

Town of Pomona Park

2045
COMPREHENSIVE
PLAN

2024

Prepared by the

Northeast
Florida
Regional
Council



This page intentionally left blank.



Town of Pomona Park

Future Land Use

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.



Future Land Use Goals, Objectives, & Policies

Goal A.I

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

Objective A.I.1

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

Policy A.I.1.1

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

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

Policy A.I.1.2

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

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

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

Policy A.1.1.3

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

Policy A.1.1.4

The Town Council may approve the development of housing that is affordable, as defined in Chapter 420.004, Florida Statutes, including, but not limited to a mixed-use residential development, on any parcel zoned for commercial or industrial use, so long as at least 10 percent of the units included in the project are for housing that is affordable, as defined under Chapter 420.004, Florida Statutes. The provisions of this subsection are self-executing and do not require the governing body to adopt an ordinance or a regulation before using the approval process in this subsection.

Policy A.1.1.5

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

- **Low density residential** (less than or equal to 2 dwelling units per net acre)—this category consists primarily of single-family residential units on individual lots and accessory uses. Places of Worship may be allowed in this district. Accessory dwelling units such as “in-law suites” or garage apartments are permitted and counted toward density calculations.
- **Medium density residential** (greater than 2 and up to 5 dwelling units per net acre)—this category consists primarily of duplex dwelling units and multi-family dwelling units. Single-family dwellings, group homes, housing for the elderly, places of worship, retirement homes and similar uses may also be included. Accessory dwelling units such as “in-law suites”

or garage apartments are permitted and counted toward density calculations.

- **Commercial**—this category consists primarily of retail and service establishment businesses, professional medical and dental offices, places of worship, neighborhood retail and services. Auto service stations, places of worship, and community sales and services the development intensity shall not exceed a floor area ratio of 0.50.
- **Industrial**—Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Codes shall provide requirements for buffering industrial land uses (i.e., sight, access, noise) from adjacent land uses of lesser density or intensity of use. The development intensity shall not exceed a floor area ratio of 1.50.
- **Public**—this category consists of lands designated as other public facilities, which are intended for use as potable water, sanitary sewer treatment facilities, transportation, storm water/drainage control structures, etc., and of civic, cultural, government, religious, recreation, utilities, and other public necessity uses. The development intensity shall not exceed a floor area ratio of 1.50.
- **Conservation**—Lands classified as Conservation use are public and private lands devoted to conserve unique and natural functions including lakes and wetlands. Conservation land in public ownership and all lakes within the Town shall be permitted with no additional development beyond what is already present on the site, except for docks, piers, or walkways. Before a building permit is considered, the Town must receive the applicable permits from the Army Corps of Engineers, St. Johns River Water Management District (SJRWMD), Department of Environmental Protection (DEP) and any other Federal and State agencies. Conservation land in private ownership shall be restricted to new development at a density no greater than 1 dwelling unit per 5 acres with the permitted development clustered on the upland portion of the site or that portion of the site least affected by construction activity.
- **Agricultural**—Agricultural activities shall be allowed within conservation lands where such activity may be performed with no net loss of wetlands. Land classified as Agriculture land is used predominantly for crop cultivation, livestock, specialty farms, silviculture areas, and dwelling units. Development within Agriculture land use shall be limited to a maximum density of 1 dwelling unit per 5 acres. Solar facilities, as defined in Chapter 163. 3205(2), Florida Statutes, shall be a permitted use on Agriculture designated land.
- **Recreation**—Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc. New recreational facilities must be sited in locations which are compatible or can be made compatible with

adjacent land uses. Impervious surface land coverage of recreational land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.

- **Mixed-Use**—Provide for a mixture of uses developed on a unified site by including two or more of the following uses: residential, retail, recreational, industrial or governmental. Acceptable mixed use may be emblematic of a single building containing more than one type of land use or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of share vehicular and pedestrian access and parking areas. Maximum nonresidential floor area ratio of 0.8.

Policy A.1.1.6

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

Policy A.1.1.7

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

Policy A.1.1.8

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

Policy A.1.1.9

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

Policy A.1.1.10

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

Policy A.1.1.11

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

Policy A.1.1.12

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

Objective A.1.2

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

Policy A.1.2.1

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

Policy A.1.2.2

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

Policy A.1.2.3

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

Policy A.1.2.4

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

Policy A.1.2.5

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

Policy A.1.2.6

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

Objective A.1.4

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

Policy A.1.4.1

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

Policy A.1.4.2

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

Objective A.1.5

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

Policy A.1.5.1

Landowners applying for land use amendments shall be subject to fees for research required, such

as topography, soil condition, flood hazard and wetland zones or other concerns, as determined by the Northeast Florida Regional Council for technical assistance.

Policy A.1.5.2

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

Policy A.1.5.3

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

Policy A.1.5.4

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

Objective A.1.6

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

Policy A.1.6.1

Development shall occur only on the upland portion of the property with adequate buffering to protect conservation land and shall be consistent with the conservation goals, objectives, and policies within the Conservation Element.

Policy A.1.6.2

Where all of a parcel is contained within a conservation area, single-family development shall be allowed at the intensity of use and with the restriction in siting specified in the Land Development Codes. The remainder of the lot shall be left in its natural vegetative state to preserve the natural storm water drainage system functioning to the greatest extent possible. The dwelling unit and the septic tank shall be developed or installed in a manner such that they are elevated at a minimum of 1 foot above the 100-year floodplain as identified by FIRM and FEMA maps.

Policy A.1.6.3

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

Policy A.1.6.4

Conservation land use acreage of the development site shall be used to determine the overall number of units allowed for the entire development. The permitted units may be developed on the upland portion of the site at the density specified.

Policy A.1.6.5

Land uses near Conservation land shall provide adequate buffering to protect conservation land from incompatible land uses. The buffering criteria shall be adopted as part of the Land Development Codes. At a minimum, industrial, light industrial/office, public, and commercial development shall provide a 75-foot buffer from conservation land and a 75-foot buffer from lakes and other surface waters. Residential and recreation land development shall provide for a 75-foot buffer from conservation land and a 75-foot buffer from lakes and other surface waters. The developer shall utilize natural vegetation for at least half of the required buffer adjacent to the conservation land until requirements that are more specific are established in the Land Development Codes. The remainder of the buffer shall utilize xeric materials to the maximum extent possible to minimize the amount of water needed to irrigate landscaped areas. No on-site sewage treatment system shall be located within the buffer.

Policy A.1.6.6

Regulate the use of land and water consistent with this element to maintain the compatibility of adjacent land uses and to provide for open space and buffers. The retention of natural buffers and the use of xeric landscape materials are part of this strategy.

Policy A.1.6.7

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

Policy A.1.6.8

Regulate areas subject to seasonal and periodic flooding and provide for drainage, and storm water management. At a minimum, these regulations shall minimize the disturbance of the natural storm water management system by requiring the natural vegetation remain in place to the maximum extent possible. They shall also ensure that post-development runoff does not exceed pre-development runoff using retention ponds, swales, gutters, and other storm water drainage facilities.

Policy A.1.6.9

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

Objective A.1.7

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

planning will ensure safe access to schools through supporting infrastructure such as sidewalks, bicycle paths, turn lanes, and signalization.

Policy A.1.7.1

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

Policy A.1.7.2

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

Policy A.1.7.3

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

Policy A.1.7.4

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

Town of Pomona Park

Traffic Circulation

Goals, Objectives, & Policies

2024

Prepared by the

Northeast
Florida
Regional
Council



This page intentionally left blank.

Traffic Circulation

Goals, Objectives, & Policies

Goal B.1

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

Objective B.1.1

The Town shall provide a safe and convenient transportation system.

Policy B.1.1.1

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

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

Policy B.1.1.2

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

Policy B.1.1.3

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

Policy B.1.1.4

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

Objective B.1.2

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

Policy B.1.2.1

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

Policy B.1.2.2

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

Objective B.1.3

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

Policy B.1.3.1

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

Policy B.1.3.2

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

Objective B.1.4

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

Policy B.1.4.1

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

Town of Pomona Park

Housing

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Housing

Goals, Objectives, & Policies

Goal C.1

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

Objective C.1.1

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

Policy C.1.1.1

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

Policy C.1.1.2

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

Objective C.1.2

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

Policy C.1.2.1

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

Policy C.1.2.2

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

Objective C.3

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

Policy C.1.3.1

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

Town of Pomona Park

Infrastructure

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Infrastructure

Goals, Objectives, & Policies

Goal D.1

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

Objective D.1.1

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

Policy D.1.1.1

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

Potable Water

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

Sanitary Sewer

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

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

Solid Waste

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

Drainage Facilities

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

Policy D.1.1.2

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

Objective D.1.2

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

Policy D.1.2.1

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

Policy D.1.2.2

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

Objective D.1.3

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

Policy D.1.3.1

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

Policy D.1.3.2

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

Policy D.I.3.3

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

Objective D.I.4

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

Policy D.I.4.1

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

Policy D.I.4.2

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

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

Policy D.1.4.3

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

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

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

Any non-conforming land use located within 100 feet of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.

