No telephone service	30
No house heating fuel used	4
More than one occupant per room	9

Source: 2010 US Census

Existing Home Values and Dwelling Type

In 2011, single-family homes had a median value of \$67,700 compared to the statewide average just value of \$188,600. Mobile homes account for about a third of the local housing stock. There are no condominiums listed in the Town.

Table C-8 – Type and Number of Units

Type	Number of Houses
Single-Family	300
Multi-Family	0
Mobile Home	163
Total	463

Source: 2007-2011 American Community Survey

Building Permits

There were 17 building permits for new housing or commercial starts in Pomona Park from January 2009 through June 2012 as follows:

Table C-9 – Building Permits Issued

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

Source: Putnam County, 2013

Mobile/Manufactured Homes

Although there are no existing mobile home parks or subdivisions within Pomona Park, 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.

Historic Structures

As of 2012, there are no historic structures in Pomona Park.

Assisted Living, Group Homes, and Public Housing Programs

At this time, there are no known group homes in Pomona Park. There are no assisted living facilities within the town limits of Pomona Park.

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 2008 and 2012, SHIP assisted 36 households with total funding at \$884,044.11. Of those assisted, none were located in Pomona Park.

CDBG—Pomona Park, 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. Pomona Park is on the list of communities eligible to apply to participate in the Small Cities CDBG Program during the FY 2014 funding cycle.

Future Housing Needs

In the Town of Pomona Park, there is a shortage of a variety of housing types beyond the standard single family home. This development pattern is supported by the provision of public recreational amenities including a tennis court that converts to a pickle ball court as well as the Community Center. Introducing new housing types, such as patio homes or multifamily structures, may provide alternatives for retirees to transition away from traditional housing types as well as introduce private amenities as part of the plan of development. Currently demands for assisted living may be met by one of three nearby facilities: two nursing homes located just outside the Town to the west and south and one nursing home located in Crescent City.

In addition, Pomona Park 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 Pomona Park

Infrastructure

Supporting Data & Analysis

2013

Prepared by the

**Northeast
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Putnam County, Florida

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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 Pomona Park.

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 Pomona Park 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 Pomona Park) 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 (PWRCAs). PWRCAs 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. According to the 2009 Draft of the District Water Supply Plan from the St. Johns River Water Management District, potential PWRCAs are identified in northeast Florida, including portions of Putnam County. The Town will coordinate with the County the preparation of a Water Supply Plan, as required by State statute.

Potable Water Consumptive Use and LOS

The Florida Governmental Utility Authority (FGUA) owns and operates the water supply, storage and distribution system. The system design capacity is 0.158 millions of gallons per day (mgd). There is ample water for the Town's projected population.

The system has two wells and a storage tank located off Church Street. One well has a pumping capacity of 50 gallons per minute (gpm), the other has a pumping capacity of 60 gpm. Advance chlorine and iron removal is applied to a 5,000-gallon hydromatic tank.

Pomona Park's Comprehensive Plan has adopted an LOS of 125 gallons per capita per day (gcd). To insure an adequate supply of potable water for the Town of Pomona Park, appropriate wellhead protection measures for all potable water wells serving the public must be maintained.

Potable Water—Existing Conditions and Deficiencies

Deficient areas are predominantly in the existing sewer and water, this being the septic tanks and wells.

Alternative Water Supply Sub-Element

In 2008, Putnam County adopted the Putnam County Water Supply Plan. Within this plan, long-term potential sources of water were identified, including the Lower Ocklawaha River, Crescent Lake, the St. Johns River and seawater. Recommendations included water conservation, use of reclaimed water, development of additional groundwater and brackish water sources, ongoing participation in the St. Johns River Water Management District's regional water supply planning process, and development of alternative sources of surface water.

Figure D-1 – Priority Water Resource Caution Areas

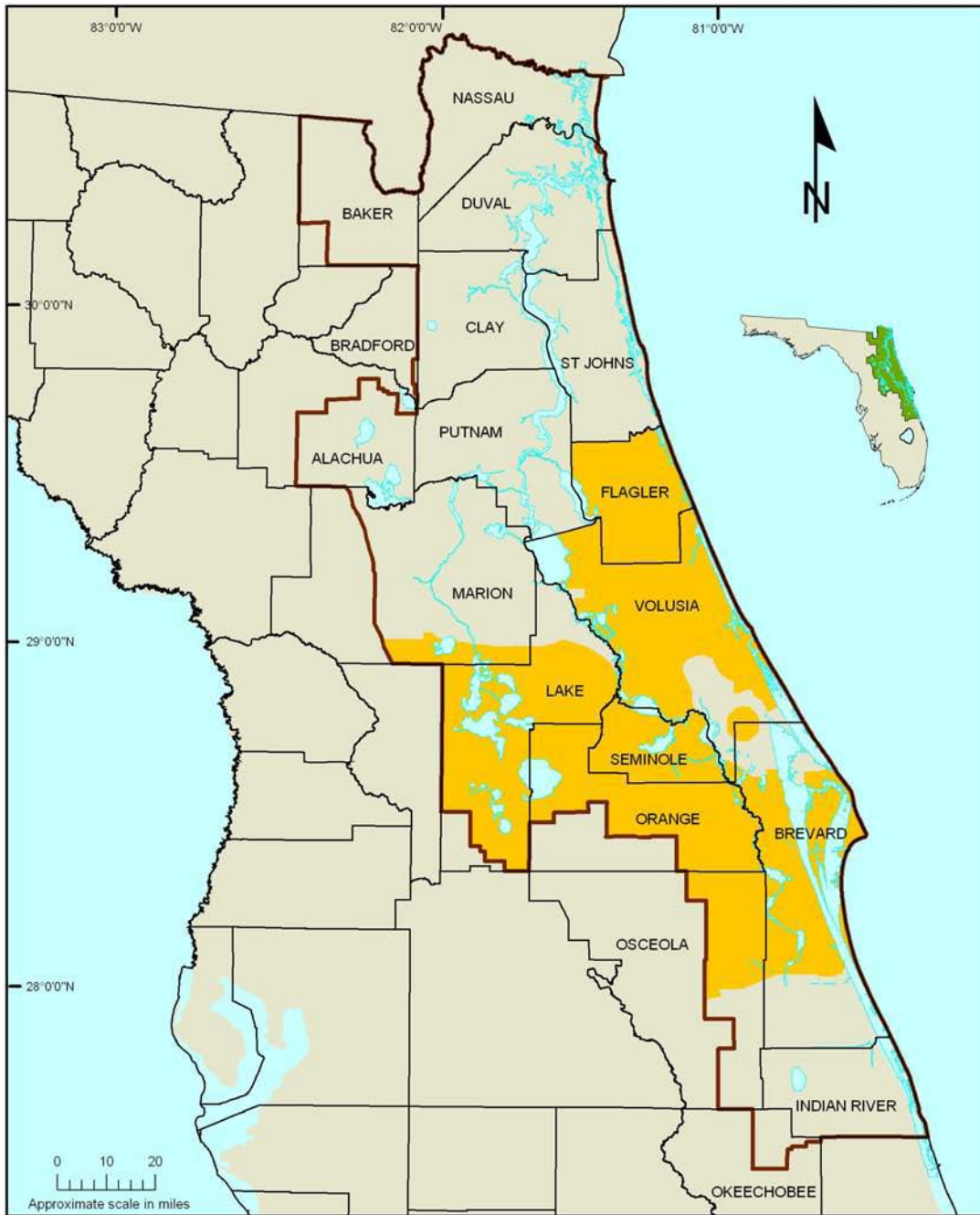
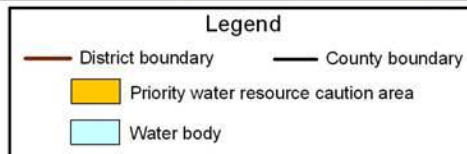


Figure ES3. Priority water resource caution areas in the St. Johns River Water Management District, 2003



Source: St. Johns River Water Management District, Technical Publication SJ2006-1, Water Supply Assessment, 2003, Draft Water Supply Plan, 2009

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 Pomona Park 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 Astatula-Tavares soil group in southeastern 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 D-2 Soils Suitable for Septic Tank Use shows those soils best suited for and having the fewest limitations to septic tank effluent absorption fields in Pomona Park. 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 Pomona Park 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 358 occupied housing units with 142 vacant units; and

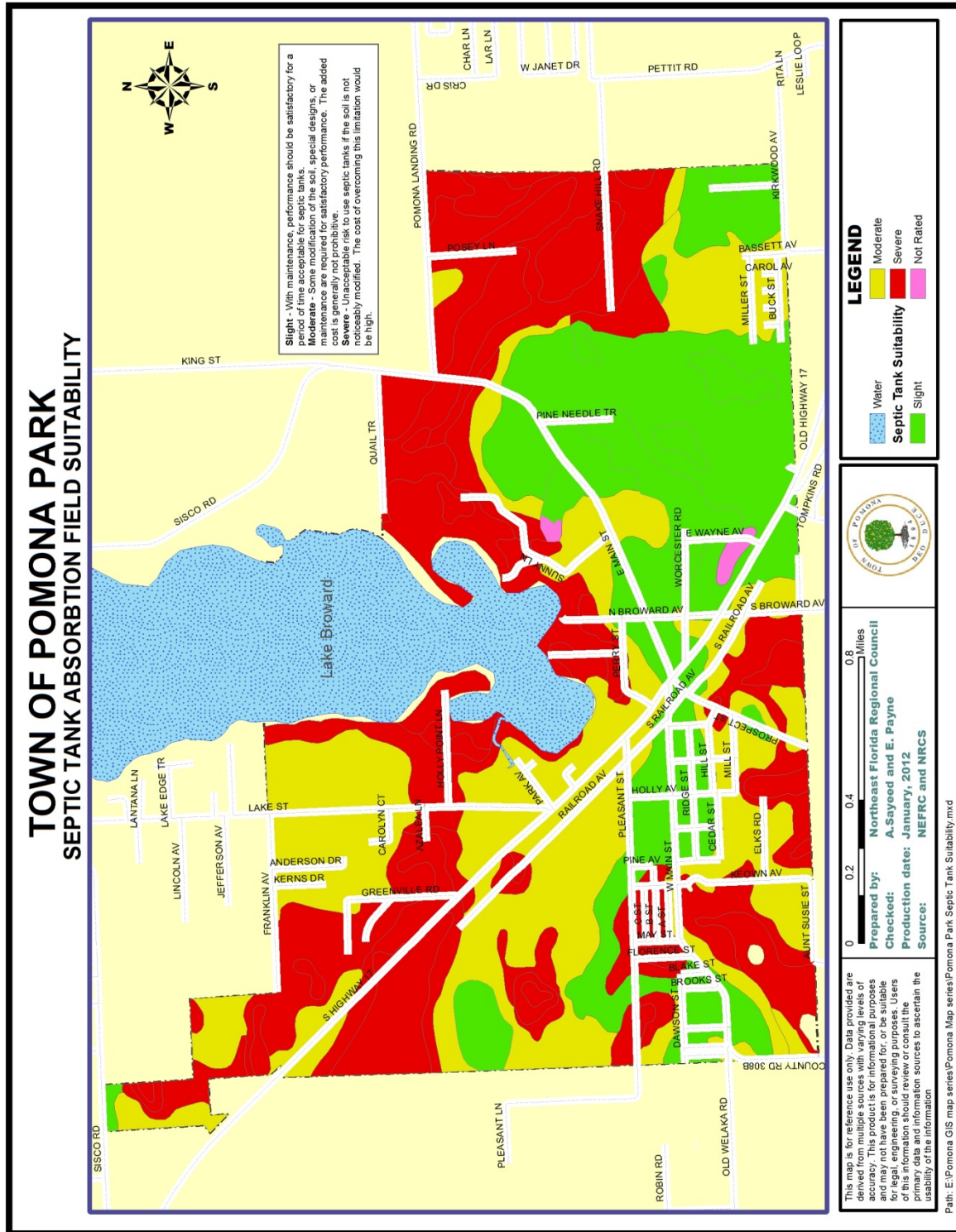
by inference, at least the same number of septic systems, and probably slightly more as a multiple tank and drain field system serves businesses. The majority of potable water consumption in Pomona Park is for residential usage, making residential land use the greatest source of wastewater. The wastewater 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 Pomona Park causing any known detriment to citizens or natural resources in Pomona Park.

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. Pomona Park 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.

Figure D-2 – Soil Suitable for Septic Tank Usage



Solid Waste Sub-Element

Putnam County has responsibility for providing landfill facilities to dispose of the solid waste generated by the Town. Solid waste is collected by Waste Pro and hauled to a landfill operated by the County.

Putnam County operates a Class I Landfill, shown in Figure D-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.

