

# **TOWN OF CENTURY**

## **COMPREHENSIVE PLAN AMENDMENT**

### **PACKAGE 20-01ER**

#### **TABLE OF CONTENTS**

- I. Summary of EAR-based Amendments**
- II. Additional changes made in adopted ordinance that DEO did not previously review**
- III. Proof of Notification for Advertisement of Adoption Public Hearing**
- IV. Town Council Minutes**
- V. Ordinance No. 03-20 amending the Comprehensive Plan to reflect changes required pursuant to Section 163.3191, F.S, and the Town's Evaluation and Appraisal Notification Letter to the Florida Department of Economic Opportunity**

## I. Summary of EAR-based Amendments

The following proposed changes to the Comprehensive were transmitted to the DEO after the Town Council public hearing and the 1<sup>st</sup> reading of Ordinance 03-20 on September 21, 2020:

- Revises the Introduction to remove references to 9J-5, Florida Administrative Code (FAC);
- Revises Administration and Implementation within the Purpose, Consistency and Feasibility; Goals, Objectives and Policies; and, Monitoring and Evaluation Procedures sections to address changes in Section 163.3161, Florida Statutes (F.S.);
- Revises Administration and Implementation to changes in department names and purpose of the Comprehensive Plan;
- Revises Administration and Implementation to the Sustainability section to include innovative planning tools as per Section 163.3168, F.S.;
- Revises Administration and Implementation to update any baseline data that directly supports the Goals, Objectives and Policies within the Comprehensive Plan elements;
- Includes a policy or policies under Objective 1.2 of the Future Land Use Element that will establish the long term end toward which land use programs and activities are ultimately directed, as per amendments in Section 163.3177(6)(a), F.S.;
- Revises Policy 1.2.5 and Policy 1.4.6 in the Future Land Use Element to reflect the new definition of development in Section 380.04, F.S.;
- Adds policies in the Future Land Use Element to acknowledge and implement the Century Community Redevelopment Area Plan;
- Changes the name to “Transportation Circulation” in the Traffic Circulation Element
- Makes revisions to Policy 1.3.4 in the Intergovernmental Coordination Element to remove the reference to interlocal agreement and add language in reference to coordinating with school boards; and,
- Updating timeline/due dates for policies within the Future Land Use, Traffic Circulation, Infrastructure, Conservation and Intergovernmental Coordination policies.

## II. Additional changes made in adopted ordinance that DEO did not previously review

The following additional changes have been included in Ordinance 03-20, adopted on the 2<sup>nd</sup> Reading held on December 21, 2020 and based on:

- a) The objection identified by the Department of Economic Opportunity in the ORC Report dated November 23, 2020 (shown below, along with the DEO recommendation).

**Objection 1. Capital Improvements Schedule.**

The amendment is not consistent with the provisions of Section 163.3177(3)(a), F.S., which require a local government comprehensive plan to contain a Capital Improvements Element designed to consider the need for the location of public facilities to encourage the efficient use of such facilities. The amendment deletes Exhibit 10.1 the Town's Five-Year Schedule of Capital Improvements for FY 2011/12 to 2015/16, without update or replacement. The amendment also deletes Policy 1.6.2 which adopts the Capital Improvements Schedule as identified as Exhibit 10.1.

Authority

Sections 163.3177(6)(a)1. and 163.3177(3)(a)1.-5., F.S.

Recommendation

Revise the amendment to include a current Five-Year Schedule of Capital Improvements which will be updated thereafter on an annual basis or include a Policy which incorporates by reference the current Schedule of Capital Improvements and all subsequent updates of the Schedule.

Adopted amendment to Capital Improvement Element reinstates Policy 1.6.2, which reads as follows:

[Policy 1.6.2: The Town hereby adopts the Five-Year Schedule of Capital Improvements included as Exhibit 10.1 of this element, which will be updated on an annual basis.](#)

Adopted amendment to Capital Improvements Element updates Exhibit 10.1 to include the Schedule of Capital Improvements for FY 2020/21 to FY 2024/25 as follows:

**Exhibit 10.1**  
**Town of Century Five-Year Schedule of Capital Improvements, FY 2020/21 to 2024/25**

Comprehensive Plan Element/Project	Source of Funding	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
<b>POTABLE WATER</b>						
Water Lines Relocation Project	Water & Sewer Fund	20,000	20,000	20,000	20,000	20,000
Water Wells Electrical Repair	Water & Sewer Fund	50,000	50,000	50,000	0	0
Water Meter Replacement	FDEP SRF*	0	0	0	50,000	50,000
<b>SANITARY SEWER</b>						
Miscellaneous Sewer Improvements						
Phase I	CDBG Water & Sewer Fund	300,000 25,000	300,000 25,000	0 0	0 0	0 0
Phase II	CDBG FDEP SRF*	20,000 135,000	20,000 135,000	125,000 1,200,000	125,000 1,200,000	125,000 1,200,000
<b>Stormwater Management</b>						
Stormwater Management Plan	General Fund	50,000	0	0	0	0
<b>PARKS &amp; RECREATION</b>						
Fischer Landing	General Fund	5,000	5,000	5,000	5,000	5,000
<b>TRANSPORTATION**</b>						
Road Resurfacing Throughout Town	Local Option Sales Tax	10,000	10,000	10,000	10,000	10,000
<b>PROJECT TOTALS</b>		<b>\$766,730</b>	<b>\$870,000</b>	<b>\$360,000</b>	<b>\$255,000</b>	<b>\$255,000</b>

\* Florida Department of Environmental Protection, State Revolving Fund

\*\* The Town of Century adopts by reference the FDOT District 3 Five-Year Work Plan for Fiscal Years 2020/2021 to 2024/25, as adopted by the FDOT, into the Town's Five-Year Schedule of Capital Improvements.

Source: Town of Century, 2020

- b) The Town proposed the deletion of Policy 1.10.1 of the Conservation Element and the associated Appendix (because it is no longer applicable), as shown below:

*Policy 1.10.1: The Town hereby adopts the Town of Century, Florida Energy Efficiency and Conservation Strategy, October 2011, as amended, contained in **Appendix B**.*

**Appendix B**

*The **Town of Century Energy Efficiency and Conservation Strategy**<sup>†</sup>, included herein, is adopted as **Appendix B** of the Town of Century Comprehensive Plan 2025, Volume I: Policy Document.*

<sup>†</sup> *Town of Century, Florida Energy Efficiency and Conservation Strategy, October 2011. Prepared by VHS Miller Sellen in collaboration with Nickles Consulting and Erin L. Deady, Esq.*

### III. Proof of Notification for Advertisement of Adoption Public Hearing

A Public Hearing was held by the Century Town Council on December 21, 2020 at the Town Hall Council Chambers, 7995 North Century Boulevard, Century, Florida, 32535. At this public hearing, the Town Council adopted Ordinance 03-20 and authorized transmittal of the adopted amendment to the DEO. The public hearing was advertised in the Tri-City Ledger on December 10, 2020.

#### POST PUBLICATION AFFIDAVIT OF LEGAL NOTICE

Advertising Agency: Town of Century, Florida  
Advertising For: Town of Century, Florida  
Reference: Notice of Public Hearing to Adopt Ordinance 03-20

#### State of Alabama Escambia County

Before me, a notary public in and for the County and state above listed, personally appeared, Joe Thomas, who, by me duly sworn, deposes and says that:

"My name is Joe Thomas, I am the Publisher of the Tri-City Ledger Newspaper in Flomaton, Alabama. The Newspaper published the attached legal notice(s) in the issues of:

December 10, 2020.

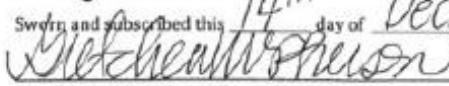
The sum charged for these publications was \$ 214.50. The sum charged by the Newspaper for said publication does not exceed the lowest classified rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper(s) in which the public notice(s) appeared.

There are no agreements between the Newspaper and the officer or attorney, or attorney charged with the duty of placing the attached legal notices whereby any advantage, gain or profit accrued to said officer or attorney.

I further certify that the said Tri-City Ledger is a newspaper printed in the English language in Escambia County, Alabama; that said newspaper has a general circulation in the County in which it is published, and in Santa Rosa and Escambia counties, Florida, and has been mailed under the periodical mailing privilege of the United States Post Office Department for the Post Office of Flomaton, Alabama, where it is published at least 51 consecutive weeks a year."

  
\_\_\_\_\_  
JOE THOMAS, PUBLISHER

Sworn and subscribed this 14<sup>th</sup> day of Dec, 20 20

  
\_\_\_\_\_  
Gretchen McPherson - Alabama State at Large  
My commission expires: July 27, 2024



## TOWN OF CENTURY NOTICE OF PUBLIC MEETING

The Century Community Redevelopment Agency (CRA) will meet on

**Monday, December 21, 2020, at 6:30 p.m. at Century Town Hall**

The purpose of the meeting is to discuss general CRA business.

In Response to COVID-19, this meeting can also be accessed via telephone by calling (888) 475-4499, entering 570 703 5793#, and then # again when prompted.

This meeting can also be accessed via telephone by calling (646) 876-9923, entering 570 703 5793#, then # again when prompted. Fees may apply.

**Century Town Hall  
7995 North Century Boulevard  
Century, FL 32535  
850-256-3208**

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of the meeting to request assistance.

**If HEARING impaired, please contact TDD (TDD – Telecommunications Device for the Deaf) at 1-800-955-8771. If VOICE impaired, please contact the Florida Relay Service at 1800-955-8770, for assistance.**

If a person decides to appeal any decision with respect to any matter considered as such meeting or hearing, s/he will need a record of the proceedings, and for that purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based (FS286.0105).

## TOWN OF CENTURY, FLORIDA NOTICE OF PUBLIC HEARING TO ADOPT ORDINANCE #03-20

The Town of Century proposes to adopt the following ordinance: Ordinance #03-20

An Ordinance of the Town Council of the Town of Century, Florida, amending Ordinance #06-11, as amended, including amendments to the future land use, transportation circulation, housing, infrastructure, conservation, intergovernmental coordination and capital improvements elements of the comprehensive plan pursuant to Chapter 163, Florida Statutes; providing for the transmittal of this ordinance to the State Land Planning Agency; providing for conflicting provisions; providing for severability, scrivener's errors and an effective date.

On Monday, December 21, 2020 a PUBLIC HEARING will be held in the Council Meeting Room at Century Town Hall, 7995 North Century Boulevard, Century, Florida, for the purpose of considering the adoption of proposed Ordinance #03-20.

The Century Town Council will solicit citizen comment at 7:15 p.m. or as soon as possible thereafter. At 7:30 p.m. or as soon as possible thereafter, the Century Town Council will hold a second reading of the Ordinance and consider its transmittal to the State Planning Agency.

The ordinance in its entirety will be available at the Office of the Town Clerk at Century Town Hall during the hours of 8:00 a.m. to 3:00 p.m. All interested parties may appear at the meeting and be heard with respect to this proposed ordinance. Written comments are encouraged and must be submitted to the Town Clerk no later than 2:30 p.m., Friday, December 18, 2020.

In Response to COVID-19, this meeting can also be accessed via telephone by calling (888) 475-4499, entering 570 703 5793#, and then # again when prompted.

This meeting can also be accessed via telephone by calling (646) 876-9923, entering 570 703 5793#, then # again when prompted. Fees may apply.

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## IV. Town Council Minutes

**Council Meeting Minutes  
Monday, December 21, 2020  
7:00 p.m.  
At Century Town Hall**

Council Members Present: Ann Brooks  
Luis Gomez  
Sandra McMurray-Jackson

Council Members Present  
Via Zoom: Brenda Spencer

Others Present: Henry Hawkins, Mayor  
Vernon Prather, Interim City Manager  
Kim Godwin, Town Clerk  
Kristina Wood, Deputy Clerk of Finance  
Emily Easterling, Administrative Clerk  
Helen Mincy  
Gretchen McPherson, Tri-City Ledger  
Michelle Salzman, House District 1  
Gary Pheabus, District 1 Legislative Assistant

Present via Zoom: Debbie Nickles, Town Planner  
Ben Boutwell  
Dale Long, Municipal Engineering Services, Inc.

**Ann Brooks** called the meeting to order at 7:00 p.m.

1. **Open Meeting With Prayer – Mayor Hawkins**
2. **Pledge of Allegiance – All**
3. **Roll Call - Emily Easterling**
4. **Ministerial Acts**
  - a. **Approval of Council Minutes**
    - **October 05, 2020 Bill List Review Minutes (via telephone/zoom)**
    - **October 05, 2020 Council Meeting Minutes (via telephone/zoom)**
    - **October 19, 2020 Bill List Review Minutes (via telephone/zoom)**
    - **October 19, 2020 Council Meeting Minutes (via telephone/zoom)**
    - **November 16, 2020 Bill List Review Minutes**
    - **November 16, 2020 Council Meeting Minutes**
  - b. **Approval of Bill List**
    - **December 21, 2020 Bill List**

**Sandra McMurray-Jackson** made a motion to approve the October 05, 2020 Bill List Review Minutes, October 05, 2020 Council Meeting Minutes, October 19, 2020 Bill List Review Minutes, October 19, 2020 Council Meeting Minutes, November 16, 2020 Bill List Review Minutes and November 16, 2020 Council Meeting Minutes.

**James Smith Jr.** seconded the motion.

There were no questions.

All voted in favor.

**Luis Gomez** made a motion to approve the December 21, 2020 Bill List.

**Sandra McMurray-Jackson** seconded the motion.

There were no questions.

All voted in favor

**Kim Godwin** presented **Mayor Henry Hawkins** and **Council President Ann Brooks** with plaques from the Town of Century as recognition and appreciation of their time with the Town of Century.

5. **Vernon Prather** **Recommendation for City Council to Transfer \$38,573.24 from L.O.S.T. for invoices of Hydra Service, Layne Christensen Company and Municipal Engineering Services**

**Sandra McMurray-Jackson** made a motion to transfer L.O.S.T. funds in the amount of

\$38,573.24 for invoices of Hydra Service, Layne Christensen Company and Municipal Engineering Services.

**Brenda Spencer** seconded the motion.

All Voted: **Ann Brooks** – Yes, **Brenda Spencer** – Yes, **Sandra McMurray-Jackson** – Yes, **Luis Gomez** – No

**Michelle Salzman** – House District 1, introduced herself and her Legislative Assistant, Gary Pheabus. **Michelle Salzman** expressed her interest in helping Century and provided her contact information: cell #850-207-5024, e-mail [Michelle.Salzman@MyFlorida.gov](mailto:Michelle.Salzman@MyFlorida.gov)

**6. Debbie Nickles**

**Development Reviews for November and December 2020**

**Debbie Nickles** provided a Development for the months of November and December 2020.

There were no questions.

**7. Debbie Nickles**

**Comprehensive Plan Evaluation & Appraisal Report Public Hearing and Second Reading/Adopt of Ordinance 03-2020**

**Debbie Nickles** explained that the Comprehensive Plan was last updated in 2012. The Town received the Objections, Recommendations and Comments Report from the Florida Department of Economic Opportunity on November 23, 2020. The Department recommended revising the amendment to include a current Five-Year Schedule of Capital Improvements and to adopt a policy which incorporates updating the Five-Year Schedule of Capital Improvements on an annual. The amendment was revised to include an updated Five-Year Schedule of Capital Improvements along with a policy adopting the Capital Improvements Schedule on an annual basis.

**Ann Brooks** opened the floor for Public Comments in reference to the Comprehensive Plan Evaluation & Appraisal Report.

There were no Public Comments.

**Ann Brooks** read the title of Ordinance 03-20 into the Minutes.

ORDINANCE #03-20

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AMENDING ORDINANCE #06-11, AS AMENDED, INCLUDING AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION CIRCULATION, HOUSING, INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR THE

TRANSMITTAL OF THIS ORDINANCE TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

**Luis Gomez** made a motion to adopt Ordinance 03-2020 and to approve submittal of the Amendment to the State Land Planning Agency.

**Sandra McMurray** seconded the motion.

There were no questions.

All voted in favor.

**8. Vernon Prather**

**Consideration of Cell Tower Location and Approval of Ground Lease**

**Vernon Prather** recommended that the Town Council:

- a. Rescind their approval of 7860 Alger Rd. (Option "A")
- b. Approve either Northeast corner of Maintenance Building Property or 7931 Century Blvd. (.698 acres) as location for 300' Cell Tower with a ground lease of 80' x 80' as illustrated in the site plan, excluding access area for Diamond Towers V LLC
- c. Authorize Town Planner to proceed with development documents for a Cell Tower at the selected location.
- d. Authorize Mayor to sign the Ground Lease Agreement on behalf of the Town.

**Vernon Prather** turned the meeting over to **Brenda Spencer**.

**Brenda Spencer** announced that she had received concerns from the residents that live on or near 7860 Alger Road. The residents do not wish to have the Cell Tower in their neighborhood.

**\*\*Discussion Ensued\*\***

**Brenda Spencer** made a motion to rescind Option "A"

**Sandra McMurray-Jackson** seconded the motion.

There were no questions.

All voted in favor.

**Vernon Prather** explained: Since 7860 Alger Rd. has been eliminated, another site needs to be decided upon.

**\*\*Discussion Ensued\*\***

**Brenda Spencer** made a motion to place the Cell Tower at 7931 N. Century Blvd.

The motion died for lack of a second.

**13. Public Forum**



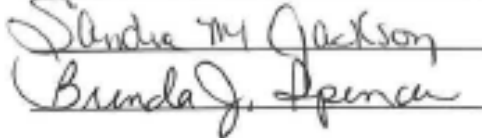
**Dale Long** wished everyone "Good Luck"  
**Helen Mincy** stated that she would miss everyone.

With no further business;

**Luis Gomez** made a motion to adjourn.  
**Sandra McMurray-Jackson** seconded the motion.  
There were no questions.  
All voted in favor.

The Council Meeting adjourned at 8:56 p.m.

  
Official Recorder

**V. Ordinance No. 03-20 amending the Comprehensive Plan to reflect changes required pursuant to Section 163.3191, F.S, and the Town's Evaluation and Appraisal Notification Letter to the Florida Department of Economic Opportunity**

**ORDINANCE #03-20**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AMENDING ORDINANCE #06-11, AS AMENDED, INCLUDING AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION CIRCULATION, HOUSING, INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, Section 163.3161, Florida Statutes, establishes the Community Planning Act; and

**WHEREAS**, the Town Council adopted the Comprehensive Plan, Ordinance #06-11 on March 19, 2012; and

**WHEREAS**, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

**WHEREAS**, after due public notice having been provided, the Century Town Council, acting as the Local Planning Agency, held a public hearing on September 21, 2020 for Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended transmittal of the EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning; and

**WHEREAS**, The Century Town Council, on September 21, 2020, held an advertised public hearing for the first reading of Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process and transmitted the proposed EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning, for comment on September 24, 2020; and

**WHEREAS**, The Department of Economic Opportunity, Division of Comprehensive Planning, reviewed the proposed EAR-based Comprehensive Plan Amendments, and issued its Objections, Recommendations and Comments (ORC) Report on November 23, 2020, and

**WHEREAS**, The Town Council has reviewed the ORC Report, considered the amended EAR-based Comprehensive Plan and reviewed the response to the ORC Report at an advertised public hearing for the second reading of the proposed Ordinance on December 21, 2020, and

determined that each document has addressed all of the Department of Economic Opportunity, Division of Comprehensive Planning comments, and the Council is now ready to adopt the EAR-based Comprehensive Plan.

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The Town Council does hereby adopt the EAR-based Comprehensive Plan Amendments, attached hereto as Exhibit "A," Volume I, Policy Document.

**SECTION 1. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 1. Severability.** If a Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 1. Effective Date.** The effective date of this Plan Amendment, if the amendment is not timely challenged, shall be the date the State Land Planning Agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the State Land Planning Agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

**PUBLIC HEARING and FIRST READING** this 21<sup>st</sup> day of September 2020.

**PUBLIC HEARING and SECOND READING** this 21<sup>st</sup> day of December 2020.

**PASSED and ADOPTED** by the Town Council of the Town of Century, Escambia County, Florida, on this 21<sup>st</sup> day of December, 2020.



TOWN OF CENTURY, FLORIDA

Ann C. Brooks, Council President

Henry Hawkins, Mayor

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# Exhibit A

## VOLUME I: POLICY DOCUMENT

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**VOLUME I: PROPOSED POLICY DOCUMENT**  
**ADOPTION PUBLIC HEARING DECEMBER 21,2020**

**(Goals, Objectives and Policies)**

**TABLE OF CONTENTS**

<b><u>Chapter</u></b>	<b><u>Title</u></b>	<b><u>Page</u></b>
I	INTRODUCTION.....	1-1
II	ADMINISTRATION AND IMPLEMENTATION.....	2-1
III	FUTURE LAND USE.....	3-1
IV	<del>TRAFFIC CIRCULATION</del> <u>TRANSPORTATION</u> .....	4-1
V	HOUSING.....	5-1
VI	INFRASTRUCTURE.....	6-1
vII	CONSERVATION.....	7-1
VIII	RECREATION AND OPEN SPACE.....	8-1
IX	INTERGOVERNMENTAL COORDINATION.....	9-1
X	CAPITAL IMPROVEMENTS.....	10-1

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## INTRODUCTION

The Town of Century Comprehensive Plan 2025 is divided into three volumes: Volume I, Policy Document; Volume II, Adopted Maps Atlas; and Volume III, Technical Document. The Policy Document contains the goals, objectives and policies for each element, the Capital Improvements implementation program, and the Comprehensive Plan monitoring and evaluation procedures. The Adopted Maps Atlas includes all maps required by statute to be adopted. This volume contains the technical support data and analyses that form the basis for the various elements of the plan.

In accordance with the applicable requirements of Chapter 163, Florida Statutes (F.S.) and ~~Rule 9J-5, Florida Administrative Code (F.A.C.)~~, the Policy Document contains the following sections of the Comprehensive Plan, which are adopted by the Century Town Council:

- The Administration and Implementation Element, including procedures for monitoring and evaluation of the plan; the Concurrency Management System, and public participation procedures, contained in Chapter 2;
- The Goals, Objectives and Policies, contained in Chapters 3 through 10, which are the primary mechanism for implementation of the comprehensive plan; and
- The Plan Adoption Ordinance, contained in **Appendix A.**

## ADMINISTRATION

The Century Town Council is established as the Local Planning Agency whose duties are as specified in Section 163.3174, F.S. Further duties and responsibilities may be specified in the Century Land Development Code (LDC), Ordinance No.2-91, as amended. The Town Council will designate such Town departments, committees, consultants, or persons to prepare or assist in the preparation of the comprehensive plan, amendments thereto or any other land development regulations as it may deem appropriate. The Local Planning Agency shall administer the Comprehensive Plan with the assistance of persons or departments so designated

by the Town Council. The Local Planning Agency shall make final recommendations to the Town Council for their consideration and action.

## DEFINITIONS

The definitions found in Chapter 163, Part II, Florida Statutes are included in the Policy Document by reference. The Town's LDC, as amended, will contain any other specific definitions germane to land development regulations referred to in the various elements of the Comprehensive Plan.

There may be other definitions contained in the various elements of the Comprehensive Plan. Unless the context clearly indicates otherwise, singular words include the plural, person or man includes both genders, and words not otherwise defined, shall have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary reference books.

## PLANNING TIMEFRAME

The timeframe for planning used in this Plan is for the years ~~2011-2020~~ through 2025, with a five-year time frame for the Capital Improvements Element beginning with the Fiscal Year ~~2011/2012~~2020/2021.

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**ADMINISTRATION AND IMPLEMENTATION**

The ~~Local Government Comprehensive Planning and Land Development Act~~Community Planning Act, Section 163.3161, Florida Statutes (F.S.) was created “to utilize and strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and control future development.” This is to be accomplished through a comprehensive planning document that meets the requirements of Section 163.3177, F.S. by incorporating elements with corresponding goals, objectives and policies. The purpose of the plan and its corresponding elements is to spread awareness and support by painting a “big picture” concept of the growth management challenges and successes facing the state on a local level. Of these elements, the following are required for the Town of Century:

- Future Land Use
- ~~Traffic~~Transportation Circulation
- Housing
- Infrastructure (Sanitary Sewer, Solid Waste, Storm Water Management, Potable Water, and Natural Groundwater Aquifer Recharge)
- ~~Coastal Management~~
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination

In addition to the data and analysis, consistency, financial feasibility, and coordination within an orderly and balanced framework are other aspects that must be addressed in all elements and the overall planning process. All ~~of these~~ components, including the visioning process, are included to illustrate ~~to all~~ that the Town of Century is truly a sustainable community focused on its hometown character, natural environment and high quality of family life.

**SHORT TITLE**

The Town of Century Comprehensive Plan shall be known and may be cited as the Plan. The Town of Century shall be known and may be cited as the

Town. The Evaluation and Appraisal Report shall be known and cited as the EAR. All references contained in this document or in any ordinance, resolution or other document of the Town of Century, in relation to the Town of Century Comprehensive Plan and Evaluation and Appraisal Report, shall mean the Plan and EAR, respectively. All references contained in this document to the Town of Century, in name only, shall mean the Town.

**PURPOSE/BACKGROUND**

On July 10, 1979, the Town of South Flomaton, an incorporated municipality, changed its name to the Town of Century, Florida. Directly adjacent to the new Town of Century was an unincorporated area, also known as Century. On April 22, 1980, the Town of Century annexed the unincorporated area and both entities became the Town of Century.

Century, Florida is a historic rural community with a 2010 population of 1,698 that prides itself on its fine small-town character. ~~It~~The town is located in the northernmost end of Escambia County along the border of the State of Alabama. Surrounding the Town on the east, west and south are primarily agricultural and rural unincorporated lands of Escambia County. The geographical location of the Town dictates a unique environment that fosters its small-town character.

**PURPOSE**

As State regulations continue to mandate smart and sustainable growth decision-making to be administered by municipalities, Century has had very little or no challenges complying with these requirements as they are enacted. The ~~Local Government Comprehensive Planning and Land Development Act~~Community Planning Act, Section 163.3161, F.S. states “~~It is the intent of this act that its adoption is necessary so that~~ local governments have the ability to ~~can~~ preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions.” ~~These State-identified growth management goals~~

~~are accomplished through the comprehensive planning process by local governments can:~~

- ~~Mandating local governments to “p~~Preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare;
- ~~Preventing the overcrowding of land to avoid undue concentration of population;~~
- Facilitat~~ion of~~ the adequate and efficient provision of transportation, water, sewer, schools, parks, recreational facilities, housing, and other requirements and services; and
- Conserv~~ing, develop, utiliz~~ing, ~~sensitively developing~~ and protect~~ing~~ natural resources within their jurisdictions.”