Goal D.2

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

Objective D.2.1

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

Policy D.2.1.1

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

Policy D.2.1.2

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

Policy D.2.1.3

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

Policy D.2.1.4

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

Objective D.2.2

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

policies below.

Policy D.2.2.1

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

Policy D.2.2.2

The Town shall incorporate and adopt within its Land Development Codes procedures for disposal of hazardous waste materials. Businesses with the potential for generating hazardous materials will be identified. The Town will coordinate with Putnam County and the NEFRC to establish procedures for the pick-up, transport, and disposal of identified hazardous wastes. Known sources of hazardous materials, which are not disposing of such materials in accordance with defined procedures, shall be reported by the Town Council to the DEP for policing action.

Policy D.2.2.3

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

Policy D.2.2.4

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

Objective D.2.3

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

Objective D.2.4

The Town shall comply with the provisions in Chapter 163.3177(6)(c)3, Florida Statutes., in the assessment of providing sanitary sewers for developments.

Policy D.2.4.1

The Town is exempt from the provisions of Chapter 163.3177(6)(c)3, Florida Statutes, since the Town is within a Rural Area of Opportunity.

Appendix A

Town of Pomona Park Water Supply Facilities Work Plan

2024-2035

Appendix 1 of the Infrastructure Element

Prepared by:

Northeast Florida Regional Council

December 2023

Section 1: Introduction

The St. Johns River Water Management District's (SJRWMD's) North Florida Regional Water Supply Plan (NFRWSP) identifies the Town of Pomona Park (Town) as being within a Water Resource Caution Area (WRCA). Therefore, in accordance with Section 167.3177(6)(c), Florida Statutes (F.S.), the Town is required to adopt and maintain a water supply facilities work plan (work plan), and update the comprehensive plan, as necessary, to implement the work plan and address water supply-related legislative requirements. Intergovernmental Coordination Element Policy G.1.4.1 contains enabling language that incorporates the work plan into the comprehensive plan as Figure D-5 of the Infrastructure Supporting Data and Analysis.

This work plan addresses the planning period of 2024 - 2035 and, at a minimum, it will be necessary to update the work plan prior to the end of the planning period. In addition, in accordance with the Section 163.3177(6)(h), F.S., the Town must ensure coordination of its comprehensive plan with the plans of SJRWMD. Therefore, if SJRWMD updates its NFRWSP and affects the Town, it may be necessary to update the work plan during the planning period. Policy A.1.5.4 contains enabling language to ensure the maintenance of the work plan and coordination of the Town's comprehensive plan with SJRWMD's NFRWSP.

Section 2: Potable Water Supplier(s) and Service Agreement(s)

2.1 Public Supplier and Potable Water Service Agreements

The Town of Pomona Park does not provide any public services. The Town does not own or operate a potable water supply or distribution facility, or a wastewater treatment facility. The central potable water system serving Pomona Park is operated by the Florida Governmental Utility Authority (FGUA). The Town does not have a service agreement with this service provider. Due to the small use and consumption of water, neither the Town nor FGUA has a Consumptive Use Permit (CUP).

Section 3: Potable Water Sources, Demand, and Supply

3.1 Water Sources

In the Pomona Park area, public potable water wells are required to draw from the Floridan Aquifer. Also, FDEP monitors small, private package water treatment systems (such as are in use in Pomona Park) to ensure adequate capacity to serve their intended uses.

The Florida Governmental Utility Authority (FGUA) owns and operates the water supply, storage, and distribution system. The system design capacity is 0.170 million of gallons per day (mgd). Pomona Park's Comprehensive Plan has adopted an LOS of 125 gallons per capita per day (gcd).

3.2 Water Demand and Supply

Table 1 contains projected population data through 2035. The data was obtained from the Town's adopted 2030 Comprehensive Plan. The population projections are provided by the Shimberg Center for Housing Studies. Estimates and projections by the Shimberg Center for Housing Studies are based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida. The central potable water system serving Pomona Park is operated by the FGUA. The system design capacity is 0.170_MGD. Pomona Park's Comprehensive Plan has adopted a LOS of 125 gallons per capita per day (gcd). Table 2 contains the correlation of the projected population and its effect on MGD. Based on FGUA's system design capacity and projected MGD consumption, there is ample water for the Town's projected population.

Table 1. Population Forecasts¹

Year	Shimberg
2020	784
2025	770
2030	735
2035	697

Table 2. Future Water Demand²

Year	Demand - Shimberg (MGD)
2020	0.098
2025	0.096
2030	0.092
2035	0.087

Section 4: Potable Water Treatment and Distribution Facilities

Public potable water treatment and distribution service are not currently available within the Town's municipal limits and there are no plans to provide this service within the planning period of the work plan.

¹ Source: Shimberg, 2023

² Source: NEFRC, 2023

Section 5: Non-potable Water Sources, Services and Facilities**5.1 Non-potable Water Sources**

The entire local population is served by individual septic tanks or other on-site systems. The Town does not collect or treat liquid waste or own or operate a centralized wastewater treatment plant. Therefore, the concept of "service area" does not apply nor does the concept of Levels-Of-Service (LOS) as traditionally applied to public facilities. Pomona Park does not incorporate additional wastewater facility needs in projects for the Capital Improvement Plan. All on-site sewage disposal systems must be permitted by the Putnam County Health Department in keeping with Putnam County Code of Ordinances, Chapter 18 - Environment and Natural.

5.2 Non-potable Water Services and Facilities

Non-potable water service (reclaimed water for irrigation) is not currently available within the Town's municipal limits and there are no plans to provide this service within the planning period of the work plan. However, the Town does provide untreated water to supply the Town's fire hydrant system.

Section 6: Water Supply Concurrency and Level of Service Standards

Although water is supplied by a separate entity, the Town is ultimately responsible for authorizing development within its municipal limits. Policy H.1.7.7 establishes a level of service for potable water of 125 gallons per capita per day. Additionally, H.1.7.7 requires that the Town consult with the applicable water supplier to determine whether available capacity to serve new development will be in place no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent. "Available capacity" shall be the total annual average daily withdrawal allowed by the consumptive use permit minus the current demand minus capacity reserved for approved development that has not been built.

6.1 Water Supply and Facility Concurrency

The town's current and projected usage is consistent with the adopted LOS. The Town ensures compliance with the State's water supply and facility concurrency requirements (i.e., Section 163.3180, F.S.) through the implementation of Policy A.1.5.4.

Section 7: Water Conservation Practices

The Town currently implements water conservation practices, including some that are enabled by comprehensive plan policies. For example, the Infrastructure Element identifies water conservation measures such as utilization of xeriscaping and water use.

7.1 New Water Conservation Practices

Water conservation is important to reduce potable water demand. The Town's water conservation practices include the following:

- Promoting water conservation measures for all water users (E.1.2.6.).

Section 8: Water Source Protection Practices

8.1 Water Source Protection Practices

Protection of water sources is important to ensure the quality and quantity of water. The Town's water source protection practices include the following:

- Objective D.2.4., and associated policies in the Infrastructure Element establish the state standards for assessing the feasibility of providing sanitary sewage and that the provisions do not apply to the Town given that it is in a Rural Area of Opportunity.
- The Town shall establish a 100-foot buffer zone around private wellheads which serve the public (Policy E.1.2.8.) and adopted wellhead protection management strategies as part of its Town Code (§ 74-62).
- Promoting land conservation buffer zones from wetlands and water bodies (§ 90-7(a)(7), (8)).
- No permit shall be issued for a septic tank in any place that will impact the water quality of Lake Broward or any potable water well (E.1.2.2).
- Requiring conservation of environmentally sensitive land (Policy E.1.3.3).
- Coordination relative to monitoring groundwater quality and levels (E.1.2.7.)
- Managing hazardous water disposal (Policies E.1.5.1, E.1.5.2, E.1.5.3)
- Objective H.1.8 and subsequent policies are proposed to describe the process of including a list of projects necessary to achieve the pollutant load reductions attributable to the local governments as established in the Lower St. Johns Basin Management Action Plan, per Chapter 163.3177(3)(a)4b, Florida Statutes. Currently, no BMAP projects are included within the jurisdiction of the Town.

