

Chapter 7 - Intergovernmental Coordination Element

Page	Section	Summary of Changes
3	2	changed population count year from "2015" to "2020"
3	2	changed population from "1106" to "1803"
3	2	changed expected growth through "2045"
4	2	removed paragraph about Mayor and Council
4	2	changed "no adjacent municipality" to "Groveland"
4	B	added City of Groveland
4	B	changed "Department of Community Affairs" to "Commerce"
4	B	removed Haines City
4	B	removed LCBCC
4	B	added LCBCC ISBA
4	B	removed LCBCC engineering study for Lakeshore Boulevard
5	B	replaced Mayor with Town Manager
5	B	removed coordination by telephone, email, visits, fax
6	D	removed "The Mission"
6	E	updated paragraph about potable water service area
6	F	revised sentence about coordination mechanisms
6	F	deleted paragraph about ongoing efforts to establish a Joint Planning Agreement (JPA)
6	F	add LC to annexation considerations
7	F	removed section reference
7	F	added sentence about continuing to apply school concurrency criteria
7	G	deleted word "willingly"
8	Policy 1.1.4	revised sentence about establishing JAA
11	Policy 1.5.3	changed "Department of Community Affairs" to "Commerce"
12	Policy 1.5.8	removed this policy regarding water supply facilities work plan
13	Policy 1.5.9	removed this policy and updated subsequent numbers accordingly
14	Policy 1.5.13	removed this policy regarding providing potable water interconnection for emergency
15	Policy 1.7.1	changed Clerk to Manager
16	Policy 1.8.2	changed "Department of Community Affairs" to "Commerce"
16	Objective 1.9	removed this objective regarding campus master plan

INTERGOVERNMENTAL COORDINATION ELEMENT



TOWN OF HOWEY-IN-THE-HILLS

LAKE COUNTY, FLORIDA

ADOPTED ON OCTOBER 11, 2010

UPDATED APRIL 22, 2020

**INTERGOVERNMENTAL COORDINATION ELEMENT
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CHAPTER 7 INTERGOVERNMENTAL COORDINATION ELEMENT

A. INTRODUCTION

1. Purpose

It is the purpose of the *Intergovernmental Coordination Element* to identify and resolve incompatible goals, objectives, policies and development proposed in local government comprehensive plans and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, and regional and state agencies. Intergovernmental coordination shall be utilized to the extent required to carry out the provisions of this Chapter.

The effective implementation of federal, state, regional and local planning policies requires:

- 1) the identification of all agencies with which the local government must coordinate.
- 2) a thorough understanding of the roles of each agency and that of the local government; and
- 3) the creation of adequate intergovernmental coordination mechanisms to carry out policies.

This *Element* seeks to accomplish these objectives through a systematic identification and analysis; deficiencies are addressed and actions to improve coordination are proposed.

Through analysis and subsequent improvement of intergovernmental coordination, local governments will be able to identify and resolve incompatible goals, objectives, policies, and development proposed in its local comprehensive plan.

Ultimately, the refinement of such a process should allow local governments to coordinate comprehensive planning with other entities, ensuring compatible development and adequate public services across jurisdictional boundaries. The coordination process is a continuous one and should provide for effective monitoring evaluating systems as well.

2. Howey-in-the-Hills' Setting

The Town of Howey-in-the-Hills is located in Central Florida within the central portion of Lake County. The Town has modestly grown over the years with a ~~2015~~ 2020 population of ~~4,106~~ 1803. The Town does have several major subdivision projects in the pipeline which are expected to fuel some additional growth through ~~2035~~ 2045.

~~The Town has a voting mayor, four council positions, and appointed positions consisting of the town clerk, police chief, planning director, and public works director. The Council also acts as the Land Planning Agency.~~

~~No municipality is~~ Groveland is the only city directly adjacent to Howey-in-the-Hills. ~~However,~~ The City of Tavares is about 1 ½ miles northeast of Town, the City of Leesburg is about 4 miles northwest of Town, the Town of Astatula is about 1 ½ miles east of town, and the City of Groveland is about 2 miles south of Town.