The Town’s ~~current—original~~ Plan was ~~written adopted~~ in 1990 ~~and has not been revised since~~. The Plan addressed all required statutory regulations at that time through the elements’ goals, objectives, and policies. Since then, the Town has grown and developed new needs and desires.

The Evaluation and Appraisal Report, approved on January 26, 2010, noted this and the need for a complete revision of the comprehensive plan. It also noted the many successes that the Town had~~s~~ garnered, ~~over the past 20 years~~ as well as challenges it still faced~~s~~. ~~Theis updated~~ Plan ~~was completely updated, and the EAR-based amendments were adopted in March 2012, will strive enabling the Plan~~ to be a strategic document that ~~would~~ addresses the needs and aspirations of the community while addressing Florida’s growth management requirements.

~~At least every seven years, pursuant to Chapter 73C-49, Florida Administrative Code, local governments are to determine whether the need exists to amend the Comprehensive Plan to reflect changes in state requirements since the last time the plan was updated. The Town of Century evaluated the 2012 updated Comprehensive Plan and noted amendments to the Plan that were necessary to bring it up to date. This current Plan has been updated to reflect all changes required from 2012 to 2019.~~ It provides the Town with guidance through tailored goals, objectives and

policies that implement the Town’s current and future planning needs.

### CONSISTENCY AND FEASIBILITY

The ~~2010 and this 2020 EAR~~ Evaluation and Appraisal (EAR) reports ~~were was~~ developed with the understanding that all comprehensive plan amendments based on its recommendations must be consistent with current State legislative requirements, complement plans of surrounding jurisdictions and be financially feasible. Consistency between plan elements is also required ~~in order~~ to identify and avoid duplication of efforts caused by the overlapping nature of some elements.

In addition, each element is designed to fulfill the vision of the Town through the “...orderly and balanced future economic, social, physical, environmental and fiscal development of the area,” pursuant to Section 163.3177(1), F.S. Therefore, implementing development and administrative regulations shall be consistent with the intent of the ~~Local Government Comprehensive Planning and Land Development Regulation Act~~ Community Planning Act, Section 163.3161, F.S., in all EAR documents and EAR-based amendments. The EAR recommendations were written in a manner to ensure consistency with:

- The State Comprehensive Plan
- Section 163.3177, 163.3178 and 163.3191, F.S.
- ~~Rule 9J-5, F.A.C~~
- ~~Northwest Florida Water Management District Water Regional Water Supply Plan~~
- ~~West Florida Strategic Emerald Coast Regional Policy Plan~~

Financial feasibility of the plan is addressed in the Capital Improvements Element, and more specifically in the Five-Year Schedule of Capital Improvements, which is required to be updated by December 1st of each year. With the structure of the schedule and the requirement for annual review, feasibility is a key factor in the development of the action sequence defined in the goals, objectives, and policies. If these are unattainable, the purpose of the Plan is negated.

**SUSTAINABILITY**

The ultimate goal of the Plan is to further the development of a sustainable and smart growth community that can ensure ~~that~~ adequate resources are available for present and future generations. The Town is continually seeking tangible and intangible resources to improve the quality of life for all residents and visitors through its efforts to preserve the environment and provide recreation, safety, agency efficiency, smart growth, innovative planning tools, and economic development programs that enhance the community.

Sustainability also recognizes the visioning process that the Town employs to explore new concepts for the betterment of the Town. As time passes, desires and needs change and it is important for the Town to adapt to the surrounding internal and external environments. Strategies such as alternative transportation modes to fit the daily requirements of citizens are able to can be pursued in a thoughtful and coordinated manner.

**GOALS, OBJECTIVES, POLICIES**

All goals, objectives and policies contained within the Plan have been prepared in accordance with the requirements of ~~Chapter 9J-5, F.A.C. and Chapter 163, F.S.~~ Consistent with the requirements of the laws, a goal or goals must be established for each plan element, followed by one or more objectives and subsequent applicable implementation policies. As applied to the comprehensive plan the following definitions apply:

- A “Goal” is an outcome statement that defines what a community is trying to accomplish both programmatically and organizationally. Goals should be a reflection of the community’s vision.
- An “Objective” is a precise, time-based and measurable action that supports the completion of a goal. Objectives must:
  - a. Relate directly to the goal
  - b. Be clear, concise and understandable
  - c. Be stated in terms of results
  - d. Be measurable

- e. Address major subject areas relating to the goal
- A “Policy” is an operational action that a community will undertake to implement the goals and objectives.

All goals, objectives and policies should be applied within the context of the overall scope of the Plan ~~in order~~ to realize and achieve the community’s vision. Therefore, no objective or policy should be applied in isolation.

**Goal 1: The Town of Century Comprehensive Plan will be used primarily:**

- As a guide for shaping the Town’s future;
- As a framework to link the planning and implementation of activities in the Town;
- To review development proposals; and
- As a policy document to guide all ~~of~~ the Town’s activities. The Town shall continue to maintain a comprehensive planning program throughout each year.

**Objective 1.1:** ~~The Town shall continue to provide funding for the administration and enforcement of the Plan and be responsible for answering all questions of interpretation, administration, and enforcement of the Plan.~~

**Policy 1.1.1:** The Plan will be administered by the Mayor or a designee.

**Policy 1.1.2:** The Mayor shall work with the staff of other Town ~~D~~departments to ensure that the Plan is implemented and revised on a consistent basis.

**Policy 1.1.3:** The Town shall prepare and maintain a ~~f~~uture ~~l~~and ~~u~~se ~~m~~ap (FLUM), and its ~~corresponding subsequent~~ amendments, ~~that shall be the future land use map for the Town upon its~~ adoptioned by the Town Council.

**Policy 1.1.4:** The Town shall ~~continue to encourage and~~ provide public participation in all aspects of the comprehensive planning process that ~~also~~ satisfies the requirements within the Florida Statutes concerning public hearings.

**Policy 1.1.5:** The Town Council shall adopt public participation policies and procedures for inclusion in the Land Development Code.

**Objective 1.2:** The Town shall provide for review and amendment of the Plan in response to State, regional, county, and local mandates as needed between EAR cycles and ~~the State required annual revision of the Capital Improvements Element.~~

**Policy 1.2.1:** The Town Council or such person or body appointed by the Town Council, is authorized to initiate amendments to the Plan.

**Policy 1.2.2:** The Mayor or designee shall provide and maintain procedures for processing amendments.

**Policy 1.2.3:** The Town shall ~~revise~~ review the Capital Improvements Element annually and adopt updates, as needed, by ordinance.

#### MONITORING AND EVALUATION PROCEDURES

~~In order to~~ To ensure the successful long-term implementation of the goals, objectives and policies of the Plan, the Town will monitor this document on a continual basis. This will include the Town assessing the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the Town's vision.

#### BASELINE DATA

The Town will review and revise, as needed, the base data contained within the Plan during the preparation of the Evaluation and Appraisal Report (EAR) required every seven years by the Department of Economic Opportunity (DEO), ~~Division of Community Development.~~ All data and analysis will be conducted in accordance with the requirements of Chapter 163, F.S. The focus will be on revising the data and analysis sections directly supporting the goals, objectives, and policies of the Plan, such as population projections, analysis of the availability of public services and facilities and vacant land analysis within the Town.

#### ANALYSIS OF GOALS, OBJECTIVES AND POLICIES

The EAR will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the revised baseline data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with

remedial actions. At a minimum, the following criteria will be addressed during the evaluation process:

**Data.** Each existing goal, objective and policy related to the Town's issues as identified in the visioning workshops will be reviewed to determine its applicability with any new information obtained from the revised baseline data and the like.

**Specificity.** The wording of each current objective and policy will be analyzed to determine if any execution challenges were experienced due to a lack of specific direction within a particular objective and policy. Individual objectives and/or policies will be rewritten to provide a more clear direction.

**Timeframe.** Several objectives and policies identify programs with specific milestones and deadlines for statutory completion. An evaluation shall be performed as to whether these programs have been successfully completed and the implications for the Town's comprehensive planning process if they were ~~n't~~ not completed.

**Implementing Agency.** An evaluation shall be performed as to whether the assignments of specific agencies are still appropriate based upon organizational, program and other factors relating to the Town's comprehensive planning process.

#### NEW MANDATES

Applicable new State, regional and local laws and initiatives shall be reviewed and evaluated to determine their impact upon the Plan, including the need to revise applicable goals, objectives, and policies.

#### EVALUATION MEASURES

Each objective contains evaluation measures within each element of the Plan. When an objective itself is not specifically measurable, the policies underlying the objective are utilized in the evaluation/assessment of progress. The Plan contains policies to ensure compliance with State requirements.

## COORDINATION ON MONITORING AND EVALUATION

The Mayor and ~~or his/her~~ designee shall be responsible for coordination of the monitoring and evaluation of each element of the Plan and shall review the required portions of the Plan as part of the EAR every seven years to:

- Revise baseline data;
- Revise goals, objectives and policies which were not achieved ~~as a result of~~ due to obstacles or challenges; and
- Include new or modify existing goals, objectives, and/or policies to correct issues.

The annual update of the Capital Improvements Element will occur following adoption of the Town's annual budget. The Mayor shall work with other Town staff to ensure that the adopted components of the Plan are revised as necessary and are consistent with the supporting documentation of the Plan.

## PUBLIC PARTICIPATION PROCEDURES

~~In order to~~ provide for and encourage public participation throughout its comprehensive planning process, the Town will adhere to the public participation procedures established by Section 163.3181, F.S. Pursuant to the State of Florida's Growth Management Legislation, these procedures will ensure that the general public and private property owners will be informed and notified of all public meetings regarding amendments to the comprehensive plan and EAR.

These procedures shall ensure that the Town will hold all required public hearings and provide ample opportunities for interested parties to provide written and oral comments at the public hearings and consider and respond to such comments. They will also provide real property owners with notice of all official actions that will regulate the use of their property. Prior to the date of a public hearing, the Town shall publish legal notice according to the notice procedures outlined in Section 166.041(3)(c)2.b, F.S.

## PROCEDURES

Comprehensive Plan Amendments and the EAR shall follow the public participation procedures

established herein. Amendments to the Plan and EAR-based Amendments shall be advertised in accordance with applicable State statutes. Public hearing agendas and minutes will be duly noticed by the Town.

## PUBLIC HEARINGS

The EAR shall be presented and discussed at the following public hearings:

- The Town Council, acting as the Local Planning Agency (LPA), shall hold one public hearing during a regular Council meeting or special session, as required by Section 163.3184, F.S., to discuss the EAR and recommend its transmittal to the DEO.
- The Town Council shall hold one public hearing to discuss the EAR, then may adopt the EAR by resolution and transmit the adopted EAR to the DEO.

## COMPREHENSIVE PLAN AMENDMENTS

Large Scale Comprehensive Plan Amendments and EAR-based Amendments shall be presented and discussed at the following public hearings, following legal notice published in accordance with Section 166.041(3)(c)2.b, F.S.:

- The Town Council, acting as the Local Planning Agency (LPA), shall hold one public hearing during a regular Council meeting or special session, as required by Section 163.3184, F.S., to discuss text and map amendments to the comprehensive plan, and recommend transmittal of the amendment(s) to the DEO.
- The Town Council shall hold one transmittal public hearing and first reading of an ordinance adopting the proposed amendments and shall transmit the ordinance to the DEO; The Town Council shall hold one adoption public hearing and second reading of the ordinance.

Small scale land use plan amendments shall follow the process outlined above, except that transmittal to the DEO is not required. A copy of the final adopted ordinance shall be sent to the State and the ~~West Florida Emerald Coast~~ Regional ~~Planning~~ Council for recording purposes only.

## METHODS OF PUBLIC INPUT

Drafts of proposed Plan Amendments, the EAR and EAR-based plan amendments are to be made available for public inspection as required by Section 166.041, F.S. The statute does not specify locations or a period of time required for public inspection in advance of the public hearing. The Town will make these documents available at Town Hall and through use of other appropriate mediums. Adjacent municipalities may request a hard or digital copy to be mailed or emailed.

Written and verbal comments from the public shall be accepted throughout the amendment process and during the preparation of the EAR, both in the public hearings and by direct contact with the Mayor and ~~/or his/her~~ designee. All comments shall be reviewed and all applicable and relevant comments that are beneficial to the Town shall be incorporated.

## ADMINISTRATIVE HEARING

An affected person may request an administrative hearing pursuant to Section 120.569 and Section 120.57, F.S. Affected local governments, the DEO, or other affected persons may intervene, according to the procedures provided by the Statute. Aforementioned sections govern all procedures relating to an Administrative Hearing.

## MONITORING, UPDATING AND EVALUATION PROCEDURES

The Town shall adhere to the following monitoring, revising and evaluation procedures to be utilized in the preparation of the EAR:

- The Town Council, acting as the LPA, shall solicit public comment in the evaluation and revision of the Plan.
- During the seven-year time frame between EAR submittals, support data shall be informally revised as deemed appropriate and necessary by the Mayor and ~~/or his/her~~ designee. Objectives and policies shall be updated to reflect substantial changes shown by the supporting data or to address new issues identified during the amendment process. At the end of the seven-year time frame, all support data information shall be

evaluated and revised to complete the EAR document.

- The report shall evaluate the goals, objectives, and policies of the plan in terms of:
- Accomplishment and achievement and obstacles or problems.

## CONCURRENCY MANAGEMENT SYSTEM

The Town's Land Development Code provides the regulatory procedures and processes to ensure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development or ~~will be~~ available within the specified time frame allowed by the regulations.

A development permit shall only be issued consistent with the Plan and the Land Development Code. The Code provides review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services, facilities and other conditions of approval required from the developer for a development permit shall be installed and completed. The Land Development Code also provides for mitigation to be addressed prior to issuance of a development permit or order.

**Goal 1: Ensure that the character, magnitude and location of all land uses result in a balanced natural, physical and economic environment that enhances the quality of life of the Town of Century.**

**Objective 1.1:** The Town shall ensure orderly development and discourage the proliferation of urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

**Policy 1.1.1:** An Urban Development Area (UDA) for the Town of Century is established and depicted on the Future Land Use Map (FLUM). The Century UDA boundary encompasses those lands within the Town of Century and Escambia County that are, or are expected to become suburban in character (i.e., includes development allowed at higher than one dwelling unit per acre and/or development that includes uses other than residential). The Century UDA includes all areas within the Town boundaries and adjacent Escambia County that are provided water, sewer and/or natural gas utilities by the Town of Century, or areas where existing facilities could be extended efficiently.

**Policy 1.1.2:** The expansion of public facilities beyond the Century UDA may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

**Policy 1.1.3:** Encourage infill through ~~the use of~~ higher density and intensity land use designations and mixed-use designations in appropriate locations.

**Policy 1.1.4:** The ~~first-highest~~ priority for Capital improvements funding shall be the renewal, reuse and/or rehabilitation of existing facilities, then the replacement of existing obsolete or worn out facilities.

**Objective 1.2:** The Town shall ensure that future development and redevelopment activities are located in appropriate areas of the Town by adopting a Future Land Use Map Series that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The FLUM Series, along with the Town’s Land Development Code (LDC), shall reduce or eliminate existing land uses that are inconsistent with the community’s character.

**Policy 1.2.1:** During the land use plan amendment process the compatibility of adjacent future land use categories shall be considered as well as the potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

**Policy 1.2.2:** The LDC shall include provisions to reduce or eliminate land uses that are inconsistent with the Town’s character and future land use, including those uses inconsistent with hazard mitigation recommendations in the Escambia County Local Mitigation Strategy.

**Policy 1.2.3:** Discourage the continued existence of nonconforming uses to the extent established in the Town’s LDC, including the regulations for screening and buffering.

**Policy 1.2.4:** The adopted Future Land Use Map (FLUM) contains and identifies appropriate locations for the following future land use categories, which are established for the ultimate purpose of preventing urban sprawl, providing for the protection of natural and historic resources, and to maximize economic development opportunities:

Future Land Use Categories	Percentage Res/Com Use	Maximum Density <sup>(1)</sup> /Intensity
Conservation (CON)	N/A	N/A
Parks/Recreation (P/R)	N/A	0.25 FAR <sup>(2)</sup>
Public Facilities/Institutional (P/I)	N/A	1.0 FAR
Agriculture (AG)	10% / 90%	1 du <sup>(3)</sup> per 10 acres
Environmentally Sensitive Residential (ER)	100%	1 du per 5 acres
Rural Residential (RR)	95% / 5%	1 du per acre
Residential (R)	95% / 5%	10 du per acre
<i>Low-Density</i>	85% of SR	<i>Max. 4 du per acre</i>
<i>Medium-Density</i>	10% of SR	<i>Max. 6 du per acre</i>
<i>High-Density</i>	5% of SR	<i>Max. 10 du per acre</i>
Mixed Use (MU)	40% / 60%	10 du per acre
Historic Mixed Use	12% of MU	<i>Max. 6 du per acre/1.0 FAR</i>
Corridor Mixed Use	88% of MU	<i>Max. 10 du per acre/1.0 FAR</i>
Commercial (C)	5%/95%	10 du per acre/2.0 FAR
Industrial (IND)	100%	2.0 FAR

<sup>(1)</sup> Density is based on gross square feet of parcel

<sup>(2)</sup> FAR=Floor Area Ratio (square footage of total building area/square footage of parcel. In calculating the FAR, the square footage of the total building area shall include the square footage of all private parking garages.)

<sup>(3)</sup> DU means dwelling unit and only applies to categories that permit residential uses

**Policy 1.2.5:** The following uses are allowed in all FLUM categories except for the Conservation category and unless specifically prohibited in any other individual category, subject to standards and criteria set forth in this ~~p~~Plan and in the Town’s Land Development Code:

- Accessory uses customarily incidental to the primary permitted use(s);
- Churches, schools, parks and open space, municipal facilities and other civic and cultural uses that do not meet the thresholds set within specific land use categories; and
- Minor public utilities such as telephone switching stations, lift stations, drainage infrastructure, small scale electrical

generating and distribution facilities, and similar facilities.

**Policy 1.2.6: Conservation (CNS) Land Use Category.** The conservation land use category is established for the long-term protection and preservation of publicly owned lands that contain environmentally sensitive natural resources, such as wetlands, floodplains and environmentally sensitive lands. Passive open space and passive recreational activities shall be the only uses allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails/paths and land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well

as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

- Lands designated as conservation on the FLUM may be counted toward meeting the adopted level of service standards for recreation and open space for the Town.
- The Town has the option of obtaining a conservation easement from private property owners to protect natural resources. Areas covered by a conservation easement shall be permitted the same land use activities as areas designated conservation land use on the FLUM. Regulations shall be included by December 2012–2025 in the LDC to establish the process for conservation easements.

**Policy 1.2.7: Parks/Recreation (P/R) Land Use Category.** The parks and recreation land use category is established to provide sufficient space for public parks for active and passive recreation use. The P/R land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces.

**Policy 1.2.8: Public Facilities/Institutional (PF/I) Land Use Category.** Areas delineated on the FLUM as PF/I land use are established to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; public hospital facilities and health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar uses meeting threshold sizes established herein.

- Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, otherwise these uses are allowed in any land use category.
- The Town shall monitor the need for increased land area for public and institutional uses and shall ensure that this land use designation on the FLUM is

expanded as necessary to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police and rescue services; educational institutions and similar public uses.

**Policy 1.2.9: Agriculture (AG) Land Use Category.** Areas designated on the FLUM as AG land use shall accommodate agricultural operations and limited homestead residential use at one dwelling unit per ten acres. Agriculture includes active farms, orchards, and livestock-raising operations, as well as accessory uses customary to agricultural operations. The allowable density prescribed for the AG category shall not apply to the conveyance of an individual parcel of property to be used solely as a family homestead by a child, step-child, adopted child, grandchild, sibling, adoption parent, step-parent, or parent of the owner of the property being conveyed. This exemption shall apply only once to each of the family members listed herein.

**Policy 1.2.10: Rural Residential (RR) Land Use Category.** Areas delineated on the FLUM as RR land use shall accommodate a maximum density of one dwelling unit per acre and shall be comprised of single-family detached homes on individual lots. These areas are not as well-suited for long-term agricultural production as the AG category; however, agricultural uses are permitted as long as they remain viable, but not concentrated animal feeding operations.

**Policy 1.2.11: Environmentally Sensitive (ES) Land Use Category.** This category includes privately-owned land that is comprised of a majority of land that includes features such as wetlands, floodplains and abandoned mining operations. The maximum residential density allowed is one unit per five acres. Passive recreation and open space uses are also allowed. Areas designated on the FLUM as ES shall be required to submit a resource management plan that identifies how the resources shall be protected and any mitigation plans that may be necessary if limited resource-land is affected.

**Policy 1.2.12: Suburban Residential (RS) Land Use Category.** Areas delineated on the FLUM as RS

land use shall accommodate a maximum density of ten dwelling units per acre within zoning districts established in the LDC that limit the residential density to either low-, medium-, or high-density as described below:

- **Low-Density.** Accommodate a maximum density of four dwelling units per acre comprised of single-family detached homes on individual lots, including manufactured homes. Accessory residential uses shall be permitted, subject to standards and performance criteria set forth in the LDC that assures neighborhood character will not be adversely impacted and infrastructure requirements are met.
- **Medium-Density.** Accommodate a maximum density of six dwelling units per acre. Permitted housing types are single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, manufactured homes, condominiums and apartments. Nursing homes, assisted living facilities and independent living facilities are also permitted.
  - a. Performance standards shall be established in the LDC to address townhomes, condominiums and apartments. These standards shall control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will screen these developments from low-density residential zoning districts.
  - b. Multi-family development of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.
- **High-Density.** Accommodate medium to high density residential development, which includes a variety of housing types such as townhomes, condominiums and apartments, as well as manufactured home parks. Nursing homes, assisted living

facilities and independent living facilities are also permitted.

- a. High-density zoning districts are not intended for the development of low density, detached, single-family residences. Any existing single-family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential development is six dwelling units per acre and the maximum density is ten units per acre.
- b. Performance standards shall be established in the LDC for townhomes, condominiums and apartments that control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will screen these developments from low-density residential zoning districts.
- c. Multi-family developments of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.

**Policy 1.2.13: Mixed Use (MU) Land Use Category.**

The mixed use category is established to accommodate a mixture of residential, office and commercial uses consistent with the density and intensity allowed within the designated zoning districts; provided, however, that the maximum density is ten units per acre and the maximum intensity is a 1.5 FAR. A mixed-use development may include a mixture of land uses on the same site and/or in the same building. For a mixed-use building, only offices, retail sales, services and restaurants are permitted on the ground floor. The LDC shall include requirements for enhanced landscaping and screening between new development or redevelopment in a mixed-use category and any abutting low-density residential land use categories.

- **Historic Mixed-Use.** Intended to provide for a mixture of predominantly residential

uses at a maximum density of six units per acre, while allowing for offices and low-intensity business uses at a maximum intensity of 1.0 FAR. Performance standards shall be established in the LDC that ensure development is designed in a way to be compatible with and enhance the existing character of the Alger-Sullivan Lumber Company Residential Historic District, which is listed on the National Register of Historic Places.

- **Business Mixed Use.** Intended to provide for a mixture of office and commercial uses at a maximum intensity of 1.5 FAR, while allowing for residential uses at a maximum density of ten units per acre.
  - a. This category is not intended for the development of low density, detached, single-family residences. Any existing single-family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential development is six (6) units per acre and the maximum density is 10 units per acre.
  - b. Performance standards shall be established in the LDC for the business mixed use zoning district that include streetscape treatments, joint access, and shared parking facilities.

**Policy 1.2.14: Commercial (C) Land Use Category.** The C land use category is intended to provide for a mixture of offices, retail establishments, service businesses, hotels and motels and automobile service and gasoline stations, cultural and tourist facilities, and mixed-use developments.

- a. The C category is not intended for residential development. Any existing residential development will be permitted to remain and shall not be considered a non-conforming use.
- b. Nursing homes, assisted living facilities and independent living facilities are permitted in the C category.

- c. Performance standards shall be established in the LDC for the business mixed use zoning district that include streetscape treatments, joint access, and shared parking facilities.
- d. Although traditional heavy industrial uses are not allowed in the C category, certain industrial-type uses such as warehouses, high technology manufacturing facilities and similar light industrial uses may be considered compatible with the commercial, depending on the specific intent and design of the development project.

**Policy 1.2.15: Industrial (IND) Land Use Category.** The IND land use category is intended to provide for the establishment of light and heavy industrial activities that contribute to the economic development of the Town. Limited heavy commercial uses shall be allowed, as well as industrial uses; however, no residential uses are allowed.

**Objective 1.3:** The goals, objectives and policies of this Comprehensive plan shall be implemented through the adoption and enforcement of land development regulations.

**Policy 1.3.1:** Zoning districts in the Town’s LDC shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

**Policy 1.3.2:** Subdivision of land shall be required to meet state requirements with regard to platting and providing improvements such as roads, drainage and other facilities and services, through the adoption of subdivision regulations.

**Policy 1.3.3:** Ensure that adequate open space is provided through land development regulations that address:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;

- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

**Policy 1.3.4:** Land development regulations shall ensure safe and convenient on-site traffic flow and vehicle parking needs.

**Policy 1.3.5:** To allow for innovative site design and development approaches, the LDC shall contain procedures and standards for planned developments to encourage mixed use projects. Standards for mixed use developments shall include, but are not limited to, the following:

- The incorporation of activity centers that are sized to serve the needs of residents within a quarter mile of the center.
- Unified architectural and streetscape themes.
- Mixture of land uses on the same site and/or in the same building, but for mixed use buildings, only commercial uses on the ground floor.
- Enhanced buffering and screening.
- Energy and water efficiency principles of design.
- Low impact development principles for stormwater management.

**Policy 1.3.6:** Requirements for appropriate buffers shall be prescribed in the LDC. Buffers may serve one or more of the following purposes:

- Provide functional separations between dissimilar uses;
- Provide landscaping adjacent to parking lots and other vehicle use areas; and
- Provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise, or appearance.

**Policy 1.3.7:** Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

**Objective 1.4:** Development, - as defined in Section 380.04, F.S., as amended, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.

**Policy 1.4.1:** All development orders or permits shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development.

**Policy 1.4.2:** Voluntary annexation into the Town shall be encouraged when those lands are logical extensions of the existing Town limits and when adequate public services can be provided.

**Policy 1.4.3:** Ensure the availability of suitable land for public services and facilities necessary to support proposed development and approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

**Policy 1.4.4:** Require new development and redevelopment to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, conveyance of land/easements, or exactions.

**Policy 1.4.5:** Require development to dedicate adequate rights-of-way for use as roadways, stormwater management facilities, and for new construction, service extensions or facility improvements by utility companies.

**Policy 1.4.6:** Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

**Policy 1.4.7:** Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess

power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

**Objective 1.5:** The Town shall ensure orderly development and discourage the proliferation of urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

**Policy 1.5.1:** The expansion of public facilities beyond the Town's Utility Service Area may be considered where public health, safety and welfare require a central water system or the extension of water service to ensure safe potable water.