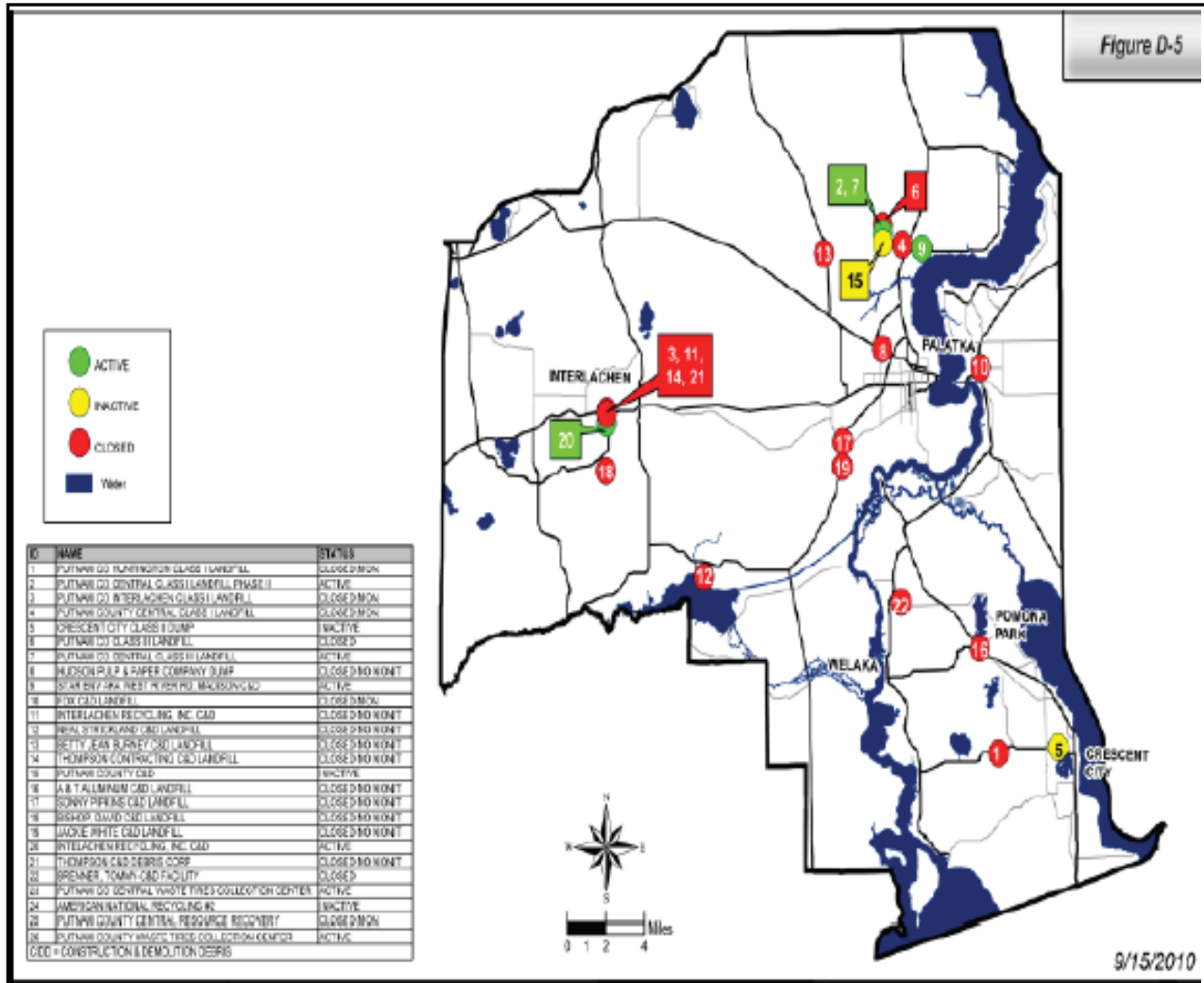
While the County operates the landfill, trash collection is franchised and currently under contract with Waste Pro. This contract to collect trash began on October 1, 2009 and continues through September 30, 2015 for the entire County as a homogeneous geographic service area including Pomona Park. In 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 Pomona Park area-wide solid waste collection services via the Waste Pro, countywide contract as follows:

- Household Garbage & Recycling – Monday
- Yard Trash – Every other Monday

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 D-3 – Class I Landfill Map, Putnam County



Source: Putnam County Comprehensive Plan 2025

Groundwater Recharge Areas Sub-Element

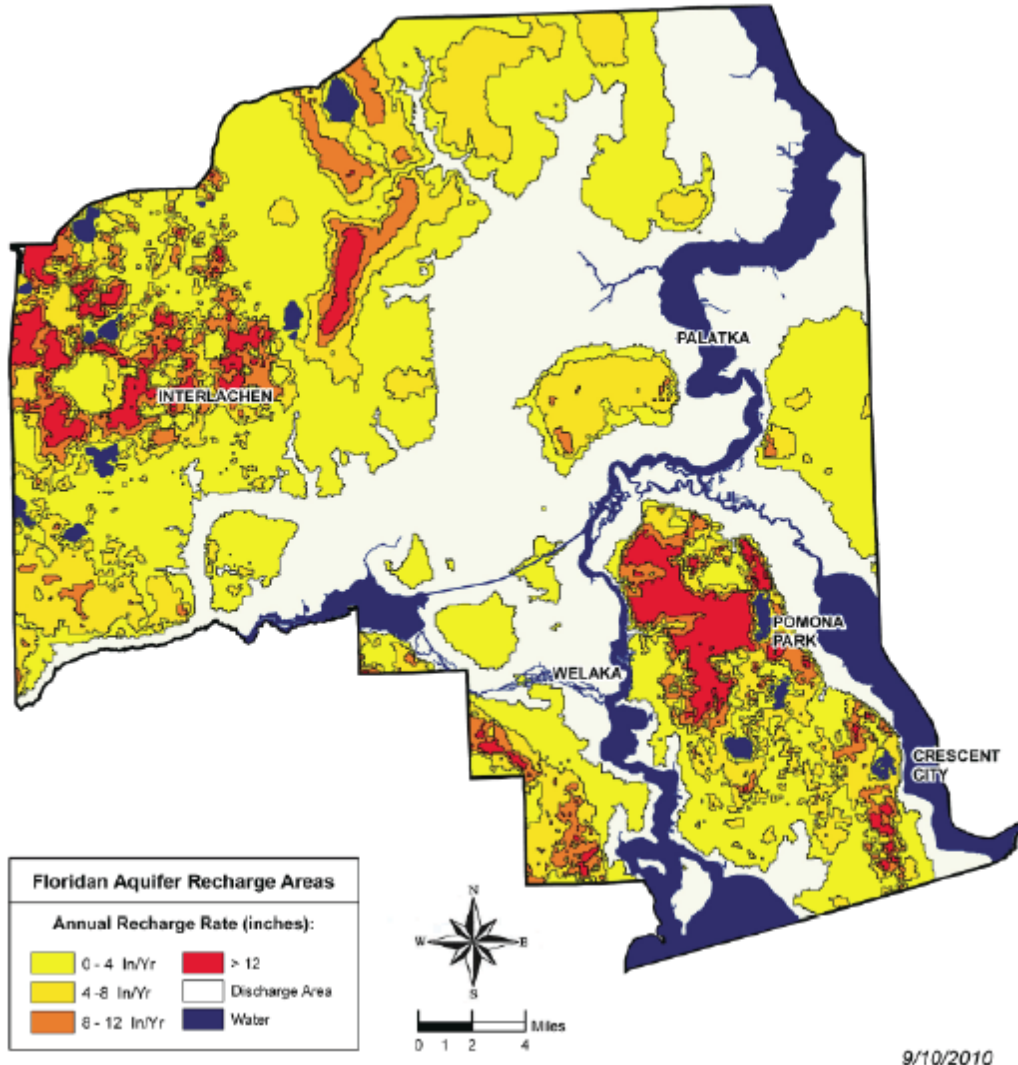
As defined by Chapter 9J-5.003 FAC, natural groundwater aquifer recharge areas are areas that provide volumes of water that contribute to the storage or regional flow of an aquifer. Nearly all of the water recharging the Floridan Aquifer in the SJRWMD and SRWMD (Suwanee) is derived from rainfall in the 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 D-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 near Pomona Park. 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 D-4 – Floridan Aquifer Annual Recharge Rates



9/10/2010

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 Pomona Park must balance the trade-off between protecting groundwater resources and encouraging local growth and development. However, the Bureau of Economic and Business Research (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.

The Town does not have a storm water drainage plan or maintain a system of storm drains. The only exception is a pipe that drains the rain water off of US 17 and is maintained by the FDOT.

Impact of Population and Growth on Future Needs

In 2000, Pomona Park had a population of 789, or approximately one (1) percent of the total population of Putnam County (source: US Census). As shown here in Figure 5 between 2000 and 2009, Pomona Park's population fluctuated with only a negligible increase of less than one (1%) percent.

Table D-1 – Population Figures, 2000-2009

Year	Population	Year	Population
2000	789	2005	796
2001	792	2006	796
2002	799	2007	787
2003	796	2008	787
2004	796	2009	794

Source: Florida Office of Economic and Demographic Research

Pomona Park's population projections through 2030 show a slight increase in growth.

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

Table D-2 – Population Projections, 2010-2030

Year	Population
2010	912
2015	921
2020	961
2025	1005

Source: Florida Housing Data Clearinghouse

Currently the Town’s infrastructure needs are being met and with a projected slight increase 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 Pomona Park 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 introduction of a new land use category of Mixed Use category will not adversely impact the Town over the planning horizon. The slow growth reduces the likelihood for additional annexations and expansion of the Town limits. In essence, the current policies in Pomona Park are proactive in encouraging and leading local government and citizens to develop a community that acknowledges and responds in a more fiscally responsible manner.

Town of Pomona Park

Conservation

Supporting Data & Analysis

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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Conservation

Supporting Data & Analysis

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. The dominant natural feature is Lake Broward, which is situated in the central part of the Town in a north south fashion. Lake Broward is a valuable recreational resource providing many opportunities for fishing and boating. Lake Broward also serves as a valuable fish and wildlife habitat.

Water Bodies and Wetlands

Looking at any map of Pomona Park, one will easily notice Lake Broward, the most dominant surface water feature in the Town. Lake Broward is about two miles long and half a mile wide and covers approximately 477 acres of which the lower half is within the Town limits. These buffers are available for compatible land uses as defined by the zoning code and Land Development Regulations.

The Lakes of Pomona Park

In addition to Lake Broward, there are several small lakes and wet prairies within the Town. However, in recent years many of the small lakes have dried up. There is a small lake of about 2 acres south of W. Main Street and west of Keown Avenue. Southwest of that lake is another lake which is about 9 acres in size. There is also an 8 acre unnamed lake at the southern Town limits just east of Prospect Street.

Environmentally sensitive lands surrounding lakes are protected through Agricultural and Conservation designations. 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

Pomona Park is located in a part of the County that contains areas that have 4-20 inches of annual recharge into the Floridan aquifer. 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.

Soils, Storm-water Drainage, and Erosion

Local storm-water percolates down through the sandy soil to the aquifer or drains into Lake Broward or the smaller lakes in the Town.

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

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 from Lake Broward to occur in unpredictable cycles. It is possible for the cumulative effect of slightly above-normal rainfall for several consecutive years to 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.

Potable Water Protection

The Florida Governmental Utility Authority (FGUA) now owns and operates the water supply, storage and distribution system. The system design capacity is 17,320 gallons per day with 159 connections. This is an average flow of 109 gpd, well under the design capacity. Based on the population projections the system will be prepared for any slight growth the Town may experience.

Level-of-Service Standards

The Town has an adopted a level-of-service standard of 125 gallons per person per day for potable water consumption. 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.

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.

Coastal High Hazard Areas, Marine Habitats, and Fisheries

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.

