TOWN OF JENNINGS

COMPREHENSIVE PLAN

PLAN ELEMENTS

Future Land Use

Traffic Circulation

Housing

Sanitary Sewer, Solid Waste, Drainage
Potable Water and Natural Groundwater
Aquifer Recharge

Conservation

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Prepared for

Town of Jennings Town Council

"Preparation of this Document was Aided Through Financial Assistance Received from the State of Florida under the Local Government Comprehensive Planning Assistance Program Authorized by Chapter 88-555, Laws of Florida and Administered by the Florida Department of Community Affairs"

Prepared by

Town of Jennings Local Planning Agency

With Assistance from

North Central Florida Regional Planning Council
235 South Main Street, Suite 205
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September 30, 1989

Adopted December 3, 1991

ORDINANCE NO. 91-6

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JENNINGS, FLORIDA, AMENDING, REVISING, AND REPLACING IN ITS ENTIRETY THE COMPREHENSIVE PLAN OF TOWN OF JENNINGS, FLORIDA, WHICH WILL CONTROL FUTURE LAND USE, GUIDE PUBLIC FACILITIES, AND PROTECT NATURAL RESOURCES PURSUANT TO THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT (CHAPTER 163, PART II, FLORIDA STATUTES), INCLUDING A FUTURE LAND USE ELEMENT; TRAFFIC CIRCULATION ELEMENT; HOUSING ELEMENT; SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT; CONSERVATION ELEMENT; RECREATION AND OPEN SPACE ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 166, Florida Statutes, empowers the Town Council of the Town of Jennings to prepare and enforce comprehensive plans for the development of the Town; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the Town Council of the Town of Jennings to (a) plan for the Town's future development and growth (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Town; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, pursuant to Section 163.3174(1), Florida Statutes, the Town Council of the Town of Jennings duly designated the Town Council as the Local Planning Agency for the Town of Jennings; and

WHEREAS, the Local Planning Agency has undertaken and prepared an Evaluation and Appraisal Report, as specified in Section 163.3191, Florida Statutes, setting forth an assessment and evaluation of the Town of Jennings Comprehensive Plan, and recommended the Evaluation and Appraisal Report to the Town Council of the Town of Jennings for adoption; and

WHEREAS, pursuant to Section 163.3191, the Evaluation and Appraisal Report recommended by the Local Planning Agency, was approved by the Town Council of the Town of Jennings; and

WHEREAS, citizens assisted in formulating goals, objectives, and policies for the revised comprehensive plan; and

WHEREAS, supporting data and analysis documentation was prepared as background and justification for the revised comprehensive plan's goals, objectives, and policies; and

WHEREAS, the Local Planning Agency, empowered by the above-cited laws, and by Sections 163.3161 through 163.3214, Florida Statutes, prepared an amendment to the above-cited Town of Jennings Comprehensive Plan, altering it in its entirety to address more adequately and prepare for Town of Jennings's future development and growth; and

WHEREAS, the Local Planning Agency, in the preparation of the amended version of the Town of Jennings Comprehensive Plan, caused the performance of necessary studies and surveys; the collection of relevant and appropriate data; the holding of the required public hearing, and numerous public workshops, and public meetings; and has effectively provided for full public participation, public notification, broad dissemination of proposals and alternatives, opportunity for written comments, open discussion, and consideration and response to public and official comments; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the Local Planning Agency held the required public hearing on the amended version of the Town of Jennings Comprehensive Plan with due public notice having been provided, and having reviewed and considered all comments received during the public hearing and having provided for necessary revisions, and recommended the amended version of the Town of Jennings Comprehensive Plan to the Town Council of the Town of Jennings for approval; and

WHERFAS, pursuant to Section 163.3184, Florida Statutes, the Town Council of the Town of Jennings held several public work sessions and public meetings, and the required public hearing on the amended version of the comprehensive plan, with due public notice having been provided, to obtain public comment, and having considered data collection and analysis packages, all written and oral comments received during said work sessions and public hearings, including the recommendations of the Local Planning Agency, and having provided for necessary revisions, on December 28, 1990, approved the comprehensive plan as amended in its entirely for transmittal to the State Land Planning Agency (Department of Community Affairs) for review and comment; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Council of the Town of Jennings on January 10, 1991, transmitted ten (10) copies of the amended version of the comprehensive plan to the Department of Community Affairs as the State Land Planning Agency for written comment, and transmitted one (1) copy to each of the local government or governmental agencies in the State of Florida having filed with the Town Council of the Town of Jennings a request for a copy of the amended version of the comprehensive plan; and

WHEREAS, the Department of Community Affairs, in July 1991, transmitted its objections, recommendations, and comments on the amended version of the comprehensive plan; and

WHEREAS, the amended version of the comprehensive plan was revised in view of objections, recommendations and comments by the Department of Community Affairs; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, on December 3, 1991, the Town Council of the Town of Jennings held a public hearing, with due public notice having been provided, on the amended version of the comprehensive plan, and with written advance notice of such public hearing having been provided to the State Land Planning Agency; and

WHEREAS, the Town Council of the Town of Jennings further considered data collection and analyses packages, all oral and written comments received during public hearings, including recommendations of the Local Planning Agency, and the objections, recommendations and comments of the Department of Community Affairs; and

WHEREAS, in exercise of its authority the Town Council of the Town of Jennings has determined it necessary and desirable

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Jennings, Florida, as follows:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act Sections 163.3161 through 163.3215, Florida Statutes, and Chapter 166, Florida Statutes, as amended.

Section 2. Title of Comprehensive Plan.

The revised version of the comprehensive plan for the Town, shall be entitled "The Town of Jennings Comprehensive Plan 2011."

Section 3. Town of Jennings Comprehensive Plan.

The Town of Jennings Comprehensive Plan is hereby adopted to include:

(a) The text attached hereto dated December 3, 1989 including plan elements for Future Land Use, Traffic Circulation, Housing, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements and incorporated herein by reference; and

(b) Attachment "A" consisting of the one inch equals one thousand (1000) foot scale Future Land Use Plan Map, entitled "Town of Jennings Future Land Use Plan Map 2011", dated December 3, 1991; and

(c) Attachment "B" entitled National Wetlands Reconnaissance Survey, for Valdosta, Florida and Gainesville, Florida, United States Fish and Wildlife Service, United States Department of Interior, 1981.

Section 4. Applicability and Effect.

The applicability and effect of the Town of Jennings Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes, and this Ordinance.

Section 5. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6. Copy on File.

(a) A certified copy of the enacting ordinance, as well as certified copies of the Town of Jennings Comprehensive Plan and any amendments thereto, shall be filed with the Town Clerk.

(b) To make the Town of Jennings Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Town of Jennings Comprehensive Plan and any amendments thereto, shall be located in the Office of the Town Clerk. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

Section 7. Effective Date.

This Ordinance shall become effective upon final hearing and approval by the Town Council of the Town of Jennings.

First reading and public hearing was held on the 28th day of December, 1990.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Town Council of the Town of Jennings, Florida, this 3rd day of December, 1991.

TOWN COUNCIL OF THE
TOWN OF JENNINGS, FLORIDA

By: Danny R. Johnson
Danny R. Johnson, Mayor

Attest:

By: Coye Sauls
Coye Sauls, Town Clerk

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INTRODUCTION

All organizations must plan if progress is to be made towards reaching an objective, and those agencies charged with directing the growth of a community are no exception. The interaction of factors causing the growth and development of an area requires careful planning as a prerequisite to orderly growth. Three basic reasons are often given for the need of planning: (1) to meet events which are expected to happen; (2) to accomplish desired objectives; and (3) to avoid unwanted conditions.