**Policy 1.5.2:** Public schools shall be located proximate to existing and planned residential areas based on criteria that include school size, land area, compatibility, environmental impacts, availability of public utilities, transportation impacts, and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school's enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.
- The Town shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

**Objective 1.6:** The Town shall encourage redevelopment of areas that are exhibiting evidence of decline through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

**Policy 1.6.1:** The existence of inadequate infrastructure and a disproportionate number of vacant, dilapidated and/or substandard structures shall be the criteria for the identification of areas in need of redevelopment.

**Policy 1.6.2:** Develop and implement financing techniques, such as tax increment financing, neighborhood improvement districts, and other appropriate financing sources, to encourage investment in redevelopment areas.

**Policy 1.6.3:** Utilize available state and federal programs such as the Small Cities Community Development Block Grant program for the renewal and revitalization of substandard housing units.

**Policy 1.6.4:** The Town will maintain and periodically update its Community Redevelopment Area (CRA) Plan to support and encourage infill and redevelopment within the Area established in September 2017.

**Policy 1.6.5:** The Town will prioritize and implement improvement projects identified in the CRA Plan to support private redevelopment and economic development.

**Objective 1.7:** The Town's natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and limitations on use consistent with the degree of protection required.

**Policy 1.7.1:** The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as requiring the clustering of allowable

development on non-sensitive portions of a site;

- Limitations on building coverage or impervious surface coverage;
- Requiring for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

**Policy 1.7.2:** Determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

**Policy 1.7.3:** The Town shall include standards and procedures in its LDC that consider topography and soil types in the review of proposed development projects.

**Policy 1.7.4:** Within areas designated on the FLUM as Conservation, no new development, nor expansion or replacement of any existing development, shall be permitted.

**Policy 1.7.5:** The LDC shall provide for the protection of environmentally sensitive land and potable water wellfield zones from adverse impacts of development by designating appropriate activities and land uses allowed within those areas.

**Policy 1.7.6:** The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

**Objective 1.8:** **Important historic and archaeological resources of the Town shall be protected through identification, classification, and regulation of development consistent with the degree of protection required for the resource.**

**Policy 1.8.1:** Historic resources shall be protected through designation as historic sites or districts and through land development regulations.

**Policy 1.8.2:** Maintain a register of designated historic properties and districts.

**Policy 1.8.3:** Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

**Policy 1.8.4:** If construction activities reveal a suspected historical or pre-historic archaeological site, a determination shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, as to the extent, nature and significance of the findings.

**Policy 1.8.5:** Support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Century.

**Objective 1.9:** **New development in the Town shall encourage “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the Town’s LDC.**

**Policy 1.9.1:** New development and redevelopment activities shall provide pedestrian-friendly street design in appropriate areas/districts of the Town, including buildings close to the street; use of porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets, etc.

**Policy 1.9.2:** New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, scooters and walking as daily transportation; connectivity to public transit; and a

land use mix that demonstrates reduced external trips by encouraging internal trips.

**Policy 1.9.3:** Where appropriate, new development shall provide a mix of shops, offices, apartments, and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

**Policy 1.9.4:** Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

**Goal 2: Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities while protecting quality of life through environmental sustainability to ensure competitiveness in today's economy.**

**Objective 2.1:** The Town of Century will identify, maintain, and promote a cluster industry development approach to strengthen existing businesses interrelationships and to create a framework for targeting economic development.

**Policy 2.1.1:** Create mechanisms, including incentives and workforce training, to attract, retain and expand diverse, innovative and responsible businesses to the Town.

**Policy 2.1.2:** By ~~2012~~2025, the Town will develop and annually update a five-year Economic Development Strategic Plan to attract appropriate business and industry. The plan will be coordinated with the Land Development Code and the Comprehensive Plan.

**Policy 2.1.3:** The Town will compile by ~~2012~~2025 and continue to maintain the following:

- A Targeted Industries List and an inventory of targeted infill development sites.
- A record of available electricity, water, sewer, and natural gas capacity, including per unit costs.
- An inventory of Escambia County/Century demographic and statistical data, including labor force characteristics, to distribute promotional information.

**Policy 2.1.4:** By ~~2014~~2025, conduct a land use study of Industrial designated lands to determine the best course for economic development.

**Policy 2.1.5:** Vigorously pursue State and Federal grant funds, and encourage the use of innovative methods of financing for infrastructure and services to finance infrastructure improvements as well as other activities that enhance the Town's competitive position in attracting new business and industry.

**Policy 2.1.6:** Initiate efforts and support the efforts of other agencies to obtain grant monies and other funds designed to assist local economic

development initiatives to increase employment opportunities.

**Policy 2.1.7:** Participate in Escambia County's Economic Development Incentive Programs.

**Policy 2.1.8:** Encourage advertising, promotional activities, and other sales and marketing techniques to attract new technology-based business to the Century Industrial Park.

**Policy 2.1.9:** Through its partnership with the Pensacola Bay Area Chamber of Commerce, The Town shall encourage job creation, diversified economic growth, and increased employment.

**Policy 2.1.10:** Assess the current image of the Town as perceived by visitors/tourists, business people and political leaders and activists, determine a core image to used on a common basis and develop an image that promotes a sustainable business-friendly atmosphere that is safe and reliable for investment.

**Objective 2.2:** Create streamlined, transparent, and user-friendly government processes required to start-up, relocate or expand a business, including home-based businesses.

**Policy 2.2.1:** Identify policies and procedures that unnecessarily impede and/or duplicate the permitting process. If needed, recommend changes to current policies and procedures required to start-up, relocate or expand a business, identify new policies and procedures to streamline the process.

**Policy 2.2.2:** Monitor and identify new methods to enhance service and procedures, including but not limited to, administrative review and approval of certain development applications.

**Objective 2.3:** Create a plan for annexation of those geographical areas that are contiguous with or enclosed by current Town boundaries ~~in order~~ to raise the tax base and provide a logical, contiguous land mass.

**Policy 2.3.1:** Identify land for future annexation, prioritize areas for annexation, formulate a timeline for annexation and execute said timeline.

**Policy 2.3.2:** Develop a process to determine financial impact of annexation and infrastructure needs.

**Objective 2.4:** **Recognizing the current trend towards decentralization or elimination of federal financial assistance for community and economic development projects, the Town will encourage the development of public/private partnerships.**

**Policy 2.4.1:** The Town encourages partnerships between existing and potential businesses and educational institutions to develop programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

**Objective 2.5:** **Education programs fostered by local, regional, state, and federal organizations and institutions to teach entrepreneurship skills to interested citizens will be an integral part of the Town's economic diversity strategy.**

**Policy 2.5.1:** The Town encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Florida Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, tax incentives, brownfield designations, community development corporations, and other programs designed to enhance economic and employment opportunities.

**Policy 2.5.2:** The Town will amend its Land Development Code by ~~2014~~—2025 to allow development or redevelopment which is listed on the Targeted Industries List and which also generates a minimum of 15 additional jobs or strengthens existing industries by means of transportation, or labor, or education, or expanded market or materials, to request a waiver of impact fees, or request subsidies, or other incentives by Town Council.

**Policy 2.5.3:** The Town will continue and strengthen cultural tourism, recognizing that the

cultural heritage industry plays a major role in building and sustaining economically vibrant communities by generating jobs, revenue and tourism.

**Policy 2.5.4:** By ~~2012~~2025, the Town will develop and annually update a five-year Economic Development Strategic Plan to attract appropriate business and industry. The plan will be coordinated with the Land Development Code and the Comprehensive Plan.

**Objective 2.6:** **Recognizing that the Town of Century offers a unique heritage to the State, the Town will strengthen cultural tourism, realizing that the cultural heritage industry plays a major role in building and sustaining economically vibrant communities by generating jobs, revenue and tourism.**

**Policy 2.6.1:** Many historic treasures are located in the Alger-Sullivan Historic District. Therefore, the Town encourages the clustering of cultural enrichment venues and supports the promotion of this heritage and cultural area to tourists.

**Policy 2.6.2:** Develop public and public/private partnerships programs to revitalize the Alger-Sullivan Historic District, building upon architectural, and historical resources to attract residential, business and tourism development.

**Policy 2.6.3:** Develop a list of targeted industries or specific business classifications that would be appropriate for the Alger-Sullivan Historic Districts, in order to develop incentive programs to attract those desired businesses.

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**Goal 1: Promote the development of a financially feasible, safe, convenient, and energy-efficient multi-modal transportation system that is integrated functionally and aesthetically into the surrounding land use framework and enhances the mobility needs of the Town of Century.**

**Objective 1.1: Provide for a safe, convenient, and energy-efficient multi-modal transportation system.**

**Policy 1.1.1:** Require that new development and infill redevelopment in Century provide the minimum vehicular parking spaces adequate to meet the needs of the specific land use, keeping in mind the possibility of sharing parking with adjoining uses if appropriate, and further the pedestrian-friendly character of the redevelopment area by:

- Where appropriate, locating parking to the side or behind the development to provide pedestrian accessibility to building entrances and walkways to the street, rather than separating the building from the street with parking areas.
- Providing clearly delineated pedestrian routes through parking lots to safely accommodate pedestrian and bicycle circulation and to minimize potential bicycle/pedestrian and automobile interaction.

**Policy 1.1.2:** When existing Town roads are resurfaced or reconstructed or during the design of new Town roads, pedestrian and bicycle facilities may be incorporated by providing for wide outside lanes, bicycle lanes, sidewalks, and/or other facilities when the available right-of-way is not physically constrained and when cost and design considerations are not prohibitive. The Town shall coordinate with FDOT on improvements to US 29 or SR 95 to ensure that transit, bicycle and pedestrian facilities are incorporated to the maximum extent possible.

**Policy 1.1.3:** Control driveway and road connections through enforcement of regulations in the Land Development Code, such as the requirement for minimum distances between connections, design standards for driveways, minimum spacing and design standards for median cuts, and provisions for joint driveways. These

regulations shall be consistent with FDOT's access management policies.

**Policy 1.1.4:** Require the provision of pedestrian and vehicular access to all parts of new development projects, including crosswalks at intersections, pedestrian actuated features at signalized intersections and curb cut sidewalk ramps.

**Objective 1.2: Coordinate the transportation system with the Future Land Use Map (FLUM) and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.**

**Policy 1.2.1:** Review roadway improvements and new construction for consistency with the FLUM.

**Policy 1.2.2:** Prepare a Local Roadway Master Plan that will identify potential voluntary local roadway rights-of-way dedication and includes:

- Preparation of a map of all existing vehicular access routes that have not been dedicated to the Town as public rights-of-way;
- Analysis and evaluation of all of these existing vehicular access routes, as well as other potential routes, that would best serve adjacent parcels and potential development opportunities;
- Coordination with all adjacent property owners to explain the need for this type of formal roadway system and to develop procedures for voluntary dedication of the routes;
- Prepare a conceptual Local Roadway Map that depicts the routes that would most effectively be dedicated as public rights-of-way; and
- Opportunities for bicycle paths and lanes.

**Policy 1.2.3:** Applications for future more intense land use amendments or re-zonings to more intensive designations shall be accompanied by a transportation impact study analyzing the impacts of the development allowed by the new category on the town-wide transportation system.

**Objective 1.3:** **Protect existing rights-of-way from building encroachment and require the reservation of future rights-of-way to provide for transportation needs within the Town.**

**Policy 1.3.1:** Protect existing rights-of-way from building encroachment by continuing to enforce provisions established in the Land Development Code that require:

- Developers to provide for required rights-of-way;
- Building setbacks appropriate to the functional classification of the road; and
- Right-of-way standards appropriate to the functional classification of the road.

**Policy 1.3.2:** Develop and maintain a listing of roadways requiring additional right-of-way to conform to the standards for the different functionally classified roads in the Town.

**Objective 1.4:** **Coordinate the transportation system with the plans of adjacent jurisdictions and the Florida-Alabama Transportation Planning Organization (TPO), the Northwest Florida Transportation Corridor Authority (NFTCA) and the Florida Department of Transportation (FDOT).**

**Policy 1.4.1:** Continue active membership in the Florida-Alabama TPO to participate in the development of the long-range plan and the transit improvement plan to address regional transportation issues that impact the Town of Century.

**Policy 1.4.2:** Review the FDOT Five-year Work Program on an annual basis when updating the Capital Improvements Element to monitor completion of improvements to state roadways in the Town or roadways that could potentially impact the Town.

**Policy 1.4.3:** Continue to participate in the activities of the NFTCA as it implements projects identified in Phase I of the Master Plan adopted in July 2008 to ensure fair representation of the Town's views on regional transportation concerns.

**Policy 1.4.4:** Establish strategies, agreements and other mechanisms with adjacent jurisdictions and appropriate agencies to implement transportation provisions of this element.

**Objective 1.5: Develop strategies through transportation decisions and planning to address the reduction of greenhouse gas emissions, energy conservation and energy-efficient design.**

**Policy 1.5.1:** Require new and infill development and redevelopment when feasible to provide interconnections and access to existing and planned multi-modal transportation facilities, including sidewalks, bicycling and transit facilities.

**Policy 1.5.2:** Coordinate with Escambia County Area Transit (ECAT), when possible, to:

- Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors;
- Consider a fixed-route service to address transit needs between north Escambia County and south Escambia County;
- Upgrade existing and provide new transit facilities as warranted such as park and ride lots, bus stops, bus shelters and signage.

**Policy 1.5.3:** Coordinate with the ~~West Florida~~Emerald Coast Regional ~~Planning~~ Council, Escambia County, ~~Florida~~, the City of Pensacola, Town of Jay, and the Town of Flomaton, Alabama to:

- Promote car-pooling opportunities for commuters with the same destination;
- Facilitate bicycle, pedestrian and other non-motorized transportation options; and
- Develop transportation demand management programs to possibly modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the region.

**Policy 1.5.4:** Develop transportation system management strategies as appropriate to improve system efficiency and enhance safety.

**Objective 1.6:** The Town of Century shall use Quality/Level of Service (Q/LOS) for monitoring purposes in order to identify where multimodal improvements are needed, for guiding capital improvements facility/operations planning to achieve and maintain mobility, to reduce greenhouse gases, and to assist in determining a fair share that a development should contribute to the achievement of these mobility standards.

**Policy 1.6.1:** The Town shall establish the following minimum Roadway Q/LOS standards for monitoring intersection capacity based on annual average daily trips (AADT), as follows:

- Arterials (4-lane and 6-lane) - E+10%
- Arterials (2-lane) - E + 30%
- Collectors - D
- Local Roads - D

**Policy 1.6.2:** The Town shall annually monitor the Q/LOS status of arterials, collectors and state roadways within the Town by obtaining from the State and County their most recent traffic counts at points along all roadways that would be affected by development in the Town.

**Policy 1.6.3:** The Town shall continue to use standards and guidelines for permitting the payment of proportionate fair-share contributions to mitigate locally and regionally significant transportation impacts consistent with section 163.3180-(~~165~~), F.S.

**Policy 1.6.4:** If a development requires roadway improvements, emphasis shall be upon intersection improvements to improve safety and reduce modal conflicts; signalization and Transportation Demand Management improvements (especially those providing transit or pedestrian priority signalization); bicycle facility improvements; and pedestrian crosswalk and median improvements.

**Policy 1.6.5:** By December ~~2013~~2025, the Town of Century shall adopt mobility measures and identify numerical indicators for measuring the achievement of Town mobility goals, including, but

not limited to: modal splits, annual transit trips per capita, and automobile occupancy rates.

**Policy 1.6.6:** The Town shall amend the Concurrency Management System and any other relevant sections of the Land Development Code to reflect the adoption of the mobility standards and include any possible funding sources that will be used for alternative transportation improvements in the Five-year Schedule of Capital Improvements as updated annually.

**Policy 1.6.7:** Developments approved prior to the adoption of the mobility standards shall be required to provide any transportation improvements, modifications or mitigation required as part of the original development plan.

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**Goal 1: The Town of Century shall encourage and promote affordable, safe and sanitary housing through private and public sector efforts to meet the needs of current and future residents.**

**Objective 1.1:** The Town shall assist the private sector in providing adequate housing, including affordable housing, to meet current and future needs.

**Policy 1.1.1:** The Town shall provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of lands to accommodate the projected housing needs for single family and multi-family housing units are met.

**Policy 1.1.2:** Promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

**Policy 1.1.3:** The Town's land development regulations shall allow manufactured homes in all residential future land use categories provided the units comply with all applicable building standards. Mobile home parks shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads, and within reasonable proximity to community facilities.

**Policy 1.1.4:** Participate with the private sector by providing information, technical assistance and housing data to improve the efficiency and expand the capacity of the housing delivery system.

**Policy 1.1.5:** Comply with federal and state regulations to advance fair housing elimination of discrimination in housing.

**Policy 1.1.6:** In order to maintain housing policies responsive to changing conditions, problems, and issues, undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

**Policy 1.1.7:** Coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income households are explored and

implemented through involvement in federal, state and local housing programs.

**Policy 1.1.8:** Create local government partnerships with the private sector to improve the water and energy efficiency, affordability, availability, and supply of safe and sanitary housing within the Town, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

**Policy 1.1.9:** In drafting updated land development regulations, the Town shall ensure that regulatory techniques and review procedures do not create barriers to infill and affordable housing.

**Policy 1.1.10:** The land development regulations shall establish criteria to expedite review and permit activities for all proposed affordable housing development projects, including, but not limited to, waiving processing fees and discounting impact fees.

**Policy 1.1.11:** The land development regulations shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and
- Public parks, recreation areas, and/or open space

**Policy 1.1.12:** By ~~2012~~2025, update land development regulations to include incentives for developments that provide affordable housing units including, but not limited to, increased densities, use of manufactured and modular housing, and flexibility in certain development regulations such as lot sizes, street frontage and setbacks.

**Objective 1.2:** The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

**Policy 1.2.1:** Coordinate with the Escambia County Housing and Community Development Division, other state and national housing agencies or with local business enterprises to rehabilitate deteriorated substandard housing units (at least one or two on an annual basis).

**Policy 1.2.2:** By ~~2014~~2025, conduct a housing conditions survey, utilizing the definitions of substandard and standard included in the Housing Element of this comprehensive plan, to compile a housing conditions data base.

**Policy 1.2.3:** Based upon the results of the housing conditions survey, seek Florida Small Cities Community Development Block Grant program, or other applicable funding sources, to eliminate substandard housing units and to improve the structural and aesthetic conditions of existing housing stock.

**Policy 1.2.4:** Encourage residents who meet low-income criteria to apply for housing rehabilitation assistance individually or through the programs managed by Escambia County, the Community Action Program Committee, the Florida Housing Finance Agency, and other housing providers.

**Policy 1.2.5:** Encourage private sector participation in the redevelopment of areas of concentrated substandard housing through the provision of infrastructure, donation of land, or other incentives.

**Policy 1.2.6:** By ~~2012~~2025, minimize potential blighting influences within residential areas by establishing standards for the quality of housing and stabilization of neighborhoods that promote the use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

**Policy 1.2.7:** Enforce the building, housing, plumbing, energy, electrical, and other construction

codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

**Policy 1.2.8:** Utilize the adopted minimum housing code to define conditions warranting conservation, rehabilitation, and demolition actions.

**Objective 1.3:** The Town of Century shall ensure that opportunities for group homes, foster care facilities, and housing for the elderly are provided within the Town.

**Policy 1.3.1:** Land development regulations shall include criteria for location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

**Policy 1.3.2:** In an effort to address problems of housing for lower-income elderly residents and other households with special housing needs, allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

**Policy 1.3.3:** Include in its land development regulations adequate standards for the location of community residential homes, including group home and foster care facilities, in residential areas in accordance with the Laws of Florida.

**Policy 1.3.4:** Support organizations that assist elderly and handicapped citizens in finding decent, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

**Objective 1.4:** The Town of Century shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, F.S.

**Policy 1.4.1:** Enforce the Town's Housing Relocation Policy Plan which ensures provisions for interim or permanent relocation to standard, affordable housing for persons displaced by public programs or projects.

**Policy 1.4.2:** Coordinate with all local, state and federal agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program that will displace households,
- Associated displacement costs, and
- Assessment of the household's needs and the impact of the relocation on the household, including:
  - a. Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
  - b. The adequacy of public transit, if applicable at the time, to serve the displaced household.

**Objective 1.5:**        **The Town of Century shall protect and preserve historically significant housing.**

**Policy 1.5.1:** The Town shall encourage the identification, analysis, and preservation of the Town's historical resources, including determination of the resources' significance and availability, as well as the inclusion of preservation policies in the land development regulations.

**Policy 1.5.2:** Continue to enforce Ordinance 5-90 which contains criteria for the preservation and protection of the Alger-Sullivan Lumber Company Residential Historic District. Such criteria includes, but is not limited to, obtaining a certificate of appropriateness before alterations can be made to contributing structures and structures listed individually on the local register (all certificates of appropriateness shall be guided by the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings).

**Policy 1.5.3:** Coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for

and utilizing available state and federal assistance programs and in the rehabilitation and adaptive reuse of historically significant housing.

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**Goal 1: Provide sanitary sewer, solid waste, stormwater management and potable water facilities and services that meet the needs of current and future residents of the Town of Century in a manner that is sensitive to the Town’s natural resources and protects the quality and quantity of the Floridan aquifer system.**

**Objective 1.1:** Correct existing facility deficiencies and provide for future needs by meeting adopted level of service standards, implementing recommendations in infrastructure master plans and through the adoption, implementation, and annual revision of the Capital Improvements Element.

**Policy 1.1.1:** The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity for all new development and redevelopment activities:

Facility	Level of Service Standard
Sanitary Sewer Facilities	Residential: 70 gallons per capita per day (gpcd) Commercial/Industrial: 500 gpcd Institutional: 210 gpcd
Solid Waste Facilities	3.0 pounds per person per day
Stormwater Management Facilities (pursuant to Chapter 62-346, F.A.C.)	25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres, and treatment of the first inch for sites greater than 100 acres
Potable Water Facilities	100 gallons per person per day

**Policy 1.1.2:** Prepare a Stormwater Utility Master Plan for the Town by ~~2014~~2025, and update the plan every five years at a minimum to include a drainage facility capacity analysis, flood control performance assessment, opportunities for green infrastructure such as stormwater management through low impact development, and assessment of ground and surface water quality impacts. Develop a Master Infrastructure Plan that identifies all sewer, drainage, potable water and road construction needs in order to coordinate the construction of the facilities in a cost –effective manner and include these needs in the Five-year Schedule of Capital Facilities as updated every year.

**Policy 1.1.3:** Pursue all sources of Federal, State and regional agency funds to prepare a Master Infrastructure Plan and implement the recommendations of the plan.

**Objective 1.2:** Maximize the use of existing infrastructure to the maximum extent possible and coordinate with adjacent jurisdictions for the extension or increase in

**capacity of facilities to meet future needs of the Century area.**

**Policy 1.2.1:** Correcting existing infrastructure deficiencies will take priority over construction of new facilities to meet future needs. The Town establishes the following prioritization in the maintenance of existing infrastructure facilities and construction of new ones:

- Sanitary Sewer Facilities
  - a. Instances where the health and safety of users are compromised.
  - b. Reduction of effluent loss due to repetitive leakages and breaks.
- Stormwater Management
  - a. Reduction of pollutants in impaired water bodies.
  - b. Reduction of flooding in buildings and structures.
  - c. Reduction of flooding of highways.

- d. Reduction of pollutants where studies show a statistically significant increase in pollutants.
- e. Reduction of other types of flooding.
  - Potable Water
- a. Instances where the health and safety of water users are compromised.
- b. Reduction of water loss from repetitive leakages and breaks.
- c. Reduction of repetitive issues of quality including color, clarity and taste that do not pose a health risk.

**Policy 1.2.2:** Pursue the provision of regional stormwater management facilities, including those that could take the place of site-specific attenuation facilities. These regional facilities could either be developed by the Town and, where appropriate, funded by development in lieu of construction of onsite private facilities or private landowners could enter into agreements to provide regional stormwater management facilities. Water quality treatment facilities should be located onsite to promote source control of pollutants.

**Objective 1.3: Conserve potable water resources.**

**Policy 1.3.1:** Take the following actions to require and/or encourage conservation of potable water supplies:

- By December ~~2012~~2025, adopt a tiered conservation rate structure for users.
- Encourage Florida-friendly landscaping techniques utilizing native vegetation through a public education program in coordination with the agricultural extension service or other applicable agencies in order to reduce water usage for irrigation.
- Support public education programs encouraging water conservation, including programs sponsored by the NFWMD. Comply with procedures for emergency water conservation consistent with the plans of the Northwest Florida Water Management District (NFWMD).

**Objective 1.4: Minimize the degradation of water quality resulting from stormwater management.**

**Policy 1.4.1:** No discharge from any stormwater management facility shall cause or contribute to a violation of water quality standards in waters of the State as provided for in Federal law, State statutes or Town or County ordinances.

**Policy 1.4.2:** Encourage developers and property owners to provide a variety of stormwater management and low impact development (LID) practices, so that each practice will provide incremental benefits, and when combined all practices will:

- Preserve existing site assets.
- Minimize and control stormwater runoff at the source.
- Promote infiltration of stormwater runoff.
- Promote stormwater reuse.
- Minimize site disturbance.

**Policy 1.4.3:** Encourage new development and redevelopment to design stormwater management systems to incorporate BMPs including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention and detention lakes with enlarged littoral zones, upland buffers, preserved or restored wetlands, and meandering flow-ways.

**Policy 1.4.4:** Mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that water quality is not degraded during the land clearing and construction or development. No cutting, clearing, grading, or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be used to stabilize and re-vegetate disturbed land upon completion of the project.

**Objective 1.5:** Protect the function of natural systems, including groundwater recharge areas, natural drainage features, wetlands and surface water through the provision of adequate open space and the regulation of land use and building practices.

**Policy 1.5.1:** Continue to enforce its stormwater management ordinance, which requires new development to identify percolation areas, impervious surfaces, and potential impacts on groundwater levels and quality prior to approval of development plans.

**Policy 1.5.2:** Require that all stormwater management facilities discharging into the waters of the State, including wetlands, meet or exceed, where possible, the design and performance standards specified in Chapters 62-346, F.A.C., "Design and Performance Standards."

**Policy 1.5.3:** If potable water wells are installed in the Town, comply with the wellhead protection rules established in ~~Rule~~[Chapter](#) 62-521, F.A.C. regarding the designation of wellhead protection areas and groundwater protection measures within the protection areas.

**Policy 1.5.4:** Continue the septic tank testing program for existing septic tanks in coordination with the Escambia County Health Department to identify any undetected problems with surface or groundwater contamination. Where water quality problems related to septic tanks are determined, the Town shall require connection to the central sewer system.