Figure E-1 – Pomona Park Water bodies

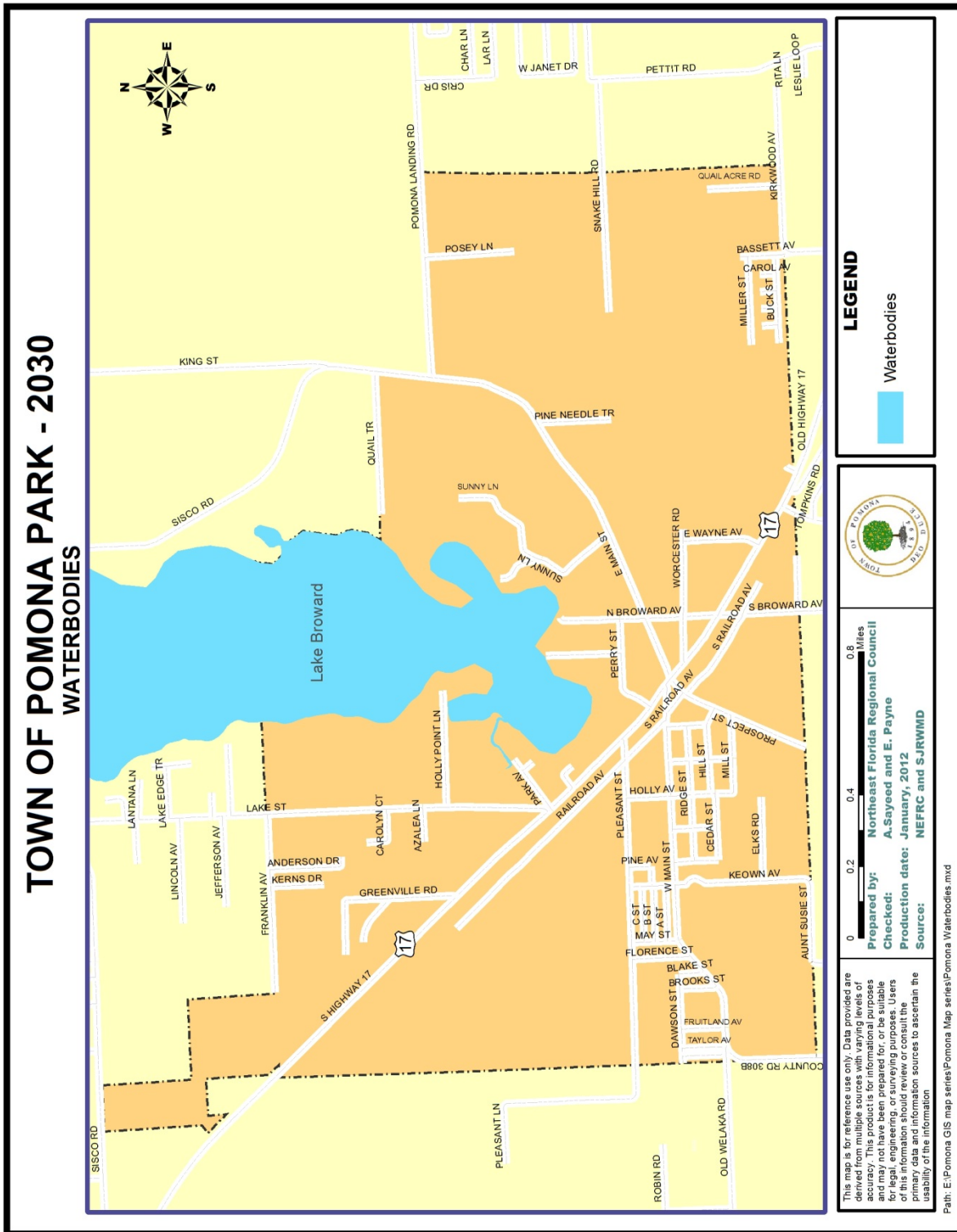


Figure E-2 – Groundwater Recharge Area

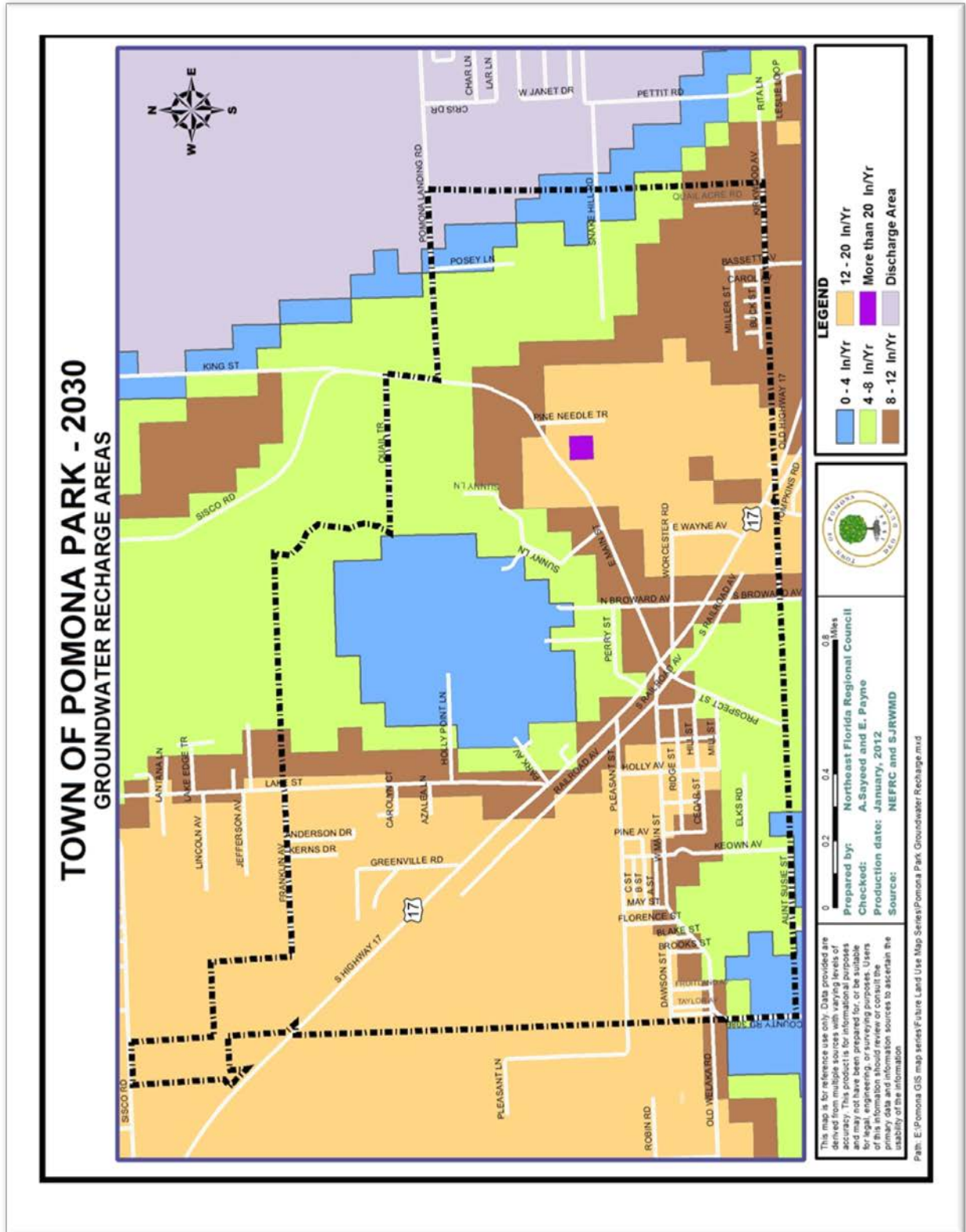
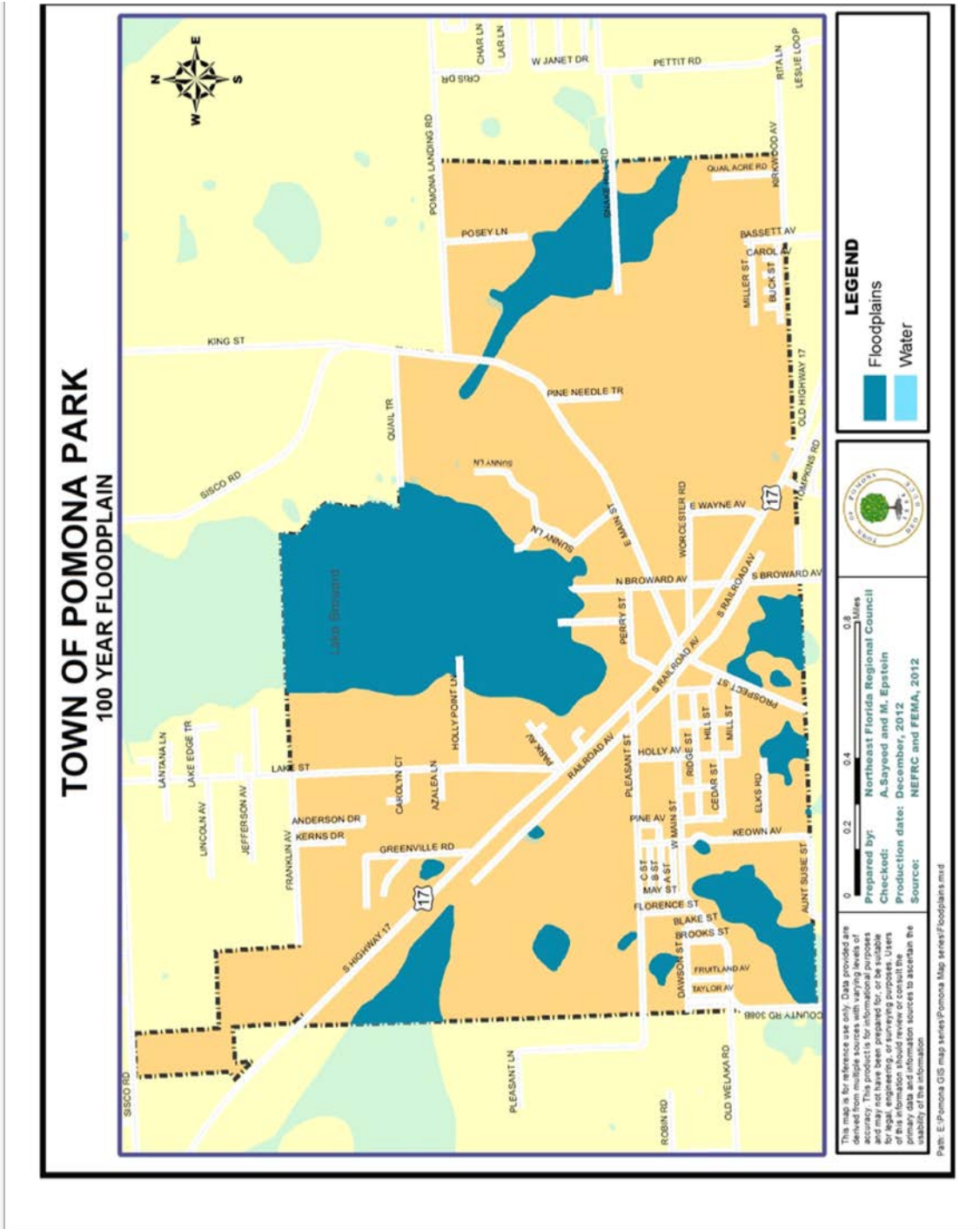