This page intentionally left blank.

Town of Pomona Park

Conservation

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Conservation

Goals, Objectives, & Policies

Goal E.1

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

Objective E.1.1

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

Policy E.1.1.1

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

Policy E.1.1.2

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

Objective E.1.2

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

Policy E.1.2.1

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

Policy E.1.2.2

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

Policy E.I.2.3

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

Policy E.I.2.4

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

Policy E.I.2.5

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

Policy E.I.2.6

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

Policy E.I.2.7

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

Policy E.I.2.8

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

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

Objective E.I.3

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

Policy E.I.3.1

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

Policy E.I.3.2

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

Policy E.1.3.3

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

Policy E.1.3.4

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

Objective E.1.4

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

Policy E.1.4.1

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

Policy E.1.4.2

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

Policy E.1.4.3

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

Objective E.1.5

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

Policy E.1.5.1

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

Policy E.1.5.2

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

Policy E.I.5.3

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

Town of Pomona Park

Recreation

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Recreation and Open Space Goals, Objectives, & Policies

Goal F.1

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

Objective F.1.1

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

Policy F.1.1.1

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

Policy F.1.1.2

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

Objective F.1.2

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

Policy F.1.2.1

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

Policy F.1.2.2

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

Objective F.1.3

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

Policy F.1.3.1

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

Policy F.1.3.2

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

Policy F.1.3.3

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

Policy F.1.3.4

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

Policy F.1.3.5

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

Objective F.1.4

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

Policy F.1.4.1

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

Town of Pomona Park

Intergovernmental Coordination

Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Intergovernmental Coordination Goals, Objectives, & Policies

Goal G.1

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

Objective G.1.1

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

Policy G.1.1.1

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

Policy G.1.1.2

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

Policy G.1.1.3

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

Policy G.1.1.4

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

Objective G.1.2

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

Policy G.1.2.1

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

Policy G.1.2.2

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

Policy G.1.2.3

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

Policy G.1.2.4

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

Objective G.1.3

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

Policy G.1.3.1

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

Policy G.1.3.2

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

Objective G.1.4

The Town shall maintain a Water Supply Facilities Work Plan (Work Plan), as required by section 163.3177(6)(c), FS. The Work Plan will be updated and adopted within 18 months after the St. Johns River Water Management District (SJRWMD) updates the North Florida Regional Water Supply Plan that affects the Town. The Town's Work Plan is designed to: assess current and projected potable water demands, evaluate the sources and capacities of available water supplies, and identify those water supply projects, using all available technologies necessary to meet the Town's water demands for the planning period.

Policy G.1.4.1

The Town incorporates the Work Plan (2024 - 2035) as an appendix of the Infrastructure Element of the Town's Comprehensive Plan.

Policy G.1.4.2

The Town will coordinate appropriate aspects of this plan and its comprehensive plan with the NFRWSP. If necessary, the Town will update and amend its Comprehensive Plan and the Work Plan, as required by state statute.

This page intentionally left blank.

Town of Pomona Park

Capital
Improvements
Goals, Objectives, & Policies

2024

Prepared by the

**Northeast
Florida
Regional
Council**



This page intentionally left blank.

Capital Improvements Goals, Objectives, & Policies

Goal H.I

To provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner. This update of the Capital Improvement Program (CIP) will be an annual amendment to the Town's adopted comprehensive plan. When a new five-year capital plan is adopted, it will be an appendix to the Town's Capital Improvements Element and shall be provided to the Florida Department of Commerce or successor agency.

Objective H.I.1

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

Policy H.I.1.1

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

Objective H.I.2

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

Policy H.I.2.1

The Town shall implement a concurrency tracking and monitoring system, which shall be used to:

- a. Analyze the impacts of a proposed development in relation to the available capacity and level of service requirements contained within this Capital Improvements Element; and
- b. Create an annual report that summarizes the available capacity of public facilities and forecasts the future available capacity based upon best available data.

Policy H.I.2.2

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

Policy H.1.2.3

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

Policy H.1.2.4

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

Objective H.1.3

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

Policy H.1.3.1

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

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

Policy H.1.3.2

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

Policy H.1.3.3

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

Policy H.1.3.4

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

Policy H.1.3.5

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

Policy H.1.3.6

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

Policy H.1.3.7

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

Policy H.1.3.8

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

Objective H.1.4

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

Policy H.1.4.1

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

Policy H.1.4.2

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

Policy H.1.4.3

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

Objective H.1.5

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

Policy H.1.5.1

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

Policy H.1.5.2

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

Policy H.1.5.3

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

Objective H.1.6

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

Policy H.1.6.1

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

Policy H.1.6.2

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

Objective H.1.7

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

Policy H.1.7.1

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

Policy H.1.7.2

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

Policy H.1.7.3

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

Policy H.1.7.4

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

Policy H.1.7.5

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

- **Water Quality**—Ambient water quality standards will be maintained. Minimum criteria for surface water quality shall meet the standards of Rule 17-3.510, FAC, “Surface Waters General Criteria” and Chapter 40C-42 FAC, SJRWMD “Regulation of Storm Water Discharge”.
- **Wetland Stormwater**—Permits for Wetland stormwater discharge shall follow National Pollutant Discharge Elimination System (NPDES) stormwater permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.
- **Storm Water Discharge**—Permits for construction of new storm water facilities. Discharge facilities shall follow NPDES storm water permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.
- **Closed Conduit**—10-year frequency, 24-hour duration; IDF curve Zone 4 DOT Drainage Manual 2008, as may be amended.
- **Open Channel**—25-year frequency, 240-hour duration; EDF curve Zone 4 DOT Drainage Manual 2008, as may be amended.
- **Retention/Detention**—Shall meet NPDES stormwater permitting program; Part IV, Chapter 373, F.S., and Chapter 62-25, F.A.C.

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

Policy H.1.7.6

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

Policy H.1.7.7

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the Town of a certificate of occupancy or its functional equivalent. Prior to the approval

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

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

Florida Governmental Utility Authority (FGUA)

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

Policy H.1.7.8

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

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

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

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

Policy H.1.7.9

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

Policy H.1.7.10

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

Policy H.1.7.11

The Town of Pomona Park shall not support the issuance of a building permit or other development

order in any case where the above standards for the levels of service on State roadways within the Town are not met.

Policy H.1.7.12

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

Policy H.1.7.13

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

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

Policy H.1.7.14

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

Objective H.1.8

Per Chapter 163.3177 3(a) 4b, Florida Statutes, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP.

Policy H.1.8.1

Currently, no project necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP has been identified. The Town shall adopt a list of projects in compliance with Chapter 163.3177 3(a) 4b, Florida Statutes when established within the BMAP.

Table H-2 Capital Improvement Program Expenditures

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

This page intentionally left blank.

Private Property Rights

Goals, Objectives, & Policies

2024

Property Rights: Goals, Objectives, and Policies

Goal I.I

The Town of Pomona Park shall consider current and future private property rights in local decision-making, per Chapter 163.3177(6)(i)2, Florida Statutes.

Objective I.I.1

Private property rights shall be considered in local decision-making.

Policy I.I.1

The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy I.I.2

The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state and local ordinances.

Policy I.I.3

The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy I.I.4

The right of a property owner to dispose of his or her property through sale or gift.

This page intentionally left blank.