B. INTERGOVERNMENTAL COORDINATION DATA REQUIREMENTS

Howey-in-the-Hills is a small town that has formal agreements with many governmental entities in order to coordinate future planning and provide daily services. One example is the agreement with Lake County for fire and rescue services. Another example is the interlocal agreement with the local governments in Lake County, including Lake County Public Schools, for school concurrency.

Inventory – Adjacent Governments, School Board, Agencies, Districts and Utilities that Provide Services to the Town include:

City of Groveland

East Central Florida Regional Planning Council.

Florida Department of Agriculture.

Florida Department of ~~Community Affairs~~ Commerce.

Florida Department of Environmental Protection.

Florida Department of Transportation.

Florida Fish and Wildlife Commission.

~~Haines City—Utilization of Special Magistrate to Enforce Municipal Codes; 2009-current.~~

~~Lake County Board of County Commissioners—Annexation of a portion of County Road 48, Number Two Road, and North Buckhill Road for Police Protection and Traffic Control; 2007-current.~~

Lake County Board of County Commissioners – Interlocal Service Boundary Agreement, 2013.

Lake County Board of County Commissioners - CDBG, 2009-2010.

Lake County Board of County Commissioners - Contractor Licensing and Regulations Services; 2008-current.

~~Lake County Board of County Commissioners—Engineering Study for Lakeshore Blvd and East Revels Road; 2009-2010.~~

Lake County Board of County Commissioners - Animal Control, 2005- current.

Lake County Board of County Commissioners – Collection of Impact Fees and Fire Rescue Assessments; 2002-current.

Lake County Board of County Commissioners – County wide Communications System; 2007-current.

Lake County Board of County Commissioners – Distribution of Local Government Infrastructure Surtax; 2000-current.

Lake County Board of County Commissioners – Library Systems; 2008-current.

Lake County School Board – Community Development District for Wastewater Services for the Lake Hills Exceptional Student Education Center; 2008-current.

Lake County School Board – School Facilities Planning and Siting; 2006-current.

Lake County School Board (Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency); 2008-present.

Lake County Water Alliance; 2005-current.

Lake-Sumter Metropolitan Planning Organization; 2007-current; and

St. Johns River Water Management District.

Coordination with the Board of County Commissioners is by the ~~Mayor~~ Town Manager with assistance as needed by ~~the other~~ members of the Council, the Town Attorney, and the Town Clerk ~~and her staff~~. ~~Coordination is by telephone, email, personal visits, letters or FAX.~~ The Police Chief coordinates with the sheriff. ~~Telephone, email, personal visits, letters and FAX are used.~~ Where applicable, joint planning and service agreements are used

C. LAKE COUNTY SCHOOL BOARD

An interlocal agreement with the Lake County School Board was initially adopted in 2006 and amended in 2008. The Town will keep the Lake County School Board advised as to new developments and development patterns along with associated data and population projections to aid in the planning of school expansions and new schools. Similarly, the School Board will keep the Town informed of their plans and needs for new facilities and sites. An agreement to include the School Board in the development review process on a regular basis is beneficial to both parties. The Town currently sends all proposed residential development projects to the Lake County Schools Planning Department to assist in their planning efforts.

Specific problems and needs identified in all *Elements* of this *Plan* would benefit at least indirectly from improved or additional intergovernmental coordination. Such agreements with the Lake County School Board would allow for more efficient provision of facilities and services including roads, water, sewer, parks, recreation, schools and public safety.

D. WASTEWATER SERVICE AGREEMENTS

In 2007, the Town of Howey-in-the-Hills and the Central Lake Community Development District (CDD), a Florida Special District created pursuant to Chapter 190 of the Florida Statutes, entered into a wholesale wastewater service agreement with ~~The Mission~~, The Reserve, and Venezia North and South planned unit developments. The developments will connect to the CDD's wastewater system and purchase wastewater capacity on a wholesale basis. It is important to note that the Town will own and maintain the wastewater collection system (mains, lift stations, etc.) within the Town limits.