Figure E-3 – 100-Year Floodplain



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 E-4 – Wetlands

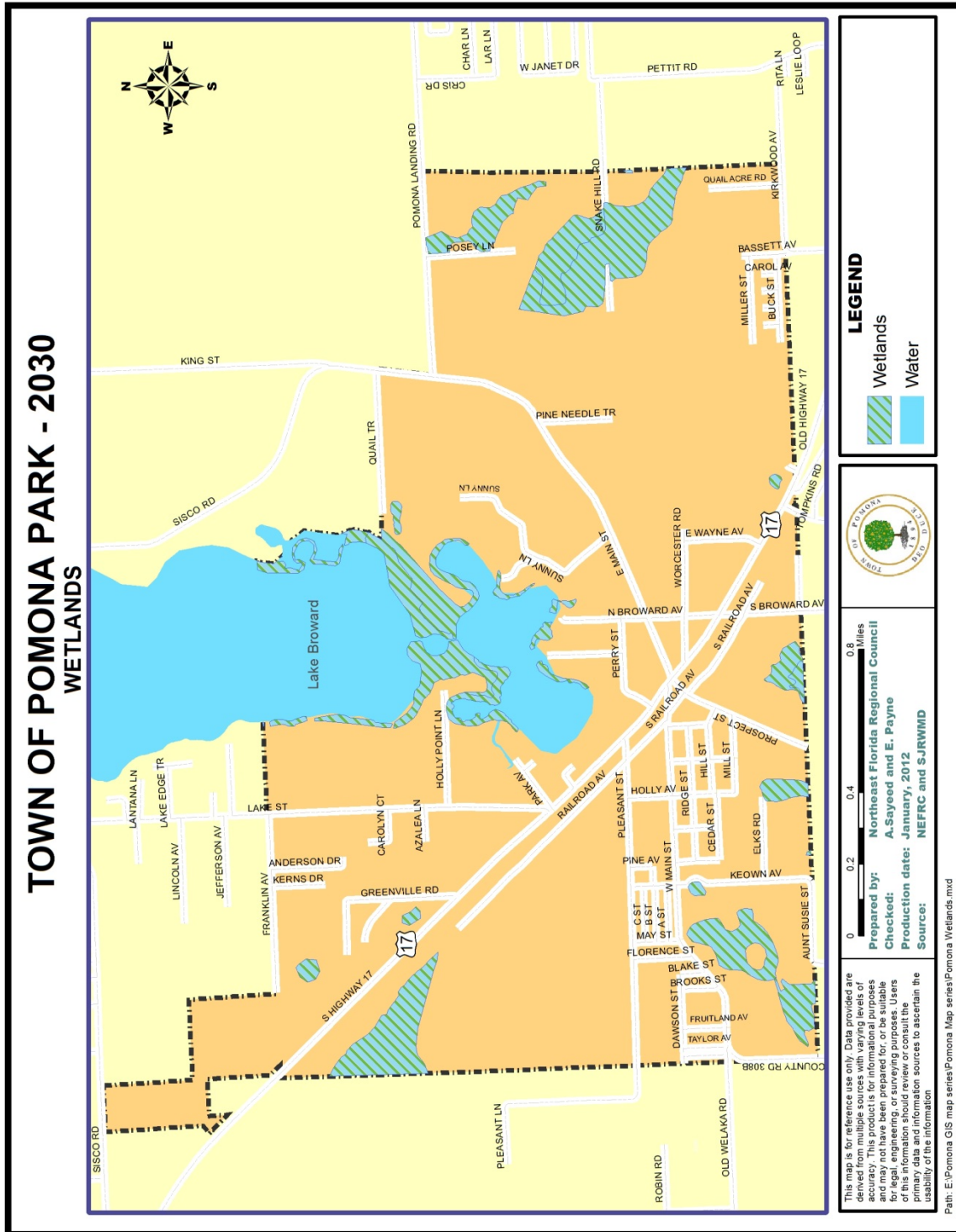


Figure E-5 – Potable Water Wells

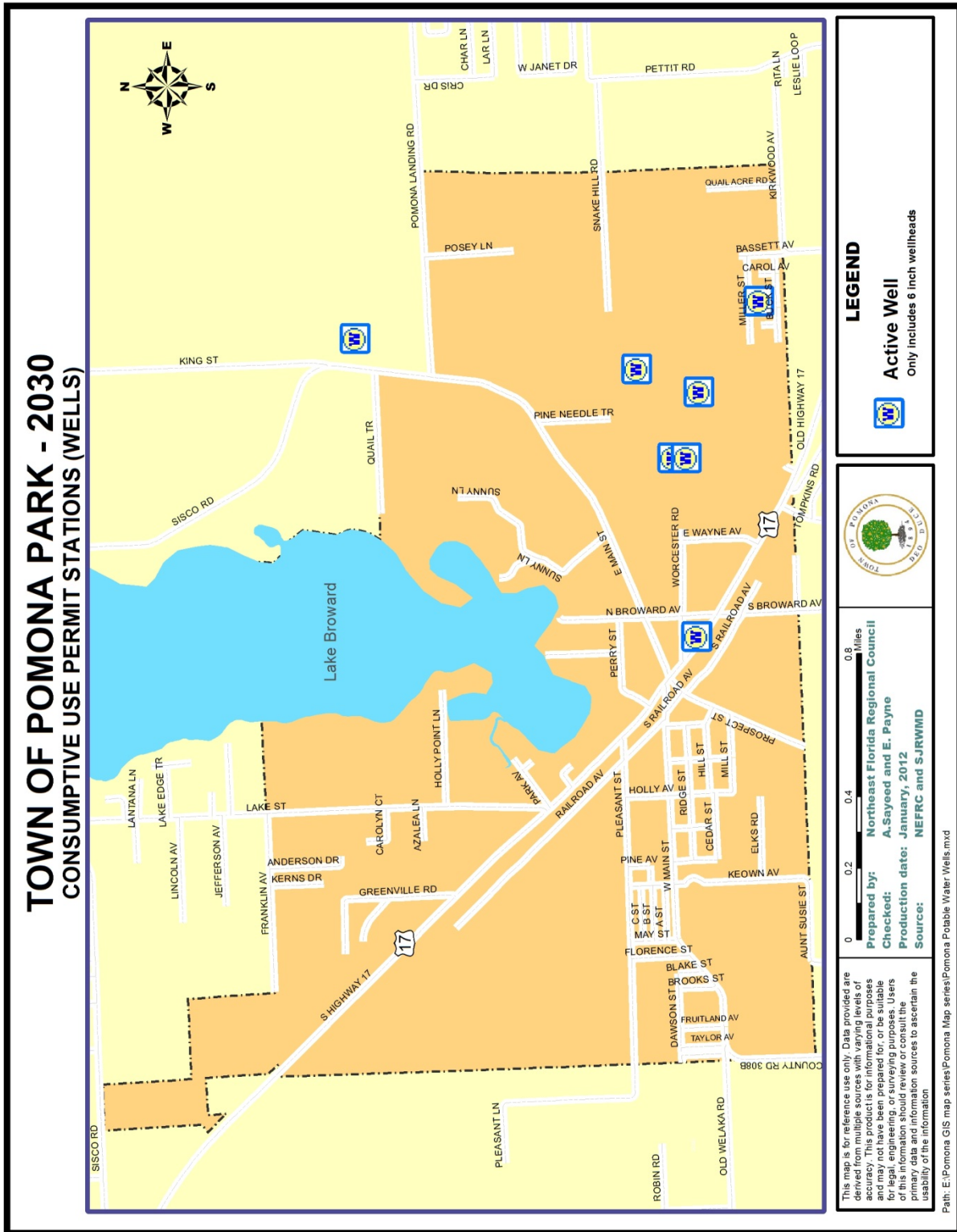


Figure E-6 – Septic Tank Suitability

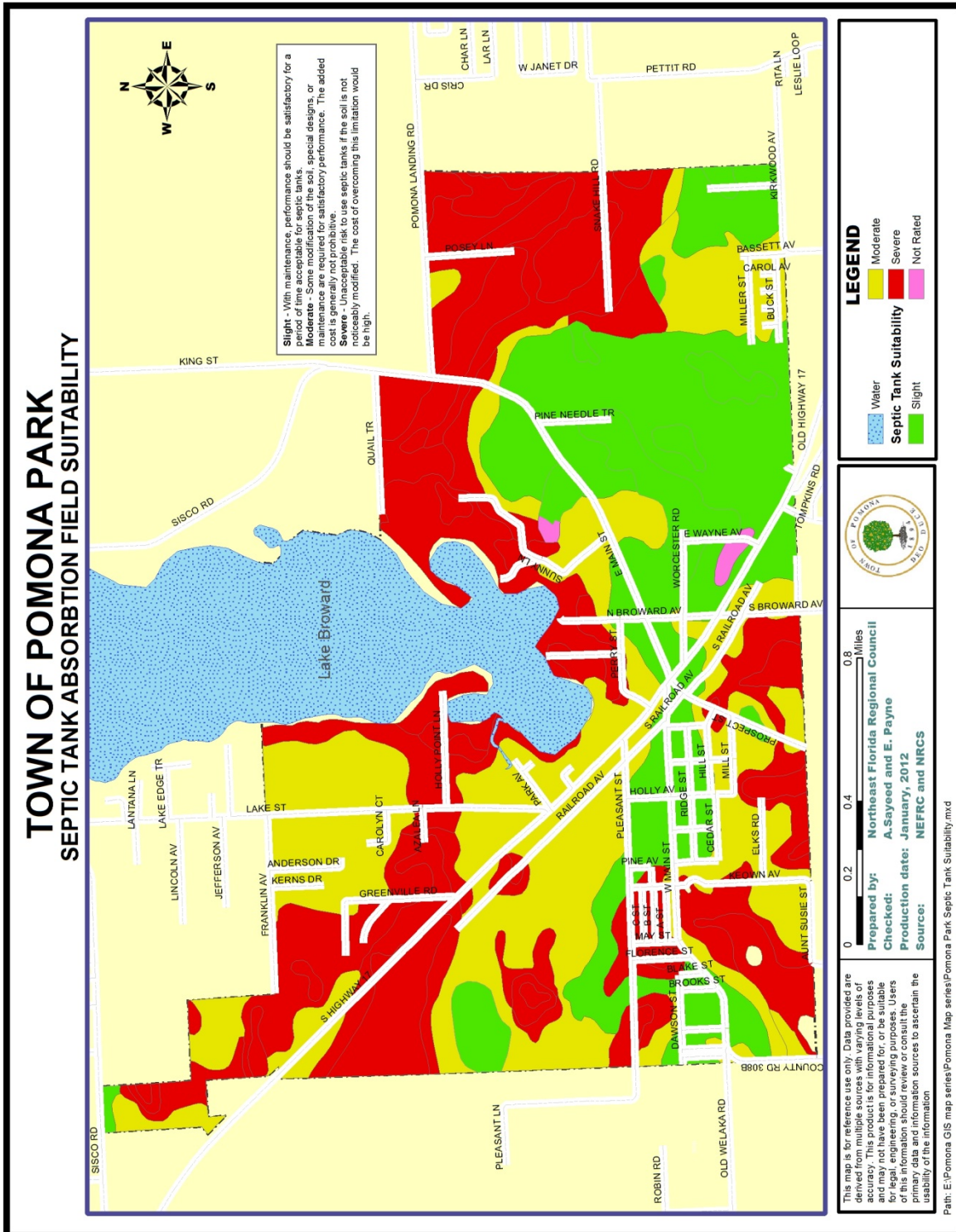


Figure E-7 – Wetland Vegetative Cover

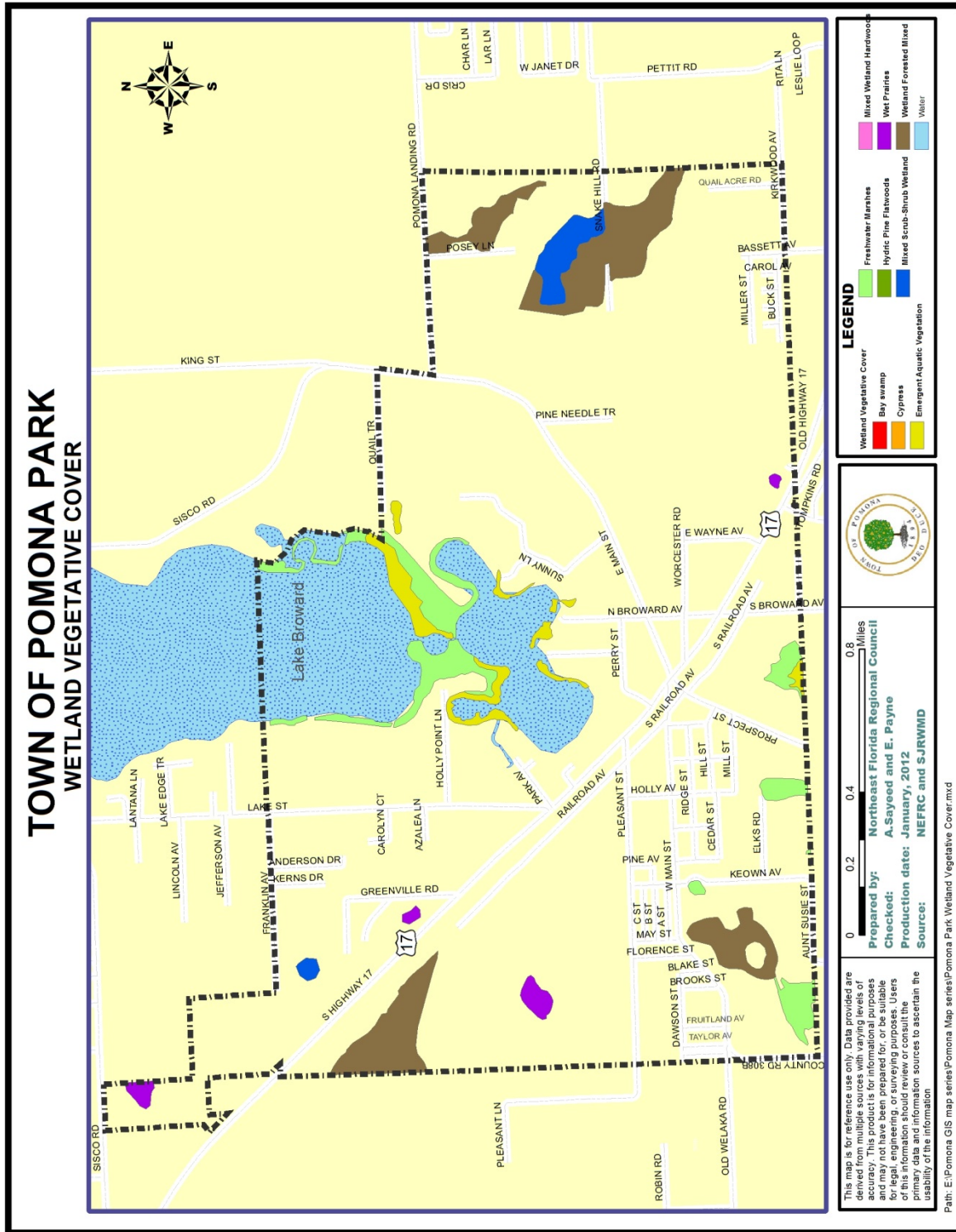


Figure E-8 – Upland Vegetative Cover

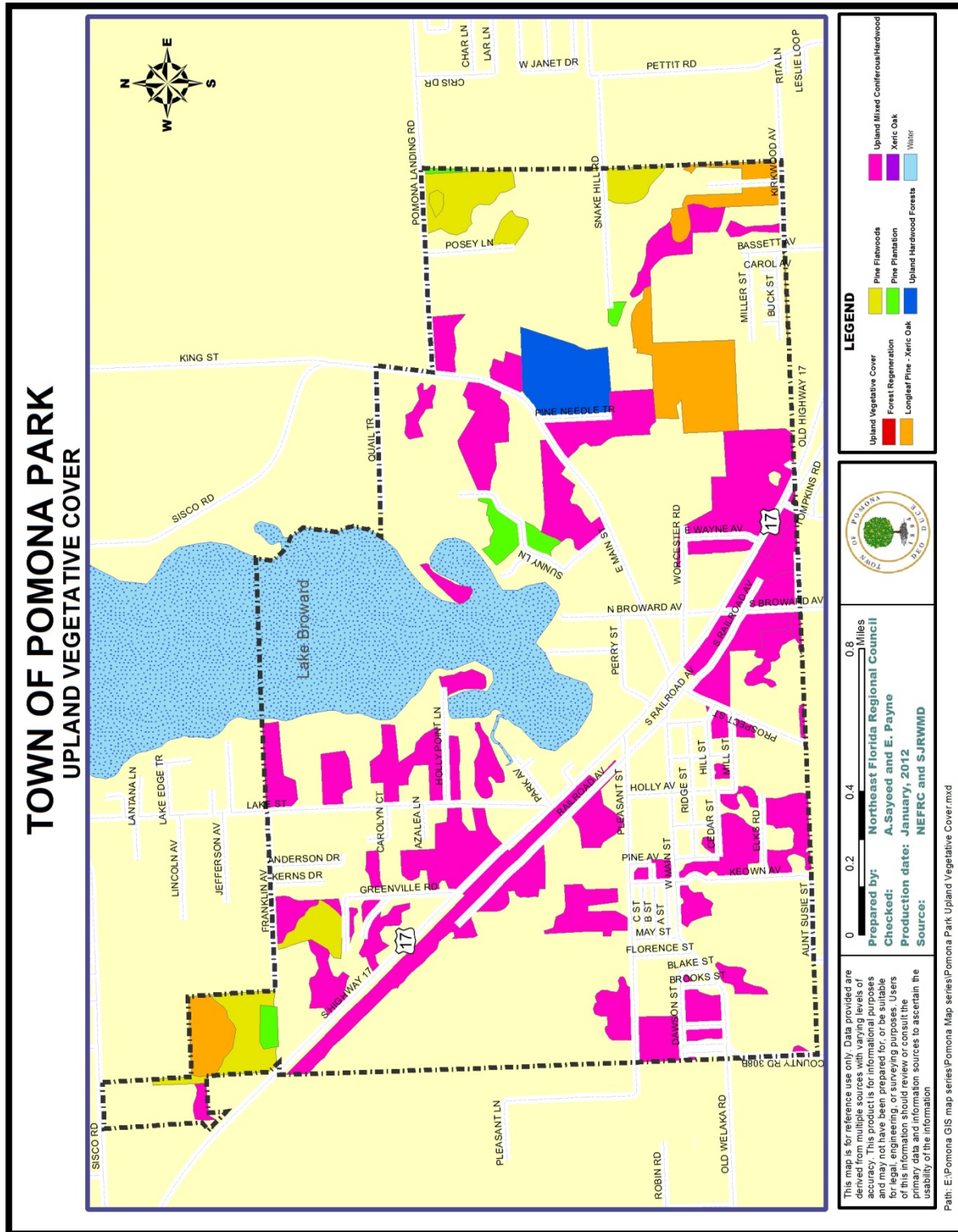
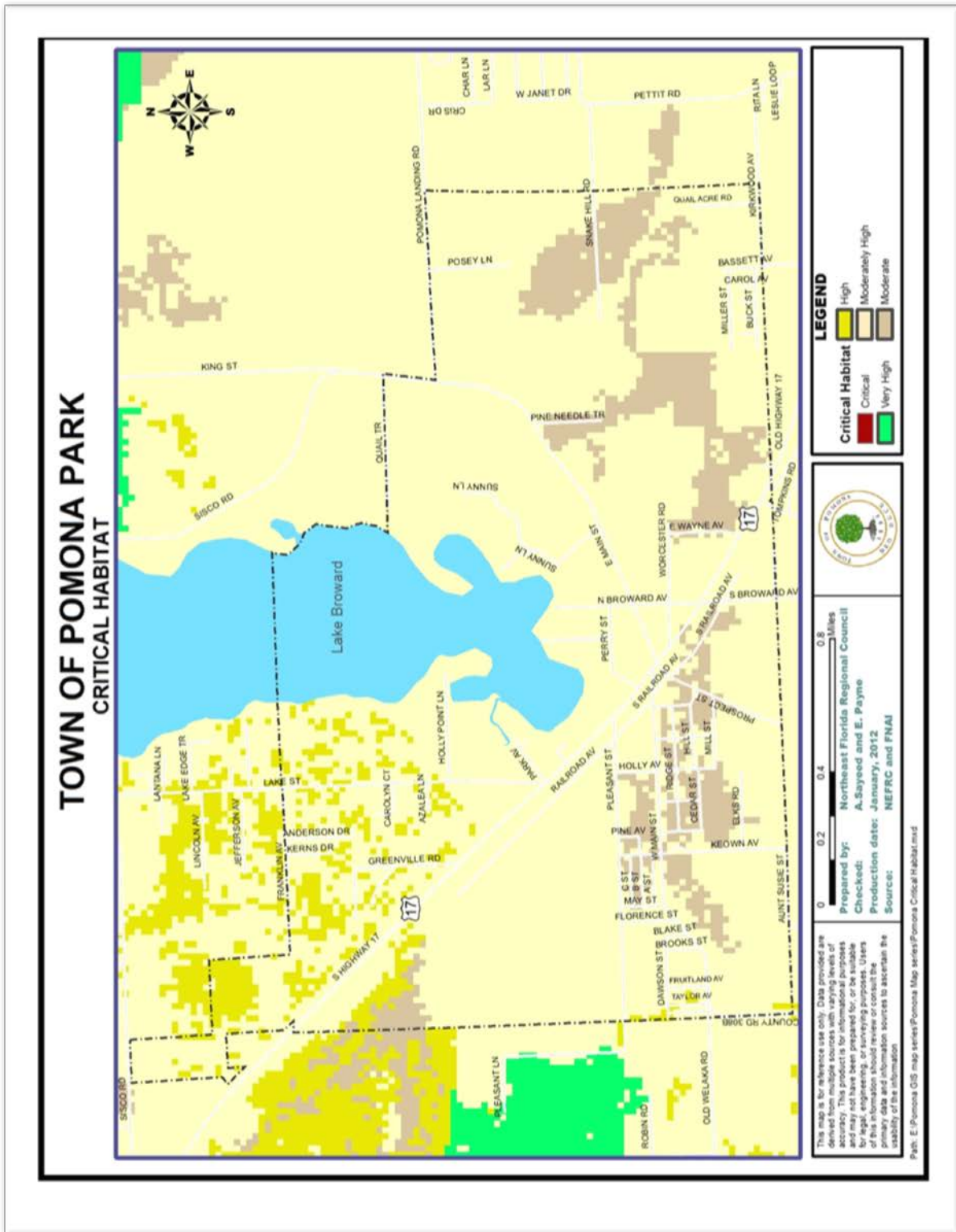


Figure E-9 – Species Critical Habitat



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