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**Goal 1: Conserve, protect, and appropriately manage the natural resources of the Town of Century to ensure the highest environmental quality possible.**

**Objective 1.1:** Maintain or enhance air quality within the Town in accordance with State and Federal standards.

**Policy 1.1.1:** Any developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Florida Department of Environmental Protection (DEP) prior to issuance of a development permit by the Town.

**Policy 1.1.2:** Reduce the amount of automobile emissions pollution by providing alternatives to single-occupancy vehicles, such as use of transit and provision of sidewalks and bicycle and pedestrian paths/lanes, when appropriate.

**Objective 1.2:** Conserve, appropriately use, and protect the quality and quantity of the Town's groundwater resources.

**Policy 1.2.1:** Implement programs that provide incentives for water conservation such as a tiered rate system for water usage.

**Policy 1.2.2:** Monitor the Town's potable water distribution system on an ongoing basis and implement an annual repair and/or replacement program for faulty pipes and valves that contribute to water leakage.

**Policy 1.2.3:** Promote the use of water conservation practices by requiring the installation of water conserving devices in all new construction, such as water conserving toilets, showerheads and faucets, and promote and encourage the use of low-impact, water-efficient development.

**Policy 1.2.4:** Coordinate and cooperate with Escambia County to implement the Northwest Florida Water Management District's (NFWFMD) emergency water conservation plans and to implement water conservation programs.

**Policy 1.2.5:** Comply with the wellhead protection rules established in [Rule Chapter 62-521](#), Florida Administrative Code (F.A.C.) regarding the designation of wellhead protection areas and groundwater protection measures within the protection areas.

**Policy 1.2.6:** Protect the Sand and Gravel Aquifer by ensuring that all abandoned wells are either capped or physically secured.

**Policy 1.2.7:** Distribute information about water conservation practices through a variety of print and electronic methods.

**Objective 1.3:** The Town shall conserve, appropriately use, and protect the quality and quantity of all surface water within the Town.

**Policy 1.3.1:** Coordinate with Escambia County, the DEP, and the NFWFMD to implement protection of the Escambia River.

**Policy 1.3.2:** By ~~2012~~2025, adopt and implement a Stormwater Management Plan that includes:

- Stormwater engineering design and construction standards for stormwater drainage systems;
- Standards for erosion and sediment controls required during the development process;
- A program for annual inspection and maintenance of the stormwater drainage system; and
- Standards for vegetated buffer zone requirements for areas adjacent to natural drainage features.

**Policy 1.3.3:** Require new development and redevelopment to meet the Town's adopted level of service standards for quality and quantity of stormwater runoff.

**Policy 1.3.4:** Implement applicable and beneficial recommendations from the Pensacola Bay Surface Water Improvement and Management (SWIM) Program.

**Policy 1.3.5:** Pursue funding sources for implementation of appropriate water quality management programs through resources such as the Florida Water Protection and Sustainability Program.

**Policy 1.3.6:** Coordinate with applicable environmental agencies having jurisdiction over waterbodies within the Town to formally sample and analyze surface waters as needed.

**Objective 1.4:** **The Town shall conserve, appropriately use and protect soils, native vegetative communities, wildlife and wildlife habitats from adverse affects of development activities.**

**Policy 1.4.1:** Coordinate with the Florida Fish and Wildlife Conservation Commission (FFWCC) to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

**Policy 1.4.2:** Recognize and appropriately utilize natural resources for tourism and other such economic development opportunities to preserve and improve the quality of the natural environment and residential quality of life.

**Policy 1.4.3:** Adopt land development regulations that require new development to protect existing native vegetation in common areas and buffer zones to the maximum extent possible and encourage the planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

**Policy 1.4.4:** Protect endangered and rare species by adopting land development regulations that require buffering of sensitive ecological areas, and by maintaining land area in conservation as designated on the Future Land Use Map and by compliance with all State and Federal regulations that pertain to protection of endangered, rare, and threatened species and the natural function of habitats identified in the Florida Natural Areas Inventory (FNAI).

**Policy 1.4.5:** The development review process shall include methodology for monitoring development to ensure that the cumulative effect of development will not significantly alter the natural functions of natural resources or inhibit energy conservation.

**Policy 1.4.6:** Ensure the protection of Town, State and Federal conservation areas set aside for the protection of natural resources and public

recreation by designating such areas as conservation uses on the Future Land Use Map and requiring assessment of the impacts of proposed adjacent development prior to approving development permits.

**Policy 1.4.7:** Maintain an Environmentally Sensitive Lands Inventory which shall include wetlands under the jurisdiction of the FDEP and/or the U.S. Army Corps of Engineers, and all flood prone land areas classified by the Federal Emergency Management Agency as "A" Zones and "V" Zones on the Flood Insurance Rate Maps.

**Policy 1.4.8:** Require the determination of jurisdictional wetlands by the FDEP and/or the U.S. Army Corps of Engineers within areas indicated as wetlands on the Town's Natural Resource Map, prior to development approval.

**Objective 1.5:** **By ~~2016~~2025, coordinate with the property owners to provide for the reclamation of land damaged by gravel pit mining.**

**Policy 1.5.1:** Consider the designation of all lands where gravel pit mining has occurred as conservation-protected areas.

**Policy 1.5.2:** Set up a committee to study and propose alternative uses for these areas and work with landowner(s) to provide re-contouring and re-vegetation of disturbed areas.

**Policy 1.5.3:** Prohibit development in these designated areas that would cause additional environmental degradation.

**Objective 1.6:** **The Town shall protect against soil erosion associated with development activities.**

**Policy 1.6.1:** Land development regulations shall include the following requirements:

- An erosion and sediment control plan shall be submitted prior to commencing any development activities;
- Erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and
- All disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

**Policy 1.6.2:** Require that native trees, shrubs and ground cover be preserved on a development site to prevent soil erosion until such time as construction activities are commenced.

**Objective 1.7:** **The Town shall conserve and protect natural wetlands in accordance with local, regional and state regulations.**

**Policy 1.7.1:** Protect wetlands and their natural functions by recognizing and identifying the unique nature of each through consideration of type, value, function, size, condition and location.

**Policy 1.7.2:** On parcels of land that include wetlands, development shall be directed away from the wetlands and land uses distributed in such a manner to minimize their effect and impact on wetlands.

**Policy 1.7.3:** Mitigation measures will be included in the Land Development Code to compensate for loss of natural wetlands on a development site.

**Objective 1.8:** **The Town shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained.**

**Policy 1.8.1:** The Town shall prohibit development in the designated flood plain areas.

**Objective 1.9:** **The Town shall coordinate with appropriate agencies to ensure the proper storage, recycling, collection, and disposal of hazardous wastes.**

**Policy 1.9.1:** Coordinate with Escambia County for the proper storage, recycling, collection, and disposal of hazardous wastes.

**Policy 1.9.2:** Participate with Escambia County in providing amnesty days to collect hazardous wastes in the Town.

**Policy 1.9.3:** Coordinate with Escambia County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

**Objective 1.10:** **The Town shall implement energy-efficiency measures in public and commercial buildings, where feasible.**

~~**Policy 1.10.1:** The Town hereby adopts the Town of Century, Florida Energy Efficiency and Conservation Strategy, October 2011, as amended, contained in Appendix B.~~

~~**Policy 1.10.2:**~~**Policy 1.10.1:** Promote awareness of environmental and energy conservation issues related to the built environment by making available environmental data such as water quality testing results from natural water bodies and “Green Building” benefits, to highlight sustainable initiatives of the private or public sector.

~~**Policy 1.10.3:**~~**Policy 1.10.2:** Encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

~~**Policy 1.10.4:**~~**Policy 1.10.3:** To the extent feasible, all new facilities constructed by the Town shall be designed and built according to the principles promoted by a green certification or rating system, including but not limited to, the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs.

~~**Policy 1.10.5:**~~**Policy 1.10.4:** Conduct audits of every Town facility at least once every five years to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and

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**Goal 1: To provide adequate open space, parks and recreation facilities to serve the needs of all Century residents.**

**Objective 1.1:** To ensure that adequate lands are provided for parks, the Town shall utilize level of service guidelines for parks and other criteria specific to population, park size and location. For purposes of implementing this objective, the Town may utilize parklands under the jurisdiction of Escambia County, the State of Florida, the Northwest Florida Water Management District (NFWMD) and public parks provided within residential developments.

**Policy 1.1.1:** To ensure that its parks facilities keep pace with the impacts of sustained growth

and to plan for future parks and open space facilities, the Town adopts the level of service (LOS) guideline for park land of five acres per 1,000 residents. This guideline shall be used as a tool for monitoring the provision of adequate facilities. This guideline includes both passive and active Town parks and recreational facilities, and includes community, neighborhood and mini-parks.

**Policy 1.1.2:** The Town shall utilize the following guidelines for recreational facilities:

Activity	Resource/Facility	Population
Baseball/Softball	Baseball/Softball Field	2,000
Basketball	Basketball Court	3,600
Football/Soccer	Football/Soccer Field	7,000
Equipped Play Area	Equipped Play Area	3,000
Golf Course	18-hole Golf Course	25,000
Recreational Building	Recreational Building	15,000
Racquetball/Handball	Racquetball Court	15,000
Shuffleboard	Shuffleboard Court	5,000
Swimming	Swimming Pool	35,000
Tennis	Tennis Court	2,000
Volleyball	Volleyball Court	6,000

**Policy 1.1.3:** The Town of Century shall utilize the following guidelines for determining the type and location for parklands:

- *Community Park* - A facility designed to serve the needs of more than one neighborhood. This facility type shall be located no greater than three miles from those residents. The minimum size of any new community park should be five acres.

Typical facilities found in community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, swimming pools and landscaping.

- *Neighborhood Park:* A facility that serves an entire neighborhood or area and is located no greater than one-half mile from those residents. The minimum size of a neighborhood park should be two acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas and landscaping.
- *Mini-Park:* A small park serving a concentrated or limited population within a radius of up to a quarter mile. A minimum size of one acre for each stand-alone park is recommended. Mini-parks primarily offer passive recreation and typical facilities provided include playground areas, benches, open space, picnic tables and landscaping.

**Policy 1.1.4:** The Land Development Code shall address standards for park development and improvements, which shall include buffering, landscaping, parking and siting facilities.

**Objective 1.2: Natural Areas and Open Space.** Consistent with plan implementation requirements, the Town shall maintain a sufficient amount of natural areas and open space through public acquisition to provide a harmonious balance between the requirements of continuing urbanization and the spatial needs of an increasing population.

**Policy 1.2.1:** Those lands identified in this element as “parks” shall perpetually be held in public ownership for open space.

**Policy 1.2.2:** The Town shall include any declared land acquisition for recreation space within the capital improvements schedule.

**Policy 1.2.3:** Consistent with the capital improvements program process, the Town of Century shall budget for acquisition and actively negotiate to obtain property to ensure adequate park space in the future.

**Policy 1.2.4:** The Town shall continue to investigate and utilize local, state and federal funding programs to enhance, acquire and expand recreation and open space facilities and natural reservations.

**Policy 1.2.5:** The Town shall actively pursue coordination with Escambia County to encourage that the county future land use map provides for areas to be reserved for neighborhood and community parks in the vicinity of Century.

**Policy 1.2.6:** The Town will pursue greenways and recreation trail system through land acquisitions that provide extensions or connections to existing county and state trails.

**Policy 1.2.7:** The Town shall maximize the use of existing recreation space by promoting recreation activities and programs.

**Policy 1.2.8:** The Town shall utilize community meetings and surveys to assess the use of existing facilities and recreation preferences.

**Policy 1.2.9:** The Town shall maintain and improve all Town parks in a manner that is consistent with the recreation needs of Town residents and shall maximize the potential of the individual facilities.

**Policy 1.2.10:** The Town’s parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities and minimize costs through energy efficiency design.

**Policy 1.2.11:** The Town shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated annually.

**Objective 1.3: Accessibility.** Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all Century residents regardless of physical condition, age or economic condition as outlined in the uniform federal accessibility standards.

**Policy 1.3.1:** All Town parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be

improved to engineering standards established in the Land Development Code.

**Policy 1.3.2:** Any park undergoing renovation shall incorporate wheelchair and bicycle access.

**Policy 1.3.3:** Within the planning timeframe, bicycle racks shall be provided at all recreation sites.

**Policy 1.3.4:** The Town shall coordinate the provision of open space by private interests.

**Policy 1.3.5:** Private park dedication requirements for residential development, whether in the form of land or cash-in-lieu-of land, shall be addressed by the Town at the time of the development review process.

**Policy 1.3.6:** Private parks that are available to the public may be included in LOS calculations.

**Objective 1.4: Joint Use of Facilities.** The Town shall continue to coordinate with the public and private sector to avoid duplication of recreation facilities. This shall include provisions for joint use of school board or other public agencies' recreation facilities to meet the recreation demands of the Town's citizens.

**Policy 1.4.1:** The Town shall coordinate with private developers to provide public recreation facilities within their developments.

**Policy 1.4.2:** The Town shall utilize the level of service review to recommend recreation improvements located within private development.

**Policy 1.4.3:** The Town shall strengthen coordination with the Escambia County School Board, including consideration of an interlocal agreement, to allow the use of school board facilities by the general public.

**Policy 1.4.4:** The Town shall review updates of Escambia County's parks and recreation master plan and make the necessary updates to the Town's element to achieve consistency.

**Policy 1.4.5:** The Town shall pursue an interlocal agreement with Escambia County for the purpose of using Escambia County parks for organized recreation activities for Century residents.

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**Goal 1: Provide for coordinated and consistent planning processes necessary and proper for growth and development in the Town of Century to ensure the delivery of quality municipal services and facilitate sustainable development practices by maintaining positive and interactive intergovernmental relationships.**

**Objective 1.1:** Town of Century shall coordinate the preparation and implementation of the comprehensive plan with the plans of adjacent local governments, the Escambia County School District, other units of local government providing services but not having regulatory authority over the use of land, and regional and state agencies when applicable.

**Policy 1.1.1:** Further the appropriate goals and policies of the ~~West Florida~~ Emerald Coast Regional ~~Planning~~ Council (~~WFRPC~~) Strategic Regional Policy Plan (SRPP) as updated.

**Policy 1.1.2:** Coordinate with existing resource protection plans of other government agencies and entities including the Florida Department of Environmental Protection (DEP), Northwest Florida Water Management District (NWFMD) and Escambia County, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

**Policy 1.1.3:** Establish a mutual review process prior to adoption or amendment of the comprehensive plan or land development regulations to ensure that the future plans and regulations adopted by the Town of Century and Escambia County are compatible.

**Policy 1.1.4:** Provide for regular exchange of information between and among Escambia County and Santa Rosa County in Florida, and the City of Flomaton and Escambia County, ~~in~~ in Alabama, for regional planning purposes through these processes:

- Joint meetings of the Town Council and the commission/councils of the adjacent local governments.
- Joint planning through ~~the use of~~ formal agreements with other local governments.
- At the request of other adjacent local governments, participation on committees

established to identify issues, inform affected entities, and present alternative viewpoints.

**Policy 1.1.5:** To the maximum extent feasible, implement recommendations set forth in the Final Report of the Committee for a Sustainable Emerald Coast (CSEC) issued in December 2007 that address:

- Sustainable growth and development;
- Environmental stewardship;
- Economic diversity and prosperity; and
- Supporting educated and healthy citizens.

**Policy 1.1.6:** Coordinate land use planning with the Escambia County School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and the adjacent land uses of the Town.

**Objective 1.2:** The Town of Century shall coordinate with and, if necessary, incorporate the use of formal agreements such as a Memorandum of Agreement, an Interlocal Agreement, etc., to improve land use compatibility between the respective adjacent local governments and other agencies having regulatory authority within the Town.

**Policy 1.2.1:** By ~~2012~~ 2022, establish formal procedures for review of annexation requests and for resolving annexation issues with Escambia County.

**Policy 1.2.2:** Maintain both formal and informal coordinating mechanisms with the ~~West Florida~~ Emerald Coast Regional ~~Planning~~ Council.

**Policy 1.2.3:** The ~~WFRPC's~~ Emerald Coast Regional Council's conflict resolution process will be used for any disputes related to findings of fact for land use issues. Formal mediation shall be entered into after other alternatives have failed to resolve an issue. Formal mediation should be

conducted by a professional mediator specifically trained in mediation techniques. When formal mediation fails, an issue may be arbitrated through state legislation or other appropriate state action.

**Objective 1.3:** The Town of Century shall maintain existing mechanisms, and establish new mechanisms where necessary to coordinate with adjacent jurisdictions to address level of service standards and other issues regarding infrastructure and transportation impacts of new development that affects more than one jurisdiction.

**Policy 1.3.1:** The Comprehensive Plan shall reflect adopted level of service standards for all public facilities not owned or operated by the Town.

**Policy 1.3.2:** Participate in transportation planning committees and workshops held by the Florida Department of Transportation (FDOT), Escambia County, and the Florida-Alabama Transportation Planning Organization (TPO) to evaluate and monitor operating conditions of major roadways in and around the Town.

**Policy 1.3.3:** Coordinate with Escambia County, NFWFMD, DEP, FDOT, the Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the Town to ensure that water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

**Policy 1.3.4:** Coordinate with the Escambia County School District ~~through execution of an interlocal agreement to coordinate on~~ school facility siting plans with the Future Land Use Element and adopted Land Development Code (LDC). ~~The Town shall and to~~ evaluate and inform the School District of the impact of proposed residential development(s) on school facilities.

**Policy 1.3.5:** Best management practices in the Town shall be coordinated with those of solid waste management plans of adjacent jurisdictions to attain regional goals that increase the diversion and recycling of solid wastes to reduce the amount of waste to be deposited in landfills.

**Objective 1.4:** The Town of Century shall provide appropriate mechanisms to coordinate information and programs with all levels of government and the private sector to provide housing and recreational opportunities.

**Policy 1.4.1:** Solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the Florida Department of Economic Opportunity (DEO), USDA, Rural Development, Housing Services, HUD, Florida Department of Children & Families and the Escambia County Housing Authority to assist in identification of potential areas to be recommended for future community revitalization type actions.

**Policy 1.4.2:** Continue both formal and informal communication with appropriate state and regional agencies, such as the DEO and the [WFRPCEmerald Coast Regional Council](#), to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants.

**Policy 1.4.3:** Continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space, and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

**Policy 1.4.4:** Continue to work with the Escambia County School District for the provision of joint-use recreational facilities on District-owned property, including the pursuit of formal joint-use agreements.

**Policy 1.4.5:** By ~~2012~~2025, include land development regulations that require developers to provide open space and/or recreation facilities in subdivisions and housing developments. Private park dedication requirements for residential development, whether in the form of land or cash-in-lieu-of land, shall be addressed by the Town at the time of the development review process.

**Policy 1.4.6:** Coordinate with Escambia County, the NFWFMD, and the State for the provision of open space and recreational facilities.

**Objective 1.5:** Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all Town of Century residents regardless of physical condition, age, or economic condition as outlined in the uniform federal accessibility standards.

**Policy 1.5.1:** All Town parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the LDC.

**Policy 1.5.2:** Any park undergoing renovation shall incorporate wheelchair and bicycle access.

**Policy 1.5.3:** Within the planning timeframe, bicycle racks shall be provided at all recreation sites.

**Objective 1.6:** The Town shall continue to coordinate with the Escambia County School Board to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

**Policy 1.6.1:** Coordinate development plans for re-opening and expansion of existing closed schools or development of new school facilities within the Town to address issues such as the impact of facilities on adopted LOS standards for potable water, sanitary sewer, stormwater management and solid waste services consistent with the interlocal agreement between the Town, the Escambia County School Board, Escambia County and the City of Pensacola.

**Policy 1.6.2:** Review Escambia County School Board model projections for consistency with the Town's projections and, if necessary, recommend additions or modifications to the model results consistent with the interlocal agreement.

**Policy 1.6.3:** Provide projected development data to Escambia County School Board on a regular

basis to assist in development of a long-range planning model to project student enrollment consistent with the interlocal agreement.

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**Goal 1: Through the use of sound fiscal policies and the adoption of a Five-Year Schedule of Capital Improvements, the Town of Century shall ensure the timely and efficient provision of public facilities that maximizes the use of existing facilities and promotes orderly growth and development.**

**Objective 1.1:** The Capital Improvements Element shall be updated annually to meet the Town's existing and projected needs for the construction of capital facilities necessary to meet existing deficiencies identified in other elements of the Comprehensive Plan, to accommodate desired future growth, and to replace obsolete or worn-out facilities.

**Policy 1.1.1:** During the Town's annual budget process, the Capital Improvements Element shall be monitored to ensure that required fiscal resources are available to provide public facilities needed to support adopted level of service (LOS) standards.

**Policy 1.1.2:** Capital improvements identified and proposed within the other elements of the comprehensive plan, determined to be of relatively large scale and costing \$20,000 or greater, shall be consistent with those capital improvements projects included in the Five-Year Schedule of Capital Improvements.

**Policy 1.1.3:** The Town shall reserve enterprise fund surpluses, unless otherwise indicated, for major capital expenditures.

**Policy 1.1.4:** Efforts shall be made to secure grants or private funds whenever available to implement the Capital Improvements Element.

**Policy 1.1.5:** The Town shall develop, adopt and implement impact fees for the purpose of subsidizing the costs of public facility improvements, if deemed necessary.

**Policy 1.1.6:** When feasible, during the capital budgeting process the Town shall promote the most water- or energy-efficient technologies to reduce operations and maintenance costs for buildings and facilities.

**Objective 1.2:** Adopt policies and procedures that address the management and utilization of debt for capital project financing. The Town will use line-of-credit borrowing or bond anticipation notes for specific construction projects and shall issue revenue-pledged debt at the completion of construction only if current funds are not adequate to pay for construction.

**Policy 1.2.1:** The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, modernizations and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the Town as determined by the Town's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the Town's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.

- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.
- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

**Policy 1.2.2:** The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the Town's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed 25 percent of the Town's annually budgeted revenues. The Town may use long-term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

**Objective 1.3:** The Town's Concurrency Management System shall be consistent with requirements in the Florida Statutes, as amended, to ensure that the land development process is managed so that public facility needs created by previously issued development orders or future development do not exceed the Town's ability to fund and provide needed capital improvements.

**Policy 1.3.1:** The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable level of service (LOS) standards for sanitary sewer, solid waste, stormwater management, and potable water, unless the development is exempt from the review requirements of the Concurrency Management System.

**Policy 1.3.2:** Development order and permits shall not be issued unless adequate public facilities that meet the adopted LOS standards are available

to serve the proposed development as determined by the concurrency evaluation system in the adopted Concurrency Management System.

**Policy 1.3.3:** Require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the Town's adopted Concurrency Management System.

**Policy 1.3.4:** The Town hereby adopts the following minimum LOS standards, which shall be utilized in ensuring that the impacts of new development and redevelopment meet requirements of the Town's Concurrency Management Plan for sanitary sewer, solid waste, stormwater management, and potable water facilities:

- Sanitary Sewer
  - a. Residential: 70 gallons per capita per day.
  - b. Commercial/Industrial: 500 gallons per day per acre.
  - c. Institutional: 210 gallons per capita per day.
- Solid Waste: 3.0 pounds per capita per day
- Stormwater Management: 25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres, and treatment of the first inch for sites greater than 100 acres
- Potable Water: 100 gallons per capita per day.

**Policy 1.3.5:** The Town hereby adopts the following minimum LOS guidelines, which shall be utilized in monitoring the impacts of new development and redevelopment on traffic circulation and recreation and open space facilities.

- Traffic Circulation: The following minimum Roadway Q/LOS guidelines for monitoring intersection capacity are established based on annual average daily trips (AADT).

- a. Arterials (4-6 lane) E + 10%
- b. Arterials (2-lane) E + 30%
- c. Collectors D
- d. Local Roads D

- Recreation and Open Space: Five acres of parkland per 1,000 residents of Century.

**Policy 1.3.6:** Monitor the availability of public facilities and services through:

- The maintenance of a cumulative record of the LOS allocations permitted by the approval of development orders relative to the operating LOS for the applicable public facilities and services for which LOS standards have been established;
- The maintenance of a record of all applicable public facility and service capacities that have been reserved as a result of approved capacity reservation; and
- The preparation of an annual report concerning the capacity status of all infrastructure facilities subject to LOS standards and guidelines.

**Objective 1.4:** The Town shall ensure that new developments share a proportionate share of the costs required to maintain adopted LOS standards through the assessment of impact fees or developer contributions, dedications and/or construction of capital facilities necessary to serve new development as required in other elements of this plan.

**Policy 1.4.1:** New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the Town's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer.

**Policy 1.4.2:** All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of required new facilities that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues from the development, including impact fees, user fees and future taxes.

**Policy 1.4.3:** The land development regulations shall continue to require land dedication, payment-in-lieu-of-dedication or other forms of impact exaction as a requirement of land development to secure easements for utility and ~~traffic circulation~~ transportation systems.

**Policy 1.4.4:** The Town, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

**Policy 1.4.5:** Adopt and implement a schedule of Town impact fees to ensure that new development provides a pro-rata share of the costs required to finance public improvements necessitated by such development.

**Policy 1.4.6:** When applicable, the Town may require a developer to execute a development agreement and/or develop a proposed project in phases to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will follow the procedures set forth in Chapter 163.3220, Florida Statutes.

**Objective 1.5:** The Town's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted level of service standards and/or public need.

**Policy 1.5.1:** The Town Clerk shall prepare a Five-Year Capital Improvement Program annually along with the Town's annual budget, which shall address all capital needs of the Town.

**Policy 1.5.2:** Capital improvement projects shall be prioritized according to the following set of criteria and a fiscal impact review, as part of the annual budgeting process based upon whether the project:

- Is needed to protect public health and safety, fulfill the Town's legal commitment to provide facilities and services, or preserve or achieve full use of existing facilities;
- Increases efficiency or use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.
- Implements the policies of the comprehensive plan pertaining to concurrency requirements.
- Is financially feasible;
- Is coordinated with major projects of the Northwest Florida Water Management District and other state agencies and adjacent jurisdictions;
- Represents a logical extension of facilities and service from the Town to unincorporated Escambia County, or is compatible with applicable plans of state agencies or that may provide public facilities within the Town's jurisdiction.

**Policy 1.5.3:** Requests for capital projects shall be evaluated on their impact on the Town budget and the financial feasibility of the project based on the following criteria:

- The Town Council shall determine if the capital project can be funded from existing cash, future revenues or through borrowing and shall assign revenue sources to fund the project.
- The Town Clerk shall prepare a report evaluating the funding options, the effect of

the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

**Objective 1.6:** In order to maintain adopted LOS standards, the Town shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

**Policy 1.6.1:** Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

**Policy 1.6.2:** The Town hereby adopts the Five-Year Schedule of Capital Improvements included as Exhibit 10.1 of this element, which will be updated on an annual basis.