E. POTABLE WATER SERVICE AREA MAP

~~It is important to note that the Town's original Potable Water Service Area Map adopted in August 2003 indicated that there was a conflict between the utility service area claimed by the Town and the utility service area claimed by the City of Groveland. To resolve this conflict, as required by Chapter 180 F.S., the Town adopted Resolution #2010-004, which redefined the Town's utility service area to exclude those areas of overlap with the City of Groveland's utility service area (see Appendix A of the Public Facilities Element for details). The revised utility service area is featured on the Town's Utility Service Area Map. The Utility Service Area represents the long range planning area for Howey in the Hills.~~

The Town has established a Chapter 180 Potable Water Service Area through an interlocal agreement with Lake County and other local governments. The Town currently serves a portion of the Chapter 180 service area with its existing potable water system and planned expansions. Lake County has granted approval to the planned Drake Point development to establish its own potable water treatment plant serving that project which lies within the Town's designated 180 area.

F. INTERGOVERNMENTAL COORDINATION ANALYSIS REQUIREMENTS

All existing coordination mechanisms described in Section B of this *Element* ~~are~~ have proven to be generally effective ~~and no problems exist~~.

~~The Town is continuing ongoing efforts to establish a Joint Planning Agreement with the County. Additionally, the Town is continuing efforts with the County to establish and maintain the water quality standards of Little Lake Harris and Lake Illinois. Howey in the Hills shall pursue a formal agreement with Lake County on educating lakefront property owners on the importance of protecting the lakes from various means of pollution and will seek joint enforcement provisions.~~

The Town shall evaluate and compare any future annexations or developments with Lake County and the East Central Florida Regional Planning Council's (ECFRPC) *Comprehensive Policy Plan* to ensure consistency. Howey-in-the-Hills will work with the ECFRPC on any regional planning matters.

No designated area of critical state concern falls partially or wholly within the Town.

~~With reference to S 163.3177(6) (h) 1 F.S., Section B above covered this Element.~~

An Interlocal Agreement for Public School Facility Planning between the Town, the Lake County School Board, and all other local governments in Lake County was adopted ~~as required by the state's school concurrency regulations in 2006. While school concurrency is no longer mandatory, the Town has chosen to continue to apply concurrency criteria to schools.~~ This agreement will ensure the short- and long-range planning for future schools in the county to accommodate new students as a result of new residential growth. The agreement also calls for joint use of facilities and co-location of schools and parks as well as coordination of the necessary infrastructure (roads, water, and wastewater) to support new schools. Through this process, schools will be properly located to reduce urban sprawl and respect existing neighborhoods.

G. GOALS, OBJECTIVES AND IMPLEMENTING POLICIES

GOAL 1: Coordinate with Federal, State and Local government and quasi-government entities whose respective empowered activities, duties and responsibilities influence, effect, or control governmental affairs and land development decisions held by the Town of Howey-in-the-Hills in order to establish effective growth management, development activities, and natural resource conservation, with consideration to limited available finances.

(Note: No municipalities are located adjacent to the Town of Howey-in-the-Hills.)

OBJECTIVE 1.1: *Coordination with Lake County.* Coordinate with Lake County on issues pertaining to land use activities and public programs applicable to adjacent unincorporated lands and unincorporated enclaves.

POLICY 1.1.1: *Exchange of Comprehensive Plans.* The Town shall ~~willingly~~ provide a copy of its *Comprehensive Plan* to Lake County and shall review the most recent *Lake County Comprehensive Plan* on the County's website to mutually promote consistency with adopted Plans.

POLICY 1.1.2: *Notification of Amendments to Comprehensive Plan and Development Activities.* The Town shall file a written request to Lake County to receive notification of any proposed land use amendments, changes to adopted levels of service, and all applications for development affecting land adjacent to Town boundaries as well as such activities occurring within one mile from the Town's limits, within a reasonable timeframe for the Town to respond to any concerns. The Town shall reciprocate such

information to Lake County and allow response to Lake County growth management concerns.

POLICY 1.1.3: ***Coordinating Growth Management Issues.*** The Town shall coordinate growth management issues with Lake County by presenting Town concerns through documented transmittals, scheduled meetings, attendance at County public hearings, joint ad hoc technical coordination committees, and, where relevant, less formal communications.

The Town shall promote reciprocal participation of County staff and officials in local growth management affairs. Growth management issues to be pursued, but not limited to, comprise the following:

- annexations.
- availability of and impact to existing and proposed public services.
- concurrency requirements.
- compatible and consistent land uses.
- impacts to environmentally sensitive lands and the preservation of natural resources.
- affordable housing issues and housing needs for special groups.
- access to recreational facilities; and
- emergency management related issues.