In 1985, the Florida Legislature enacted and the Governor signed into law the "Local Government Comprehensive Planning and Land Development Regulation Act." This legislation requires all local governments in Florida to revise and update the comprehensive plan for their respective jurisdictions in conformance with the provisions of the aforestated Act and the accompanying minimum criteria for plan review and determination of plan compliance contained in Chapter 9J-5, Florida Administrative Code.

This comprehensive planning process involves essentially four basic steps: (1) the collection and analysis of pertinent data concerning the physical and socio-economic characteristics of the study area, which has been accomplished through the preparation of this Data and Analysis document, although not a part of the Comprehensive Plan in that it is not an adopted document with legal status, it serves to provide a foundation and basis for the formulation of the Comprehensive Plan; (2) the formulation of goals for future growth and development, which are contained within the Comprehensive Plan, entitled "Plan Element"; (3) the development of objectives and policies guided by the goals, which are the essence of the Comprehensive Plan and are also contained within the Comprehensive Plan, entitled "Plan Element"; and (4) the implementation of the Comprehensive Plan which is accomplished through the preparation, adoption and enforcement of land development regulations as mandated by the above referenced Act, as well as, the construction of capital improvement projects identified within the Comprehensive Plan.

GENERAL SETTING OF THE TOWN OF JENNINGS

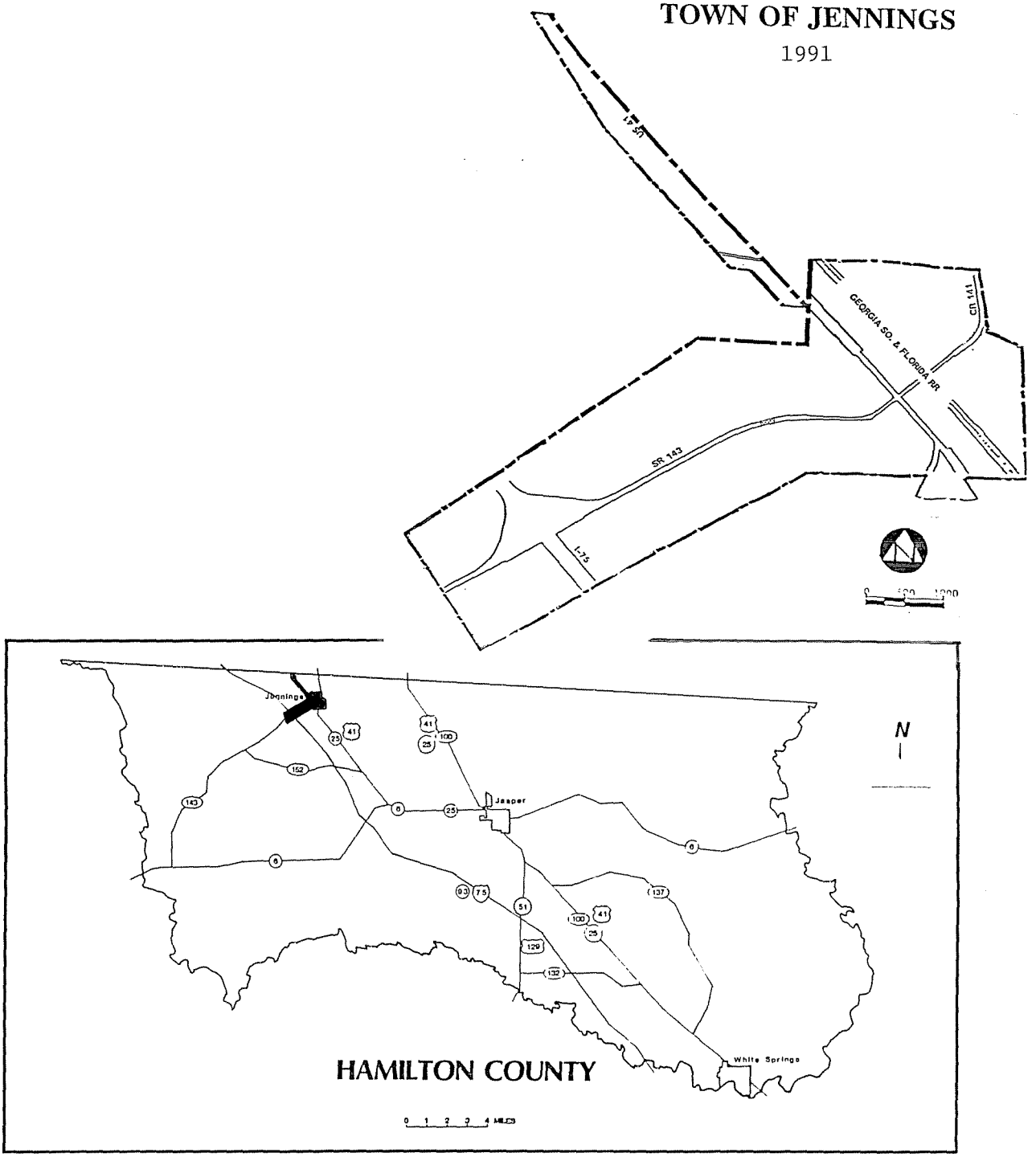
The Town of Jennings is approximately 1.6 square miles or 1,012 acres in area. The Town is located in the northwest portion of Hamilton County, as shown on the following location map.

The Town's population was estimated at ~~875~~ 712 persons in ~~1987~~ 1990, according to the University of Florida Bureau of Economic and Business Research population estimates. This represents ~~9.4~~ 6.5 percent of the County's total population.

GENERAL LOCATION MAP

TOWN OF JENNINGS

1991



North Central Florida
Regional Planning Council

Words underlined have
been added;
words ~~struck-through~~
have been deleted.

I

FUTURE LAND USE ELEMENT

INTRODUCTION

This Future Land Use Element and Future Land Use Plan map and map series, designates the future general distribution, location and extent of the uses of land within the incorporated areas of the Town. The purpose of this Future Land Use Element is to provide for the appropriate distribution of population densities and building and structural densities and intensities. The data collected for this plan element and its analysis, ~~of this data,~~ contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to~~ provide a ~~foundation and~~ basis for its ~~the~~ formulation. ~~of this portion of the Comprehensive Plan.~~

The following goal, objectives and policies provide for distribution of future land use, as well as, guidance for such future land use. The focal point around which this Future Land Use Element is centered is the Town as a designated urban development area and the uses and density of such uses within this designated area. As the unincorporated areas of the County are primarily rural in character and use, there is an opportunity to provide appropriate direction for the future location and concentration of urban uses within the Town.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE TOWN, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE I.1 — The Town shall adopt land development regulations by January 1, 1992 which shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the Town.

Policy I.1.1 — The Town's land development regulations shall limit the location of higher density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

Policy I.1.2

The Town's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for ~~residential, agricultural, conservation, public uses (including educational uses, public buildings and facilities) and recreation, land use~~ densities and intensities:

Lands classified as conservation use are lands devoted to the conservation of the unique natural functions within these lands;

Conservation uses shall be limited to public access, native vegetative community restoration and non-residential and residential uses necessary to manage such conservation lands (i.e. ranger stations, research stations and park amenities).

Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture areas and dwelling units; In addition, the processing storage and sale of agricultural products and commodities which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, home occupations, private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Agricultural density shall be limited to a density of less than or equal to 1.0 dwelling unit per acre.