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.

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.

Hazardous Waste Generators

There is one facility, which can potentially generate hazardous waste in Pomona Park:

Facility	Address	City
Putnam County Recycling & Education (Long’s Garage)	1798 Highway 17	Pomona Park

Source: Florida Department of Environmental Protection, Facility Quick List Report

Small Quality Generators (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 E-10 – Soils Map

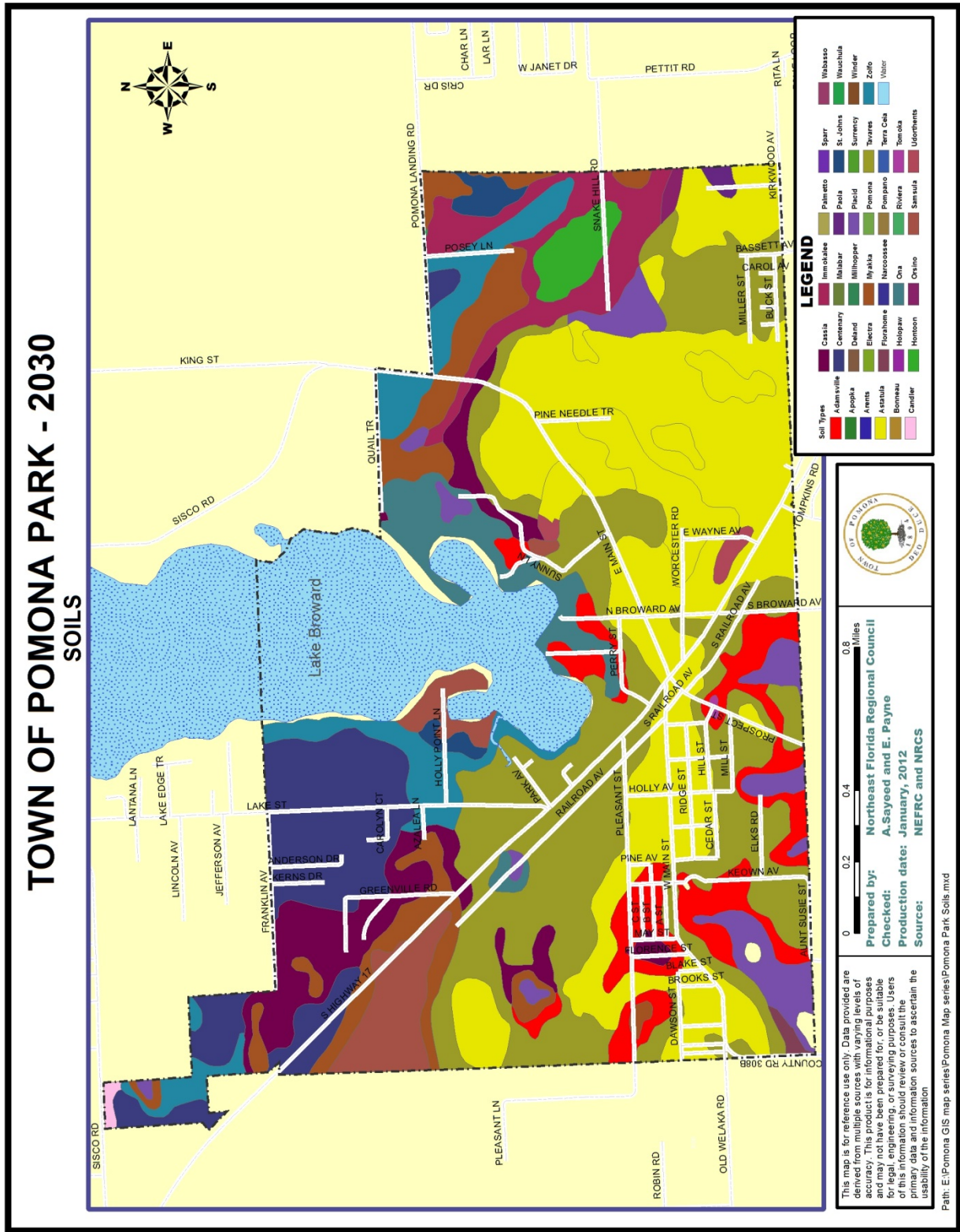
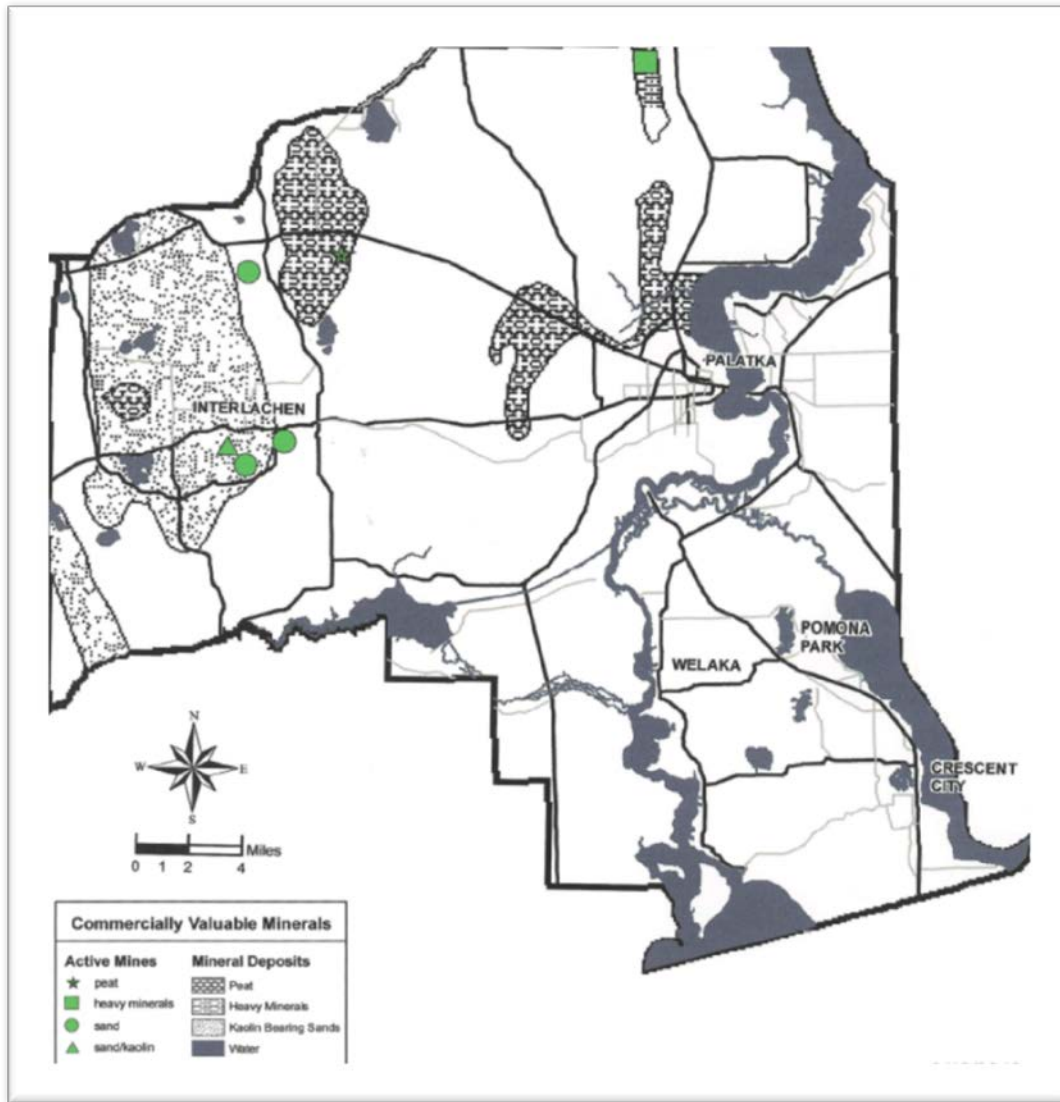