Town of Pomona Park

Future Land Use

Map Series

2024

Prepared by the

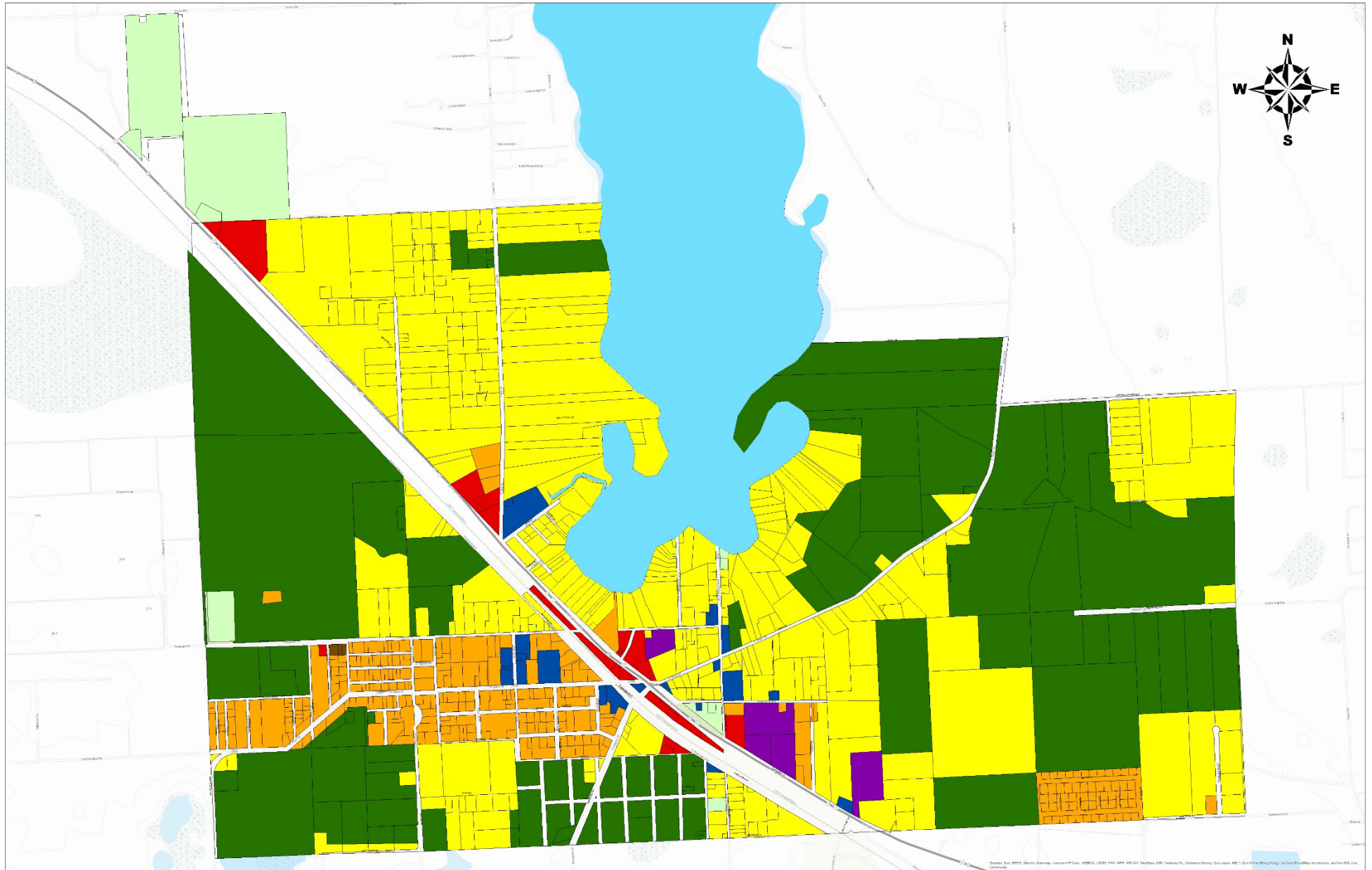
**Northeast
Florida
Regional
Council**



This page intentionally left blank.

TOWN OF POMONA PARK - 2045

FUTURE LAND USE MAP



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

0 0.2 0.4 0.8 Miles

Prepared by: Northeast Florida Regional Council
Checked: R. Jordan
Production date: December 2023
Source: Town of Pomona Park