Residential use classifications provide locations for dwelling units at low, moderate, medium and high density within the Town as defined within this Comprehensive Plan. In addition, churches and other houses of worship, golf courses, country clubs, racquet and tennis clubs, cemeteries and mausoleums, private clubs and lodges, home occupations, child care centers, group homes, commercial greenhouses and plant nurseries, and other similar uses compatible with residential uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Where a lot, parcel or development is located within more than one residential density category the permitted density shall be calculated separately for each portion of land within the separate density categories;

Residential low density shall be limited to a density of less than or equal to 2.0 dwelling units per acre;

Residential moderate density shall be limited to a density of less than or equal to 4.0 dwelling units per acre;

Residential medium density shall be limited to a density greater than ~~2.0~~ 4.0 units but less than or equal to 8.0 dwelling units per acre;

Residential high density shall be limited to a density greater than 8.0 units but less than or equal to 20.0 dwelling units per acre.

Lands classified as recreation use consist of areas used for user based and resource based recreation uses;

Recreation uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio.

Lands classified as public consist of public buildings and grounds, other public facilities (including sewer facilities, solid waste facilities, drainage facilities and potable water facilities), public health facilities, and educational uses;

Public uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this Comprehensive Plan, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Commercial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing or storage of products. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio;

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Policy I.1.3 The Town's Future Land Use Plan Map ~~land development regulations~~ shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy I.1.4 The Town's Future Land Use Plan Map ~~land development regulations~~ shall ~~limit~~ base the designation of residential, commercial and industrial lands ~~depicted on the Future Land Use Plan map to~~ upon acreage which can be reasonably expected to develop by the year ~~2010~~ 2011.

Policy I.1.5 The Town's land development regulations shall include a neighborhood commercial district to provide small scale retail and service establishments which will serve the convenience needs of ~~a limited population or geographic area~~ adjacent areas. Neighborhood Commercial activities are not shown on the Future Land Use Plan Map; rather these commercial activities should be accommodated throughout the Town as market forces determine the need according to the following criteria:

(a) Neighborhood Commercial activities are intended to be oriented to and compatible with the area to be served. Such activities shall include retail commercial outlets for the sale of food, hardware or drugs, and service establishments such as barber or beauty shops, shoe repair shops, and self-service laundries or dry cleaners. In addition, automotive service stations, child care centers and financial institutions and similar uses compatible with neighborhood commercial uses may be allowed as special exceptions and be subject to an intensity of less than or equal to 1.0 floor area ratio.

(b) Neighborhood Commercial activities shall be located on an arterial or collector road;

(c) Floor area for each individual outlet or establishment shall not exceed 5,000 square feet;

(d) Sale, display, preparation and storage shall be conducted completely within an enclosed building and no more than 20 percent of the floor area shall to be devoted to storage and;

(e) Neighborhood commercial use shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

OBJECTIVE I.2 The Town shall adopt land development regulations by January 1, 1992 which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The Town~~'s~~, upon adoption of this Comprehensive Plan, ~~land development regulations~~ shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations, ~~unless acceptable methods are formulated by the developer and approved by the Town to solve the problems created by the unsuitable land conditions.~~ by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Town Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts.

OBJECTIVE I.3 The Town shall adopt land development regulations by January 1, 1992, which require that proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The Town's land development regulations shall establish procedures for the review of proposed development to determine it's impact on level of service standards for public facilities. Building permits shall be issued only when the necessary facilities and services are in place in accordance with the Concurrency Management System found within this Comprehensive Plan.

OBJECTIVE I.4 The Town shall adopt innovative land development regulations to implement the Comprehensive Plan by ~~the year~~ January 1, 1992, to include such sections as planned development regulations.

Policy I.4.1 The Town's land development regulations shall contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

(a) Regulate the subdivision of land;

(b) Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;

(c) Protect environmentally sensitive lands identified within the Conservation Element;

(d) Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;

(e) Protect potable water wellfields and aquifer recharge areas;

(f) Regulate signage;

(g) Provide safe and convenient onsite traffic flow and vehicle parking needs; and

(h) Provide that development orders and permits shall not be issued which result in a reduction of the level of service standards adopted in this Comprehensive Plan.

OBJECTIVE I.5 The Town, upon adoption of this Comprehensive Plan, ~~shall adopt utility policies by 1992, which~~ shall limit the extension of public facility geographic service areas to the corporate limits of the Town. ~~the adjacent designated urban development area as defined within the County's Comprehensive Plan~~

Policy I.5.1 The Town shall ~~adopt as part of it's utility policies and programs a provision whereby~~ limit any extension of public facility geographic service areas ~~into surrounding unincorporated areas, shall be limited to~~ to the corporate limits of the Town. ~~the adjacent designated urban development areas as defined within the County's Comprehensive Plan~~

OBJECTIVE I.6 The Town's land development regulations shall include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Policy I.6.1 The Town's land development regulations shall require a special permit for mining and limit mining activity to those areas designated on the Future Land Use Plan map as agricultural.

Policy I.6.2 The Town's land development regulations shall include provisions for drainage, stormwater management, open space and safe and convenient on site traffic flow for all development.

Policy I.6.3 The Town's land development regulations shall limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Policy I.6.4 The Town shall ~~participate in the National Flood Insurance Program and~~ regulate development and the installation of utilities in flood hazard areas ~~in conformance with the programs requirements~~. by requiring all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, by requiring all structures to be elevated at least 2 feet above the highest adjacent grade.

OBJECTIVE I.7 The Town shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey with U.S. Bureau of Census information by December 3, 1996. ~~1993.~~

Policy I.7.1 The Town shall request federal and state funds to redevelop and renew any identified blighted areas, where the Town finds there is a competitive feasibility to receive such funding.

OBJECTIVE I.8 The Town shall, upon adoption of this Comprehensive Plan, ~~by 1992,~~ reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Policy I.8.1 The Town ~~'s land development regulations shall include definitions~~ hereby establishes the following provisions for nonconforming lots, ~~uses of land,~~ structures, ~~characteristics of use~~ and uses of land or structures~~: and premises.~~

(a) Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of contiguous fontage with other lots in the same ownership.

(b) Nonconforming uses of land or structures may be continued where the lawful use of land existed prior to the adoption of this Comprehensive Plan where such use is not permitted by this Comprehensive Plan. Such use may be continued, so long as it remains otherwise lawful, subject to its discontinuance after it ceases to exist for a period of more than 6 months.

(c) Nonconforming structures may be continued where a structure lawfully existed prior to the adoption of this Comprehensive Plan where such use would not be permitted to be built under this Comprehensive Plan by reason of restrictions on requirements other than use concerning the structure. Such structure may be continued so long as it remains otherwise lawful.

OBJECTIVE I.9 ~~The Town shall adopt historic resource preservation provisions within the land development regulations by 1992.~~ The Town, upon adoption of this Comprehensive Plan, shall protect historic and prehistoric resources identified by the Florida Master Site File or by Town Council designation. The Town, by January 1, 1992, shall establish a historic preservation agency to assist the Town Council with the designation of historic landmarks and landmark sites or historic districts within the Town. The historic preservation agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the Town Council based upon the criteria stated in Policy I.9.1.

Policy I.9.1 ~~The Town's land development regulations shall establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.~~ The Town shall establish the following standards for the maintenance and adaptive reuse of historic structure and sites:

(a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

(b) The relationship between such work and other structures on the historic housing site;

(c) The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and

(d) Whether the denial of a certificate would deprive the property owner of reasonable beneficial use of his or her property.

Policy I.9.2 The Town shall maintain a listing of all known prehistoric and historic sites within the Town. This list shall be updated as new information regarding the prehistoric or historic significance of a site is identified ~~and provided to the Town by the state historical officer~~ by the Town Historic Preservation Agency.