All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

POLICY 1.1.4: ***Establishing a Joint Annexation Agreement.*** ~~By December 2012,~~ the Town shall coordinate with Lake County ~~to establish on~~ a joint annexation agreement. This agreement shall at minimum address the following:

- appropriate procedures for annexation.
- establishing compatible and consistent land uses for lands in the annexation zone; and
- defining the appropriate application of concurrency within the annexation zone.

OBJECTIVE 1.2: ***School Board Cooperation and Coordination.*** Full cooperation and coordination with the Lake County School Board as needed to coordinate planning activities and maximize the use of available public facilities.

POLICY 1.2.1: ***Existing Agreements with School Board.*** The Town will pursue formalization of existing agreements with the Lake County School Board for the use of school facilities for recreation services and activities. Agreements should establish a level of service ratio to determine the maximum allowable use of the facilities for public access to optimize the use of the facilities and to help the Town determine its long-term recreation needs.

POLICY 1.2.2: ***Annual Review of School Board Interlocal Agreement.*** Review annually the interlocal agreement with the School District of Lake County to ensure inclusion of:

- coordination of *Public School Facilities Element*.
- review of population projection figures.
- corroboration on public school facilities siting.
- infrastructure and safety needs of schools.
- adoption of level of service standards.
- creation of a public school capital facilities program; and
- definition of the geographic application of school concurrency; the use of schools by the public, including use as emergency shelters; and for outlining public school concurrency requirements for future development.

POLICY 1.2.3: ***Deficient Levels of Service.*** The Town shall coordinate with the School District of Lake County to identify deficient Levels of Services for public school facilities, and to mitigate for those deficiencies through the development process when applicable.

POLICY 1.2.5: ***Participation in Joint Meetings.*** The Town shall participate in regularly scheduled joint meetings with all participants identified in the *Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency*.

OBJECTIVE 1.3: ***Abiding by and Enforcing School Board Interlocal Agreement.*** The Town shall abide by and enforce the interlocal agreement between the Town and School Board to require cooperation in terms of population and school siting.

POLICY 1.3.1: ***Provision of Facility Plans and Projections.*** The School Board shall provide facilities plans and population projections on an annual basis to ensure that consistency is maintained between the two.

- POLICY 1.3.2:** ***Provision of Site Plans.*** The School Board shall provide the Town with any plans to site schools within the corporate limits or joint planning area.
- POLICY 1.3.3:** ***Provision of Land Use Amendments.*** The Town shall provide to the School Board all applications for land use plan amendments that have the potential of increasing residential density and that may affect student enrollment, enrollment projections, or school facilities.
- POLICY 1.3.4:** ***School Board Member.*** The Town shall allow a member of the School Board to sit on the local planning agency and comment on proposals that have the potential to increase density.
- POLICY 1.3.5:** ***Lake County Educational Concurrency Review Committee.*** Take part in the Lake County Educational Concurrency Review Committee established by the County, School Board and municipalities that shall meet at least annually but more often if needed, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, and will hear reports and discuss issues concerning school concurrency.
- POLICY 1.3.6:** ***Joint Staff School Concurrency Review Group.*** Take part in The Joint Staff School Concurrency Review Group, comprised of Staff of the County, Cities, and School Board, that shall meet at least quarterly, as outlined in the Interlocal Agreement between Lake County, Lake County School Board and Municipalities for School Facilities Planning and Siting, to discuss issues concerning school concurrency. These issues shall include but not be limited to land use and school facilities planning, including such issues as population and student projections, level of service, capacity, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access. The School Board staff shall be responsible for making meeting arrangements.

OBJECTIVE 1.4: ***Sufficient School Capacity.*** The Town shall, throughout the planning period, coordinate with Lake County Public Schools (LCPS) to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure is available to accommodate new schools.