Figure E-11 – Putnam County Minerals Map – 2010

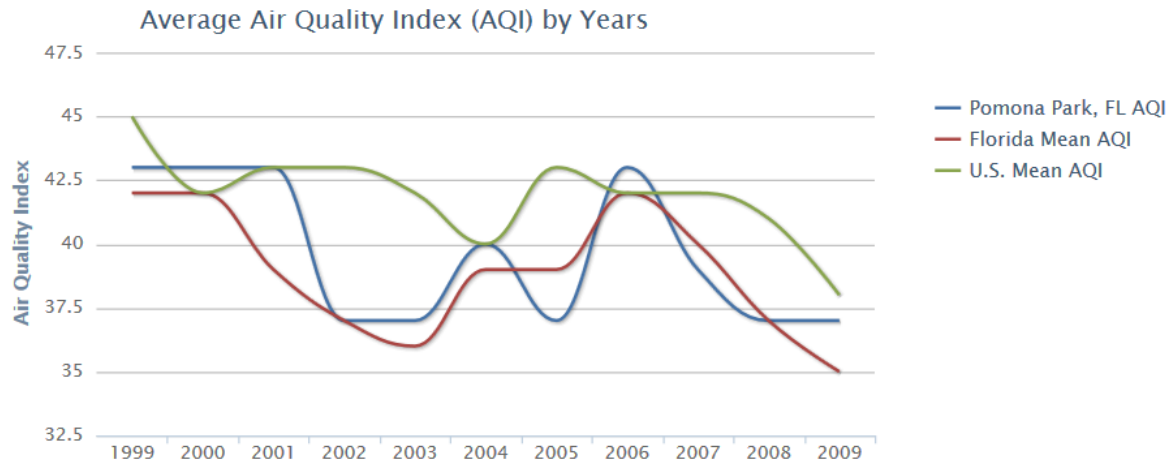


Source: Putnam County Comprehensive Plan – 2010

Air Quality

The local Comprehensive Plan and land development 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/pomona-park-fl-air-quality.htm>

Figure E-12 – Air Quality Index (AQI)



Air quality indices (AQI) are numbers used by government agencies to characterize the quality of the air at a given location. As the AQI increases, an increasingly large percentage of the population is likely to experience increasingly severe adverse health effects. Air quality index values are divided into ranges, and each range is assigned a descriptor and a color code. Standardized public health advisories are associated with each AQI range. The United States Environmental Protection Agency (EPA) uses the following AQI:

Air Quality Index (AQI) Values	Levels of Health Concern	Colors
0 to 50	Good	Green
51 to 100	Moderate	Yellow
101 to 150	Unhealthy for Sensitive Groups	Orange
151 to 200	Unhealthy	Red
201 to 300	Very Unhealthy	Purple

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

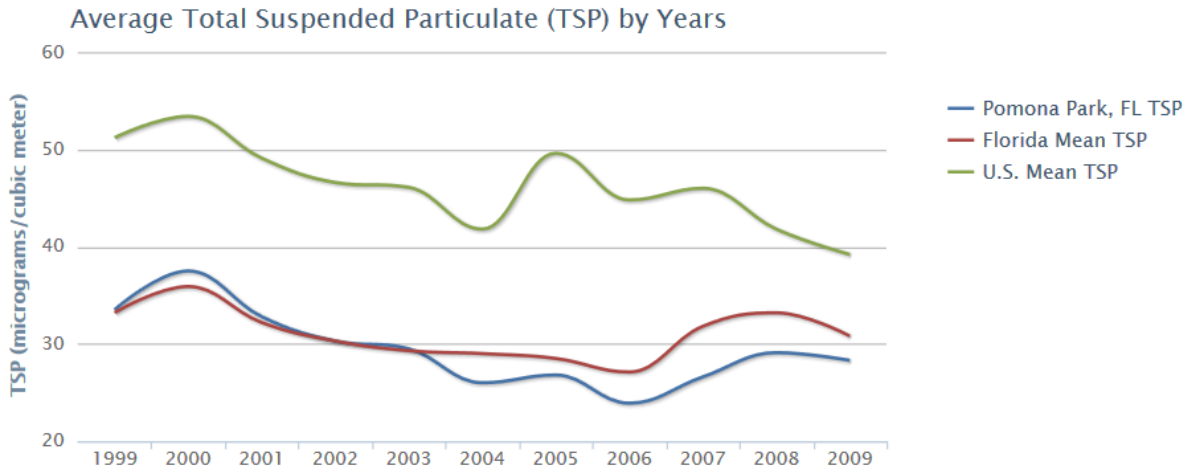
Particulate Matter (PM)

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.

Figure E-13 – Total Suspended Particulate (TSP)

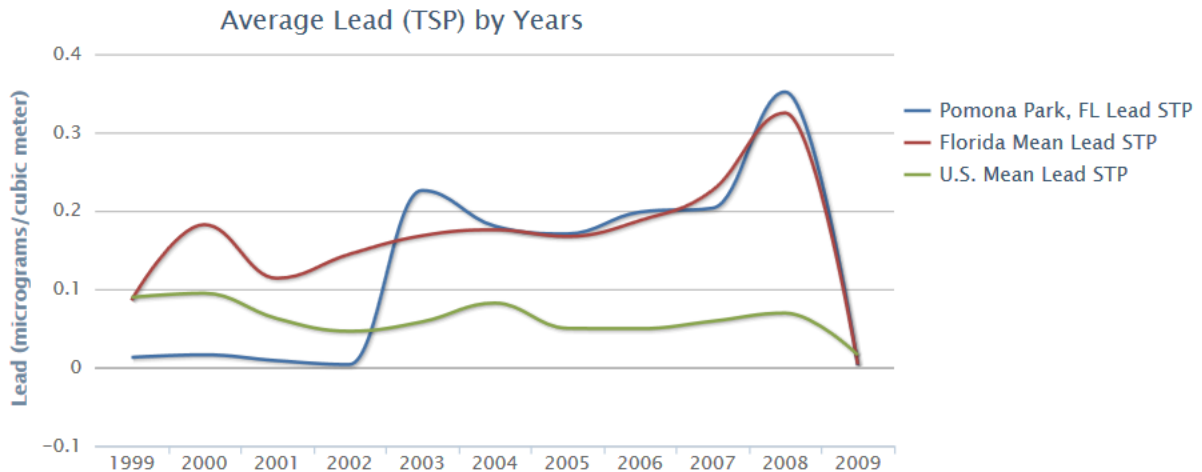
Total Suspended Particulate (TSP)

Tiny airborne particles or aerosols that are less than 100 micrometers are collectively referred to as total suspended particulate matter (TSP).



Lead (TSP)

Pb (TSP) is a measurement of the amount of elemental lead in total suspended particulate (TSP).

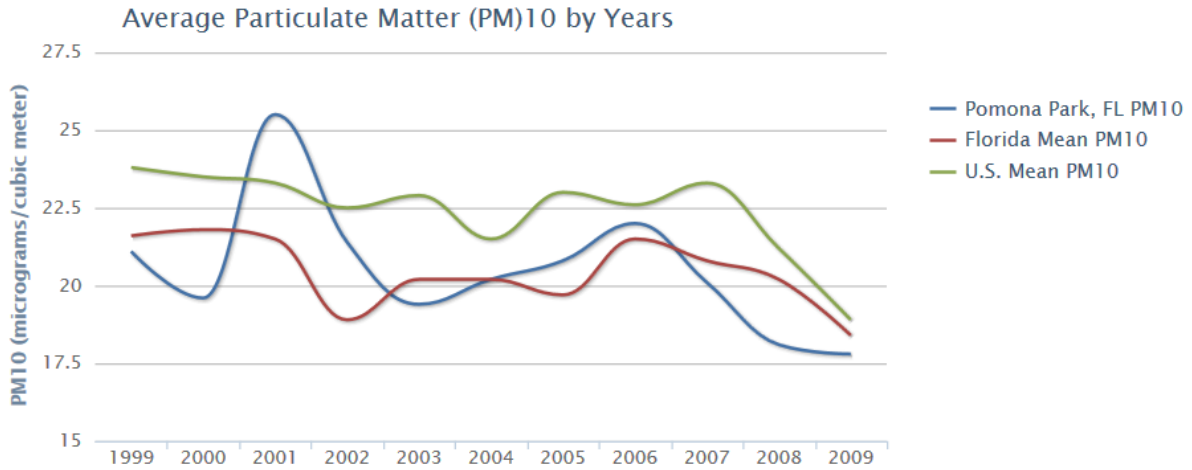


The information on this page is based on the air quality data from the U.S. EPA.

Figure E-14 – Particulate Matter (PM)₁₀

Particulate Matter (PM)₁₀

Particulate Matter (PM)₁₀ is used to describe particles of 10 micrometers or less.

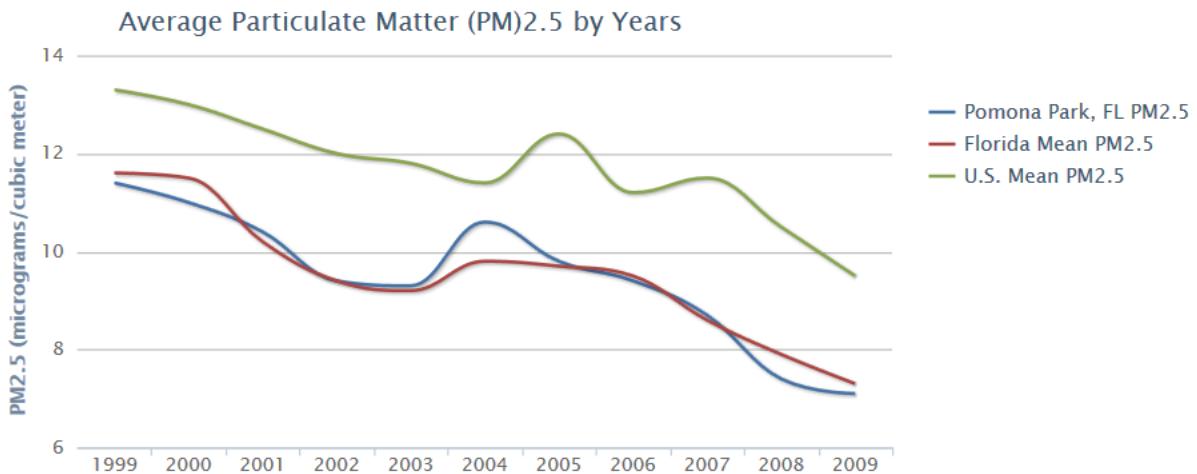


The information on this page is based on the air quality data from the U.S. EPA.

Figure E-15 – Particulate Matter (PM)_{2.5}

Particulate Matter (PM)_{2.5}

Particulate Matter (PM)_{2.5} is used to describe particles of 2.5 micrometers or less.



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 Table E-1, between 2000 and 2010, Pomona Park's population increased at less than six (6%) percent.

Table E-1 – Population Figures, 2000-2010

	2000	2010
Palatka	10,033	10,558
Crescent City	1,776	1,577
Interlachen	1,475	1,403
Pomona Park	789	912
Welaka	586	701

Source: NEFRC, 2013

Pomona Park'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 Table E-2.

Table E-2 – Population Projections, 2010-2030

Year	Shimberg	Straight Line Growth
2015	921	869
2020	961	900
2025	1,005	931
2030	1,040	961

Source: Shimberg and NEFRC, 2013

Pomona Park is the second smallest incorporated community in Putnam County; only Welaka is smaller. Additionally, there have been 17 building permits for housing and commercial starts issued for Pomona Park between 2009 and 2012. (Putnam County, 2013)

Water

The Infrastructure Element identifies water conservation measures such as utilization of xeriscaping and water reuse. 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 Pomona Park should continue to cooperate with the County and other State and Federal agencies to protect wildlife and habitat as needed. 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 Pomona Park 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.