OBJECTIVE I.10 The Town shall adopt regulations to protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains) by 1992.

Policy I.10.1 The Town's ~~land development regulations~~ ,upon adoption of this Comprehensive Plan shall ~~include provisions for the protection of~~ public potable water supply wells by prohibiting: (1) ~~limiting approval of~~ land uses ~~within the area designated by the land development regulations as a wellfield protection area~~ which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan (2) landfills; (3) facilities of bulk storage, agricultural chemicals; (4) petroleum products (5) hazardous toxic and medical waste; (6) feedlots or other animal facilities; (7) wastewater treatment plants and percolation ponds; and (8) mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a

wellfield protection area. In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except local traffic.

Policy I.10.2 The Town's land development regulations shall include regulations which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the land development regulations shall prohibit the location of any structure, other than permitted docks piers, or walkways within a wetland. Such permitted docks, piers or walkways shall be elevated on pilings. In addition, the clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways.

OBJECTIVE I.11 The Town, upon adoption of this Comprehensive Plan, shall establish a process for coordination coordinate with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, by the year 1992.

Policy I.11.1 The Town's land development regulations shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

OBJECTIVE I.12 The Town shall coordinate review of all proposed development plans, with the Water Management District, for developments proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such development to determine if the development is consistent with any approved management plans within that basin.

Policy I.12.1 The Town's land development regulations shall include a provision which requires the developer to submit development plans for all proposed development within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the Town.

OBJECTIVE I.13

~~The Town's land development regulations shall permit essential services by special exception in any zoning district, by 1992.~~ The Town, upon adoption of this Comprehensive Plan, shall require the location of the following essential services, electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunication and television antennas and towers, owned or operated by publicly regulated entities, to be approved by the Town Council. All other essential services, which are hereby defined to include and be limited to electrical distribution lines, water distribution lines and mains, sanitary sewer collection lines, force mains and lift stations, natural gas distribution lines and mains, telephone lines and substations, and cable television lines shall be permitted in any land use category. All public buildings and grounds, and public facilities not defined as an essential service herein and to be located outside of a public right-of-way or easement shall require an amendment to the Future Land Use Plan Map for designation as a public use.

Policy I.13.1

~~The Town's land development regulations shall permit by special exception in any zoning district essential services, which are hereby defined to include and be limited to water, sewer, gas, solid waste disposal, telephone, televisions, radio, electrical systems (including transmission lines and substations) and telecommunication towers.~~ The Town Council shall use the following criteria in considering for approval the following essential services; electrical transmission lines and substations, natural gas transmission lines, and radio, telecommunications and television antennas and towers, owned or operated by publicly regulated entities:

(a) No such essential service shall be sited within 500 feet of any single or multi-family residence, group living facility, school or hospital, said distance to be measured from the centerline of the electrical and natural gas transmission lines, as constructed, or the fenced area of electrical substations. In addition, all radio and telecommunication towers shall also maintain the rated self-collapsing distance from any use listed above.

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II

TRAFFIC CIRCULATION ELEMENT

INTRODUCTION

A traffic circulation system which provides for the safe and efficient movement of people and goods is needed to support existing and future development. The purpose of this plan element is to identify the types, locations and extent of existing and proposed major thoroughfares and transportation routes in the Town and establish a framework for making policy decisions in planning for future transportation needs. The data collected for this plan element and its analysis, ~~of this data,~~ contained in the Data and Analysis document, are not part of this plan element, ~~but serve to~~ provide a ~~foundation and~~ basis for its formulation. ~~this portion of the Comprehensive Plan.~~

The Traffic Circulation Element is closely related to the Future Land Use Element. This is due to the inherent two-way relationship between land use and transportation. Land use patterns directly affect the demand for transportation facilities, with more intensive land uses generating more traffic and requiring greater degrees of accessibility. Conversely, the transportation network affects land use in that access provided by transportation facilities (existing or proposed) influences the use of land located adjacent to these facilities.

In addition to the Future Land Use Element, the Traffic Circulation Element is coordinated and consistent with the remaining plan elements as required by the Local Government Comprehensive Planning and Land Development Regulation Act and accompanying Chapter 9J-5, Florida Administrative Code. Further, the Town's traffic circulation system does not stop at political boundaries. Therefore, coordination between other local governments is a necessary prerequisite to a functional traffic circulation system. The goal, objectives and policies of the Intergovernmental Coordination Element establish guidelines to be followed which provide for coordination between various governmental entities.

The following goal, objectives and policies of this plan element are intended to serve as the plan for traffic circulation needs. The objectives and policies herein provide a basis for addressing transportation needs within the Town.

TRAFFIC CIRCULATION GOAL, OBJECTIVES AND POLICIES

GOAL II - PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

OBJECTIVE II.1 The Town, upon adoption of this Comprehensive Plan shall establish a safe, convenient and efficient level of service standard which shall be maintained for all motorized and non-motorized transportation systems ~~by~~ beginning January 1, 1992.

Policy II.1.1 Establish Level of Service Standard at peak hour as defined within the Florida Department of Transportation "Florida Level of Service Standards and Guidelines Manual for Planning, 1989" for the following roadway segments within the Town:

REVISED

1. Interstate 75 (from Jennings northwest limits to Jennings southwest limits), Level of Service "~~D~~ C";

2. U.S. 41 (from Jennings north limits to ~~Mary Street~~ south limits), Level of Service "C";

3. State Road 143 (from Jennings west limits to ~~Interstate 75~~ U.S. 41), standard ~~not provided/no data available;~~ Level of Service "D";

4. County Road 141 (from U.S. 41 to Jennings ~~south~~ north limits), Level of Service "~~C~~ D";

5. County Road 141 (from ~~U.S. 41 to~~ Jennings south limits to U.S. 41 ~~northeast limits~~), Level of Service "~~C~~ D"; and

6. C.R. 150 (from C.R. 141 to Jennings southeast ~~west~~ limits ~~to U.S. 41~~) Level of Service "D".

Policy II.1.2. The Town's land development regulations shall include provisions to control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Policy II.1.3. The Town's land development regulations shall require the provision of safe and convenient off street parking and loading standards, which includes the provision for non-motorized vehicle parking.

Policy II.1.4. The Town's land development regulations shall, for any development which is required to provide a site plan or any development requiring platting, include requirements for additional right-of-way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities.

OBJECTIVE II.2 The Town, upon adoption of this Comprehensive Plan, shall, ~~by 1992,~~ require that all traffic circulation system improvements be consistent with and complement the future land uses on the future land use plan map.

Policy II.2.1 The Town shall, as part of the capital improvement scheduling of roadway improvements, review all proposed roadway improvements to determine if such improvement will further the direction of the future Land Use Plan Element. Where the roadway is operated and maintained by another jurisdictional authority, the Town shall notify such jurisdiction, in writing, if any identified roadway improvement plans are not consistent with the provisions of the future land use plan element.

OBJECTIVE II.3 The Town, upon adoption of this Comprehensive Plan, shall, ~~by 1992,~~ coordinate ~~its traffic circulation planning efforts~~ all comprehensive planning and land development activities with the Florida Department of Transportation for consistency with the Department's 5-year Transportation Plan.

Policy II.3.1. The Town shall, ~~during the capital improvements planning process for roadway improvements,~~ review all comprehensive planning and land development activities ~~the proposed roadway improvements which will be completed as part of the implementation of the~~ for consistency with the Florida Department of Transportation's 5 - Year Transportation Plan ~~so that such capital project planning is complementary and consistent with the state roadway improvement planning~~.