## Exhibit 10.1

## Town of Century Five-Year Schedule of Capital Improvements, FY 2011/12 to 2015/16

Comprehensive Plan Element/Project	Source of Funding	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16
<b>POTABLE WATER</b>						
Water Lines Relocation Project	Water & Sewer Fund	21,730	25,000	5,000	5,000	5,000
<b>SANITARY SEWER</b>						
Sewer Treatment Plant Electric Upgrades	Water & Sewer Fund	20,000	20,000	20,000	20,000	20,000
Sewer Lift Station Improvements	Water & Sewer Fund	40,000	40,000	40,000	40,000	40,000
Lift Station Improvements Century Correctional Institution	Water & Sewer Fund	100,000	100,000	100,000	100,000	100,000
<b>Stormwater Management</b>						
Jefferson & Pond St. Drainage Project	CDBG	110,000	110,000			
Northern Century Blvd. Drainage Project/West Side	HMGP	450,000	450,000			
Northern Century Blvd. Drainage Project/East Side	General Fund			70,000	65,000	65,000
<b>PARKS &amp; RECREATION</b>						
Anthony Pleasant Sports Complex	FRDAP		100,000	100,000		
<b>TRANSPORTATION*</b>						
Road Resurfacing Throughout Town	Local Option Sales Tax	25,000	25,000	25,000	25,000	25,000
<b>PROJECT TOTALS</b>		<b>\$766,730</b>	<b>\$870,000</b>	<b>\$360,000</b>	<b>\$255,000</b>	<b>\$255,000</b>

\* The Town of Century adopts by reference the FDOT District 3 Five-Year Work Plan for Fiscal Years 2011/2012 to 2015/16 as formally adopted by the FDOT on June 9, 2011, as amended, into the Town's Five-Year Schedule of Capital Improvements.

Source: Town of Century, 2011

**Exhibit 10.1**

**Town of Century Five-Year Schedule of Capital Improvements, FY 2020/21 to 2024/25**

<u>Comprehensive Plan Element/Project</u>	<u>Source of Funding</u>	<u>FY 20/21</u>	<u>FY 21/22</u>	<u>FY 22/23</u>	<u>FY 23/24</u>	<u>FY 24/25</u>
<b><u>POTABLE WATER</u></b>						
<u>Water Lines Relocation Project</u>	<u>Water &amp; Sewer Fund</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
<u>Water Wells Electrical Repair</u>	<u>Water &amp; Sewer Fund</u>	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>0</u>	<u>0</u>
<u>Water Meter Replacement</u>	<u>FDEP SRF*</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>50,000</u>	<u>50,000</u>
<b><u>SANITARY SEWER</u></b>						
<u>Miscellaneous Sewer Improvements</u>						
<u>Phase I</u>	<u>CDBG</u>	<u>300,000</u>	<u>300,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>Water &amp; Sewer Fund</u>	<u>25,000</u>	<u>25,000</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Phase II</u>	<u>CDBG</u>	<u>20,000</u>	<u>20,000</u>	<u>125,000</u>	<u>125,000</u>	<u>125,000</u>
	<u>FDEP SRF*</u>	<u>135,000</u>	<u>135,000</u>	<u>1,200,000</u>	<u>1,200,000</u>	<u>1,200,000</u>
<b><u>Stormwater Management</u></b>						
<u>Stormwater Management Plan</u>	<u>General Fund</u>	<u>50,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b><u>PARKS &amp; RECREATION</u></b>						
<u>Fischer Landing</u>	<u>General Fund</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>	<u>5,000</u>
<b><u>TRANSPORTATION**</u></b>						
<u>Road Resurfacing Throughout Town</u>	<u>Local Option Sales Tax</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
<b><u>PROJECT TOTALS</u></b>		<b><u>\$766,730</u></b>	<b><u>\$870,000</u></b>	<b><u>\$360,000</u></b>	<b><u>\$255,000</u></b>	<b><u>\$255,000</u></b>

\* Florida Department of Environmental Protection, State Revolving Fund

\*\* The Town of Century adopts by reference the FDOT District 3 Five-Year Work Plan for Fiscal Years 2020/2021 to 2024/25, as adopted by the FDOT, into the Town’s Five-Year Schedule of Capital Improvements.

**Source:** Town of Century, 2020

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## Appendix A

### PROPOSED ORDINANCE 06-11

~~AN ORDINANCE OF THE TOWN OF CENTURY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BASED ON THE TOWN'S ADOPTED EVALUATION AND APPRAISAL REPORT, AND WHICH AMENDMENT INCLUDES CHANGES TO THE FUTURE LAND USE, TRAFFIC CIRCULATION, HOUSING, INFRASTRUCTURE, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP SERIES; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.~~

~~WHEREAS, the Florida Legislature intends that local planning be a continuous and ongoing process; and~~

~~WHEREAS, the Town Council adopted the Comprehensive Plan, Ordinance #08-90 on October 9, 1990; and~~

~~WHEREAS, Section 163.3191, Florida Statutes, directs local governments to adopt needed amendments to ensure that the plan provides appropriate policy guidance for growth and development; and~~

~~WHEREAS, The Town Council, acting as the Local Planning Agency, on October 17, 2011, held an advertised public hearing for the proposed Ordinance, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended transmittal of the EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning; and~~

~~WHEREAS, The Town Council, on October 17, 2011, held an advertised public hearing for the first reading of the proposed Ordinance, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and~~

~~WHEREAS, The Town Council continued the public hearing and first reading of the proposed Ordinance to November 7, 2011 in order to provide for additional comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process and transmitted the proposed EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning, for comment on November 17, 2011; and~~

~~WHEREAS, The Department of Economic Opportunity, Division of Comprehensive Planning, reviewed the proposed EAR-based Comprehensive Plan Amendments, and issued its Objections, Recommendations and Comments (ORC) Report on *[insert date when known]*; and~~

~~WHEREAS, The Town Council has reviewed the ORC Report, considered the amended EAR based Comprehensive Plan and reviewed the response to the ORC Report at an advertised public hearing for the second reading of the proposed Ordinance on *[insert date when known]*, and determined that each document has addressed all of the Department of Economic Opportunity, Division of Comprehensive Planning comments, and the Council is now ready to adopt the EAR based Comprehensive Plan.~~

~~NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AS FOLLOWS:~~

~~SECTION 1. The Town Council does hereby adopt the EAR based Comprehensive Plan Amendments, attached hereto as Exhibit "A," Volume I, Policy Document and Exhibit "B," Volume II Map Atlas and incorporated by reference.~~

~~SECTION 1. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.~~

~~SECTION 1. Severability. If a Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.~~

~~SECTION 1. Effective Date. The effective date of the Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity, Division of Community Planning, or Administration Commission finding the amendment in compliance, in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, development agreements or land uses dependent on a part of this Plan Amendment may be issued or commence before the Plan Amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined not to be in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.~~

~~PUBLIC HEARING this 17<sup>th</sup> day of October, 2011.~~

~~FIRST READING and PUBLIC HEARING (continued) this 7th day of November, 2011.~~

~~SECOND READING and PUBLIC HEARING this *[insert date when known]*.~~

~~PASSED and ADOPTED by the Town Council of the Town of Century, Escambia County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2012.~~

TOWN OF CENTURY, FLORIDA

Attest: \_\_\_\_\_

Ann Brooks, Council President

Leslie Gonzalez, Town Clerk

**ORDINANCE #03-20**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AMENDING ORDINANCE #06-11, AS AMENDED, INCLUDING AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION CIRCULATION, HOUSING, INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, Section 163.3161, Florida Statutes, establishes the Community Planning Act; and

**WHEREAS**, the Town Council adopted the Comprehensive Plan, Ordinance #06-11 on March 19, 2012; and

**WHEREAS**, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

**WHEREAS**, after due public notice having been provided, the Century Town Council, acting as the Local Planning Agency, held a public hearing on September 21, 2020 for Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended transmittal of the EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning; and.

**WHEREAS**, The Century Town Council, on September 21, 2020, held an advertised public hearing for the first reading of Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process and transmitted the proposed EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning, for comment on September 24, 2020; and

**WHEREAS**, The Department of Economic Opportunity, Division of Comprehensive Planning, reviewed the proposed EAR-based Comprehensive Plan Amendments, and issued its Objections, Recommendations and Comments (ORC) Report on November 23, 2020, and

WHEREAS, The Town Council has reviewed the ORC Report, considered the amended EAR-based Comprehensive Plan and reviewed the response to the ORC Report at an advertised public hearing for the second reading of the proposed Ordinance on December 21, 2020, and determined that each document has addressed all of the Department of Economic Opportunity, Division of Comprehensive Planning comments, and the Council is now ready to adopt the EAR-based Comprehensive Plan.

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AS FOLLOWS:**

SECTION 1. The Town Council does hereby adopt the EAR-based Comprehensive Plan Amendments, attached hereto as Exhibit "A," Volume I, Policy Document.

SECTION 1. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

SECTION 1. Severability. If a Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

SECTION 1. Effective Date. The effective date of the Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity, Division of Community Planning, or Administration Commission finding the amendment in compliance, in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, development agreements or land uses dependent on a part of this Plan Amendment may be issued or commence before the Plan Amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined not to be in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

PUBLIC HEARING and FIRST READING this 21<sup>st</sup> day of September 2020.

PUBLIC HEARING and SECOND READING this 21<sup>st</sup> day of December 2020.

PASSED and ADOPTED by the Town Council of the Town of Century, Escambia County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

TOWN OF CENTURY, FLORIDA

Attest: \_\_\_\_\_

Ann C. Brooks, Council President

Kimberly K. Godwin

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Henry Hawkins, Mayor



## **Appendix B**

The ~~Town of Century Energy Efficiency and Conservation Strategy<sup>1</sup>~~, included herein, is adopted as ~~Appendix B~~ of the Town of Century Comprehensive Plan 2025, Volume I: Policy Document.

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<sup>1</sup>~~Town of Century, Florida Energy Efficiency and Conservation Strategy, October 2011. Prepared by VHB Miller Sellen in collaboration with Nickles Consulting and Erin L. Deady, Esq.~~

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# **Exhibit A**

## **VOLUME I: POLICY DOCUMENT**

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**VOLUME I: PROPOSED POLICY DOCUMENT  
ADOPTION PUBLIC HEARING DECEMBER 21,2020**

**(Goals, Objectives and Policies)**

**TABLE OF CONTENTS**

<b><u>Chapter</u></b>	<b><u>Title</u></b>	<b><u>Page</u></b>
I	INTRODUCTION.....	1-1
II	ADMINISTRATION AND IMPLEMENTATION.....	2-1
III	FUTURE LAND USE.....	3-1
IV	TRANSPORTATION.....	4-1
V	HOUSING.....	5-1
VI	INFRASTRUCTURE.....	6-1
vII	CONSERVATION.....	7-1
VIII	RECREATION AND OPEN SPACE.....	8-1
IX	INTERGOVERNMENTAL COORDINATION.....	9-1
X	CAPITAL IMPROVEMENTS.....	10-1

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## INTRODUCTION

The Town of Century Comprehensive Plan 2025 is divided into three volumes: Volume I, Policy Document; Volume II, Adopted Maps Atlas; and Volume III, Technical Document. The Policy Document contains the goals, objectives and policies for each element, the Capital Improvements implementation program, and the Comprehensive Plan monitoring and evaluation procedures. The Adopted Maps Atlas includes all maps required by statute to be adopted. This volume contains the technical support data and analyses that form the basis for the various elements of the plan.

In accordance with the applicable requirements of Chapter 163, Florida Statutes (F.S.) and, the Policy Document contains the following sections of the Comprehensive Plan, which are adopted by the Century Town Council:

- The Administration and Implementation Element, including procedures for monitoring and evaluation of the plan; the Concurrency Management System, and public participation procedures, contained in Chapter 2;
- The Goals, Objectives and Policies, contained in Chapters 3 through 10, which are the primary mechanism for implementation of the comprehensive plan; and
- The Plan Adoption Ordinance, contained in **Appendix A.**

## ADMINISTRATION

The Century Town Council is established as the Local Planning Agency whose duties are as specified in Section 163.3174, F.S. Further duties and responsibilities may be specified in the Century Land Development Code (LDC), Ordinance No.2-91, as amended. The Town Council will designate such Town departments, committees, consultants, or persons to prepare or assist in the preparation of the comprehensive plan, amendments thereto or any other land development regulations as it may deem appropriate. The Local Planning Agency shall administer the Comprehensive Plan with the assistance of persons or departments so designated by the Town Council. The Local Planning Agency

shall make final recommendations to the Town Council for their consideration and action.

## DEFINITIONS

The definitions found in Chapter 163, Part II, Florida Statutes are included in the Policy Document by reference. The Town's LDC, as amended, will contain any other specific definitions germane to land development regulations referred to in the various elements of the Comprehensive Plan.

There may be other definitions contained in the various elements of the Comprehensive Plan. Unless the context clearly indicates otherwise, singular words include the plural, person or man includes both genders, and words not otherwise defined, shall have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary reference books.

## PLANNING TIMEFRAME

The timeframe for planning used in this Plan is for the years 2020 through 2025, with a five-year time frame for the Capital Improvements Element beginning with the Fiscal Year 2020/2021.

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## ADMINISTRATION AND IMPLEMENTATION

The Community Planning Act, Section 163.3161, Florida Statutes (F.S.) was created “to utilize and strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and control future development.” This is to be accomplished through a comprehensive planning document that meets the requirements of Section 163.3177, F.S. by incorporating elements with corresponding goals, objectives and policies. The purpose of the plan and its corresponding elements is to spread awareness and support by painting a “big picture” concept of the growth management challenges and successes facing the state on a local level. Of these elements, the following are required for the Town of Century:

- Future Land Use
- Transportation Circulation
- Housing
- Infrastructure (Sanitary Sewer, Solid Waste, Storm Water Management, Potable Water, and Natural Groundwater Aquifer Recharge)
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination

In addition to the data and analysis, consistency, financial feasibility, and coordination within an orderly and balanced framework are other aspects that must be addressed in all elements and the overall planning process. All components, including the visioning process, are included to illustrate that the Town of Century is truly a sustainable community focused on its hometown character, natural environment and high quality of family life.

### SHORT TITLE

The Town of Century Comprehensive Plan shall be known and may be cited as the Plan. The Town of Century shall be known and may be cited as the Town. The Evaluation and Appraisal Report shall be known and cited as the EAR. All references contained in this document or in any ordinance, resolution or other document of the Town of

Century, in relation to the Town of Century Comprehensive Plan and Evaluation and Appraisal Report, shall mean the Plan and EAR, respectively. All references contained in this document to the Town of Century, in name only, shall mean the Town.

### BACKGROUND

On July 10, 1979, the Town of South Flomaton, an incorporated municipality, changed its name to the Town of Century, Florida. Directly adjacent to the new Town of Century was an unincorporated area, also known as Century. On April 22, 1980, the Town of Century annexed the unincorporated area and both entities became the Town of Century.

Century, Florida is a historic rural community with a 2010 population of 1,698 that prides itself on its fine small-town character. The town is located in the northernmost end of Escambia County along the border of the State of Alabama. Surrounding the Town on the east, west and south are primarily agricultural and rural unincorporated lands of Escambia County. The geographical location of the Town dictates a unique environment that fosters its small-town character.

### PURPOSE

As State regulations continue to mandate smart and sustainable growth decision-making to be administered by municipalities, Century has had very little or no challenges complying with these requirements as they are enacted. The Community Planning Act, Section 163.3161, F.S. states “It is the intent of this act local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions.” Through the comprehensive planning process local governments can:

- Preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare;
- Facilitate the adequate and efficient provision of transportation, water, sewer,

schools, parks, recreational facilities, housing, and other requirements and services; and

- Conserve, develop, utilize, and protect natural resources within their jurisdictions.”

The Town’s original Plan was adopted in 1990. The Plan addressed all required statutory regulations at that time through the elements’ goals, objectives, and policies. Since then, the Town has grown and developed new needs and desires.

The Evaluation and Appraisal Report, approved on January 26, 2010, noted this and the need for a complete revision of the comprehensive plan. It also noted the many successes that the Town had garnered, as well as challenges it still faced. The Plan was completely updated, and the EAR-based amendments were adopted in March 2012, enabling the Plan to be a strategic document that would address the needs and aspirations of the community while addressing Florida’s growth management requirements.

At least every seven years, pursuant to Chapter 73C-49, Florida Administrative Code, local governments are to determine whether the need exists to amend the Comprehensive Plan to reflect changes in state requirements since the last time the plan was updated. The Town of Century evaluated the 2012 updated Comprehensive Plan and noted amendments to the Plan that were necessary to bring it up to date. This current Plan has been updated to reflect all changes required from 2012 to 2019. It provides the Town with guidance through tailored goals, objectives and policies that implement the Town’s current and future planning needs.

#### **CONSISTENCY AND FEASIBILITY**

The 2010 and this 2020 Evaluation and Appraisal (EAR) reports were developed with the understanding that all comprehensive plan amendments based on its recommendations must be consistent with current State legislative requirements, complement plans of surrounding jurisdictions and be financially feasible. Consistency between plan elements is also required to identify and avoid duplication of efforts caused by the overlapping nature of some elements.

In addition, each element is designed to fulfill the vision of the Town through the “...orderly and balanced future economic, social, physical, environmental, and fiscal development of the area,” pursuant to Section 163.3177(1), F.S. Therefore, implementing development and administrative regulations shall be consistent with the intent of the Community Planning Act, Section 163.3161, F.S., in all EAR documents and EAR-based amendments. The EAR recommendations were written in a manner to ensure consistency with:

- The State Comprehensive Plan
- Section 163.3177, 163.3178 and 163.3191, F.S.
- Emerald Coast Regional Council Policy Plan

Financial feasibility of the plan is addressed in the Capital Improvements Element, and more specifically in the Five-Year Schedule of Capital Improvements, which is required to be updated by December 1st of each year. With the structure of the schedule and the requirement for annual review, feasibility is a key factor in the development of the action sequence defined in the goals, objectives, and policies. If these are unattainable, the purpose of the Plan is negated.

#### **SUSTAINABILITY**

The ultimate goal of the Plan is to further the development of a sustainable and smart growth community that can ensure adequate resources are available for present and future generations. The Town is continually seeking tangible and intangible resources to improve the quality of life for all residents and visitors through its efforts to preserve the environment and provide recreation, safety, agency efficiency, smart growth, innovative planning tools, and economic development programs that enhance the community.

Sustainability also recognizes the visioning process that the Town employs to explore new concepts for the betterment of the Town. As time passes, desires and needs change and it is important for the Town to adapt to the surrounding internal and external environments. Strategies such as alternative transportation modes to fit the daily requirements of citizens can be pursued in a thoughtful and coordinated manner.

**GOALS, OBJECTIVES, POLICIES**

All goals, objectives and policies contained within the Plan have been prepared in accordance with the requirements of Chapter 163, F.S. Consistent with the requirements of the laws, a goal or goals must be established for each plan element, followed by one or more objectives and subsequent applicable implementation policies. As applied to the comprehensive plan the following definitions apply:

- A “Goal” is an outcome statement that defines what a community is trying to accomplish both programmatically and organizationally. Goals should be a reflection of the community’s vision.
- An “Objective” is a precise, time-based, and measurable action that supports the completion of a goal. Objectives must:
  - a. Relate directly to the goal
  - b. Be clear, concise, and understandable
  - c. Be stated in terms of results
  - d. Be measurable
  - e. Address major subject areas relating to the goal
- A “Policy” is an operational action that a community will undertake to implement the goals and objectives.

All goals, objectives and policies should be applied within the context of the overall scope of the Plan to realize and achieve the community’s vision. Therefore, no objective or policy should be applied in isolation.

**Goal 1: The Town of Century Comprehensive Plan will be used primarily:**

- As a guide for shaping the Town’s future;
- As a framework to link the planning and implementation of activities in the Town;
- To review development proposals; and
- As a policy document to guide all the Town’s activities. The Town shall continue to maintain a comprehensive planning program throughout each year.

**Objective 1.1:** The Town shall continue to provide funding for the administration and enforcement of the Plan and be responsible for answering all questions of interpretation, administration, and enforcement of the Plan.

**Policy 1.1.1:** The Plan will be administered by the Mayor or a designee.

**Policy 1.1.2:** The Mayor shall work with the staff of other Town departments to ensure that the Plan is implemented and revised on a consistent basis.

**Policy 1.1.3:** The Town shall prepare and maintain a Future Land Use Map (FLUM), and its subsequent amendments, that is adopted by the Town Council.

**Policy 1.1.4:** The Town shall provide public participation in all aspects of the comprehensive planning process that satisfies the requirements within the Florida Statutes concerning public hearings.

**Policy 1.1.5:** The Town Council shall adopt public participation policies and procedures for inclusion in the Land Development Code.

**Objective 1.2:** The Town shall provide for review and amendment of the Plan in response to state, regional, county, and local mandates as needed between EAR cycles and revision of the Capital Improvements Element.

**Policy 1.2.1:** The Town Council or such person or body appointed by the Town Council, is authorized to initiate amendments to the Plan.

**Policy 1.2.2:** The Mayor or designee shall provide and maintain procedures for processing amendments.

**Policy 1.2.3:** The Town shall review the Capital Improvements Element annually and adopt updates, as needed, by ordinance.

**MONITORING AND EVALUATION PROCEDURES**

To ensure the successful long-term implementation of the goals, objectives and policies of the Plan, the Town will monitor this document on a continual basis. This will include the Town assessing the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the Town’s vision.

## BASELINE DATA

The Town will review and revise, as needed, the base data contained within the Plan during the preparation of the Evaluation and Appraisal Report (EAR) required every seven years by the Department of Economic Opportunity (DEO). All data and analysis will be conducted in accordance with the requirements of Chapter 163, F.S. The focus will be on revising the data and analysis sections directly supporting the goals, objectives, and policies of the Plan, such as population projections, analysis of the availability of public services and facilities and vacant land analysis within the Town.

## ANALYSIS OF GOALS, OBJECTIVES AND POLICIES

The EAR will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the revised baseline data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with remedial actions. At a minimum, the following criteria will be addressed during the evaluation process:

**Data.** Each existing goal, objective and policy related to the Town's issues as identified in the visioning workshops will be reviewed to determine its applicability with any new information obtained from the revised baseline data and the like.

**Specificity.** The wording of each current objective and policy will be analyzed to determine if any execution challenges were experienced due to a lack of specific direction within a particular objective and policy. Individual objectives and/or policies will be rewritten to provide a more clear direction.

**Timeframe.** Several objectives and policies identify programs with specific milestones and deadlines for statutory completion. An evaluation shall be performed as to whether these programs have been successfully completed and the implications for the Town's comprehensive planning process if they were not completed.

**Implementing Agency.** An evaluation shall be performed as to whether the assignments of

specific agencies are still appropriate based upon organizational, program and other factors relating to the Town's comprehensive planning process.

## NEW MANDATES

Applicable new State, regional and local laws and initiatives shall be reviewed and evaluated to determine their impact upon the Plan, including the need to revise applicable goals, objectives, and policies.

## EVALUATION MEASURES

Each objective contains evaluation measures within each element of the Plan. When an objective itself is not specifically measurable, the policies underlying the objective are utilized in the evaluation/assessment of progress. The Plan contains policies to ensure compliance with State requirements.

## COORDINATION ON MONITORING AND EVALUATION

The Mayor and/or designee shall be responsible for coordination of the monitoring and evaluation of each element of the Plan and shall review the required portions of the Plan as part of the EAR every seven years to:

- Revise baseline data;
- Revise goals, objectives and policies which were not achieved due to obstacles or challenges; and
- Include new or modify existing goals, objectives, and/or policies to correct issues.

The annual update of the Capital Improvements Element will occur following adoption of the Town's annual budget. The Mayor shall work with other Town staff to ensure that the adopted components of the Plan are revised as necessary and are consistent with the supporting documentation of the Plan.

## PUBLIC PARTICIPATION PROCEDURES

To provide for and encourage public participation throughout its comprehensive planning process, the Town will adhere to the public participation procedures established by Section 163.3181, F.S. Pursuant to the State of Florida's Growth Management Legislation, these procedures will

ensure that the general public and private property owners will be informed and notified of all public meetings regarding amendments to the comprehensive plan and EAR.

These procedures shall ensure that the Town will hold all required public hearings and provide ample opportunities for interested parties to provide written and oral comments at the public hearings and consider and respond to such comments. They will also provide real property owners with notice of all official actions that will regulate the use of their property. Prior to the date of a public hearing, the Town shall publish legal notice according to the notice procedures outlined in Section 166.041(3)(c)2.b, F.S.

**PROCEDURES**

Comprehensive Plan Amendments and the EAR shall follow the public participation procedures established herein. Amendments to the Plan and EAR-based Amendments shall be advertised in accordance with applicable State statutes. Public hearing agendas and minutes will be duly noticed by the Town.

**PUBLIC HEARINGS**

The EAR shall be presented and discussed at the following public hearings:

- The Town Council, acting as the Local Planning Agency (LPA), shall hold one public hearing during a regular Council meeting or special session, as required by Section 163.3184, F.S., to discuss the EAR and recommend its transmittal to the DEO.
- The Town Council shall hold one public hearing to discuss the EAR, then may adopt the EAR by resolution and transmit the adopted EAR to the DEO.

**COMPREHENSIVE PLAN AMENDMENTS**

Large Scale Comprehensive Plan Amendments and EAR-based Amendments shall be presented and discussed at the following public hearings, following legal notice published in accordance with Section 166.041(3)(c)2.b, F.S.:

- The Town Council, acting as the Local Planning Agency (LPA), shall hold one public

hearing during a regular Council meeting or special session, as required by Section 163.3184, F.S., to discuss text and map amendments to the comprehensive plan, and recommend transmittal of the amendment(s) to the DEO.

- The Town Council shall hold one transmittal public hearing and first reading of an ordinance adopting the proposed amendments and shall transmit the ordinance to the DEO; The Town Council shall hold one adoption public hearing and second reading of the ordinance.

Small scale land use plan amendments shall follow the process outlined above, except that transmittal to the DEO is not required. A copy of the final adopted ordinance shall be sent to the State and the Emerald Coast Regional Council for recording purposes only.

**METHODS OF PUBLIC INPUT**

Drafts of proposed Plan Amendments, the EAR and EAR-based plan amendments are to be made available for public inspection as required by Section 166.041, F.S. The statute does not specify locations, or a period of time required for public inspection in advance of the public hearing. The Town will make these documents available at Town Hall and through use of other appropriate mediums. Adjacent municipalities may request a hard or digital copy to be mailed or emailed.

Written and verbal comments from the public shall be accepted throughout the amendment process and during the preparation of the EAR, both in the public hearings and by direct contact with the Mayor and/or designee. All comments shall be reviewed and all applicable and relevant comments that are beneficial to the Town shall be incorporated.