Town of Pomona Park

Recreation

Supporting Data & Analysis

2013

Prepared by the

**Northeast
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Putnam County, Florida

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Recreation & Open Space Supporting Data & Analysis

Introduction

The purpose of the Recreation and Open Space Element is to plan for a comprehensive system of recreation and open space sites, which are available for public use. The Town of Pomona Park enjoys multiple parks within its 3 square miles.

The Data and Analysis of the Recreation and Open Space Element of the Comprehensive Plan consists of two parts: an inventory of recreation acreage and an analysis of future needs to guide Pomona Park in managing existing resources and provision of new resources, if and when population demands increases.

Inventory of Existing Conditions

The Town of Pomona Park has about 8.39 acres of land dedicated to parks and zero acres dedicated to open space.

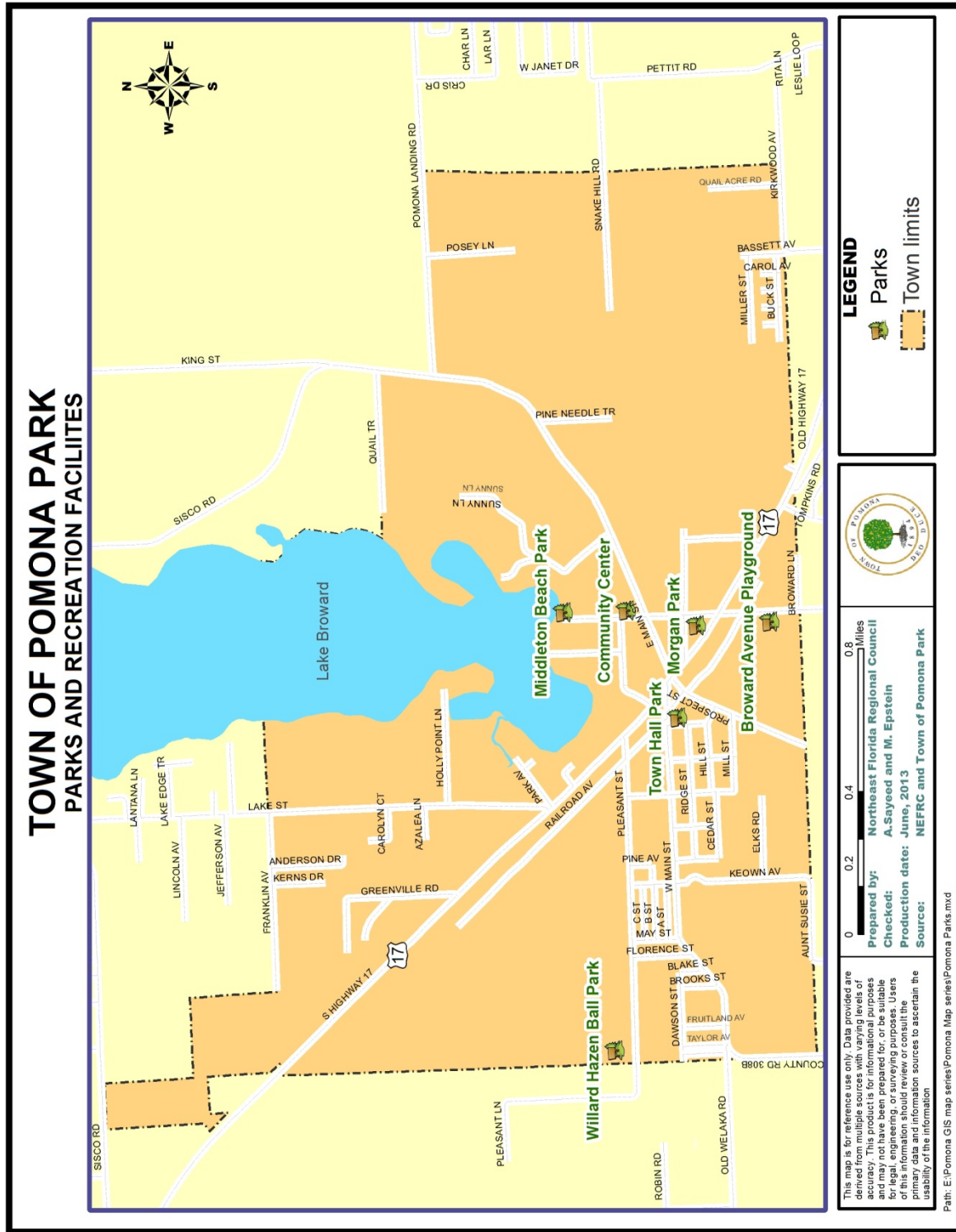
Parks can service many neighborhoods and may require vehicle travel. Facilities can include playgrounds, open playing fields, community centers, swimming pools, restrooms, picnic areas, natural passive areas, and walking trails. Parks are generally located along collector roadways, and may be lighted for night activities.

Table F-1 – Parks in the Town of Pomona Park

Name	Acres	Owner
Willard Hazen Ball Park	5.0	Town
Community Center & Parking Lot	1.0	Town
Morgan Park	1.26	Town
Middleton Beach	0.53	Town
Town Hall Park	0.15	Town
South Broward	0.45	Town

Source: Town of Pomona Park

Figure F-1 – Town of Pomona Park, Parks & Recreation Facilities



- **Willard Hazen Ball Park**—Willard Hazen Ball Park has a softball/baseball fields, t-ball field, volleyball field, playground, basketball court, and a concession stand.
- **Middleton Beach**—Middleton Beach has picnic tables, a swimming area, an observation dock, and a playground.
- **Morgan Park**— This has picnic tables, a basketball court, a tennis court and a shuffleboard court which may be demolished in favor of a small child play area.
- **Pomona Park Community Center**—The centrally located Community Center is available to the public for meetings, parties, and other approved social functions.
- **Town Hall Park**—Located in front of the Pomona Park Town Hall building this is a small, well-shaded park.
- **South Broward**—Located at 115 South Broward Avenue behind the maintenance building. This park consists of a small playground.

Open Space

The major open space resource within the Town is Lake Broward at approximately 231 acres. Also, nearby are the St. Johns River, the Ocala National Forest, the Welaka State Forest, Dunn's Creek State Park, Crescent Lake, and other significant open space areas which are all a short distance from Pomona Park.

Aquatic Recreation

Swimming Beaches

The Town of Pomona Park has a small public swimming area along the southern portion of Lake Broward. The swimming facilities are part of Middleton Beach.

There is no marina in the Town limits.

Boat Ramps

There are no public boat ramps in the Town.

Level of Service Standards:

Levels of Service (LOS) standards help communities determine the needs for existing and anticipated population growth in the future. LOS shall indicate the capacity per unit or demand for each facility. The following LOS standards were adopted by the Town of Pomona Park for parks and are shown as a number of acres needed per population served.

The adopted LOS standards for parks in the Town of Pomona Park is 2 acres per 1,000 residents

Table F-2 – Level of Service (LOS) Standards for Parks in the Town of Pomona Park

Park Type	LOS per 1000 persons
Parks	2.00 acres

Source: Pomona Park Recreation and Open Space Element, Policy F.1.3.2

Recreation Needs and Analysis:

The previous section identified existing community and neighborhood parks within the Town of Pomona Park. An analysis of the Town’s parks is necessary to determine the minimum level of service standards that can be anticipated to meet estimated population growth through the 2030 planning horizon.

The table below provides LOS standards adopted by the Town of Pomona Park, population projections through the year 2030 (planning horizon), and accompanying park acreage needs based on the population projections.

Table F-3 – Projected Level of Service Needs through 2030

Year	2010	2015	2020	2025	2030	
Park Type	LOS per 1000 persons	Population 912	Population 869	Population 900	Population 931	Population 961
Parks	2.00 acres	1.8	1.7	1.8	1.9	1.9

Source: LOS from Pomona Park Recreation and Open Space Element, Policy F.1.3.2; Population Projections from the Shimberg Center for Affordable Housing, University of Florida; LOS Projections completed by staff at Northeast Florida Regional Council

The Town of Pomona Park's existing park space exceeds all of the LOS standards through the year 2030.

Table F-4 – Existing Park Space Compared to LOS through 2030

Park Type	Existing Acreage	Meets LOS through 2030
Parks	8.39	Yes
Total Park Acreage	8.39	

Source: Town of Pomona Park

Interlocal Government Agreement

Putnam County and the Town of Pomona Park entered into an Interlocal Recreation Agreement in 1995. The agreement states that Putnam County will support the Town's local recreation programs by contributing funds for structural improvements to recreational facilities.

Conclusion

The Town of Pomona Park as well as surrounding Putnam County is expected to grow at a very slow rate through the 2030 planning horizon. This will result in a very small increase in demand for recreational opportunities. Based on Pomona Park's LOS for parks, the Town will satisfy its requirement of parks for a long time.

Even though the Town meets its LOS standard for parks there can always be improvement. In an effort to maximize the potential of Pomona Park's recreational amenities, the Town should consider the following:

- Explore user fees to access and use the parks. This will generate revenue from the people actually accessing the park.
- Investigate current LOS standards and determine if changes in age profile and demographics are altering the use patterns of the Town's parks.
- Enter into more public private partnerships. This will allow for reduced maintenance costs while still meeting the LOS standards.

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Town of Pomona Park

Intergovernmental Coordination

Supporting Data & Analysis

2013

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Putnam County, Florida

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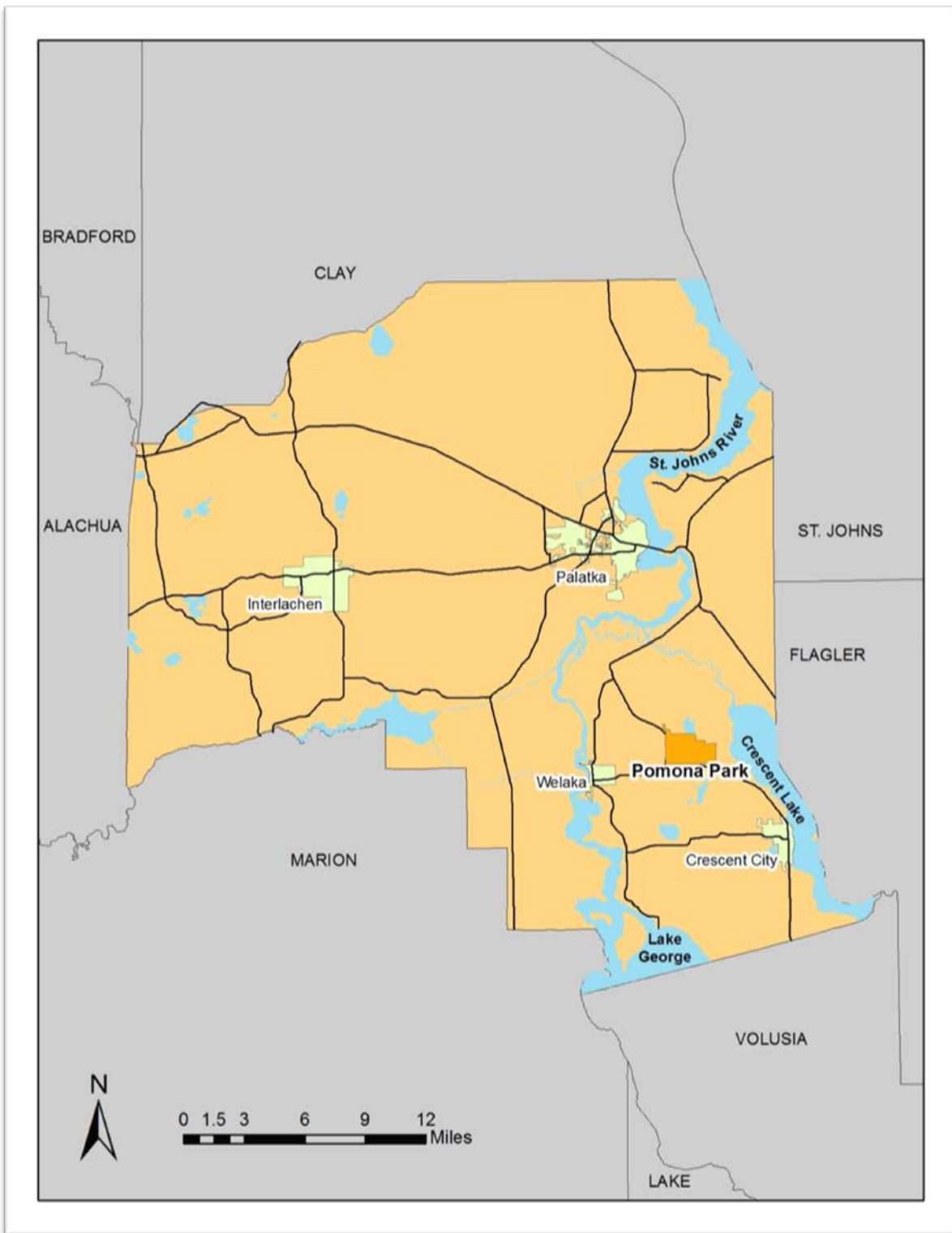
Intergovernmental Coordination Supporting Data & Analysis

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 Pomona Park. Pomona Park is predominantly a rural retirement community with 912 residents as of 2010 and projected to have about 960 residents by 2030¹. Since 1991, the Town has annexed approximately 167.14 acres from Putnam County. The Town is surrounded by unincorporated Putnam County and does not share a border with any other city or county.