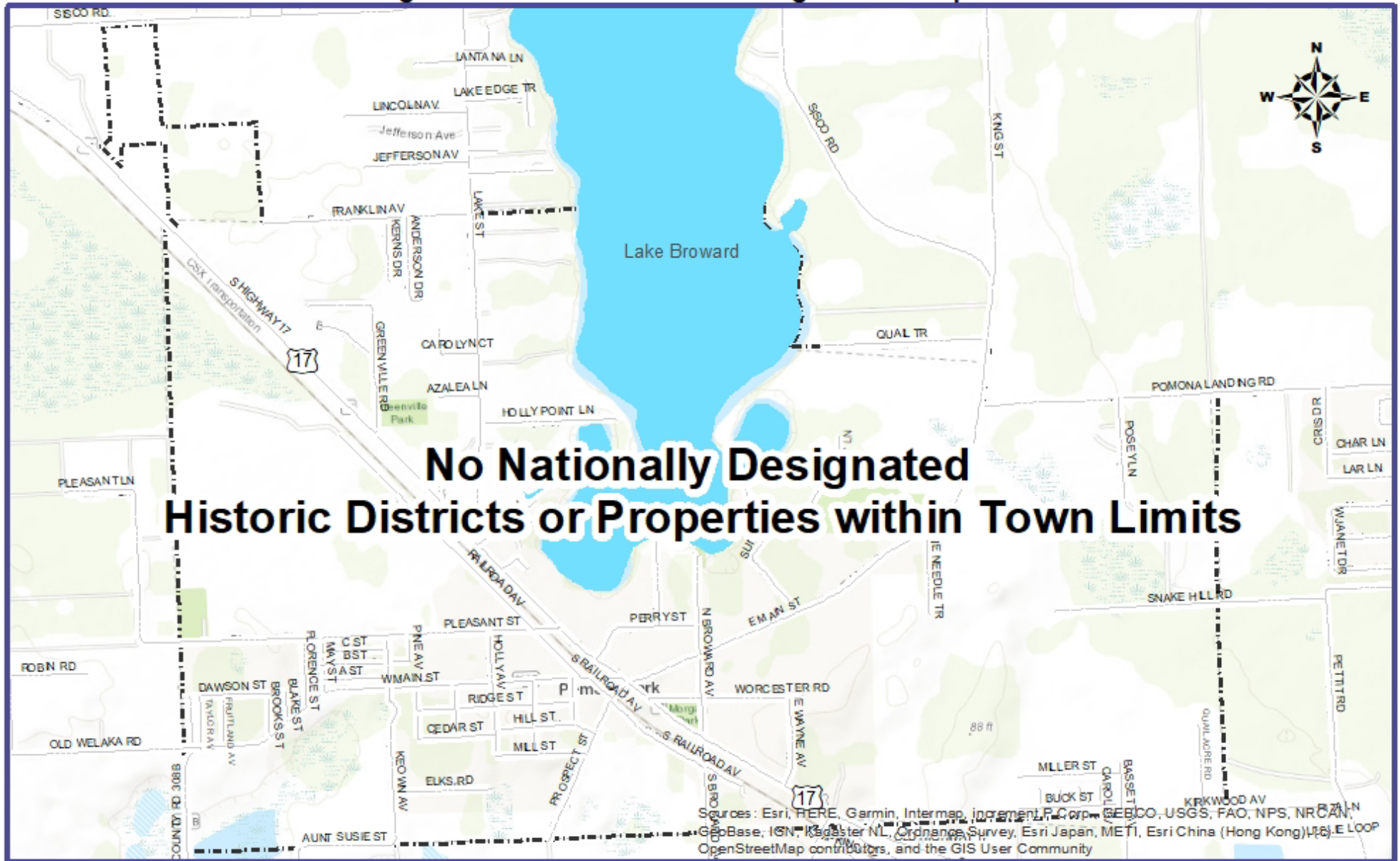


LEGEND

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

TOWN OF POMONA PARK - 2045

Designated Historic Districts and Significant Properties



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

0 0.2 0.4 0.6 Miles

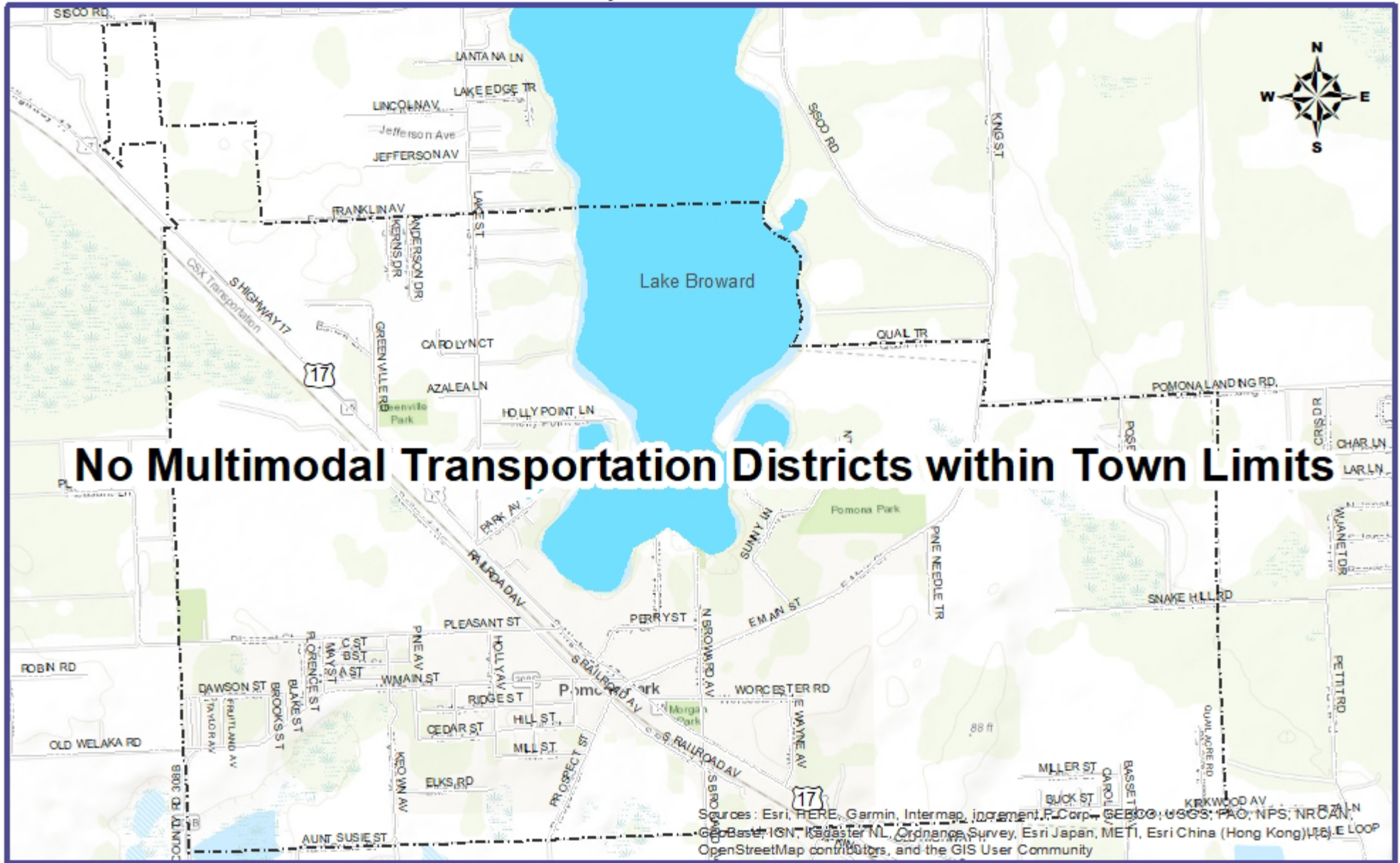
Prepared by: Northeast Florida Regional Council
Checked: R. Jordan
Production date: December 2023
Source: U.S. National Park Service



LEGEND	

TOWN OF POMONA PARK - 2045

Multimodal Transportation District Boundaries



No Multimodal Transportation Districts within Town Limits

Sources: Esri, HERE, Garmin, Intermap, iMap, NAVTEQ, Swatch, GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kagaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swatch, OpenStreetMap contributors, and the GIS User Community

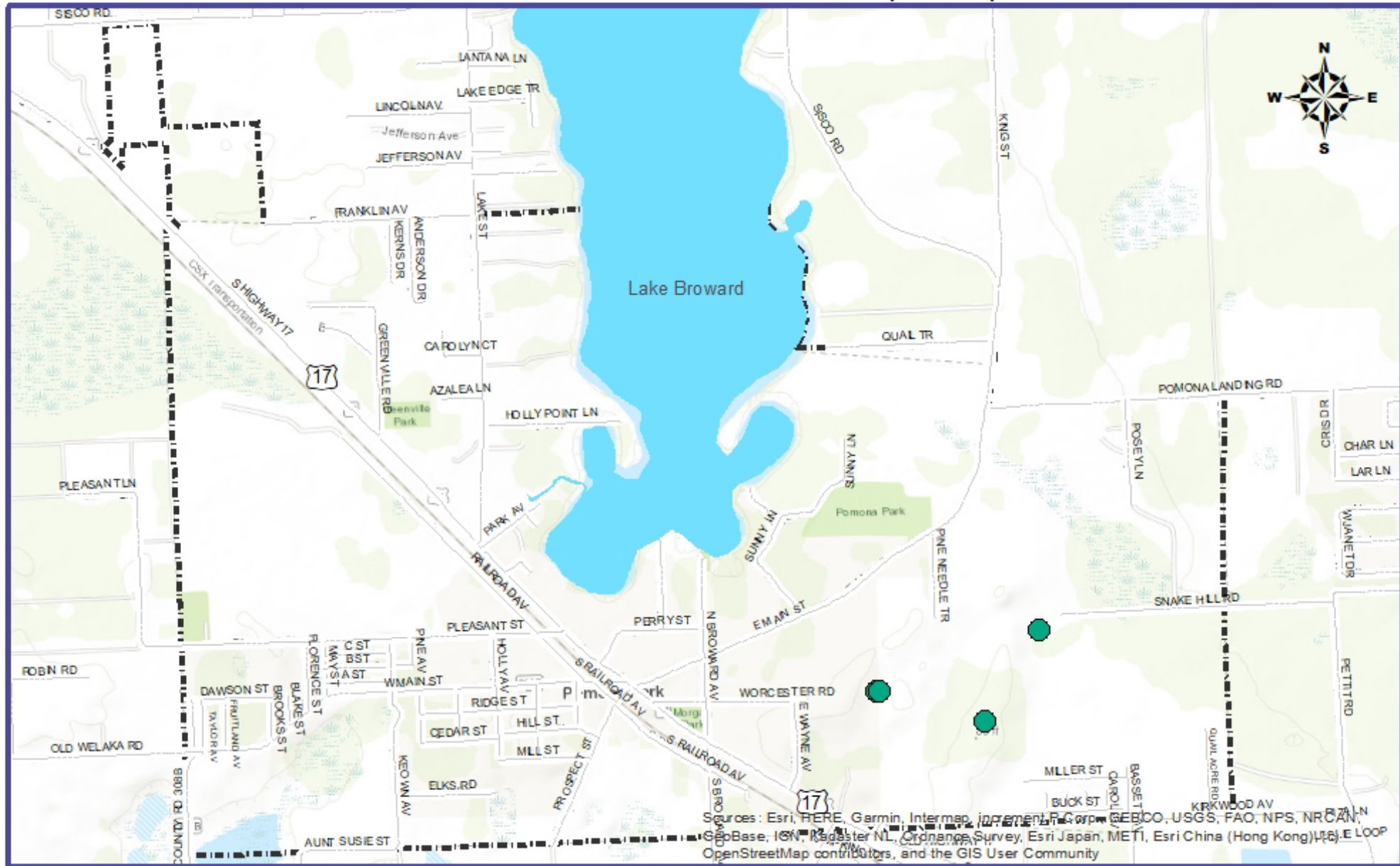
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or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

0 0.2 0.4 0.8 Miles
Prepared by: Northeast Florida Regional Council
Checked: R. Jordan
Production date: December 2023
Source: Town of Pomona Park



LEGEND

TOWN OF POMONA PARK - 2045 CONSUMPTIVE USE PERMIT STATIONS (WELLS)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Register NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

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

0 0.2 0.4 0.8 Miles
Prepared by: Northeast Florida Regional Council
Checked: R. Jordan
Production date: December, 2023
Source: St. Johns River Water Management District