**ADMINISTRATIVE HEARING**

An affected person may request an administrative hearing pursuant to Section 120.569 and Section 120.57, F.S. Affected local governments, the DEO, or other affected persons may intervene, according to the procedures provided by the Statute. Sections govern all procedures relating to an Administrative Hearing.

**MONITORING, UPDATING AND EVALUATION PROCEDURES**

The Town shall adhere to the following monitoring, revising and evaluation procedures to be utilized in the preparation of the EAR:

- The Town Council, acting as the LPA, shall solicit public comment in the evaluation and revision of the Plan.
- During the seven-year time frame between EAR submittals, support data shall be informally revised as deemed appropriate and necessary by the Mayor and/or designee. Objectives and policies shall be updated to reflect substantial changes shown by the supporting data or to address new issues identified during the amendment process. At the end of the seven-year time frame, all support data information shall be evaluated and revised to complete the EAR document.
- The report shall evaluate the goals, objectives, and policies of the plan in terms of:
- Accomplishment and achievement and obstacles or problems.

**CONCURRENCY MANAGEMENT SYSTEM**

The Town's Land Development Code provides the regulatory procedures and processes to ensure that development orders and permits are not issued unless the necessary public facilities and services are available at adopted levels of service, concurrent with the impacts of development or available within the specified time frame allowed by the regulations.

A development permit shall only be issued consistent with the Plan and the Land Development Code. The Code provides review criteria intended to implement the goals, objectives, and policies of the Plan by providing a mechanism and substantive requirements for the review of development permits, so that such services, facilities and other conditions of approval required from the developer for a development permit shall be installed and completed. The Land Development Code also provides for mitigation to be addressed prior to issuance of a development permit or order.

**Goal 1: Ensure that the character, magnitude, and location of all land uses result in a balanced natural, physical, and economic environment that enhances the quality of life of the Town of Century.**

**Objective 1.1:** The Town shall ensure orderly development and discourage the proliferation of urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.

**Policy 1.1.1:** An Urban Development Area (UDA) for the Town of Century is established and depicted on the Future Land Use Map (FLUM). The Century UDA boundary encompasses those lands within the Town of Century and Escambia County that are or expected to become suburban in character (i.e., includes development allowed at higher than one dwelling unit per acre and/or development that includes uses other than residential). The Century UDA includes all areas within the Town boundaries and adjacent Escambia County that are provided water, sewer and/or natural gas utilities by the Town of Century, or areas where existing facilities could be extended efficiently.

**Policy 1.1.2:** The expansion of public facilities beyond the Century UDA may be considered where public health, safety and welfare require a community water system or the extension of water service to ensure safe potable water.

**Policy 1.1.3:** Encourage infill through higher density and intensity land use designations and mixed-use designations in appropriate locations.

**Policy 1.1.4:** The highest priority for Capital improvements funding shall be the renewal, reuse and/or rehabilitation of existing facilities, then the replacement of existing obsolete or worn-out facilities.

**Objective 1.2:** The Town shall ensure that future development and redevelopment activities are located in appropriate areas of the Town by adopting a Future Land Use Map Series that contains the Future Land Use Map (FLUM), Future Transportation Map and Natural Resources Map, which together form the basis for consideration of future land use plan amendments. The FLUM Series, along with the Town's Land Development Code (LDC), shall reduce or eliminate existing land uses that are inconsistent with the community's character.

**Policy 1.2.1:** During the land use plan amendment process the compatibility of adjacent future land use categories shall be considered as well as the potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

**Policy 1.2.2:** The LDC shall include provisions to reduce or eliminate land uses that are inconsistent with the Town's character and future land use, including those uses inconsistent with hazard mitigation recommendations in the Escambia County Local Mitigation Strategy.

**Policy 1.2.3:** Discourage the continued existence of nonconforming uses to the extent established in the Town's LDC, including the regulations for screening and buffering.

**Policy 1.2.4:** The adopted Future Land Use Map (FLUM) contains and identifies appropriate locations for the following future land use categories, which are established for the ultimate purpose of preventing urban sprawl, providing for the protection of natural and historic resources, and maximizing economic development opportunities:

Future Land Use Categories	Percentage Res/Com Use	Maximum Density <sup>(1)</sup> /Intensity
Conservation (CON)	N/A	N/A
Parks/Recreation (P/R)	N/A	0.25 FAR <sup>(2)</sup>
Public Facilities/Institutional (P/I)	N/A	1.0 FAR
Agriculture (AG)	10% / 90%	1 du <sup>(3)</sup> per 10 acres
Environmentally Sensitive Residential (ER)	100%	1 du per 5 acres
Rural Residential (RR)	95% / 5%	1 du per acre
Residential (R)	95% / 5%	10 du per acre
<i>Low-Density</i>	85% of SR	<i>Max. 4 du per acre</i>
<i>Medium-Density</i>	10% of SR	<i>Max. 6 du per acre</i>
<i>High-Density</i>	5% of SR	<i>Max. 10 du per acre</i>
Mixed Use (MU)	40% / 60%	10 du per acre
Historic Mixed Use	12% of MU	<i>Max. 6 du per acre/1.0 FAR</i>
Corridor Mixed Use	88% of MU	<i>Max. 10 du per acre/1.0 FAR</i>
Commercial (C)	5%/95%	10 du per acre/2.0 FAR
Industrial (IND)	100%	2.0 FAR

<sup>(1)</sup> Density is based on gross square feet of parcel

<sup>(2)</sup> FAR=Floor Area Ratio (square footage of total building area/square footage of parcel. In calculating the FAR, the square footage of the total building area shall include the square footage of all private parking garages.)

<sup>(3)</sup> DU means dwelling unit and only applies to categories that permit residential uses

**Policy 1.2.5:** The following uses are allowed in all FLUM categories except for the Conservation category and unless specifically prohibited in any other individual category, subject to standards and criteria set forth in this Plan and in the Town’s Land Development Code:

- Accessory uses customarily incidental to the primary permitted use(s);
- Churches, schools, parks and open space, municipal facilities and other civic and cultural uses that do not meet the thresholds set within specific land use categories; and
- Minor public utilities such as telephone switching stations, lift stations, drainage infrastructure, small scale electrical generating and distribution facilities, and similar facilities.

**Policy 1.2.6: Conservation (CNS) Land Use Category.**

The conservation land use category is established for the long-term protection and preservation of publicly owned lands that contain environmentally sensitive natural resources, such as wetlands, floodplains, and environmentally sensitive lands. Passive open space and passive recreational activities shall be the only uses allowed in the conservation category, limited to resource-enhancing facilities such as multi-purpose trails/paths and land restoration projects. Interactive areas/facilities may be allowed as long as they are provided and managed consistent with goals, objectives and policies of this element as well as the goals, objectives, policies, standards and criteria set forth in the Conservation Element.

- Lands designated as conservation on the FLUM may be counted toward meeting the

adopted level of service standards for recreation and open space for the Town.

- The Town has the option of obtaining a conservation easement from private property owners to protect natural resources. Areas covered by a conservation easement shall be permitted the same land use activities as areas designated conservation land use on the FLUM. Regulations shall be included by December 2025 in the LDC to establish the process for conservation easements.

**Policy 1.2.7: Parks/Recreation (P/R) Land Use Category.** The parks and recreation land use category is established to provide sufficient space for public parks for active and passive recreation use. The P/R land use category is intended to accommodate existing public parks and recreation areas as well as committed public and semi-public open spaces.

**Policy 1.2.8: Public Facilities/Institutional (PF/I) Land Use Category.** Areas delineated on the FLUM as PF/I land use are established to accommodate public and semi-public services including government administration buildings; public schools and not-for-profit educational institutions; public hospital facilities and health care units; arts, cultural or civic facilities; essential public services and facilities; cemeteries; fire and emergency operation facilities; utilities; public and semi-public open spaces and other similar uses meeting threshold sizes established herein.

- Churches and religious institutions on parcels greater than two acres shall be designated as public facilities/institutional future land use category on the FLUM, otherwise these uses are allowed in any land use category.
- The Town shall monitor the need for increased land area for public and institutional uses and shall ensure that this land use designation on the FLUM is expanded as necessary to accommodate the development of public and semi-public facilities such as government administration buildings; fire, police, and rescue services; educational institutions and similar public uses.

**Policy 1.2.9: Agriculture (AG) Land Use Category.** Areas designated on the FLUM as AG land use shall accommodate agricultural operations and limited homestead residential use at one dwelling unit per ten acres. Agriculture includes active farms, orchards, and livestock-raising operations, as well as accessory uses customary to agricultural operations. The allowable density prescribed for the AG category shall not apply to the conveyance of an individual parcel of property to be used solely as a family homestead by a child, stepchild, adopted child, grandchild, sibling, adoption parent, stepparent, or parent of the owner of the property being conveyed. This exemption shall apply only once to each of the family members listed herein.

**Policy 1.2.10: Rural Residential (RR) Land Use Category.** Areas delineated on the FLUM as RR land use shall accommodate a maximum density of one dwelling unit per acre and shall be comprised of single-family detached homes on individual lots. These areas are not as well-suited for long-term agricultural production as the AG category; however, agricultural uses are permitted as long as they remain viable, but not concentrated animal feeding operations.

**Policy 1.2.11: Environmentally Sensitive (ES) Land Use Category.** This category includes privately-owned land that is comprised of a majority of land that includes features such as wetlands, floodplains and abandoned mining operations. The maximum residential density allowed is one unit per five acres. Passive recreation and open space uses are also allowed. Areas designated on the FLUM as ES shall be required to submit a resource management plan that identifies how the resources shall be protected and any mitigation plans that may be necessary if limited resource-land is affected.

**Policy 1.2.12: Suburban Residential (RS) Land Use Category.** Areas delineated on the FLUM as RS land use shall accommodate a maximum density of ten dwelling units per acre within zoning districts established in the LDC that limit the residential density to either low-, medium-, or high-density as described below:

- **Low-Density.** Accommodate a maximum density of four dwelling units per acre comprised of single-family detached homes

on individual lots, including manufactured homes. Accessory residential uses shall be permitted, subject to standards and performance criteria set forth in the LDC that assures neighborhood character will not be adversely impacted and infrastructure requirements are met.

- **Medium-Density.** Accommodate a maximum density of six dwelling units per acre. Permitted housing types are single-family detached homes, including zero-lot-line and cluster developments, duplexes, townhomes, manufactured homes, condominiums, and apartments. Nursing homes, assisted living facilities and independent living facilities are also permitted.
  - a. Performance standards shall be established in the LDC to address townhomes, condominiums, and apartments. These standards shall control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will screen these developments from low-density residential zoning districts.
  - b. Multi-family development of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.
- **High-Density.** Accommodate medium to high density residential development, which includes a variety of housing types such as townhomes, condominiums, and apartments, as well as manufactured home parks. Nursing homes, assisted living facilities and independent living facilities are also permitted.
  - a. High-density zoning districts are not intended for the development of low density, detached, single-family residences. Any existing single-family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential

development is six dwelling units per acre and the maximum density is ten units per acre.

- b. Performance standards shall be established in the LDC for townhomes, condominiums and apartments that control the location of proposed buildings in relation to the overall dimension of the site, and require that adequate open space is provided, as well as significant landscaping and buffers that will screen these developments from low-density residential zoning districts.
- c. Multi-family developments of more than 25 units shall provide recreational facilities to meet the needs of the population of the development.

**Policy 1.2.13: Mixed Use (MU) Land Use Category.** The mixed-use category is established to accommodate a mixture of residential, office and commercial uses consistent with the density and intensity allowed within the designated zoning districts; provided, however, that the maximum density is ten units per acre and the maximum intensity is a 1.5 FAR. A mixed-use development may include a mixture of land uses on the same site and/or in the same building. For a mixed-use building, only offices, retail sales, services and restaurants are permitted on the ground floor. The LDC shall include requirements for enhanced landscaping and screening between new development or redevelopment in a mixed-use category and any abutting low-density residential land use categories.

- **Historic Mixed-Use.** Intended to provide for a mixture of predominantly residential uses at a maximum density of six units per acre, while allowing for offices and low-intensity business uses at a maximum intensity of 1.0 FAR. Performance standards shall be established in the LDC that ensure development is designed in a way to be compatible with and enhance the existing character of the Alger-Sullivan Lumber Company Residential Historic District, which is listed on the National Register of Historic Places.

- **Business Mixed Use.** Intended to provide for a mixture of office and commercial uses at a maximum intensity of 1.5 FAR, while allowing for residential uses at a maximum density of ten units per acre.
  - a. This category is not intended for the development of low density, detached, single-family residences. Any existing single-family detached residences will be permitted to remain and shall not be considered a non-conforming use; however, the minimum density for any new residential development is six (6) units per acre and the maximum density is 10 units per acre.
  - b. Performance standards shall be established in the LDC for the business mixed use zoning district that include streetscape treatments, joint access, and shared parking facilities.

**Policy 1.2.14: Commercial (C) Land Use Category.**

The C land use category is intended to provide for a mixture of offices, retail establishments, service businesses, hotels and motels and automobile service and gasoline stations, cultural and tourist facilities, and mixed-use developments.

- a. The C category is not intended for residential development. Any existing residential development will be permitted to remain and shall not be considered a non-conforming use.
- b. Nursing homes, assisted living facilities and independent living facilities are permitted in the C category.
- c. Performance standards shall be established in the LDC for the business mixed use zoning district that include streetscape treatments, joint access, and shared parking facilities.
- d. Although traditional heavy industrial uses are not allowed in the C category, certain industrial type uses such as warehouses, high technology manufacturing facilities and similar light industrial uses may be considered compatible with the commercial, depending on the specific

intent and design of the development project.

**Policy 1.2.15: Industrial (IND) Land Use Category.**

The IND land use category is intended to provide for the establishment of light and heavy industrial activities that contribute to the economic development of the Town. Limited heavy commercial uses shall be allowed, as well as industrial uses; however, no residential uses are allowed.

**Objective 1.3: The goals, objectives and policies of this Comprehensive plan shall be implemented through the adoption and enforcement of land development regulations.**

**Policy 1.3.1:** Zoning districts in the Town’s LDC shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

**Policy 1.3.2:** Subdivision of land shall be required to meet state requirements with regard to platting and providing improvements such as roads, drainage and other facilities and services, through the adoption of subdivision regulations.

**Policy 1.3.3:** Ensure that adequate open space is provided through land development regulations that address:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

**Policy 1.3.4:** Land development regulations shall ensure safe and convenient on-site traffic flow and vehicle parking needs.

**Policy 1.3.5:** To allow for innovative site design and development approaches, the LDC shall contain procedures and standards for planned developments to encourage mixed use projects. Standards for mixed use developments shall include, but are not limited to, the following:

- The incorporation of activity centers that are sized to serve the needs of residents within a quarter mile of the center.
- Unified architectural and streetscape themes.
- Mixture of land uses on the same site and/or in the same building, but for mixed use buildings, only commercial uses on the ground floor.
- Enhanced buffering and screening.
- Energy and water efficiency principles of design.
- Low impact development principles for stormwater management.

**Policy 1.3.6:** Requirements for appropriate buffers shall be prescribed in the LDC. Buffers may serve one or more of the following purposes:

- Provide functional separations between dissimilar uses;
- Provide landscaping adjacent to parking lots and other vehicle use areas; and
- Provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise, or appearance.

**Policy 1.3.7:** Development regulations shall require street, pedestrian and transit layouts that discourage non-residential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

**Objective 1.4: Development - as defined in Section 380.04, F.S., as amended, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate services and facilities, including assurance that land is available for the needed utility facilities and services.**

**Policy 1.4.1:** All development orders or permits shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards concurrent with the impacts of the proposed development.

**Policy 1.4.2:** Voluntary annexation into the Town shall be encouraged when those lands are logical

extensions of the existing Town limits and when adequate public services can be provided.

**Policy 1.4.3:** Ensure the availability of suitable land for public services and facilities necessary to support proposed development and approve sites for such facilities and services concurrent with the approvals for the development requiring the services and facilities.

**Policy 1.4.4:** Require new development and redevelopment to provide necessary services and facilities or to pay a fair share of the cost of those services and facilities through impact fees, special assessments, conveyance of land/easements, or exactions.

**Policy 1.4.5:** Require development to dedicate adequate rights-of-way for use as roadways, stormwater management facilities, and for new construction, service extensions or facility improvements by utility companies.

**Policy 1.4.6:** Private or public electric utilities needed to support the future land use categories may be permitted as conditional uses in all land use designations except for residential, conservation or parks categories.

**Policy 1.4.7:** Small-scale, site-specific, or off-grid electrical generation systems serving single users or small clusters of users and which use alternative energy sources shall be allowed in all land use categories without exception. Such alternative systems shall be allowed to connect to an available electrical energy distribution system to sell excess power to an electric utility provider. All substations adjacent to residential neighborhoods or visible from a public roadway shall be required to provide landscaping and buffering to minimize visual and noise impacts.

**Objective 1.5: The Town shall ensure orderly development and discourage the proliferation of urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximize efficiency.**

**Policy 1.5.1:** The expansion of public facilities beyond the Town's Utility Service Area may be considered where public health, safety and welfare

require a central water system or the extension of water service to ensure safe potable water.

**Policy 1.5.2:** Public schools shall be located proximate to existing and planned residential areas based on criteria that include school size, land area, compatibility, environmental impacts, availability of public utilities, transportation impacts, and public safety. The following criteria shall apply:

- Public elementary schools shall be sited primarily in residential areas that include housing types and densities to meet the school’s enrollment capacity with students who are predominately within walking distance of the school.
- Public middle and high schools may be sited in areas with a mix of land uses, including commercial.
- Access to public school sites should be from a collector road for middle and high schools or a collector or local road for elementary schools. Ingress and egress should not create detrimental impacts on roads adjacent to the site. Approaches to the site should be safe for pedestrians, bicycles, cars and buses.
- Public utilities shall be available to the site.
  - The Town shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

**Objective 1.6:** The Town shall encourage redevelopment of areas that are exhibiting evidence of decline through redevelopment programs and through maintaining land development regulations that contain standards and procedures to encourage redevelopment where desirable.

**Policy 1.6.1:** The existence of inadequate infrastructure and a disproportionate number of vacant, dilapidated and/or substandard structures shall be the criteria for the identification of areas in need of redevelopment.

**Policy 1.6.2:** Develop and implement financing techniques, such as tax increment financing, neighborhood improvement districts, and other

appropriate financing sources, to encourage investment in redevelopment areas.

**Policy 1.6.3:** Utilize available state and federal programs such as the Small Cities Community Development Block Grant program for the renewal and revitalization of substandard housing units.

**Policy 1.6.4:** The Town will maintain and periodically update its Community Redevelopment Area (CRA) Plan to support and encourage infill and redevelopment within the Area established in September 2017.

**Policy 1.6.5:** The Town will prioritize and implement improvement projects identified in the CRA Plan to support private redevelopment and economic development.

**Objective 1.7:** The Town’s natural resources shall be protected through identification, classification, coordination with resource planning and management plans prepared pursuant to Chapter 380, Florida Statutes, and limitations on use consistent with the degree of protection required.

**Policy 1.7.1:** The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as requiring the clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;
- Requiring for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts; and
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources.

**Policy 1.7.2:** Determination of the degree of natural resource protection required shall be part of the development application and review process and may result in conditions on development approvals.

**Policy 1.7.3:** The Town shall include standards and procedures in its LDC that consider topography and soil types in the review of proposed development projects.

**Policy 1.7.4:** Within areas designated on the FLUM as Conservation, no new development, nor expansion or replacement of any existing development, shall be permitted.

**Policy 1.7.5:** The LDC shall provide for the protection of environmentally sensitive land and potable water wellfield zones from adverse impacts of development by designating appropriate activities and land uses allowed within those areas.

**Policy 1.7.6:** The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage level of service, natural drainage patterns and soil conditions.

**Objective 1.8: Important historic and archaeological resources of the Town shall be protected through identification, classification, and regulation of development consistent with the degree of protection required for the resource.**

**Policy 1.8.1:** Historic resources shall be protected through designation as historic sites or districts and through land development regulations.

**Policy 1.8.2:** Maintain a register of designated historic properties and districts.

**Policy 1.8.3:** Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

**Policy 1.8.4:** If construction activities reveal a suspected historical or pre-historic archaeological site, a determination shall be made by a professional archaeologist as recognized by the Florida Department of State, Division of Historical Resources, as to the extent, nature and significance of the findings.

**Policy 1.8.5:** Support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, in identifying sources of funding and programs as a means to identify, designate, protect and preserve pre-historic sites and historic resources in Century.

**Objective 1.9: New development in the Town shall encourage “Smart Growth” principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the Town’s LDC.**

**Policy 1.9.1:** New development and redevelopment activities shall provide pedestrian-friendly street design in appropriate areas/districts of the Town, including buildings close to the street; use of porches, windows, and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets, etc.

**Policy 1.9.2:** New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards, and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

**Policy 1.9.3:** Where appropriate, new development shall provide a mix of shops, offices, apartments, and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings.

**Policy 1.9.4:** Developments that require site plan review and approval shall be evaluated on the use of site and building design that emphasizes beauty, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

**Goal 2: Promote and maintain orderly and diversified economic growth, increased employment, and investment opportunities while protecting quality of life through environmental sustainability to ensure competitiveness in today’s economy.**

**Objective 2.1: The Town of Century will identify, maintain, and promote a cluster industry development approach to strengthen existing businesses interrelationships and to create a framework for targeting economic development.**

**Policy 2.1.1:** Create mechanisms, including incentives and workforce training, to attract, retain and expand diverse, innovative, and responsible businesses to the Town.

**Policy 2.1.2:** By 2025, the Town will develop and annually update a five-year Economic Development Strategic Plan to attract appropriate business and industry. The plan will be coordinated with the Land Development Code and the Comprehensive Plan.

**Policy 2.1.3:** The Town will compile by 2025 and continue to maintain the following:

- A Targeted Industries List and an inventory of targeted infill development sites.
- A record of available electricity, water, sewer, and natural gas capacity, including per unit costs.
- An inventory of Escambia County/Century demographic and statistical data, including labor force characteristics, to distribute promotional information.

**Policy 2.1.4:** By 2025, conduct a land use study of Industrial designated lands to determine the best course for economic development.

**Policy 2.1.5:** Vigorously pursue State and Federal grant funds and encourage the use of innovative methods of financing for infrastructure and services to finance infrastructure improvements as well as other activities that enhance the Town’s competitive position in attracting new business and industry.

**Policy 2.1.6:** Initiate efforts and support the efforts of other agencies to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities.

**Policy 2.1.7:** Participate in Escambia County’s Economic Development Incentive Programs.

**Policy 2.1.8:** Encourage advertising, promotional activities, and other sales and marketing techniques to attract new technology-based business to the Century Industrial Park.

**Policy 2.1.9:** Through its partnership with the Pensacola Bay Area Chamber of Commerce, The Town shall encourage job creation, diversified economic growth, and increased employment.

**Policy 2.1.10:** Assess the current image of the Town as perceived by visitors/tourists, business people, and political leaders and activists, determine a core image to used on a common basis and develop an image that promotes a sustainable business-friendly atmosphere that is safe and reliable for investment.

**Objective 2.2: Create streamlined, transparent, and user-friendly government processes required to start-up, relocate or expand a business, including home-based businesses.**

**Policy 2.2.1:** Identify policies and procedures that unnecessarily impede and/or duplicate the permitting process. If needed, recommend changes to current policies and procedures required to start-up, relocate or expand a business, identify new policies and procedures to streamline the process.

**Policy 2.2.2:** Monitor and identify new methods to enhance service and procedures, including but not limited to, administrative review and approval of certain development applications.

**Objective 2.3: Create a plan for annexation of those geographical areas that are contiguous with or enclosed by current Town boundaries to raise the tax base and provide a logical, contiguous land mass.**

**Policy 2.3.1:** Identify land for future annexation, prioritize areas for annexation, formulate a timeline for annexation and execute said timeline.

**Policy 2.3.2:** Develop a process to determine financial impact of annexation and infrastructure needs.

**Objective 2.4: Recognizing the current trend towards decentralization or elimination of federal financial assistance for community and economic development projects, the Town will encourage the development of public/private partnerships.**

**Policy 2.4.1:** The Town encourages partnerships between existing and potential businesses and educational institutions to develop programs that will utilize new and existing technologies as they become available and widely utilized in the marketplace.

**Objective 2.5: Education programs fostered by local, regional, state, and federal organizations and institutions to teach entrepreneurship skills to interested citizens will be an integral part of the Town's economic diversity strategy.**

**Policy 2.5.1:** The Town encourages the full utilization by businesses and industries of the economic development enhancement programs implemented by the Florida Legislature for the purpose of the development and expansion of permanent job opportunities, especially for the economically disadvantaged, tax incentives, brownfield designations, community development corporations, and other programs designed to enhance economic and employment opportunities.

**Policy 2.5.2:** The Town will amend its Land Development Code by 2025 to allow development or redevelopment which is listed on the Targeted Industries List and which also generates a minimum of 15 additional jobs or strengthens existing industries by means of transportation, or labor, or education, or expanded market or materials, to request a waiver of impact fees, or request subsidies, or other incentives by Town Council.

**Policy 2.5.3:** The Town will continue and strengthen cultural tourism, recognizing that the cultural heritage industry plays a major role in building and sustaining economically vibrant communities by generating jobs, revenue and tourism.

**Policy 2.5.4:** By 2025, the Town will develop and annually update a five-year Economic Development Strategic Plan to attract appropriate business and industry. The plan will be coordinated with the Land Development Code and the Comprehensive Plan.

**Objective 2.6: Recognizing that the Town of Century offers a unique heritage to the State, the Town will strengthen cultural tourism, realizing that the cultural heritage industry plays a major role in building and sustaining economically vibrant communities by generating jobs, revenue and tourism.**

**Policy 2.6.1:** Many historic treasures are located in the Alger-Sullivan Historic District. Therefore, the Town encourages the clustering of cultural enrichment venues and supports the promotion of this heritage and cultural area to tourists.

**Policy 2.6.2:** Develop public and public/private partnerships programs to revitalize the Alger-Sullivan Historic District, building upon architectural, and historical resources to attract residential, business and tourism development.

Develop a list of targeted industries or specific business classifications that would be appropriate for the Alger-Sullivan Historic District, in order to develop incentive programs to attract those desired businesses.

**Goal 1: Promote the development of a financially feasible, safe, convenient, and energy-efficient multi-modal transportation system that is integrated functionally and aesthetically into the surrounding land use framework and enhances the mobility needs of the Town of Century.**

**Objective 1.1: Provide for a safe, convenient, and energy-efficient multi-modal transportation system.**

**Policy 1.1.1:** Require that new development and infill redevelopment in Century provide the minimum vehicular parking spaces adequate to meet the needs of the specific land use, keeping in mind the possibility of sharing parking with adjoining uses if appropriate, and further the pedestrian-friendly character of the redevelopment area by:

- Where appropriate, locating parking to the side or behind the development to provide pedestrian accessibility to building entrances and walkways to the street, rather than separating the building from the street with parking areas.
- Providing clearly delineated pedestrian routes through parking lots to safely accommodate pedestrian and bicycle circulation and to minimize potential bicycle/pedestrian and automobile interaction.