OBJECTIVE II.4 The Town, upon adoption of this Comprehensive Plan shall provide for the protection of ~~existing and~~ future right-of-ways from building encroachment by establishing right-of-way setback requirements, as provided in Policy II.4.1, for all structures along new or realigned collector and arterial roadways ~~by~~ ~~1992~~.

Policy II.4.1 ~~The Supplementary District Regulations found within t~~The Town, upon adoption of this Comprehensive Plan, ~~'s land development regulations~~ shall ~~include the following provisions which~~ require all structures along all new or realigned arterial roadways to provide an additional setbacks of 75 feet, as measured from the centerline of the right-of-way for the future need of additional right-of-way~~:~~.

~~a. All structures shall provide a minimum setback of one hundred fifty (150) feet as measured from the centerline of the right-of-way for new or realigned arterial roads.~~

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III

HOUSING ELEMENT

INTRODUCTION

The following goal, objectives and policies constitute the Housing Element providing for decent, safe and sanitary housing at affordable costs and in sufficient quantities to meet the needs of both existing and future Town residents. The data collected for this plan element and its analysis, ~~of this data~~ contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to~~ provide a ~~foundation and~~ basis for its ~~the~~ formulation. ~~of this portion of the Comprehensive plan.~~

This plan element of the Town's Comprehensive Plan establishes a guide for the Town to follow in addressing the housing needs of the Town. The Housing Element addresses the main goal for housing within the Town through the year ~~2010~~ 2011, as well as, measurable objectives which are established to meet the Town's housing goal. In addition, each objective is followed by one or more corresponding policies to provide guidance and direction towards the accomplishment of the objective.

HOUSING GOAL, OBJECTIVES AND POLICIES

GOAL III - PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE ENVIRONMENTS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE TOWN'S PRESENT AND FUTURE CITIZENS, INCLUDING THOSE RESIDENTS WITH SPECIAL NEEDS.

OBJECTIVE III.1 The Town, upon adoption of this Comprehensive Plan, shall ~~adopt land development regulations by 1992 which shall~~ provide for the allocation of residential land uses which permit dwelling units to provide affordable housing, such as mobile homes, ~~for the allocation of residential usage which can be reasonably expected to be developed by 2010 to assist the private sector in providing an affordable housing supply~~ for the existing and anticipated population. ~~and for households with special housing needs.~~

Policy III.1.1 The Town shall include as part of its adopted citizen participation plan a provision to insure that representatives of the local private and non-profit housing industry be requested to participate in housing related planning activities conducted by the Town.

Policy III.1.2 The Town's land development regulations shall permit the construction of government subsidized housing only within areas which are served by public facilities which meet or exceed the adopted level of service standards established in the other elements of this Comprehensive Plan.

OBJECTIVE III.2 The Town shall promote the maintenance of a safe and sanitary housing stock and the elimination of substandard housing conditions, as well as, the establishment of provisions for the structural and aesthetic improvement of housing through adoption of minimum housing standards by ~~the year~~ January 1, 1992.

Policy III.2.1 The Town, to address the quality of housing and stabilization of neighborhoods, shall include minimum housing standards for structural strength, stability, sanitation, adequate light and ventilation and safety to life and property from fire and other hazards incident to the construction, alteration, repair, removal, demolition, use and occupancy of residential buildings within the adopted land development regulations based upon the following criteria: ~~, which address the quality of housing and stabilization of neighborhoods.~~

(a) Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower and a water closet;

(b) Every dwelling unit shall have both a cold water and hot water water supply;

(c) Every dwelling unit shall have heating facilities;

(d) Every habitable room shall have a window or skylight; and

(e) All exterior walls and roofs shall be structurally sound and free of defects.

OBJECTIVE III.3 The Town, upon adoption of this Comprehensive Plan, shall make available ~~through the land development regulations the provision of~~ site opportunities for low-and moderate-income families and mobile homes ~~in~~

~~conformance with the Future Land Use Element by the year 1992~~, by permitting mobile homes on individual lots or mobile home subdivisions and parks consistent with Chapter 320.8285(5) and Chapter 553.38(2), Florida Statutes in effect upon the adoption of this Comprehensive Plan.

Policy III.3.1 The Town, within the adopted citizen participation plan shall request representatives of the private and non-profit housing industry to assist with the preparation of plans and programs for the development of housing for low-and moderate-income persons.

Policy III.3.2 The Town's land development regulations shall provide for the location of ~~manufactured housing~~ mobile home developments and standards for ~~manufactured housing~~ mobile home installation consistent with Chapter 320.8285(5) and Chapter 553.38(2), Florida Statutes, in effect upon adoption of this Comprehensive Plan.

OBJECTIVE III.4 The Town, upon adoption of this Comprehensive Plan, shall facilitate the provision of group homes or foster care facilities, as licensed or funded by the Florida Department of Health and Rehabilitative Services, within residential areas or areas of residential character~~, by 1992~~.

Policy III.4.1 The Town's ~~land development regulations shall establish standards for the location of foster care or group home facilities licensed or funded by the Florida Department of Health and Rehabilitative Services within residential areas by number of clients to be served, length of client stay, and intensity of services or treatment provided~~ shall permit homes of six or fewer residents which other wise meet the definition of a community residential home as provided in Chapter 419, Florida Statutes, in effect upon adoption of the Comprehensive Plan, as a single-family noncommercial use to be allowed in all residential land use districts provided that such homes shall not be located within a radius of 1,000 feet of another existing home with six or fewer residents.

Policy III.4.2 The Town's ~~land development regulations shall allow foster care facilities and smaller sized group homes characterized by smaller populations and less intensive use in lower density residential areas subject to special review procedures to determine consistency with community locational requirements~~

~~and appropriate safeguards~~ shall permit homes of more than six residents which meet the definition of a community residential home as provided in Chapter 419, Florida Statutes within medium and high density residential land use categories based upon the following criteria:

(a) The Town shall approve the siting of a community residential home, unless the Town determines that the siting of the home at the site selected;

(1) does not meet applicable licensing criteria established and determined by the Florida Department of Health and Rehabilitative Services, including requirements that the home be located to assure the safe care and supervision of all clients in the home;

(2) would result in such a concentration of community residential homes in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. (A home that would be located within a radius of 1,200 feet of another existing community residential home shall be considered to be an over concentration of such homes that substantially alters the nature and character of the area. A home that would be located within a radius of 500 feet of a low or moderate density residential land use category shall be considered to substantially alter the nature and character of the area).

~~Policy III.4.3~~ ~~The Town's land development regulations shall allow larger sized group homes characterized by larger populations and more intensive use in higher density residential areas and/or the commercial areas subject to special review procedures to determine consistency with community locational requirements and appropriate safeguards.~~

~~Policy III.4.4~~ ~~The Town's land development regulations shall contain standards which avoid concentrating group homes in order to maintain compatibility with the existing residential character of residential areas.~~

OBJECTIVE III.5 The Town shall establish programs for the demolition of housing through the inclusion, by January 1, 1992, of hazardous buildings regulations within the unified land development regulations.

Policy III.5.1 The Town shall include within the land development regulations a hazardous building code which shall require the rehabilitation or demolition of housing and other structures which pose a threat to public safety.

Policy III.5.2 The Town shall apply for federal and state housing assistance where it has been determined that the Town has competitive standing in any ranking process for determining program award.

Policy III.5.3 The Local Planning Agency shall develop neighborhood or sector plans to study and make recommendations to the Local Governing Body regarding the conservation of such neighborhoods, when existing residential neighborhoods are being considered for future land use amendments.

