

# Long Range Planning

Long Range planning tasks guide development within the Town of Oakland to adapt to growth pressures from within and beyond the Town. The Town recently adopted rewrite of the State mandated Comprehensive Policy Plan per Chapter 163, Florida

Statutes, which included a review of the Town's vision. The vision outlines community values and priorities to develop a consensus of goals for the future of the Town over the next 20 years. Through the public participation process, the residents agreed the following issues defined the vision of the Town:

- Retaining the Existing Town Character
  - Creating a Town Center
  - Encouraging regional services along SR 50
  - Building stronger connections within the community
  - Maintaining the Town's diverse population
  - Protecting natural areas
- Preventing urban sprawl and maintaining levels of service.

The Town uses the following tools to make the Town's vision a reality:

## ***Comprehensive Policy Plan (CPP)***

The CPP provides a detailed look at the existing conditions of the Town in regards to public facilities and services and anticipates demand for utilities and services from projected growth. The CPP outlines the process and procedures to meet growth through Goals, Objectives and Policies

and Future Land Use designations. Demand projections lead to capital improvement projects, which project budget needs for the next 5, 10 and 20 years.

Development must also be consistent with the Future Land Use Map

The entire Comprehensive Policy Plan can be reviewed at the Town Hall.

## ***Concurrency***

Concurrency is a concept requiring the necessary facilities and services to maintain adopted levels of service to be in place

before the development that requires them are constructed. Infrastructure capacity and projected demand is calculated using Level of Service (LOS) multipliers. LOS is a measure of service to each resident for an individual service or facility, i.e., 100 gal/capita/day for potable water. Capacity banks are used to keep track of the available capacity. Development cannot be approved unless the capacity is available. New development must meet concurrency review for the following services: transportation, potable water, parks, police and schools in the Town of Oakland. If capacity is not available, the development must build the necessary capacity or pay a proportionate share of the projected cost. Concurrency review is a mandatory part of the land development process in the Town of Oakland (See Planning and Zoning, Land Development Process).

## ***Joint Planning Joint Planning Area (JPA)***

The JPA is an agreement between Orange County and the Town outlining the future growth areas of the Town and determines the process for transfer of operating and maintenance responsibilities for services and facilities. It lays out annexation areas, which in turn allows the Town to plan for infrastructure and future land uses.

The Town's JPA is currently being updated as a result of the Town's re-visioning and CPP update.