**Policy 1.1.2:** When existing Town roads are resurfaced or reconstructed or during the design of new Town roads, pedestrian and bicycle facilities may be incorporated by providing for wide outside lanes, bicycle lanes, sidewalks, and/or other facilities when the available right-of-way is not physically constrained and when cost and design considerations are not prohibitive. The Town shall coordinate with FDOT on improvements to US 29 or SR 95 to ensure that transit, bicycle and pedestrian facilities are incorporated to the maximum extent possible.

**Policy 1.1.3:** Control driveway and road connections through enforcement of regulations in the Land Development Code, such as the requirement for minimum distances between connections, design standards for driveways, minimum spacing and design standards for median cuts, and provisions for joint driveways. These

regulations shall be consistent with FDOT's access management policies.

**Policy 1.1.4:** Require the provision of pedestrian and vehicular access to all parts of new development projects, including crosswalks at intersections, pedestrian actuated features at signalized intersections and curb cut sidewalk ramps.

**Objective 1.2: Coordinate the transportation system with the Future Land Use Map (FLUM) and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas.**

**Policy 1.2.1:** Review roadway improvements and new construction for consistency with the FLUM.

**Policy 1.2.2:** Prepare a Local Roadway Master Plan that will identify potential voluntary local roadway rights-of-way dedication and includes:

- Preparation of a map of all existing vehicular access routes that have not been dedicated to the Town as public rights-of-way;
- Analysis and evaluation of all of these existing vehicular access routes, as well as other potential routes, that would best serve adjacent parcels and potential development opportunities;
- Coordination with all adjacent property owners to explain the need for this type of formal roadway system and to develop procedures for voluntary dedication of the routes;
- Prepare a conceptual Local Roadway Map that depicts the routes that would most effectively be dedicated as public rights-of-way; and
- Opportunities for bicycle paths and lanes.

**Policy 1.2.3:** Applications for future more intense land use amendments or re-zonings to more intensive designations shall be accompanied by a transportation impact study analyzing the impacts of the development allowed by the new category on the town-wide transportation system.

**Objective 1.3: Protect existing rights-of-way from building encroachment and require the reservation of future rights-of-way to provide for transportation needs within the Town.**

**Policy 1.3.1:** Protect existing rights-of-way from building encroachment by continuing to enforce provisions established in the Land Development Code that require:

- Developers to provide for required rights-of-way;
- Building setbacks appropriate to the functional classification of the road; and
- Right-of-way standards appropriate to the functional classification of the road.

**Policy 1.3.2:** Develop and maintain a listing of roadways requiring additional right-of-way to conform to the standards for the different functionally classified roads in the Town.

**Objective 1.4: Coordinate the transportation system with the plans of adjacent jurisdictions and the Florida-Alabama Transportation Planning Organization (TPO), the Northwest Florida Transportation Corridor Authority (NFTCA) and the Florida Department of Transportation (FDOT).**

**Policy 1.4.1:** Continue active membership in the Florida-Alabama TPO to participate in the development of the long-range plan and the transit improvement plan to address regional transportation issues that impact the Town of Century.

**Policy 1.4.2:** Review the FDOT Five-year Work Program on an annual basis when updating the Capital Improvements Element to monitor completion of improvements to state roadways in the Town or roadways that could potentially impact the Town.

**Policy 1.4.3:** Continue to participate in the activities of the NFTCA as it implements projects

identified in Phase I of the Master Plan adopted in July 2008 to ensure fair representation of the Town's views on regional transportation concerns.

**Policy 1.4.4:** Establish strategies, agreements and other mechanisms with adjacent jurisdictions and appropriate agencies to implement transportation provisions of this element.

**Objective 1.5: Develop strategies through transportation decisions and planning to address the reduction of greenhouse gas emissions, energy conservation and energy-efficient design.**

**Policy 1.5.1:** Require new and infill development and redevelopment when feasible to provide interconnections and access to existing and planned multi-modal transportation facilities, including sidewalks, bicycling and transit facilities.

**Policy 1.5.2:** Coordinate with Escambia County Area Transit (ECAT), when possible, to:

- Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors;
- Consider a fixed-route service to address transit needs between north Escambia County and south Escambia County;
- Upgrade existing and provide new transit facilities as warranted such as park and ride lots, bus stops, bus shelters and signage.

**Policy 1.5.3:** Coordinate with the Emerald Coast Regional Council, Escambia County, City of Pensacola, Town of Jay, and the Town of Flomaton, Alabama to:

- Promote car-pooling opportunities for commuters with the same destination;
- Facilitate bicycle, pedestrian and other non-motorized transportation options; and
- Develop transportation demand management programs to possibly modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the region.

**Policy 1.5.4:** Develop transportation system management strategies as appropriate to improve system efficiency and enhance safety.

**Objective 1.6:** The Town of Century shall use Quality/Level of Service (Q/LOS) for monitoring purposes in order to identify where multimodal improvements are needed, for guiding capital improvements facility/operations planning to achieve and maintain mobility, to reduce greenhouse gases, and to assist in determining a fair share that a development should contribute to the achievement of these mobility standards.

**Policy 1.6.1:** The Town shall establish the following minimum Roadway Q/LOS standards for monitoring intersection capacity based on annual average daily trips (AADT), as follows:

- Arterials (4-lane and 6-lane) - E+10%
- Arterials (2-lane) - E + 30%
- Collectors - D
- Local Roads - D

**Policy 1.6.2:** The Town shall annually monitor the Q/LOS status of arterials, collectors and state roadways within the Town by obtaining from the State and County their most recent traffic counts at points along all roadways that would be affected by development in the Town.

**Policy 1.6.3:** The Town shall continue to use standards and guidelines for permitting the payment of proportionate fair-share contributions to mitigate locally and regionally significant transportation impacts consistent with section 163.3180(5), F.S.

**Policy 1.6.4:** If a development requires roadway improvements, emphasis shall be upon intersection improvements to improve safety and reduce modal conflicts; signalization and Transportation Demand Management improvements (especially those providing transit or pedestrian priority signalization); bicycle facility improvements; and pedestrian crosswalk and median improvements.

**Policy 1.6.5:** By December 2025, the Town of Century shall adopt mobility measures and identify numerical indicators for measuring the achievement of Town mobility goals, including, but not limited to: modal splits, annual transit trips per capita, and automobile occupancy rates.

**Policy 1.6.6:** The Town shall amend the Concurrency Management System and any other relevant sections of the Land Development Code to reflect the adoption of the mobility standards and include any possible funding sources that will be used for alternative transportation improvements in the Five-year Schedule of Capital Improvements as updated annually.

**Policy 1.6.7:** Developments approved prior to the adoption of the mobility standards shall be required to provide any transportation improvements, modifications or mitigation required as part of the original development plan.

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**Goal 1: The Town of Century shall encourage and promote affordable, safe and sanitary housing through private and public sector efforts to meet the needs of current and future residents.**

**Objective 1.1: The Town shall assist the private sector in providing adequate housing, including affordable housing, to meet current and future needs.**

**Policy 1.1.1:** The Town shall provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of lands to accommodate the projected housing needs for single family and multi-family housing units are met.

**Policy 1.1.2:** Promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

**Policy 1.1.3:** The Town's land development regulations shall allow manufactured homes in all residential future land use categories provided the units comply with all applicable building standards. Mobile home parks shall be located adjacent to areas with a comparable density of development or near small-scale convenience or neighborhood commercial activity, in areas accessible to arterial and collector roads, and within reasonable proximity to community facilities.

**Policy 1.1.4:** Participate with the private sector by providing information, technical assistance and housing data to improve the efficiency and expand the capacity of the housing delivery system.

**Policy 1.1.5:** Comply with federal and state regulations to advance fair housing elimination of discrimination in housing.

**Policy 1.1.6:** In order to maintain housing policies responsive to changing conditions, problems, and issues, undertake special housing studies as needed in order to develop specific local strategies for resolving unanticipated housing problems and issues.

**Policy 1.1.7:** Coordinate with private investors, developers and landlords to ensure that all means of meeting the housing needs of very-low, low and moderate-income households are explored and

implemented through involvement in federal, state and local housing programs.

**Policy 1.1.8:** Create local government partnerships with the private sector to improve the water and energy efficiency, affordability, availability, and supply of safe and sanitary housing within the Town, placing emphasis on the needs of the elderly and very-low, low and moderate-income families.

**Policy 1.1.9:** In drafting updated land development regulations, the Town shall ensure that regulatory techniques and review procedures do not create barriers to infill and affordable housing.

**Policy 1.1.10:** The land development regulations shall establish criteria to expedite review and permit activities for all proposed affordable housing development projects, including, but not limited to, waiving processing fees and discounting impact fees.

**Policy 1.1.11:** The land development regulations shall require that sites for affordable housing are located in close proximity to a collector roadway or higher and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and
- Public parks, recreation areas, and/or open space

**Policy 1.1.12:** By 2025, update land development regulations to include incentives for developments that provide affordable housing units including, but not limited to, increased densities, use of manufactured and modular housing, and flexibility in certain development regulations such as lot sizes, street frontage and setbacks.

**Objective 1.2: The useful life of the existing housing stock shall be conserved through effective**

**implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.**

**Policy 1.2.1:** Coordinate with the Escambia County Housing and Community Development Division, other state and national housing agencies or with local business enterprises to rehabilitate deteriorated substandard housing units (at least one or two on an annual basis).

**Policy 1.2.2:** By 2025, conduct a housing conditions survey, utilizing the definitions of substandard and standard included in the Housing Element of this comprehensive plan, to compile a housing conditions data base.

**Policy 1.2.3:** Based upon the results of the housing conditions survey, seek Florida Small Cities Community Development Block Grant program, or other applicable funding sources, to eliminate substandard housing units and to improve the structural and aesthetic conditions of existing housing stock.

**Policy 1.2.4:** Encourage residents who meet low-income criteria to apply for housing rehabilitation assistance individually or through the programs managed by Escambia County, the Community Action Program Committee, the Florida Housing Finance Agency, and other housing providers.

**Policy 1.2.5:** Encourage private sector participation in the redevelopment of areas of concentrated substandard housing through the provision of infrastructure, donation of land, or other incentives.

**Policy 1.2.6:** By 2025, minimize potential blighting influences within residential areas by establishing standards for the quality of housing and stabilization of neighborhoods that promote the use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

**Policy 1.2.7:** Enforce the building, housing, plumbing, energy, electrical, and other construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

**Policy 1.2.8:** Utilize the adopted minimum housing code to define conditions warranting conservation, rehabilitation, and demolition actions.

**Objective 1.3: The Town of Century shall ensure that opportunities for group homes, foster care facilities, and housing for the elderly are provided within the Town.**

**Policy 1.3.1:** Land development regulations shall include criteria for location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

**Policy 1.3.2:** In an effort to address problems of housing for lower-income elderly residents and other households with special housing needs, allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

**Policy 1.3.3:** Include in its land development regulations adequate standards for the location of community residential homes, including group home and foster care facilities, in residential areas in accordance with the Laws of Florida.

**Policy 1.3.4:** Support organizations that assist elderly and handicapped citizens in finding decent, accessible, and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

**Objective 1.4: The Town of Century shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, F.S.**

**Policy 1.4.1:** Enforce the Town's Housing Relocation Policy Plan which ensures provisions for interim or permanent relocation to standard, affordable housing for persons displaced by public programs or projects.

**Policy 1.4.2:** Coordinate with all local, state, and federal agencies to prepare plans of action regarding relocation of residents before programs are enacted that will create displaced households. Such plans shall include, but are not limited to, the following:

- Timing of the relocation,
- Assessment of the need for the program that will displace households,
- Associated displacement costs, and
- Assessment of the household's needs and the impact of the relocation on the household, including:
  - a. Location and the effect of a new neighborhood location on the household's distance to job, schools, and social activities, and
  - b. The adequacy of public transit, if applicable at the time, to serve the displaced household.

**Objective 1.5: The Town of Century shall protect and preserve historically significant housing.**

**Policy 1.5.1:** The Town shall encourage the identification, analysis, and preservation of the Town's historical resources, including determination of the resources' significance and availability, as well as the inclusion of preservation policies in the land development regulations.

**Policy 1.5.2:** Continue to enforce Ordinance 5-90 which contains criteria for the preservation and protection of the Alger-Sullivan Lumber Company Residential Historic District. Such criteria includes, but is not limited to, obtaining a certificate of appropriateness before alterations can be made to contributing structures and structures listed individually on the local register (all certificates of appropriateness shall be guided by the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings).

**Policy 1.5.3:** Coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs and in the rehabilitation and adaptive reuse of historically significant housing.

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**Goal 1: Provide sanitary sewer, solid waste, stormwater management and potable water facilities and services that meet the needs of current and future residents of the Town of Century in a manner that is sensitive to the Town’s natural resources and protects the quality and quantity of the Floridan aquifer system.**

**Objective 1.1: Correct existing facility deficiencies and provide for future needs by meeting adopted level of service standards, implementing recommendations in infrastructure master plans and through the adoption, implementation, and annual revision of the Capital Improvements Element.**

**Policy 1.1.1:** The following level of service standards are hereby adopted, and shall be used as the basis for determining the availability of facility capacity for all new development and redevelopment activities:

Facility	Level of Service Standard
Sanitary Sewer Facilities	Residential: 70 gallons per capita per day (gpcd) Commercial/Industrial: 500 gpcd Institutional: 210 gpcd
Solid Waste Facilities	3.0 pounds per person per day
Stormwater Management Facilities (pursuant to Chapter 62-346, F.A.C.)	25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres, and treatment of the first inch for sites greater than 100 acres
Potable Water Facilities	100 gallons per person per day

**Policy 1.1.2:** Prepare a Stormwater Utility Master Plan for the Town by 2025, and update the plan every five years at a minimum to include a drainage facility capacity analysis, flood control performance assessment, opportunities for green infrastructure such as stormwater management through low impact development, and assessment of ground and surface water quality impacts. Develop a Master Infrastructure Plan that identifies all sewer, drainage, potable water and road construction needs in order to coordinate the construction of the facilities in a cost –effective manner and include these needs in the Five-year Schedule of Capital Facilities as updated every year.

**Policy 1.1.3:** Pursue all sources of Federal, State and regional agency funds to prepare a Master Infrastructure Plan and implement the recommendations of the plan.

**Objective 1.2: Maximize the use of existing infrastructure to the maximum extent possible and coordinate with adjacent jurisdictions for the extension or increase in capacity of facilities to meet future needs of the Century area.**

**Policy 1.2.1:** Correcting existing infrastructure deficiencies will take priority over construction of new facilities to meet future needs. The Town establishes the following prioritization in the maintenance of existing infrastructure facilities and construction of new ones:

- Sanitary Sewer Facilities
  - a. Instances where the health and safety of users are compromised.
  - b. Reduction of effluent loss due to repetitive leakages and breaks.
- Stormwater Management
  - a. Reduction of pollutants in impaired water bodies.
  - b. Reduction of flooding in buildings and structures.
  - c. Reduction of flooding of highways.
  - d. Reduction of pollutants where studies show a statistically significant increase in pollutants.

- e. Reduction of other types of flooding.
- Potable Water
  - a. Instances where the health and safety of water users are compromised.
  - b. Reduction of water loss from repetitive leakages and breaks.
  - c. Reduction of repetitive issues of quality including color, clarity and taste that do not pose a health risk.

**Policy 1.2.2:** Pursue the provision of regional stormwater management facilities, including those that could take the place of site-specific attenuation facilities. These regional facilities could either be developed by the Town and, where appropriate, funded by development in lieu of construction of onsite private facilities or private landowners could enter into agreements to provide regional stormwater management facilities. Water quality treatment facilities should be located onsite to promote source control of pollutants.

**Objective 1.3: Conserve potable water resources.**

**Policy 1.3.1:** Take the following actions to require and/or encourage conservation of potable water supplies:

- By December 2025, adopt a tiered conservation rate structure for users.
- Encourage Florida-friendly landscaping techniques utilizing native vegetation through a public education program in coordination with the agricultural extension service or other applicable agencies in order to reduce water usage for irrigation.
- Support public education programs encouraging water conservation, including programs sponsored by the NFWFMD. Comply with procedures for emergency water conservation consistent with the plans of the Northwest Florida Water Management District (NFWFMD).

**Objective 1.4: Minimize the degradation of water quality resulting from stormwater management.**

**Policy 1.4.1:** No discharge from any stormwater management facility shall cause or contribute to a violation of water quality standards in waters of the

State as provided for in Federal law, State statutes or Town or County ordinances.

**Policy 1.4.2:** Encourage developers and property owners to provide a variety of stormwater management and low impact development (LID) practices, so that each practice will provide incremental benefits, and when combined all practices will:

- Preserve existing site assets.
- Minimize and control stormwater runoff at the source.
- Promote infiltration of stormwater runoff.
- Promote stormwater reuse.
- Minimize site disturbance.

**Policy 1.4.3:** Encourage new development and redevelopment to design stormwater management systems to incorporate BMPs including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention and detention lakes with enlarged littoral zones, upland buffers, preserved or restored wetlands, and meandering flow-ways.

**Policy 1.4.4:** Mitigation measures and best management practices relating to drainage shall be taken during construction activities to ensure that water quality is not degraded during the land clearing and construction or development. No cutting, clearing, grading, or filling shall be accomplished on any site under development unless appropriate devices have been installed to minimize pollution from objectionable materials, to control erosion, and to remove sediment from surface water runoff. Appropriate techniques shall also be used to stabilize and re-vegetate disturbed land upon completion of the project.

**Objective 1.5: Protect the function of natural systems, including groundwater recharge areas, natural drainage features, wetlands and surface water through the provision of adequate open space and the regulation of land use and building practices.**

**Policy 1.5.1:** Continue to enforce its stormwater management ordinance, which requires new development to identify percolation areas,

impervious surfaces, and potential impacts on groundwater levels and quality prior to approval of development plans.

**Policy 1.5.2:** Require that all stormwater management facilities discharging into the waters of the State, including wetlands, meet or exceed, where possible, the design and performance standards specified in Chapters 62-346, F.A.C., "Design and Performance Standards."

**Policy 1.5.3:** If potable water wells are installed in the Town, comply with the wellhead protection rules established in Chapter 62-521, F.A.C. regarding the designation of wellhead protection areas and groundwater protection measures within the protection areas.

**Policy 1.5.4:** Continue the septic tank testing program for existing septic tanks in coordination with the Escambia County Health Department to identify any undetected problems with surface or groundwater contamination. Where water quality problems related to septic tanks are determined, the Town shall require connection to the central sewer system.

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**Goal 1: Conserve, protect, and appropriately manage the natural resources of the Town of Century to ensure the highest environmental quality possible.**

**Objective 1.1: Maintain or enhance air quality within the Town in accordance with State and Federal standards.**

**Policy 1.1.1:** Any developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Florida Department of Environmental Protection (DEP) prior to issuance of a development permit by the Town.

**Policy 1.1.2:** Reduce the amount of automobile emissions pollution by providing alternatives to single-occupancy vehicles, such as use of transit and provision of sidewalks and bicycle and pedestrian paths/lanes, when appropriate.

**Objective 1.2: Conserve, appropriately use, and protect the quality and quantity of the Town’s groundwater resources.**

**Policy 1.2.1:** Implement programs that provide incentives for water conservation such as a tiered rate system for water usage.

**Policy 1.2.2:** Monitor the Town’s potable water distribution system on an ongoing basis and implement an annual repair and/or replacement program for faulty pipes and valves that contribute to water leakage.

**Policy 1.2.3:** Promote the use of water conservation practices by requiring the installation of water conserving devices in all new construction, such as water conserving toilets, showerheads and faucets, and promote and encourage the use of low-impact, water-efficient development.

**Policy 1.2.4:** Coordinate and cooperate with Escambia County to implement the Northwest Florida Water Management District’s (NFWFMD) emergency water conservation plans and to implement water conservation programs.

**Policy 1.2.5:** Comply with the wellhead protection rules established in Chapter 62-521, Florida Administrative Code (F.A.C.) regarding the designation of wellhead protection areas and groundwater protection measures within the protection areas.

**Policy 1.2.6:** Protect the Sand and Gravel Aquifer by ensuring that all abandoned wells are either capped or physically secured.

**Policy 1.2.7:** Distribute information about water conservation practices through a variety of print and electronic methods.

**Objective 1.3: The Town shall conserve, appropriately use, and protect the quality and quantity of all surface water within the Town.**

**Policy 1.3.1:** Coordinate with Escambia County, the DEP, and the NFWFMD to implement protection of the Escambia River.

**Policy 1.3.2:** By 2025, adopt and implement a Stormwater Management Plan that includes:

- Stormwater engineering design and construction standards for stormwater drainage systems;
- Standards for erosion and sediment controls required during the development process;
- A program for annual inspection and maintenance of the stormwater drainage system; and
- Standards for vegetated buffer zone requirements for areas adjacent to natural drainage features.

**Policy 1.3.3:** Require new development and redevelopment to meet the Town’s adopted level of service standards for quality and quantity of stormwater runoff.

**Policy 1.3.4:** Implement applicable and beneficial recommendations from the Pensacola Bay Surface Water Improvement and Management (SWIM) Program.

**Policy 1.3.5:** Pursue funding sources for implementation of appropriate water quality management programs through resources such as the Florida Water Protection and Sustainability Program.

**Policy 1.3.6:** Coordinate with applicable environmental agencies having jurisdiction over

waterbodies within the Town to formally sample and analyze surface waters as needed.

**Objective 1.4: The Town shall conserve, appropriately use and protect soils, native vegetative communities, wildlife and wildlife habitats from adverse affects of development activities.**

**Policy 1.4.1:** Coordinate with the Florida Fish and Wildlife Conservation Commission (FFWCC) to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

**Policy 1.4.2:** Recognize and appropriately utilize natural resources for tourism and other such economic development opportunities to preserve and improve the quality of the natural environment and residential quality of life.

**Policy 1.4.3:** Adopt land development regulations that require new development to protect existing native vegetation in common areas and buffer zones to the maximum extent possible and encourage the planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

**Policy 1.4.4:** Protect endangered and rare species by adopting land development regulations that require buffering of sensitive ecological areas, and by maintaining land area in conservation as designated on the Future Land Use Map and by compliance with all State and Federal regulations that pertain to protection of endangered, rare, and threatened species and the natural function of habitats identified in the Florida Natural Areas Inventory (FNAI).

**Policy 1.4.5:** The development review process shall include methodology for monitoring development to ensure that the cumulative effect of development will not significantly alter the natural functions of natural resources or inhibit energy conservation.

**Policy 1.4.6:** Ensure the protection of Town, State and Federal conservation areas set aside for the protection of natural resources and public recreation by designating such areas as conservation uses on the Future Land Use Map and

requiring assessment of the impacts of proposed adjacent development prior to approving development permits.

**Policy 1.4.7:** Maintain an Environmentally Sensitive Lands Inventory which shall include wetlands under the jurisdiction of the FDEP and/or the U.S. Army Corps of Engineers, and all flood prone land areas classified by the Federal Emergency Management Agency as "A" Zones and "V" Zones on the Flood Insurance Rate Maps.

**Policy 1.4.8:** Require the determination of jurisdictional wetlands by the FDEP and/or the U.S. Army Corps of Engineers within areas indicated as wetlands on the Town's Natural Resource Map, prior to development approval.

**Objective 1.5: By 2025, coordinate with the property owners to provide for the reclamation of land damaged by gravel pit mining.**

**Policy 1.5.1:** Consider the designation of all lands where gravel pit mining has occurred as conservation-protected areas.

**Policy 1.5.2:** Set up a committee to study and propose alternative uses for these areas and work with landowner(s) to provide re-contouring and re-vegetation of disturbed areas.

**Policy 1.5.3:** Prohibit development in these designated areas that would cause additional environmental degradation.

**Objective 1.6: The Town shall protect against soil erosion associated with development activities.**

**Policy 1.6.1:** Land development regulations shall include the following requirements:

- An erosion and sediment control plan shall be submitted prior to commencing any development activities;
- Erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and
- All disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

**Policy 1.6.2:** Require that native trees, shrubs and ground cover be preserved on a development site to prevent soil erosion until such time as construction activities are commenced.

**Objective 1.7: The Town shall conserve and protect natural wetlands in accordance with local, regional and state regulations.**

**Policy 1.7.1:** Protect wetlands and their natural functions by recognizing and identifying the unique nature of each through consideration of type, value, function, size, condition and location.

**Policy 1.7.2:** On parcels of land that include wetlands, development shall be directed away from the wetlands and land uses distributed in such a manner to minimize their effect and impact on wetlands.

**Policy 1.7.3:** Mitigation measures will be included in the Land Development Code to compensate for loss of natural wetlands on a development site.

**Objective 1.8: The Town shall protect the natural functions of the 100-year floodplain so that the flood-carrying and flood storage capacity are maintained.**

**Policy 1.8.1:** The Town shall prohibit development in the designated flood plain areas.

**Objective 1.9: The Town shall coordinate with appropriate agencies to ensure the proper storage, recycling, collection, and disposal of hazardous wastes.**

**Policy 1.9.1:** Coordinate with Escambia County for the proper storage, recycling, collection, and disposal of hazardous wastes.

**Policy 1.9.2:** Participate with Escambia County in providing amnesty days to collect hazardous wastes in the Town.

**Policy 1.9.3:** Coordinate with Escambia County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

**Objective 1.10: The Town shall implement energy-efficiency measures in public and commercial buildings, where feasible.**

**Policy 1.10.1:** Promote awareness of environmental and energy conservation issues related to the built environment by making available environmental data such as water quality testing results from natural water bodies and “Green Building” benefits, to highlight sustainable initiatives of the private or public sector.

**Policy 1.10.2:** Encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

**Policy 1.10.3:** To the extent feasible, all new facilities constructed by the Town shall be designed and built according to the principles promoted by a green certification or rating system, including but not limited to, the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs.

**Policy 1.10.4:** Conduct audits of every Town facility at least once every five years to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and

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**Goal 1: To provide adequate open space, parks and recreation facilities to serve the needs of all Century residents.**

**Objective 1.1:** To ensure that adequate lands are provided for parks, the Town shall utilize level of service guidelines for parks and other criteria specific to population, park size and location. For purposes of implementing this objective, the Town may utilize parklands under the jurisdiction of Escambia County, the State of Florida, the Northwest Florida Water Management District (NWFWM) and public parks provided within residential developments.