OBJECTIVE III.6 The Town shall provide for the restoration or rehabilitation for adaptive reuse of historically significant housing ~~through the adoption of regulations, which shall protect significant historic housing by the year 1992~~ by requiring that by January 1, 1992, no person may undertake alteration of the exterior part of Town designated historic housing or demolish or relocate such housing without Town Council review and approval of such demolition, alteration or relocation.

Policy III.6.1 The Town ~~shall include within the land development regulations provisions which protect significant historic housing through maintenance requirements and where appropriate, adaptive reuse~~ hereby provides that after conducting a public hearing, the Town Council shall review an application for a certificate of appropriateness for new construction, alterations, demolition or relocation of Town designated historic housing and shall approve or deny such applications based upon the following guidelines:

(a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

(b) The relationship between such work and other structures on the historic housing site;

(c) The extent to which the historic architectural significance, architectural style, design, arrangement, texture, materials, and color of the historic housing will be affected; and

(d) Whether the denial of a certificate would deprive the property owner of reasonable beneficial use or his or her property.

Policy III.6.2 The Town shall include historic sites and structures preservation regulations within the adopted land development regulations, which address the identification and improvement of historically significant housing and shall regulate alterations, demolitions, relocation and new construction for historically significant housing.

OBJECTIVE III.7 The Town shall treat persons displaced by governmental action on a uniform and equitable basis through the adoption in 1992 of the provisions contained within the Department of Housing and Urban Development Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended, found at 24 CFR Part II.

Policy III.7.1 The Town's land development regulations shall contain provisions found within the "Uniform Act" cited in Objective III.7 above which shall require the location of persons displaced by governmental action within standard housing at affordable costs, prior to their displacement.

OBJECTIVE III.8 The Town shall assist in the planning of the housing assistance programs of the Housing Authority by the year 1992.

Policy III.8.1 The Town through the implementation of the Citizens Participation Plan shall provide assistance to the Housing Authority and the private sector to establish planning for the provision of a supply of housing to accommodate the full range of life stages and economic capabilities of the Town's residents.

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IV

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

INTRODUCTION

The following plan element provides direction for the use, maintenance and location of general sanitary sewer, solid waste, drainage, potable water facilities and natural groundwater aquifer recharge areas in conformance with the future land use element of this Comprehensive Plan. The data collected for this plan element and its analysis, ~~of this data~~ contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to provide a foundation and~~ basis for its ~~the~~ formulation. ~~of this portion of the Comprehensive Plan.~~

The future growth of the Town depends upon the safe, adequate and economical means for the provision of public facilities and services. This portion of the Comprehensive Plan provides a goal, objectives and policies which direct the implementation and use of such public facilities in a logical and economic fashion, as well as, in a manner which is consistent with the State of Florida Comprehensive Plan, the North Central Florida Regional Comprehensive Policy Plan and the various elements of this Comprehensive Plan.

GOAL, OBJECTIVES AND POLICIES

GOAL IV-1 - CAUSE THE PROVISION OF PUBLIC FACILITIES IN A TIMELY, ORDERLY AND EFFICIENT MANNER, WITH MINIMAL ADVERSE IMPACT ON NATURAL RESOURCES AND AT AN ACCEPTABLE LEVEL OF SERVICE FOR THE TOWN'S POPULATION.

OBJECTIVE IV.1 The Town ~~by 1992~~, upon adoption of this Comprehensive Plan, shall correct existing deficiencies by undertaking capital improvement projects in accordance with the schedule contained in the Capital Improvements Element of this Comprehensive Plan. Further, said existing deficiencies shall be prioritized on the schedule in conformance with the criteria established in Policy VIII.1.1 of this Comprehensive Plan.

Policy IV.1.1 The Town shall provide that within the schedule contained in the Capital Improvements Element, that capital improvement projects needed for replacement or correction of existing deficiencies be given priority over providing for future facilities needs, (1) if they are imminently needed to protect the public health and safety, which shall be given the highest priority; and (2) if existing facilities are not meeting maintenance or operation level of service standards adopted herein, which shall be given the second order of priority.

OBJECTIVE IV.2 The Town, upon adoption of this Comprehensive Plan, shall meet future needs for facilities by scheduling the completion of public facilities improvements, such as the extension or increase of capacity of such facilities, and require that they are concurrent with projected demand ~~beginning in the year 1992~~.

POLICIES FOR SANITARY SEWER

Policy IV.2.1 The Town hereby establishes the following level of service standards for sanitary sewer facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Sanitary Sewer System	~~110~~ 124 gallons per capita per day

Policy IV.2.2 The Town's ~~land development regulations~~ shall ~~contain provisions to~~ prohibit the installation of septic tanks in locations with ~~unsuitable~~ soils which do not meet installation requirements of Chapter 10D-6, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan ~~or within wetland areas~~.

Policy IV.2.3 The Town's land development regulations shall allow existing septic tanks ~~and package wastewater treatment facilities~~ to remain in service until such time as a centralized sanitary sewer system is ~~available~~ accessible, conditioned on the following requirements:

(a) The Town shall not issue a building permit for construction of a building or facility where sanitary sewage is proposed to be disposed using an onsite sewage disposal system in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, where the Town's centralized sanitary sewer system is available within 1/4 mile of the area used or zoned

industrial or manufacturing, or where a likelihood exists that the onsite sewage disposal system may receive toxic, hazardous or industrial waste; and

(b) The Town shall not issue an occupational license to the owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit from the County Health Department; and

(c) The Town shall not issue a certificate of land development regulation compliance to a new owner or tenant of a building located in an area zoned industrial on the Town's official zoning atlas, or used for industrial or manufacturing purposes, or its equivalent, or who operates a business which has the potential to generate toxic, hazardous or industrial wastewater, when such site is served by an onsite sewage disposal system without first obtaining an annual operating permit for an onsite sewage disposal system from the County Health Department.

The siting of new package sewage treatment plants within the Town shall be prohibited. The siting of new septic tanks shall be limited to areas designated agricultural on the Future Land Use Plan Map 2011.

POLICIES FOR SOLID WASTE DISPOSAL

Policy IV.2.4 The Town hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	~~0.69~~ 0.91 tons per capita per year

POLICIES FOR DRAINAGE

Policy IV.2.5 The Town hereby establishes the following level of service standards for drainage facilities:

~~FACILITY TYPE~~	~~LEVEL OF SERVICE STANDARD~~
~~Retention Pond~~	~~Standards as specified in Chapter 17-25 and 40B-4, rules of the Florida Department of Environmental Regulation, Florida Administrative Code, as amended.~~

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 17-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

In addition, any development exempt from Chapter 17-25 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

Policy IV.2.6 The Town's land development regulations shall require the construction of roads within new plats or re-plats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy IV.2.7 The Town's land development regulations shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

POLICIES FOR POTABLE WATER

Policy IV.2.8 The Town hereby establishes the following level of service standards for potable water:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Not Applicable
Community Potable Water Systems	~~94~~ 122 gallons per capita per day

OBJECTIVE IV.3 In order to maximize the use of existing facilities and discourage urban sprawl the Town shall require that urban uses shall be directed to areas which are served by public facilities. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

Policy IV.3.1 The Town's land development regulations shall permit residential densities in excess of 2 dwelling units per acre only where community sanitary sewer systems and community potable water systems are available and accessible.

OBJECTIVE IV.4 The Town, upon adoption of this Comprehensive Plan, shall require that ~~by 1992~~ no sanitary sewer facility have any discharge into designated prime groundwater aquifer recharge areas.