¹ Source: University of Florida Bureau of Economic and Business Research, Population Projections; US Census Bureau, 2010 Decennial Census

Figure G-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 from Putnam County either 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. 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.
- Putnam County also provides Emergency Rescue Service to Pomona Park, 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 Code Enforcement
 - Putnam County Local Mitigation
 - Putnam County Roads & (related) Drainage
- **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 Storm water 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 Pomona Park.

- 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, the Putnam County Health Department, County Agent, and other public functions that benefit residents of the Town.
- Putnam County supports the Town's local recreation programs by contributing clay for the recreational facilities.
- Putnam County provides animal control services and mosquito control services to Pomona Park. Putnam County sponsors the Putnam County Fishing Conservation Fund for the purpose of providing and maintaining adequate fishing access areas for the residents of Putnam County and Pomona Park.
- Putnam County distributes the proceeds of the local option gas tax to the Town based on an agreed upon formula.
- Putnam County is the point of contact for the assignment of addresses and street names so there is a uniformity of addressing and no possible delay in the delivery of emergency services.
- Putnam County, through the Putnam County Port Authority, will continue to support the St. Johns River Barge Port for the benefit of all the residents of Putnam County, including the residents of Pomona Park.
- The FGUA provides potable water through 159 connections inside the Town. 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, Crescent City Natural Gas, and Comcast.
- There is an understanding that the Town will use the Northeast Florida Regional Council (NEFRC) as its mediation agent in planning related conflicts.

Effectiveness of Existing Agreements

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. However, code enforcement is very difficult due to the high number of blighted properties in the Town. The following process from the Interlocal Agreement with the County has been ineffective in producing a positive result:

- The initial reporting of code violations within the Town limits shall be through the Town.
- The County will only accept alleged code violations that are referred from the Town Clerk.
- Once the alleged code violation is forwarded to the County, the County will open a case file, conduct an investigation, and send out appropriate correspondence (i.e. Notice of Violation, Notice of Hearing and final disposition of case).

- The County will set the matter for hearing, as necessary, in accordance with the County's established code enforcement procedures, which presently are and shall hereafter be followed by the County within their jurisdictional limits.

In late 2012, the Town wanted more code enforcement. The Town Council met as a Code Enforcement Committee and gave the Town Clerk direction to work on enforcement. The Town Clerk is now authorized to send cases to Putnam County Code Enforcement without seeking Council Authorization, within budget. A new ordinance was passed to clarify the special magistrate situation.

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Town of Pomona Park

Capital Improvements

Supporting Data & Analysis

2013

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Putnam County, Florida

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Capital Improvements Supporting Data & Analysis

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, and parks and recreation. 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 2030 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 Pomona Park 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 2030. According to the projections done by the NEFRC, population projections through 2030 are:

- 2015 – 869
- 2020 – 900
- 2025 - 931
- 2030 – 961

This projection demonstrates a slight increase of approximately 92 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 2030 Comprehensive Plan.

Potable Water

The Florida Governmental Utility Authority (FGUA) owns and operates the water supply, storage and distribution. The system design capacity is 0.158 millions of gallons per day (mgd). There is ample water for the Town's projected population. 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 Pomona Park 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 Pomona Park.

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. There is a pipe that drains the rainwater off US 17 and is maintained by the Florida Department of Transportation. The Town of Pomona Park continues to coordinate all aspects of the maintenance, permitting, design, and LOS with the County.

Recreation

The Town of Pomona Park coordinates with Putnam County for recreation services. Recreation funds are included in the five year capital schedule.

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
- Transportation and Roads

Water, Sewer, Solid Waste, and Drainage

The Town's water system is through the FGUA, which operates the water supply, storage, and distribution. The FGUA is a non-profit governmental entity.

Potable Water Level of Service (LOS)

The Town of Pomona Park has an adopted a LOS standard of 125 gallons per capita per day. Some residents rely on private wells for potable water. No LOS is set for these wells.

Sewer LOS

The Town of Pomona Park 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. Waste Pro collects solid waste and is responsible for transporting the solid waste materials from the Town to the County landfill site. The Town continues to operate within the adopted LOS. 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 Pomona Park does not have a storm water drainage plan. However, new development is required to control runoff or retain runoff on site.

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 Pomona Park.

Table H-1 – Levels of Service: Roads

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

Source: FDOT, 2013

There are only two arterial roadways through Pomona Park: County Road 308B and US 17. US 17 is a north-south arterial that intersects with County Road (CR) 308B in Pomona Park. US 17 and CR 308B are both two lane roads throughout Pomona Park. US 17 is classified as an Emerging SIS facility with a mandated Level of Service Standard of "C." Between the North City Limits of the

Town and Lake Street, US 17 operates at a LOS of B. From Lake Street to Lake Como Drive by the South City Limits, US 17 operates at a LOS of C.

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 Permits**—This revenue category includes business taxes, zoning letters, variances, exceptions, and concurrency 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 borrow funds occasionally 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.

Table H-2 – Town of Pomona Park Capital Improvement Fund Sources

Revenue Source	Capital Budget				
	Fiscal Year 13/14	Fiscal Year 14/15	Fiscal Year 15/16	Fiscal Year 16/17	Fiscal Year 17/18
General Revenue Funds					
1-5 Cent Gas Tax Restricted	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00
Better Place Plan Restricted	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00
TOTAL FUNDS	\$79,000.00	\$79,000.00	\$79,000.00	\$79,000.00	\$79,000.00

Table H-3 – Capital Improvement Program Expenditures

	Capital Expenditures					
Department Project Description	Money Source	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Community Center Parking Lot 119 East Main Street	Better Place Plan	\$8,000.00 \$25,000.00	\$20,000.00			
Roads Paving	Better Place Plan 1-5 Cent Gas Tax			\$62,537.92 \$77,462.08	\$86,000.00 \$14,000.00	\$80,000.00 \$20,000.00
Morgan Park 2-5 Year Old Play Area Replace Fence	Better Place Plan	\$54,000.00				
Willard Hazen Ball Park	Better Place Plan					
Middleton Beach Park Renovation	Better Place Plan	\$3,000.00		\$20,000.00		
Town Hall	Better Place Plan					
Maintenance Equipment Replacement Lawn Movers & Truck	Better Place Plan		\$10,000.00	\$10,000.00	\$40,000.00	
Fund Balance Reserves	Better Place Plan 1-5 Cent Gas Tax	\$81,596.46 \$63,462.08	\$116,596.46 \$77,462.08	\$89,058.54 \$14,000.00	\$48,058.54 \$14,000.00	\$33,058.54 \$8,000.00
Total Capital Expenditure		\$90,000.00	\$30,000.00	\$170,000.00	\$140,000.00	\$100,000.00

Table H-4 – Capital Improvement Program Expenditures

		Capital Expenditures					
Location	Project Description	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	Project Total
Community Center	Improvements	\$8,000.00	\$20,000.00				\$28,000.00
	Parking Lot	\$25,000.00					\$25,000.00
Roads	Paving			\$140,000.00	\$100,000.00	\$100,000.00	\$340,000.00
Morgan Park	Park Renovations	\$4,000.00					\$4,000.00
	2-5 Year Old Play Area	\$15,000.00					\$15,000.00
	Replace Fence	\$35,000.00					\$35,000.00
Willard Hazen Ball Park							
Middleton Beach	Park Renovation	\$3,000.00		\$20,000.00			\$23,000.00
Town Hall							
Maintenance Equipment	Truck and Gator				\$40,000.00		\$40,000.00
	Mowers Misc Equipment		\$10,000.00	\$10,000.00			\$20,000.00
Fund Balance Reserves	Better Place Plan 1-5 Cent Gas Tax	\$145,058.54	\$194,058.54	\$103,058.54	\$62,058.54	\$41,058.54	
1-5 Cent Gas Tax Carryover / Surplus (Deficit)		\$0.00	\$0.00	\$0.00	\$14,000.00	\$14,000.00	
Better Place Plan Carryover / Surplus (Deficit)		\$0.00	\$0.00	\$0.00	\$109,058.54	\$48,058.54	
Fiscal Year Capital Funds Better Place Plan		\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	\$65,000.00	
Fiscal Year Capital Funds 1-5 Cent Gas Tax		\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	
Fiscal Year Capital Expenditure		\$90,000.00	\$30,000.00	\$170,000.00	\$140,000.00	\$100,000.00	
Fiscal Year Surplus (Deficit)		\$145,058.54	\$194,058.54	\$103,058.54	\$62,058.54	\$41,058.54	

Town of Pomona Park

Glossary

2013

Prepared by the

**Northeast
Florida
Regional
Council**



Putnam County, Florida

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Accessory Dwelling Unit—a self-contained apartment in an owner occupied single-family home/lot that is either attached to the principal dwelling or in a separate structure on the same property. For example, it may include such descriptions as granny flats, backyard cottages and in-law suites.

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 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.

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.

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.

Agricultural Use Category—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.

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.

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

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

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.

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.

Blight—refers to a part of the Town where things are falling apart. This may include such descriptions as decaying, deterioration, impairment, or dilapidation.

Capital Budget—the portion of each local government’s budget, which reflects capital improvements, scheduled for a fiscal year.

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 Areas (CHHA)—the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) 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 the Town of Pomona Park.

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.

Commercial Use Category—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. These parks provide primarily athletic facilities including ball fields, courts, pools, and playgrounds.

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.

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.

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.

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.

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.

Developer—any person, including governmental agency undertaking any development.

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.

Development—as defined in Section 380.04, Florida Statutes.

Direct Net Debt—the amount of debt excluding self-supporting debt

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.

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.

Effluent—liquid by-product of the wastewater treatment process.

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 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 plan 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.

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.

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.

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

FDEP—Florida Department of Environmental Protection

FDOT—Florida Department of Transportation

FEMA—Federal Emergency Management Agency.

FIRM—Flood Insurance Rate Map.

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.

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.

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.

Force Main—a pressurized segment of the collection system.

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.

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.

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.

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.

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.

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.

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.

Household—individual, family or group of individuals living together in a unit.

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.

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

ILA (Interlocal Agreement)—an Agreement among governmental entities such as the Town and Putnam County for mutually beneficial ventures for capital improvement projects or services.

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.

Industrial Use Category—the commercial or private activities connected with manufacturing, assembly, processing, or storage of products.

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

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.

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.

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.

Interceptors—carry flows from the collector sewers to the point of treatment or disposal of the wastewater.

Kitchen Facilities—a unit has complete kitchen facilities when it has all of the following: An installed sink with piped water; a range, cook top and convection or microwave oven, or cook stove; 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.

Land Development Code—provides information to assist in the processing and review of applications. It establishes requirements for the submittal of applications, including the identification of required fees and deposits. In addition it establishes development standards and guidelines used in the review of applications.

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 (LOS)—generally, 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. 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.

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.

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.

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.

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.

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.

Mixed Use District Category—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.

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 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”.

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.).

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

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 re-grading.

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.

NEFRC—Northeast Florida Regional Council

Nonpoint Source—any source of water pollution that is not a point source.

NPDES—National Pollution Discharge Elimination System.

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

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

Open Spaces—undeveloped lands suitable for passive recreation, conservation uses, and preservation uses.

OSTDS—On Site Sewage Treatment Disposal System

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.

Pattern—the form of the physical dispersal of development or land use.

Places of Worship—this includes a place where there is a congregation or meeting place of people for spiritual, religious or worship.

Planning Department (PDD)—Planning and Development Department as established by the Land Development Regulations.

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.

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.

Policy—the guidelines for implementing programs and activities conducted to achieve an identified goal.

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.

Preserve or Preservation—maintain resources with as little human interference as possible.

Primary Treatment—removes between 30 and 35 percent of the organic material and up to 50 percent 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.

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.

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

Public Buildings and Grounds Use Category—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 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.

Public Facilities—major capital improvements, including, but not limited to, 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 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.

Recharge Area—land or water areas through which groundwater and underground aquifers are replenished.

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

Recreation—the pursuit of leisure time activities occurring in an indoor or outdoor setting.

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.

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 Area(s)—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, unplatted, unimproved, or low-density property. Development in these areas tends to be at very low densities and intensities creating little demand for community-serving supporting uses.

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.

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 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.

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.

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.

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.

Services—programs and employees determined necessary by the Town or County 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.

Shoreline or Shore—the interface of land and water.

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

SJRWMD—St. Johns River Water Management District

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

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.

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.

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.

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: Lacks complete plumbing facilities; Lacks any heating facilities; 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.

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

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.

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

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.

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

Town—is a settlement larger than a village but smaller than a city.

TPO—North Florida Transportation Planning Organization (aka MPO)

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: The premature or poorly planned conversion of rural land to other uses; The creation of areas of urban development or uses not functionally related to land uses predominate in the adjacent area; 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.

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.

Vegetative Communities—ecological communities classified based on the presence of certain soils and vegetation.

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.

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.

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

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.

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.

Xeric—characterized by, relating to, or requiring only a small amount of water or moisture.

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.

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.