- POLICY 1.4.1:** *Representative to Serve on Educational Concurrency Review Committee.* The Town shall designate a representative to serve on the LCPS Educational Concurrency Review Committee to discuss issues and formulate recommendations regarding the coordination of land use and schools.
- POLICY 1.4.2:** *Projecting Student Population.* The Town shall provide projected development data to LCPS on a regular basis to assist in development of a long-range planning model to project student enrollment.
- POLICY 1.4.3:** *Reviewing LCPS Model Projections.* As a member of the LCPS Educational Concurrency Review Committee, the Town shall review LCPS model projections for consistency with the Town's projections and, if necessary, shall recommend additions or modifications to the model results.
- POLICY 1.4.4:** *Compliance with School Concurrency Agreement.* The Town shall comply with the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency adopted in 2008.

OBJECTIVE 1.5: *Coordinate with the Plans of Federal and State Regulatory Agencies.* Coordinate with the plans of Federal, State, and Regional Government Agencies to establish consistency and compatibility between the Town's *Comprehensive Plan* and the plans and proposed activities of these regulatory agencies.

- POLICY 1.5.1:** *Coordinating Planning Activities.* The Town shall continually coordinate planning activities involving *Elements* of the *Comprehensive Plan* with Lake County, Lake County School Board, Florida Department of Transportation, and any other regional or state agencies with land use or environmental regulatory authority, which provide services within the Town of Howey-in-the-Hills.
- POLICY 1.5.2:** *State Road 19 and County Road 48 Improvements and Maintenance.* The Town shall coordinate with the Florida Department of Transportation on issues pertaining to improvements and maintenance of SR 19 and Lake County on issues pertaining to improvements and maintenance on County Road 48.
- POLICY 1.5.3:** *Affordable Housing Issues.* The Town shall coordinate with the U.S. Department of Housing and Urban Development and the Florida Department of ~~Community Affairs~~ Commerce independently and in conjunction with the Lake County Department

of Planning and Development to obtain financial assistance for affordable housing programs serving very low, low, and moderate income households within Lake County, including supporting infrastructure.

POLICY 1.5.4: ***Coordination with State and Federal Agencies on Public Facilities.*** Issues concerning coordination with State and Federal agencies involve drainage, solid waste and hazardous waste, potable water, sanitary sewer, and natural groundwater aquifer recharge. The Town shall coordinate plans and improvements proposed and scheduled within the *Comprehensive Plan* with those planned by the respective State and Federal agencies having authority to implement such improvements. Coordination shall also include the availability of State and Federal funds to support implementation of proposed infrastructure needs. All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

POLICY 1.5.5: ***Coordination with State and Federal Agencies on Conservation Issues.*** Conservation issues that require coordination with State and Federal agencies include the possible acquisition of land adjacent to Little Lake Harris occupying an undisturbed vegetative community, protection of the natural groundwater aquifer, historical sites, wetlands, Little Lake Harris, sinkhole potential, wildlife and wildlife habitats, and air quality. The Town shall coordinate the *Comprehensive Plan* with plans and programs under the authority of the State and Federal agencies, according to the relationship of the conservation activity with the various agencies.

POLICY 1.5.6: ***Recreational Coordination.*** The Town shall coordinate recreation plans proposed within the *Comprehensive Plan* with proposed programs and plans established by the Florida Department of Natural Resources and the Florida Forever program as well as Lake County.

POLICY 1.5.7: ***Emergency Management.*** The Town shall coordinate growth and development proposed within the *Comprehensive Plan* with the proposed emergency preparedness plans and programs of the Florida Department of Emergency Management and the Lake County Department of Emergency Management.

POLICY 1.5.8: ~~***Assessing SJRWMD's Water Supply Facilities Work Plan. The Town of Howey in the Hills' Water Supply Facilities Work Plan***~~

~~(Work Plan), shall assess existing and projected water sources and needs for at least a 10 year planning period and consider the Regional Water Supply Plan of the St. Johns River Water Management District. The Work Plan shall identify traditional and alternative water supply sources that the Town may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable District's Regional Water Supply Plans or otherwise proposed by the Town.~~

POLICY 1.5.9:

~~**Update of the Town's Water Supply Facilities Work Plan.** Howey-in-the-Hills shall coordinate with the St. Johns River Water Management District during updates to their *Regional Water Supply Plan*, to identify potentially feasible alternative water supply projects in the Town. Within 18 months of the adoption of the St. Johns River Water Management District's *Water Supply Plan*, the Town shall complete updates of the appropriate elements and adopt related plan amendments in order to address all of the 10 year water facilities supply work plan components of Chapter 163, F.S. The Town shall also update its *Water Supply Facilities Work Plan* every five years, within 18 months of the adoption of the St. Johns Water Management District *Regional Water Supply Plan*.~~