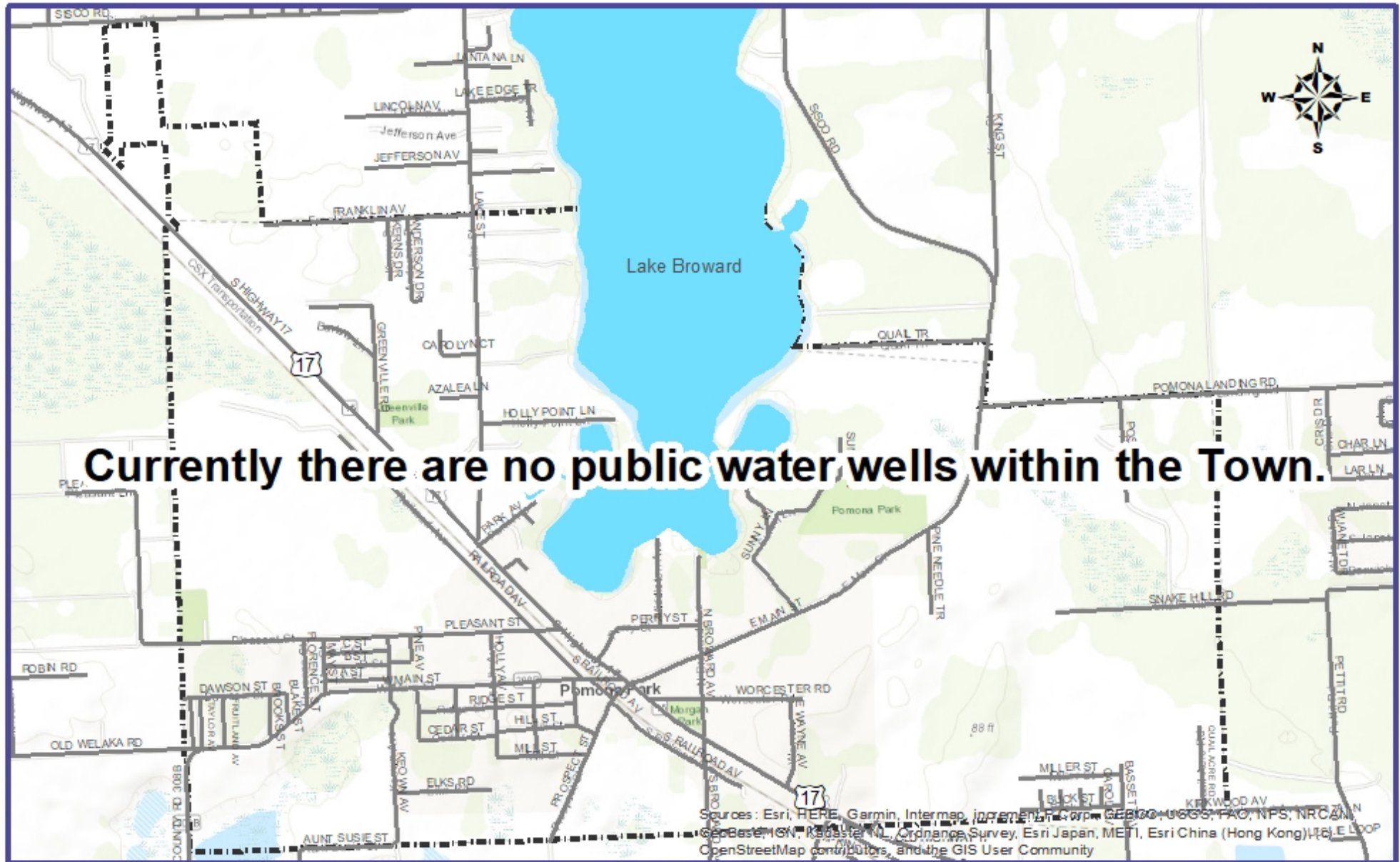


LEGEND

Use
 Agricultural

TOWN OF POMONA PARK - 2045

Cones of Influence or Wellhead Protection Areas



Sources: Esri, HERE, Garmin, Intermap, jippenet, Corp., GEBCO, USGS, FAO, NPS, NRCAM, GeoBase, CNR, Swisstopo, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

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

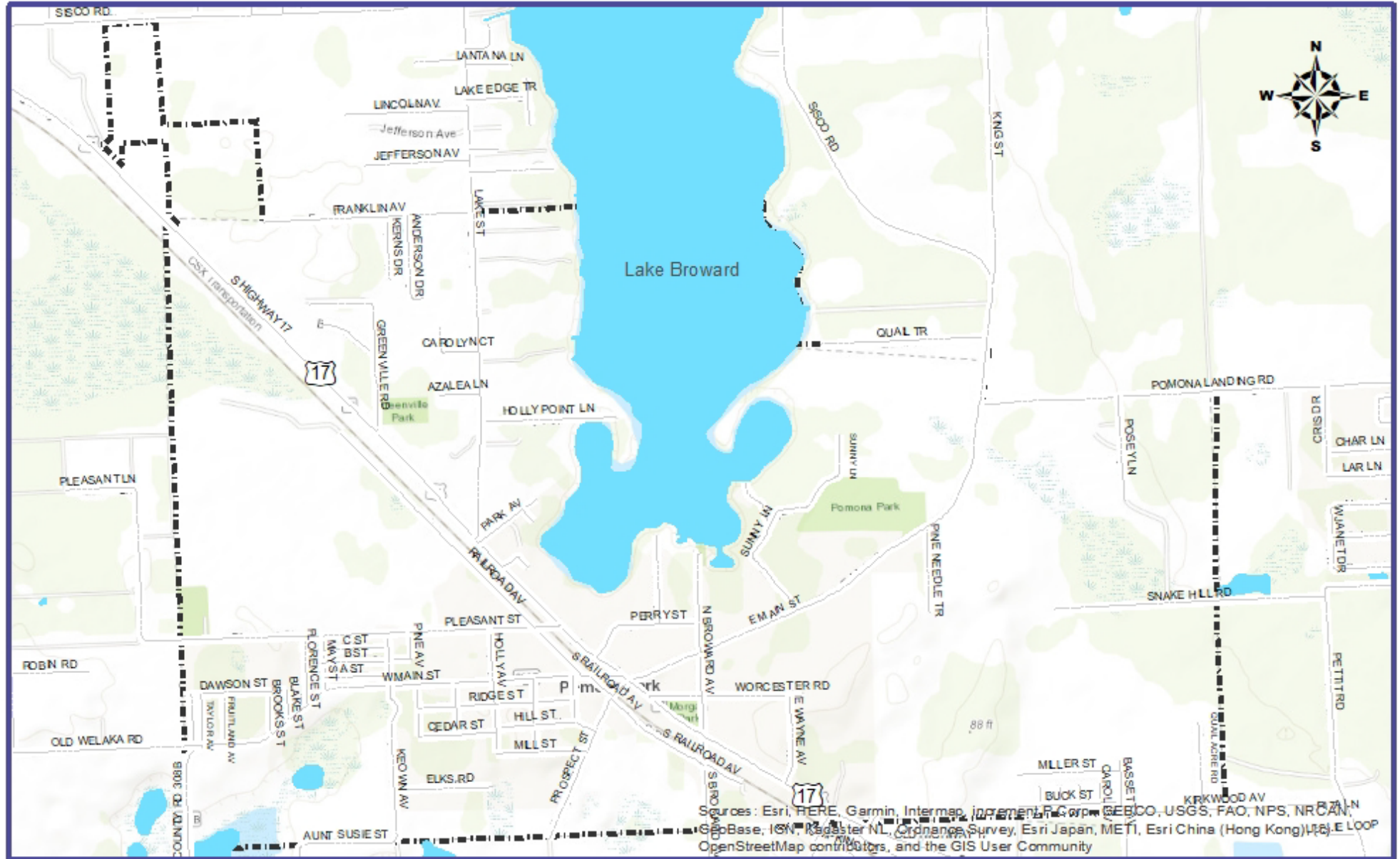
0 0.2 0.4 0.8 Miles
Prepared by: Northeast Florida Regional Council
Checked: R. Jordan
Production date: December, 2023
Source: Town of Pomona Park