Policy IV.4.1. The Town's land development regulations shall provide that during the development review process all proposed development within the drainage basin of any designated priority water body shall be coordinated with the Water Management District and ensure that any proposed development is consistent with any approved management plans within that basin.

OBJECTIVE IV.5 The Town, upon adoption of this Comprehensive Plan, shall coordinate with the Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all developments ~~proposals, which have the potential for impacting the water resources of the Town be reviewed by the Water Management District.~~ requiring subdivision approval be reviewed by the Water Management District prior to approval of the plat.

Policy IV.5.1 The Town's land development regulations shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

Policy IV.5.2 The Town's land development regulations shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area.

Policy IV.5.3 The Town will participate in the County's Amnesty Day program as provided by the Water Quality Assurance Act of 1983, Florida Statutes 403.7225, by January 1, 1992.

Policy IV.5.4 The Town shall provide for the limitation of development and associated impervious surfaces in prime groundwater recharge areas designated by the Water Management District to protect the functions of the recharge area through requirement of the following:

(a) Stormwater management practices shall not include drainage wells and sinkholes for stormwater disposal where recharge is into potable water aquifers. Where development is proposed in areas with existing wells, these wells shall be abandoned, including adequate sealing and plugging according to Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

(b) Well construction, modification, or closure shall be regulated in accordance with the criteria established by the Water Management District and the Florida Department of Health and Rehabilitative Services;

(c) Abandoned wells shall be closed in accordance with the criteria established in Chapter 17-28, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan;

(d) No person shall discharge or cause to or permit the discharge of a regulated material as listed in Chapter 442, Florida Statutes, in effect upon adoption of this Comprehensive Plan, to the soils, groundwater, or surfacewater; and

(e) No person shall tamper or bypass or cause or permit tampering with or bypassing of the containment of a regulated material storage system, except as necessary for maintenance or testing of those components.

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been added;
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have been deleted.

V

CONSERVATION ELEMENT

INTRODUCTION

The following goal, objectives and policies comprise ~~constitute~~ the Conservation Element providing for the ~~promotion of the~~ conservation, use and protection of the Town's natural resources. The data collected for this plan element and its analysis ~~of this data,~~ contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to~~ provide a ~~foundation and~~ basis for its ~~the~~ formulation. ~~of this portion of the Comprehensive Plan.~~

Conservation uses are defined as activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and within this plan includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The Future Land Use Plan map addresses conservation future land use as defined above. The conservation future land use category shown on the Future Land Use Plan map identifies future conservation areas which consist of land within the Town which ~~is anticipated to have planned management of a~~ have been designated "conservation" for the purpose of protecting natural resources or environmental quality. ~~to prevent exploitation, destruction or neglect of that natural resource.~~ At present there are no ~~areas which have planned management of a natural resource~~ conservation uses within the Town. Therefore, until such time as there are areas ~~which conserve a natural resource through the use of best management programs,~~ designated for the protection of natural resources, this category although listed, will not be shown on the Future Land use Plan map.

The Future Land Use Plan map series includes the identification of flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils, which are land cover features, but are not land uses. Therefore, although these natural resources are identified within the Future Land Use Plan map series, they are not designated on the Future Land Use Plan map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objective and policy statements.

CONSERVATION GOAL, OBJECTIVES AND POLICIES

GOAL V - CONSERVE, THROUGH APPROPRIATE USE AND PROTECTION, THE RESOURCES OF THE TOWN TO MAINTAIN THE INTEGRITY OF NATURAL FUNCTIONS.

OBJECTIVE V.1 The Town's land development regulations, by 1992 shall protect air quality through the appropriate siting of development and associated public facilities by requiring landscape buffers and setbacks to prevent wind shadows.

Policy V.1.1 The Town's land development regulations shall require that all appropriate air quality permits are obtained prior to the issuance of development orders, so that minimum air quality levels established by the Florida Department of Environmental Regulation are maintained in the Town.

OBJECTIVE V.2 The Town shall include within the land development regulations, by 1992, applicable provisions of the Florida Division of Forestry best management practices to provide for the conservation, appropriate use and protection of the quality and quantity of current and projected water sources, water recharge areas and potable water wells.

Policy V.2.1 The Town shall as part of the development review process require the coordination of development plans with the Florida Department of Environmental Regulation and the Water Management District to assist in monitoring uses which may impact the Town's current and projected water sources.

Policy V.2.2 The Town's land development regulations shall prohibit uses within or adjacent to the water resources of the Town which would violate water quality anti-degradation rules established by the Florida Department of Environmental Regulation.

Policy V.2.3 The Town shall identify and make recommendations, where appropriate, for the purchase of environmentally sensitive lands under the Conservation and Recreation Lands Program or Save Our Rivers Program.

Policy V.2.4 The Town's land development regulations shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

Policy V.2.5 The Town shall, through the development review process, require that post-development runoff rates and pollutant loads do not exceed pre-development conditions.

Policy V.2.6 The Town's land development regulations shall require all new development to maintain the natural functions of natural flood storage, pollution attenuation, in wetlands and 100-year flood prone areas ~~environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains, so that the long term environmental integrity and economic and recreational value of these areas is maintained~~.

Policy V.2.7 The ~~Town's land development regulations shall regulate development within 100-year floodplains in order to maintain the flood carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life.~~ shall regulate development and the installation of utilities in flood hazard areas by requiring all structures to be clustered on the non-flood prone portion of a site or where the entire site is in a flood prone area, by requiring all structures to be elevated at least 2 feet above the highest adjacent grade.

Policy V.2.8 The ~~Town's land development regulations~~ shall conserve wetlands ~~through~~ by prohibiting, where alternatives for development exist, any development or dredging and filling, which would ~~significantly~~ alter their natural functions and by only allowing non-intensive agricultural and silviculture operations consistent with the best management practices manual developed by the Florida Division of Forestry. If no alternative for development exists, mitigation will be considered within Chapter 17-312, Rules of the Florida Department of Environmental Regulation, in effect upon adoption of this Comprehensive Plan.

Policy V.2.9 The Town shall support the Water Management District in their conducting of water conservation programs by assisting with public information programs for water use restrictions in the case of a water shortage.

Policy V.2.10 The Town shall comply with the plans of the Water Management District for the emergency conservation of water sources through assisting the Water Management District with public information programs for any water use restrictions in the case of water shortage.

Policy V.2.11 The Town's land development regulations shall require a 35-foot regulated natural buffer adjacent to all perennial rivers, streams ~~and~~ creeks, lakes and ponds and prohibit the location of residential, commercial and industrial land uses within the buffer areas, but allow agriculture, silviculture and resource-based recreational activities within buffer areas subject to best management practices.

Policy V.2.12 The Town shall as part of the development review process limit development to low density and non-intensive uses in prime aquifer recharge areas, designated by the Water Management District, in order to maintain the natural features of these areas.

Policy V.2.13 The Town shall as part of the development review process require the maintenance of the quantity and quality of surface water runoff natural drainage basins ~~within freshwater stream to sink watersheds~~ by prohibiting any development which may diminish or degrade the quality and quantity of surfacewater runoff within the Town.

Policy V.2.14 The Town as part of the development review process shall require that all hazardous waste generators properly manage their own wastes and require that new hazardous waste generators comply with all applicable federal and state permitting requirements before approving any development plans.

OBJECTIVE V.3 The Town shall include within the land development regulations for development review ~~stream bank protection and woodland improvement~~ provisions as ~~best management practices~~ for the conservation, ~~appropriate~~ use and protection of soils, minerals and native vegetative communities, by January 1, 1992.