POLICY 1.5.10 g:

Coordination with Local Governments Bordering the Utility Service Area. The Town shall coordinate with all municipalities that border the Town's Utility Service Area (City of Groveland, Town of Astatula, City of Leesburg, City of Minneola, and City of Tavares) to maintain and implement an interlocal agreement in regards to addressing, at minimum, the following growth management issues:

- annexation issues.
- jurisdictional responsibility of public facilities.
- concurrency requirements.
- compatible and consistent land uses.
- impacts to environmentally sensitive lands and the preservation of natural resources.
- affordable housing issues and housing needs for special groups.
- access to recreational facilities; and
- emergency management related issues.

All proposed public facilities shall be consistent with the guidelines and standards established in the *Public Facilities* and *Capital Improvements Elements* of this *Comprehensive Plan*.

POLICY 1.5.11 9: *Local Government Coordination and Overlapping of Utility Service Area Boundaries.* The Town shall continue to ensure that the overlapping of utility service area boundaries with adjacent local governments is avoided by coordinating with the adjacent local governments and maintaining and abiding by the established interlocal agreements for municipal services.

POLICY 1.5.12 10: *Wholesale Wastewater Treatments.* The Town shall continue to monitor and enforce the guidelines provided in the wholesale wastewater treatment agreements established with the Central Lake Community Development District. The Town shall also provide coordination with any future wastewater treatment providers established within the Town's Utility Service Area Boundary.

POLICY 1.5.13: ~~*Providing Potable Water Interconnection for Emergency Purposes.* The Town shall continue to provide potable water interconnection with the Central Lake Community Development District, the Mission Inn, and adjacent municipalities for emergency purposes.~~

OBJECTIVE 1.6: *Coordination with the East Central Florida Regional Planning Council.* Coordinate proposed development within the *Comprehensive Plan* with policies established within the ECFRPC's Regional Policy Plan.

POLICY 1.6.1: *Cooperation with the East Central Florida Regional Planning Council (ECFRPC).* The Town shall cooperate with the ECFRPC in the review of regional policies and standards which require coordination with local governments and their comprehensive planning activities. The Town shall assure that proposed growth and developments within the *Comprehensive Plan* remain generally consistent with the ECFRPC's Regional Policy Plan. Other issues of coordination shall include, but may not be limited to, development of regional impact (DRI's), comprehensive plan review, intergovernmental coordination, and conflict resolution.

OBJECTIVE 1.7: *Informal and Formal Mechanisms for Coordinating Impacts of Developments.* Informal and formal mechanisms for coordinating impacts of development proposed in adjacent governmental jurisdictions shall be established.

POLICY 1.7.1: *Formal Mechanism with the County.* The Town shall work with Lake County to mutually disseminate information pertaining to proposed development adjacent to the Town, or proposed within a distance at which an impact to levels of service will be evident, in order to coordinate growth and development affecting adjacent government's adopted levels of services or other development concerns addressed within the *Comprehensive Plan*. Such an Agreement should stipulate required responsibility of a developer to include a joint technical analysis of both jurisdiction's Concurrency Management Systems where a proposed development is anticipated to impact levels of service within both areas.

The Town ~~Clerk~~ Manager shall assume responsibility to coordinate with Lake County on development impacts transcending Town boundaries.

POLICY 1.7.2: *Informal Mechanisms with the County's Planning Department.* The Town's planning consultant shall coordinate with the Lake County Department of Planning and Development to jointly review impacts of County development on Howey-in-the-Hills' adopted levels of service and anticipated growth and development within the Town. Such activities shall occur through joint meetings, written and verbal communications, and Town attendance at appropriate County public meetings addressing the proposed development.

POLICY 1.7.3: *Resolving Annexation Issues.* The Town shall communicate and coordinate with adjacent homeowners, nearby neighborhoods and others within any future joint planning area to resolve any annexation issues.

POLICY 1.7.4: *Requested Interlocal Agreements.* The Town shall cooperate in the preparation of any needed or requested Interlocal agreements.