**Policy 1.1.1:** To ensure that its parks facilities keep pace with the impacts of sustained growth

and to plan for future parks and open space facilities, the Town adopts the level of service (LOS) guideline for park land of five acres per 1,000 residents. This guideline shall be used as a tool for monitoring the provision of adequate facilities. This guideline includes both passive and active Town parks and recreational facilities, and includes community, neighborhood and mini-parks.

**Policy 1.1.2:** The Town shall utilize the following guidelines for recreational facilities:

Activity	Resource/Facility	Population
Baseball/Softball	Baseball/Softball Field	2,000
Basketball	Basketball Court	3,600
Football/Soccer	Football/Soccer Field	7,000
Equipped Play Area	Equipped Play Area	3,000
Golf Course	18-hole Golf Course	25,000
Recreational Building	Recreational Building	15,000
Racquetball/Handball	Racquetball Court	15,000
Shuffleboard	Shuffleboard Court	5,000
Swimming	Swimming Pool	35,000
Tennis	Tennis Court	2,000
Volleyball	Volleyball Court	6,000

**Policy 1.1.3:** The Town of Century shall utilize the following guidelines for determining the type and location for parklands:

- *Community Park* - A facility designed to serve the needs of more than one neighborhood. This facility type shall be located no greater than three miles from those residents. The minimum size of any new community park should be five acres. Typical facilities found in

community parks are designed to serve the entire family and include both passive and active recreation opportunities such as playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, swimming pools and landscaping.

- *Neighborhood Park:* A facility that serves an entire neighborhood or area and is located no

greater than one-half mile from those residents. The minimum size of a neighborhood park should be two acres. Typical facilities provided include playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas and landscaping.

- *Mini-Park:* A small park serving a concentrated or limited population within a radius of up to a quarter mile. A minimum size of one acre for each stand-alone park is recommended. Mini-parks primarily offer passive recreation and typical facilities provided include playground areas, benches, open space, picnic tables and landscaping.

**Policy 1.1.4:** The Land Development Code shall address standards for park development and improvements, which shall include buffering, landscaping, parking and siting facilities.

**Objective 1.2: Natural Areas and Open Space. Consistent with plan implementation requirements, the Town shall maintain a sufficient amount of natural areas and open space through public acquisition to provide a harmonious balance between the requirements of continuing urbanization and the spatial needs of an increasing population.**

**Policy 1.2.1:** Those lands identified in this element as “parks” shall perpetually be held in public ownership for open space.

**Policy 1.2.2:** The Town shall include any declared land acquisition for recreation space within the capital improvements schedule.

**Policy 1.2.3:** Consistent with the capital improvements program process, the Town of Century shall budget for acquisition and actively negotiate to obtain property to ensure adequate park space in the future.

**Policy 1.2.4:** The Town shall continue to investigate and utilize local, state and federal funding programs to enhance, acquire and expand recreation and open space facilities and natural reservations.

**Policy 1.2.5:** The Town shall actively pursue coordination with Escambia County to encourage

that the county future land use map provides for areas to be reserved for neighborhood and community parks in the vicinity of Century.

**Policy 1.2.6:** The Town will pursue greenways and recreation trail system through land acquisitions that provide extensions or connections to existing county and state trails.

**Policy 1.2.7:** The Town shall maximize the use of existing recreation space by promoting recreation activities and programs.

**Policy 1.2.8:** The Town shall utilize community meetings and surveys to assess the use of existing facilities and recreation preferences.

**Policy 1.2.9:** The Town shall maintain and improve all Town parks in a manner that is consistent with the recreation needs of Town residents and shall maximize the potential of the individual facilities.

**Policy 1.2.10:** The Town’s parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities and minimize costs through energy efficiency design.

**Policy 1.2.11:** The Town shall maintain an inventory of the location, size, condition and amenities available at each public park. This inventory shall be updated annually.

**Objective 1.3: Accessibility. Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all Century residents regardless of physical condition, age or economic condition as outlined in the uniform federal accessibility standards.**

**Policy 1.3.1:** All Town parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the Land Development Code.

**Policy 1.3.2:** Any park undergoing renovation shall incorporate wheelchair and bicycle access.

**Policy 1.3.3:** Within the planning timeframe, bicycle racks shall be provided at all recreation sites.

**Policy 1.3.4:** The Town shall coordinate the provision of open space by private interests.

**Policy 1.3.5:** Private park dedication requirements for residential development, whether in the form of land or cash-in-lieu-of land, shall be addressed by the Town at the time of the development review process.

**Policy 1.3.6:** Private parks that are available to the public may be included in LOS calculations.

**Objective 1.4: Joint Use of Facilities.** The Town shall continue to coordinate with the public and private sector to avoid duplication of recreation facilities. This shall include provisions for joint use of school board or other public agencies' recreation facilities to meet the recreation demands of the Town's citizens.

**Policy 1.4.1:** The Town shall coordinate with private developers to provide public recreation facilities within their developments.

**Policy 1.4.2:** The Town shall utilize the level of service review to recommend recreation improvements located within private development.

**Policy 1.4.3:** The Town shall strengthen coordination with the Escambia County School Board, including consideration of an interlocal agreement, to allow the use of school board facilities by the general public.

**Policy 1.4.4:** The Town shall review updates of Escambia County's parks and recreation master plan and make the necessary updates to the Town's element to achieve consistency.

**Policy 1.4.5:** The Town shall pursue an interlocal agreement with Escambia County for the purpose of using Escambia County parks for organized recreation activities for Century residents.

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**Goal 1: Provide for coordinated and consistent planning processes necessary and proper for growth and development in the Town of Century to ensure the delivery of quality municipal services and facilitate sustainable development practices by maintaining positive and interactive intergovernmental relationships.**

**Objective 1.1:** Town of Century shall coordinate the preparation and implementation of the comprehensive plan with the plans of adjacent local governments, the Escambia County School District, other units of local government providing services but not having regulatory authority over the use of land, and regional and state agencies when applicable.

**Policy 1.1.1:** Further the appropriate goals and policies of the Emerald Coast Regional Council Strategic Regional Policy Plan (SRPP) as updated.

**Policy 1.1.2:** Coordinate with existing resource protection plans of other government agencies and entities including the Florida Department of Environmental Protection (DEP), Northwest Florida Water Management District (NFWFMD) and Escambia County, as well as with nonprofit environmental organizations to appropriately conserve and manage natural areas and open space.

**Policy 1.1.3:** Establish a mutual review process prior to adoption or amendment of the comprehensive plan or land development regulations to ensure that the future plans and regulations adopted by the Town of Century and Escambia County are compatible.

**Policy 1.1.4:** Provide for regular exchange of information between and among Escambia County and Santa Rosa County in Florida, and the City of Flomaton and Escambia County in Alabama, for regional planning purposes through these processes:

- Joint meetings of the Town Council and the commission/councils of the adjacent local governments.
- Joint planning through formal agreements with other local governments.
- At the request of other adjacent local governments, participation on committees established to identify issues, inform affected entities, and present alternative viewpoints.

**Policy 1.1.5:** To the maximum extent feasible, implement recommendations set forth in the Final Report of the Committee for a Sustainable Emerald Coast (CSEC) issued in December 2007 that address:

- Sustainable growth and development;
- Environmental stewardship;
- Economic diversity and prosperity; and
- Supporting educated and healthy citizens.

**Policy 1.1.6:** Coordinate land use planning with the Escambia County School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and the adjacent land uses of the Town.

**Objective 1.2:** The Town of Century shall coordinate with and, if necessary, incorporate the use of formal agreements such as a Memorandum of Agreement, an Interlocal Agreement, etc., to improve land use compatibility between the respective adjacent local governments and other agencies having regulatory authority within the Town.

**Policy 1.2.1:** By 2022, establish formal procedures for review of annexation requests and for resolving annexation issues with Escambia County.

**Policy 1.2.2:** Maintain both formal and informal coordinating mechanisms with the Emerald Coast Regional Council.

**Policy 1.2.3:** The Emerald Coast Regional Council's conflict resolution process will be used for any disputes related to findings of fact for land use issues. Formal mediation shall be entered into after other alternatives have failed to resolve an issue. Formal mediation should be conducted by a professional mediator specifically trained in mediation techniques. When formal mediation fails, an issue may be arbitrated through state legislation or other appropriate state action.

**Objective 1.3: The Town of Century shall maintain existing mechanisms and establish new mechanisms where necessary to coordinate with adjacent jurisdictions to address level of service standards and other issues regarding infrastructure and transportation impacts of new development that affects more than one jurisdiction.**

**Policy 1.3.1:** The Comprehensive Plan shall reflect adopted level of service standards for all public facilities not owned or operated by the Town.

**Policy 1.3.2:** Participate in transportation planning committees and workshops held by the Florida Department of Transportation (FDOT), Escambia County, and the Florida-Alabama Transportation Planning Organization (TPO) to evaluate and monitor operating conditions of major roadways in and around the Town.

**Policy 1.3.3:** Coordinate with Escambia County, NFWFMD, DEP, FDOT, the Federal Emergency Management Agency (FEMA) and other appropriate state and federal agencies that have jurisdictional authority or responsibility in the Town to ensure that water quality, stormwater drainage and flood control measures are addressed consistent with impacts of development.

**Policy 1.3.4:** Coordinate with the Escambia County School District on school facility siting plans with the Future Land Use Element and adopted Land Development Code (LDC). The Town shall evaluate and inform the School District of the impact of proposed residential development(s) on school facilities.

**Policy 1.3.5:** Best management practices in the Town shall be coordinated with those of solid waste management plans of adjacent jurisdictions to attain regional goals that increase the diversion and recycling of solid wastes to reduce the amount of waste to be deposited in landfills.

**Objective 1.4: The Town of Century shall provide appropriate mechanisms to coordinate information and programs with all levels of government and the private sector to provide housing and recreational opportunities.**

**Policy 1.4.1:** Solicit recommendations and assistance from various public agencies and quasi-public organizations such as the Florida Department of State, Division of Historic Resources, the Florida Department of Economic Opportunity (DEO), USDA, Rural Development, Housing Services, HUD, Florida Department of Children & Families and the Escambia County Housing Authority to assist in identification of potential areas to be recommended for future community revitalization type actions.

**Policy 1.4.2:** Continue both formal and informal communication with appropriate state and regional agencies, such as the DEO and the Emerald Coast Regional Council, to sustain availability of information on specific programs, projects, and legislation pertinent to local governments and to provide technical assistance for potential grants.

**Policy 1.4.3:** Continue to cooperate with state agencies as well as with nonprofit environmental organizations in identifying programs and funding sources to promote further development of community parks, open space, and recreation facilities and to coordinate with them in effectively managing existing natural areas and open space.

**Policy 1.4.4:** Continue to work with the Escambia County School District for the provision of joint-use recreational facilities on District-owned property, including the pursuit of formal joint-use agreements.

**Policy 1.4.5:** By 2025, include land development regulations that require developers to provide open space and/or recreation facilities in subdivisions and housing developments. Private park dedication requirements for residential development, whether in the form of land or cash-in-lieu-of land, shall be addressed by the Town at the time of the development review process.

**Policy 1.4.6:** Coordinate with Escambia County, the NFWFMD, and the State for the provision of open space and recreational facilities.

**Objective 1.5:** Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all Town of Century residents regardless of physical condition, age, or economic condition as outlined in the uniform federal accessibility standards.

**Policy 1.5.1:** All Town parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the LDC.

**Policy 1.5.2:** Any park undergoing renovation shall incorporate wheelchair and bicycle access.

**Policy 1.5.3:** Within the planning timeframe, bicycle racks shall be provided at all recreation sites.

**Objective 1.6:** The Town shall continue to coordinate with the Escambia County School Board to ensure that sufficient school capacity is

available to support proposed development and that necessary infrastructure is available to accommodate new schools.

**Policy 1.6.1:** Coordinate development plans for re-opening and expansion of existing closed schools or development of new school facilities within the Town to address issues such as the impact of facilities on adopted LOS standards for potable water, sanitary sewer, stormwater management and solid waste services consistent with the interlocal agreement between the Town, the Escambia County School Board, Escambia County and the City of Pensacola.

**Policy 1.6.2:** Review Escambia County School Board model projections for consistency with the Town's projections and, if necessary, recommend additions or modifications to the model results consistent with the interlocal agreement.

**Policy 1.6.3:** Provide projected development data to Escambia County School Board on a regular basis to assist in development of a long-range planning model to project student enrollment consistent with the interlocal agreement.

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**Goal 1: Through the use of sound fiscal policies and the adoption of a Five-Year Schedule of Capital Improvements, the Town of Century shall ensure the timely and efficient provision of public facilities that maximizes the use of existing facilities and promotes orderly growth and development.**

**Objective 1.1: The Capital Improvements Element shall be updated annually to meet the Town's existing and projected needs for the construction of capital facilities necessary to meet existing deficiencies identified in other elements of the Comprehensive Plan, to accommodate desired future growth, and to replace obsolete or worn-out facilities.**

**Policy 1.1.1:** During the Town's annual budget process, the Capital Improvements Element shall be monitored to ensure that required fiscal resources are available to provide public facilities needed to support adopted level of service (LOS) standards.

**Policy 1.1.2:** Capital improvements identified and proposed within the other elements of the comprehensive plan, determined to be of relatively large scale and costing \$20,000 or greater, shall be consistent with those capital improvements projects included in the Five-Year Schedule of Capital Improvements.

**Policy 1.1.3:** The Town shall reserve enterprise fund surpluses, unless otherwise indicated, for major capital expenditures.

**Policy 1.1.4:** Efforts shall be made to secure grants or private funds whenever available to implement the Capital Improvements Element.

**Policy 1.1.5:** The Town shall develop, adopt and implement impact fees for the purpose of subsidizing the costs of public facility improvements, if deemed necessary.

**Policy 1.1.6:** When feasible, during the capital budgeting process the Town shall promote the most water- or energy-efficient technologies to reduce operations and maintenance costs for buildings and facilities.

**Objective 1.2: Adopt policies and procedures that address the management and utilization of debt for capital project financing. The Town will use line-of-credit borrowing or bond anticipation notes for specific construction projects and shall issue revenue-pledged debt at the completion of construction only if current funds are not adequate to pay for construction.**

**Policy 1.2.1:** The use of revenue bonds as a debt instrument shall be evaluated based on the following criteria:

- Debt will not be issued to finance normal repairs and maintenance.
- Debt can be issued to make renovations, modernizations and rehabilitations provided that the expenditures extend the useful life of the capital asset.
- The maximum ratio of total debt service (principal and interest) to total revenue shall be that percentage deemed most beneficial to the Town as determined by the Town's financial advisors and its bond counsel based upon criteria set by the rating agencies and credit enhancement organizations.
- The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring the current maintenance of existing infrastructure.
- The impact of bond covenants and restrictions on the Town's method of accounting for depreciation shall be evaluated, as well as the impact of any reserve account restrictions on the operation and maintenance of the affected utility and/or department.
- Cash restricted due to bond and grant covenants will be budgeted in accordance with the terms of the covenants.

- Capitalized repairs of existing infrastructure will be paid from funds restricted by debt covenants and current revenues. Debt will not be issued to finance capitalized repairs.

**Policy 1.2.2:** The use of tax revenues as a pledge for the repayment of debt shall be evaluated based on the following criteria:

- A five-year projection of revenues from all taxes shall be prepared and updated annually as a part of the Town's budget process. An analysis of historic and future trends in the tax revenue stream will be a part of the projection process.
- At the time of issuance of new debt, a review shall be conducted to ensure that the maximum amount of general government debt shall not exceed 25 percent of the Town's annually budgeted revenues. The Town may use long-term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

**Objective 1.3:** The Town's Concurrency Management System shall be consistent with requirements in the Florida Statutes, as amended, to ensure that the land development process is managed so that public facility needs created by previously issued development orders or future development do not exceed the Town's ability to fund and provide needed capital improvements.

**Policy 1.3.1:** The concurrency evaluation system shall measure the potential impact of any development proposal on the established minimum acceptable level of service (LOS) standards for sanitary sewer, solid waste, stormwater management, and potable water, unless the development is exempt from the review requirements of the Concurrency Management System.

**Policy 1.3.2:** Development order and permits shall not be issued unless adequate public facilities that meet the adopted LOS standards are available to serve the proposed development as determined by the concurrency evaluation system in the adopted Concurrency Management System.

**Policy 1.3.3:** Require all public and private capital facilities to provide service at the LOS standards adopted in this comprehensive plan for previously vested, existing and future permitted development. These capital facilities shall be provided concurrently with the impacts of development based on the minimum requirements in the Town's adopted Concurrency Management System.

**Policy 1.3.4:** The Town hereby adopts the following minimum LOS standards, which shall be utilized in ensuring that the impacts of new development and redevelopment meet requirements of the Town's Concurrency Management Plan for sanitary sewer, solid waste, stormwater management, and potable water facilities:

- Sanitary Sewer
  - Residential: 70 gallons per capita per day.
  - Commercial/Industrial: 500 gallons per day per acre.
  - Institutional: 210 gallons per capita per day.
- Solid Waste: 3.0 pounds per capita per day
- Stormwater Management: 25-year storm frequency, 24-hour duration; treatment of the first one-half inch of runoff for sites less than 100 acres, and treatment of the first inch for sites greater than 100 acres
- Potable Water: 100 gallons per capita per day.

**Policy 1.3.5:** The Town hereby adopts the following minimum LOS guidelines, which shall be utilized in monitoring the impacts of new development and redevelopment on traffic circulation and recreation and open space facilities.

- Traffic Circulation: The following minimum Roadway Q/LOS guidelines for monitoring intersection capacity are established based on annual average daily trips (AADT).
  - Arterials (4-6 lane) E + 10%
  - Arterials (2-lane) E + 30%
  - Collectors D
  - Local Roads D

- Recreation and Open Space: Five acres of parkland per 1,000 residents of Century.

**Policy 1.3.6:** Monitor the availability of public facilities and services through:

- The maintenance of a cumulative record of the LOS allocations permitted by the approval of development orders relative to the operating LOS for the applicable public facilities and services for which LOS standards have been established;
- The maintenance of a record of all applicable public facility and service capacities that have been reserved as a result of approved capacity reservation; and
- The preparation of an annual report concerning the capacity status of all infrastructure facilities subject to LOS standards and guidelines.

**Objective 1.4:** The Town shall ensure that new developments share a proportionate share of the costs required to maintain adopted LOS standards through the assessment of impact fees or developer contributions, dedications and/or construction of capital facilities necessary to serve new development as required in other elements of this plan.

**Policy 1.4.1:** New development shall be responsible for installing all internal water and sewer systems, traffic circulation systems and internal recreation/open space facilities within the development. In addition, connections of internal systems to the Town's designated water and sewer systems and traffic circulation network shall be the financial responsibility of the developer.

**Policy 1.4.2:** All development order applications shall be evaluated as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of required new facilities that are related to the development.
- Expected operation and maintenance costs associated with the new facilities required by the development.

- Anticipated revenues from the development, including impact fees, user fees and future taxes.

**Policy 1.4.3:** The land development regulations shall continue to require land dedication, payment-in-lieu-of-dedication or other forms of impact exaction as a requirement of land development to secure easements for utility and transportation systems.

**Policy 1.4.4:** The Town, through adoption and implementation of land development regulations, comprehensive plan goals, objectives and policies, impact fees, other impact exactions, implementation of the annual budget and five-year capital improvements schedule, shall ensure the availability of public facilities and services concurrent with the impacts of development. Development shall not be approved unless the necessary infrastructure items and services are available subsequent to plan adoption.

**Policy 1.4.5:** Adopt and implement a schedule of Town impact fees to ensure that new development provides a pro-rata share of the costs required to finance public improvements necessitated by such development.

**Policy 1.4.6:** When applicable, the Town may require a developer to execute a development agreement and/or develop a proposed project in phases to ensure the timely and appropriate installation of needed capital facilities to service new development. Such agreements will follow the procedures set forth in Chapter 163.3220, Florida Statutes.

**Objective 1.5:** The Town's capital projects shall be evaluated to determine if they meet prioritization criteria and consistency with adopted level of service standards and/or public need.

**Policy 1.5.1:** The Town Clerk shall prepare a Five-Year Capital Improvement Program annually along with the Town's annual budget, which shall address all capital needs of the Town.

**Policy 1.5.2:** Capital improvement projects shall be prioritized according to the following set of criteria and a fiscal impact review, as part of the

annual budgeting process based upon whether the project:

- Is needed to protect public health and safety, fulfill the Town's legal commitment to provide facilities and services, or preserve or achieve full use of existing facilities;
- Increases efficiency or use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service or promotes infill development.
- Implements the policies of the comprehensive plan pertaining to concurrency requirements.
- Is financially feasible;
- Is coordinated with major projects of the Northwest Florida Water Management District and other state agencies and adjacent jurisdictions;
- Represents a logical extension of facilities and service from the Town to unincorporated Escambia County, or is compatible with applicable plans of state agencies or that may provide public facilities within the Town's jurisdiction.

**Policy 1.5.3:** Requests for capital projects shall be evaluated on their impact on the Town budget and the financial feasibility of the project based on the following criteria:

- The Town Council shall determine if the capital project can be funded from existing cash, future revenues or through borrowing and shall assign revenue sources to fund the project.
- The Town Clerk shall prepare a report evaluating the funding options, the effect of the improvement on future revenues and the effect of the improvement on operation and maintenance costs.

**Objective 1.6:** In order to maintain adopted LOS standards, the Town shall coordinate land use decisions and available or projected fiscal resources to correct existing deficiencies identified in the comprehensive plan, accommodate desired future growth and replace worn out or obsolete facilities through the annual adoption of a Five-Year Schedule of Capital Improvements.

**Policy 1.6.1:** Capital projects included in the Five-Year Schedule of Capital Improvements shall be defined as those projects identified within the comprehensive plan that are necessary to maintain adopted LOS standards including increasing the capacity or efficiency of existing facilities and/or replacing failing facilities.

**Policy 1.6.2:** The Town hereby adopts the Five-Year Schedule of Capital Improvements included as Exhibit 10.1 of this element, which will be updated on an annual basis.

**Exhibit 10.1**  
**Town of Century Five-Year Schedule of Capital Improvements, FY 2020/21 to 2024/25**

Comprehensive Plan Element/Project	Source of Funding	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
<b>POTABLE WATER</b>						
Water Lines Relocation Project	Water & Sewer Fund	20,000	20,000	20,000	20,000	20,000
Water Wells Electrical Repair	Water & Sewer Fund	50,000	50,000	50,000	0	0
Water Meter Replacement	FDEP SRF*	0	0	0	50,000	50,000
<b>SANITARY SEWER</b>						
Miscellaneous Sewer Improvements						
Phase I	CDBG	300,000	300,000	0	0	0
	Water & Sewer Fund	25,000	25,000	0	0	0
Phase II	CDBG	20,000	20,000	125,000	125,000	125,000
	FDEP SRF*	135,000	135,000	1,200,000	1,200,000	1,200,000
<b>Stormwater Management</b>						
Stormwater Management Plan	General Fund	50,000	0	0	0	0
<b>PARKS &amp; RECREATION</b>						
Fischer Landing	General Fund	5,000	5,000	5,000	5,000	5,000
<b>TRANSPORTATION**</b>						
Road Resurfacing Throughout Town	Local Option Sales Tax	10,000	10,000	10,000	10,000	10,000
<b>PROJECT TOTALS</b>		<b>\$766,730</b>	<b>\$870,000</b>	<b>\$360,000</b>	<b>\$255,000</b>	<b>\$255,000</b>

\* Florida Department of Environmental Protection, State Revolving Fund

\*\* The Town of Century adopts by reference the FDOT District 3 Five-Year Work Plan for Fiscal Years 2020/2021 to 2024/25, as adopted by the FDOT, into the Town's Five-Year Schedule of Capital Improvements.

Source: Town of Century, 2020

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## Appendix A

**ORDINANCE #03-20**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AMENDING ORDINANCE #06-11, AS AMENDED, INCLUDING AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION CIRCULATION, HOUSING, INFRASTRUCTURE, CONSERVATION, INTERGOVERNMENTAL COORDINATION AND CAPITAL IMPROVEMENTS ELEMENTS OF THE COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 166, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, Section 163.3161, Florida Statutes, establishes the Community Planning Act; and

**WHEREAS**, the Town Council adopted the Comprehensive Plan, Ordinance #06-11 on March 19, 2012; and

**WHEREAS**, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

**WHEREAS**, after due public notice having been provided, the Century Town Council, acting as the Local Planning Agency, held a public hearing on September 21, 2020 for Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process, and recommended transmittal of the EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning; and.

**WHEREAS**, The Century Town Council, on September 21, 2020, held an advertised public hearing for the first reading of Ordinance #03-20, which provided for comments and public participation in the process in accordance with the requirements of state law and the procedures adopted for public participation in the planning process and transmitted the proposed EAR-based Comprehensive Plan Amendments to the Department of Economic Opportunity, Division of Comprehensive Planning, for comment on September 24, 2020; and

**WHEREAS**, The Department of Economic Opportunity, Division of Comprehensive Planning, reviewed the proposed EAR-based Comprehensive Plan Amendments, and issued its Objections, Recommendations and Comments (ORC) Report on November 23, 2020, and

**WHEREAS**, The Town Council has reviewed the ORC Report, considered the amended EAR-based Comprehensive Plan and reviewed the response to the ORC Report at an advertised public hearing for the second reading of the proposed Ordinance on December 21, 2020, and determined that each document has addressed all of the Department of Economic Opportunity, Division of Comprehensive Planning comments, and the Council is now ready to adopt the EAR-based Comprehensive Plan.

**NOW THEREFORE, BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF CENTURY, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The Town Council does hereby adopt the EAR-based Comprehensive Plan Amendments, attached hereto as Exhibit "A," Volume I, Policy Document.

**SECTION 1. Conflicts.** All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed.

**SECTION 1. Severability.** If a Section or portion of a Section of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Ordinance.

**SECTION 1. Effective Date.** The effective date of the Plan Amendment shall be the date a final order is issued by the Department of Economic Opportunity, Division of Community Planning, or Administration Commission finding the amendment in compliance, in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, development agreements or land uses dependent on a part of this Plan Amendment may be issued or commence before the Plan Amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning. An adopted amendment whose effective date is delayed by law shall be considered part of the adopted plan until determined not to be in compliance by final order of the Administration Commission. Then, it shall no longer be part of the adopted plan unless the local government adopts a resolution affirming its effectiveness in the manner provided by law.

**PUBLIC HEARING and FIRST READING** this 21<sup>st</sup> day of September 2020.

**PUBLIC HEARING and SECOND READING** this 21<sup>st</sup> day of December 2020.

**PASSED and ADOPTED** by the Town Council of the Town of Century, Escambia County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

TOWN OF CENTURY, FLORIDA

Attest:

\_\_\_\_\_

Kimberly K. Godwin

\_\_\_\_\_

Ann C. Brooks, Council President

\_\_\_\_\_

Henry Hawkins, Mayor

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