LEGEND	

TOWN OF POMONA PARK - 2045

WATERBODIES



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

0 0.2 0.4 0.8 Miles

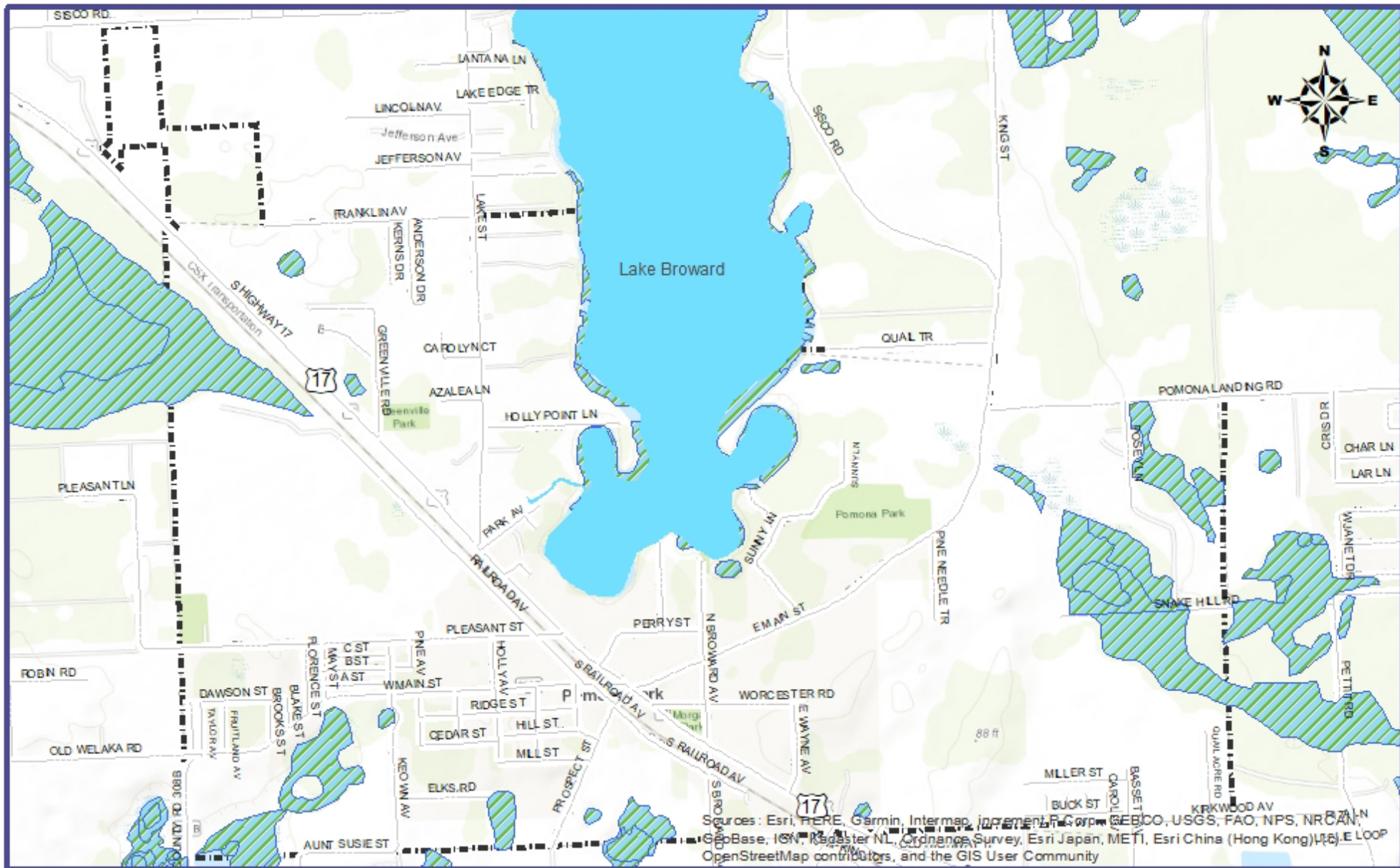
Prepared by: Northeast Florida Regional Council
Checked by: R. Jordan
Production date: December 2023
Source: U.S. Geological Survey



LEGEND

Waterbody

TOWN OF POMONA PARK - 2045 WETLANDS



Sources: Esri, HERE, Garmin, Intermap, iMap, AeroMap, GBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

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


0 0.2 0.4 0.8 Miles

Prepared by: Northeast Florida Regional Council
 Checked: R. Jordan
 Production date: December 2023
 Source: Florida Department of Environmental Protection



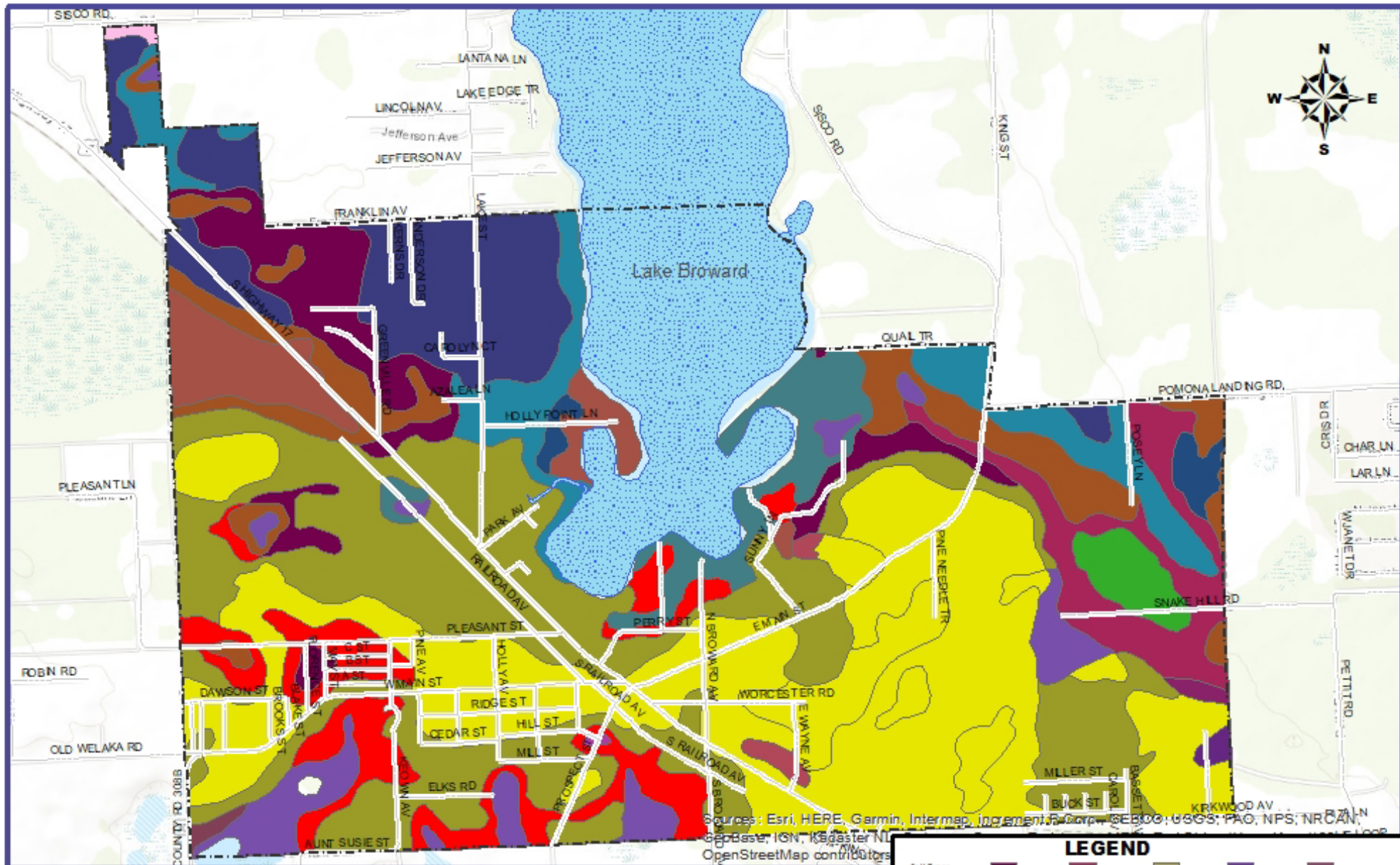
LEGEND

Legend

 Wetlands

TOWN OF POMONA PARK - 2045

SOILS



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, OpenStreetMap contributors