OBJECTIVE 1.8: *Conflict Resolution Through Mediation.* The Town shall coordinate with other public entities in drafting a strategic plan for Lake County for resolving conflicts between Howey-in-the-Hills and Lake County, other Lake County municipalities, the Lake County School Board, and Special Purpose Districts.

POLICY 1.8.1: *Informal Mediation Process.* The Town shall establish an informal mediation process for solving local intergovernmental coordination problems among local governments and other units of government providing services.

POLICY 1.8.2: *Formal Mediation Process.* Where informal mediation fails to resolve local conflicts, the Town Council shall determine if the issue warrants intervention of an unbiased mediation forum. Such mediation shall be granted to the East Central Florida Regional Planning Council unless evidence is shown that the ECFRPC will not represent a fair or unbiased mediator. Upon such determination, the Town shall coordinate with the Florida Department of ~~Community Affairs~~ Commerce to resolve intergovernmental conflict with another Regional Planning Council serving as the mediator.

~~**OBJECTIVE 1.9:**—*Campus Master Plan.* When a campus master plan prepared pursuant to Section 240.155, Florida Statutes, includes area within the Town, the Town shall recognize the campus master plan, and the Town shall coordinate with any University or College regarding the provisions of any campus master development agreement. Reserved.~~

~~**POLICY 1.9.1:**—*Coordinating with Campus Master Plans.* For applicable campus master plans prepared pursuant to Section 240.155, Florida Statutes, the Town shall meet with the University or College to establish procedures to recognize a campus master plan and to coordinate regarding the provisions of the campus master development agreement.~~

OBJECTIVE 1.10: *Countywide Significant Facilities.* The Town shall coordinate with Lake County regarding the siting of facilities with countywide significance, including locally unwanted land uses.

POLICY 1.10.1: *Defining Facilities of Countywide Significance and Unwanted Land Uses.* Facilities of countywide significance include but are not limited to hospitals, major school facilities, and governmental complexes. Locally unwanted land uses include but are not limited to uses that produce enough traffic, noise, smoke, odor, dust, fumes or vibrations to have an effect on the health and general welfare of the citizens of Howey-in-the-Hills.

POLICY 1.10.2: *Identifying Facilities of Countywide Significance and Unwanted Land Uses.* The Town shall meet annually or more frequently if needed with Lake County to identify facilities of countywide significance, including locally unwanted land uses, and to discuss the planning of these facilities. The coordination shall identify the best available data and analysis regarding these facilities and land uses and provide recommendations, if appropriate, regarding the siting of the facilities and land uses.

POLICY 1.10.3: *Notice to County.* The Town shall provide the County notice and opportunity to comment on the siting of facilities of countywide significance, including locally unwanted land uses. The Town shall provide an opportunity for the comments to be addressed in the siting process.

OBJECTIVE 1.11: *Population Projections.* The Town shall coordinate population projections with Lake County, the Lake County School Board, the Lake-Sumter Metropolitan Planning Organization, and other units of local government providing public facilities and services.

POLICY 1.11.1: *Developing Countywide Population Projections.* The Town shall meet annually or more frequently if needed with the Lake County Planning Department to discuss and develop countywide population projections that include expected growth shown in the Town's *Comprehensive Plan*. The Town will review the draft population projections and consider using them in the Town's *Comprehensive Plan* to foster the joint utilization of consistent and coordinated population projections between the Town and County.

POLICY 1.11.2: *School Board Projections.* The Town shall meet annually or more frequently if needed with the Lake County School Board to discuss population projections used in the Town's *Comprehensive Plan* in order to allow the School Board to consider Town growth and development projections and the Town to consider School Board enrollment projections. The population projections shall address but not be limited to the location, timing and amount of school students.

POLICY 1.11.3: *Lake-Sumter MPO Projections.* The Town shall meet annually or more frequently if needed with the Lake-Sumter Metropolitan Planning Organization to discuss population projections and consider expected growth shown in the Town's *Comprehensive Plan*.

POLICY 1.11.4: *Other Units of Government and Population Projections.* The Town shall meet annually or more frequently if needed with other units of local government providing public facilities and services to discuss population projections used in the Town's *Comprehensive Plan*.