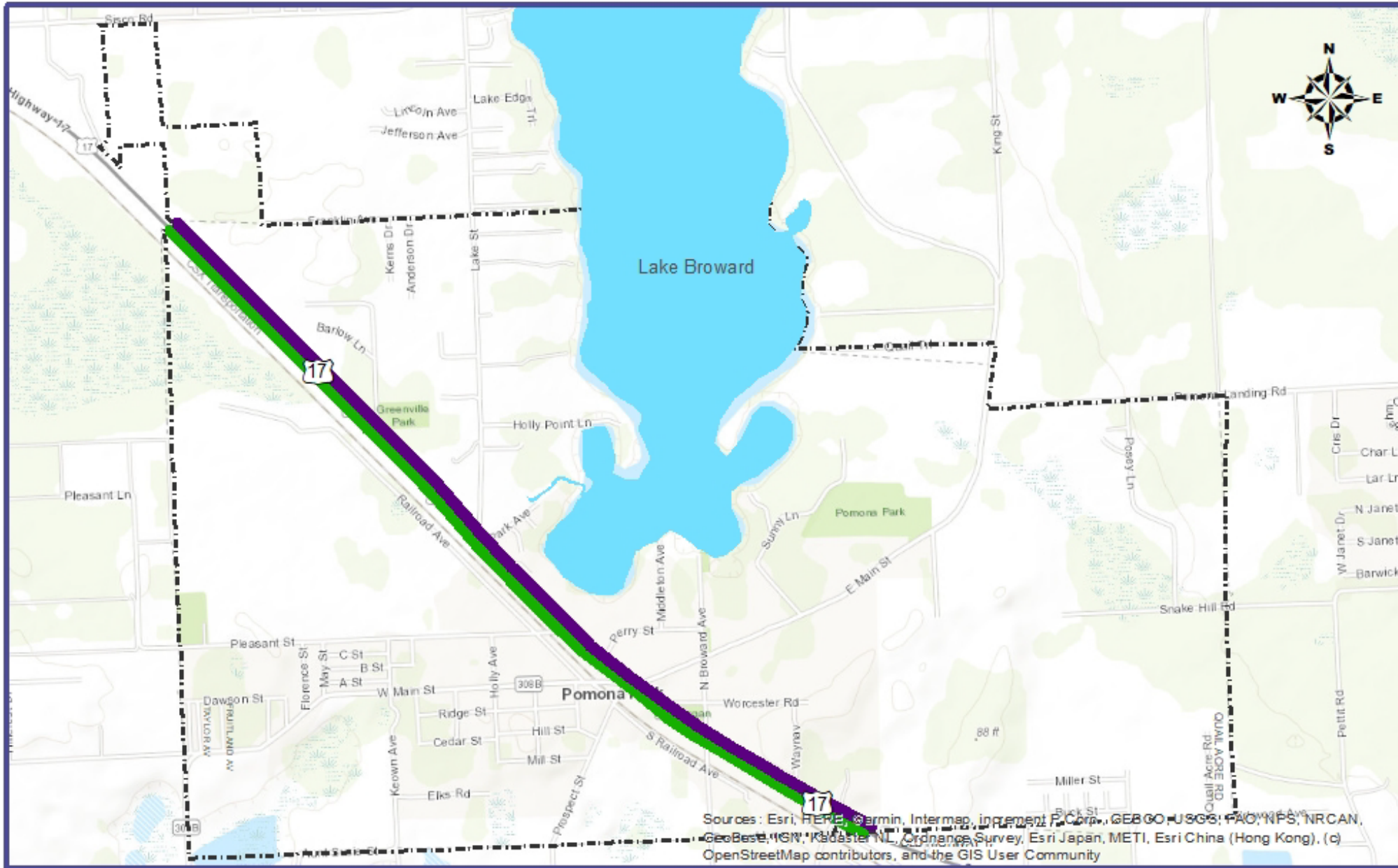
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or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

0 0.175 0.35 0.7 Miles
 Prepared by: **Northeast Florida Regional Council**
 Checked: **Robert Jordan**
 Production date: **December 2023**
 Source: **U.S. Geological Survey**



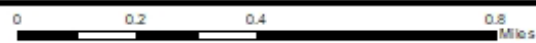
LEGEND					
Soil Types					
Red	Adaxville	Casele	Irmo okalee	Palmerto	Sparr
Green	Apopka	Centenary	Malabar	Palda	St. Johns
Blue	Aranta	Deland	Withopper	Placid	Sumency
Yellow	Astatula	Electra	Myakka	Pomona	Tavares
Brown	Bonnieau	Florahome	Narcossee	Pompano	Terra Cele
Pink	Candler	Holopaw	Ona	Riviera	Tonoka
		Horton	Onino	Seminole	Udonthens
				Wabasso	Wauchula
				Winder	Zolfo
					Water

TOWN OF POMONA PARK - 2045 FUTURE TRANSPORTATION MAP



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBC, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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



Prepared by: Northeast Florida Regional Council
Checked by: Robert Jordan
Production date: December 2023
Source: Putnam County Comprehensive Plan

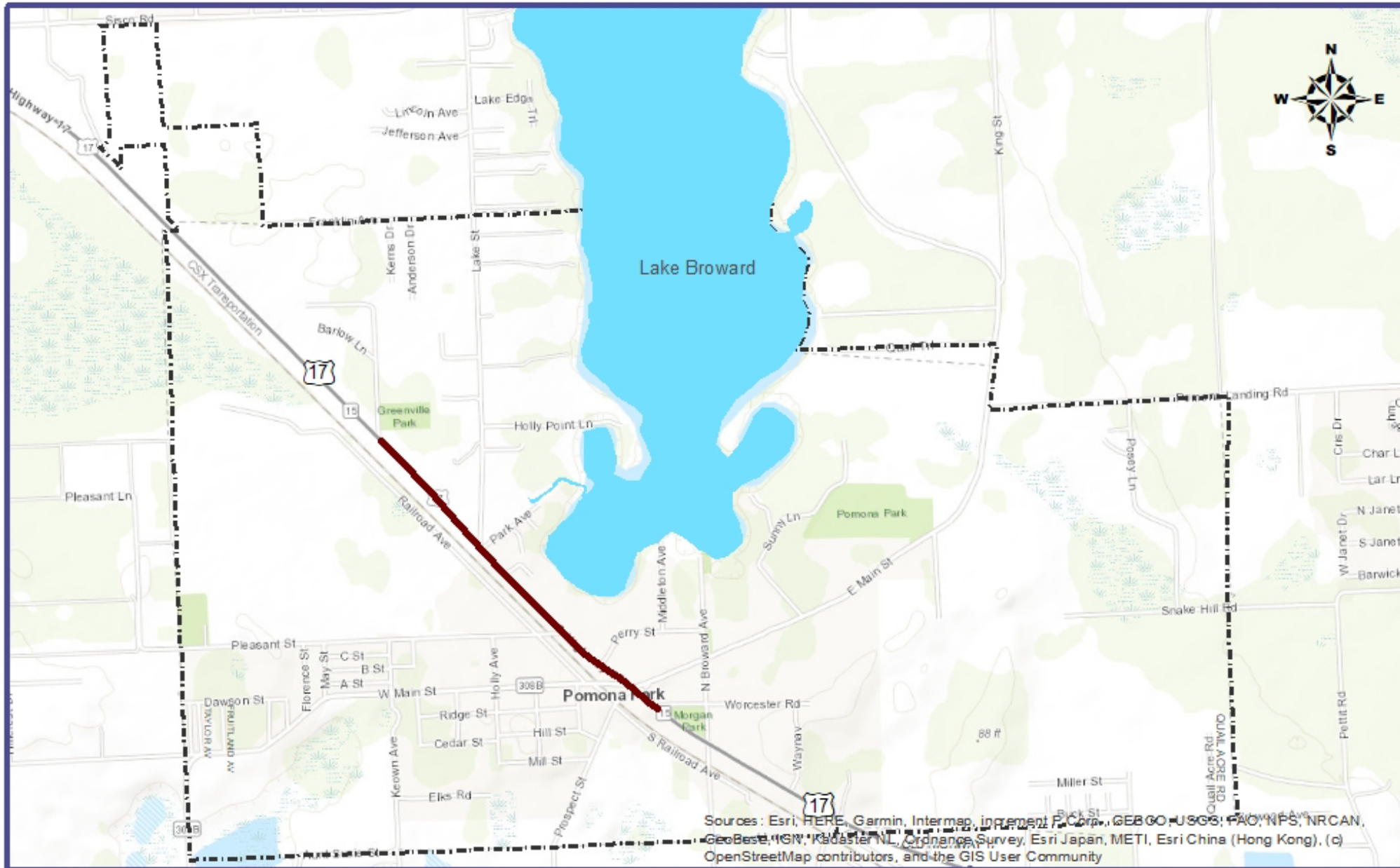


Legend

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

TOWN OF POMONA PARK - 2045

BICYCLE AND PEDESTRIAN ROUTES



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBC, IGN, Kartegon, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community


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

0 0.2 0.4 0.8 Miles

Prepared by: **Northeast Florida Regional Council**
 Checked: **Robert Jordan**
 Production date: **December 2023**
 Source: **Florida Department of Transportation**



Legend

 Sidewalk