Policy V.3.1 The Town shall require ~~within the land development regulations~~ that any mining permit be coordinated with the Florida Department of Natural Resources in accordance with Chapter 16C-16, Florida Administrative Code, in effect upon adoption of this Comprehensive Plan, so that mineral resources are conserved and used appropriately.

Policy V.3.2 The Town shall review topographic, hydrologic and vegetative cover factors during the development review process in order to protect and conserve the natural functions of soils.

Policy V.3.3 The Town shall require ~~within the development review process~~ that ~~multiple use of~~ forest resources be managed as provided in Silviculture Best Management Practices Manual, published by the Florida Department of Agriculture and Consumer Services, Division of Forestry, Revision May, 1990 ~~where appropriate, be required to provide~~ for the multiple uses of recreation, wildlife habitat, watershed protection, erosion control and maintenance of water quality.

~~Policy V.3.4~~ ~~The Town shall cooperate with adjacent local governments and other governmental entities, research and interest groups to conserve and protect, from destruction by development activities, unique vegetative communities located within the Town and adjacent local government jurisdictions.~~

OBJECTIVE V.4 The Town, upon adoption of this Comprehensive Plan, shall ~~include within the land development regulations, by 1992, best management practices for the conservation, appropriate use and protection of fisheries, wildlife and wildlife habitats.~~ identify as provided in Policy V.4.3, and protect native wildlife and their habitats, including state and federally protected plant and animal species (endangered, threatened and species of special concern), within proposed development sites and protect these natural resources from impacts of development.

Policy V.4.1 The Town, upon adoption of this Comprehensive Plan, shall cooperate with the Florida Game and Fresh Water Fish Commission in the monitoring and inventorying of wildlife and wildlife habitats within the Town.

Policy V.4.2 The Town shall assist in the application and compliance with all Federal and state regulations which pertain to endangered and rare species.

Policy V.4.3 The Town shall ~~consult with the Florida Game and Fresh Water Fish Commission prior to the issuance of a development order where there is an indication that such issuance would result in an adverse impact to any endangered or rare species.~~ require the evaluation of impacts to endangered, threatened, or species of special concern by requiring as a condition of permit approval of all proposed subdivisions of land into 25 or more lots and multi-family, commercial and industrial developments of 50 acres or more a survey of the site for the presence of state and federally protected plant and animal species. In addition, if protected species are found on the site or would be affected by the development, a specific management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. The inventory and management plan shall be done in consultation with the Game and Freshwater Fish Commission, but the final approval of the management plan shall be by the Town.

Policy V.4.4 The Town shall cooperate with the Florida Department of Natural Resources in the inventorying and monitoring aquaculture activities within the Town.

Policy V.4.5 The Town shall address during the development review process the mitigation of development activities within environmentally sensitive areas ~~so that the possible impacts created by the proposed development activity will not significantly alter the natural functions of the these significant natural resources, especially the natural reservations identified in the recreation and open space element of this Comprehensive Plan.~~ by prohibiting any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, mitigation will be considered as a last resort using criteria established within Chapter 17-312, Rules of the Florida Department of Environmental Regulation.

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been added;
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been deleted.

VI

RECREATION AND OPEN SPACE ELEMENT

INTRODUCTION

Recreation is the pursuit of leisure time activities in an outdoor or indoor setting. The proper relationship in size, number, type and location of different park and recreation areas is the primary objective for achieving a well balanced recreation system. The policies included within this plan element for resource based and user oriented recreational facilities are based upon the information contained within the Town's Data and Analysis document.

The data collected for this plan element and its analysis ~~of this data~~, contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to~~ provide a ~~foundation and~~ basis for its ~~the~~ formulation. ~~of this portion of the Comprehensive Plan.~~

The following goal, objectives and policies for resource based and activity based recreation facilities within the Town and surrounding environs establish guidelines for the proper relationship of size, number, type and location of the different park and recreation needs for the Town. The level of service standards established within the policies provide guidelines for determining the acceptable quantities of recreational resources and facilities for the Town's population.

Within these level of service standard policies persons to be served is the population of the Town or the actual population demand upon the facility, whichever is greater; "access points" are any public or privately owned access which is available to the public at large; and the resource and user based facilities which are not listed are considered to be exceeding an appropriate level of service for such activity based upon the limited demand for the activity within the Town.

GOAL, OBJECTIVES AND POLICIES

GOAL VI - SECURE THE PROVISION AND MAINTENANCE OF RECREATION FACILITIES AND OPEN SPACE FOR CITIZENS AND VISITORS AND ACCESS TO THESE FACILITIES FOR ALL PERSONS, REGARDLESS OF SPECIAL NEED OR CONDITION.

OBJECTIVE VI.1 The Town, upon adoption of this Comprehensive Plan, shall provide vehicular and pedestrian access to Town owned activity and resource based recreation facilities, ~~by 1995~~.

Policy VI.1.1 The Town shall ~~establish provisions within the land development regulations which shall~~ maintain the number of access points to ~~water oriented~~ recreational resources for the Town which will meet or exceed the level of service standards, contained herein~~, for resource based water related activities~~.

OBJECTIVE VI.2 The Town, by January 1, 1992 shall maintain accurate recreation activity/facility inventories so that accurate levels of service can be determined, based upon the total public and private recreation resources available to the Town.

Policy VI.2.1 The Town shall establish cooperative policies with other units of government, the Florida Department of Natural Resources, Water Management District, School Board and community organizations to meet recreation demands.

OBJECTIVE VI.3 The Town shall establish requirements within the land development regulations, by January 1, 1992, to require new subdivisions or resubdivisions to allocate land, as determined by standards within the regulations, for parks and recreation facilities so that the Town's recreation facilities are provided in quantities to maintain the adopted level of service standards for recreation contained herein.

POLICY VI.3.1 The Town hereby establishes the following level of service standards for resource based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	~~1 access point at a beach, stream spring, river, lake or pond for every 25,000 persons to be served~~ A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond, within a 25 mile radius of the Town.

Fishing (non-boat)	~~1 access point~~ A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point, within a 25 mile radius of the Town, ~~for every 2,500 persons to be served~~.
Fishing (boat)	~~1 boat ramp~~ A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within a 25 mile radius of the Town, ~~for every 4,300 persons to be served~~.
Camping (Recreation Vehicle and tent)	~~1 acre of camp area~~ A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area, within a 25 mile radius of the Town ~~for every 5,600 persons to be served~~.
Picnicking	~~1 picnic table for every 500 persons to be served.~~ A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	~~1 mile of local roadway for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	~~1 mile of available hiking trail~~ A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each

		additional mile of available hiking trail, within a 25 mile radius of the Town ~~for every 7,000 persons to be served~~.
	Nature Study	~~7 acres of managed conservation area~~ A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the Town ~~for every 2,500 persons to be served~~.

Policy VI.3.2 The Town hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	~~1 9 hole golf course for every 32,500 population.~~ A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	~~1 play area for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial equipped play area, with a 1,000 person increment for each additional equipped play area.
Tennis	~~1 tennis court for every 3,000 persons to be served.~~ A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.

Baseball/softball	~~1 ball field for every 3,000 persons to be served.~~ A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.
Football/Soccer	~~1 multi-purpose playing field for every 15,000 persons to be served.~~ A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	~~1 court for every 10,000 persons to be served.~~ A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.
Basketball	~~1 goal for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
Swimming (pool)	~~1 pool for every 25,000 population.~~ A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
Shuffleboard	~~1 court for every 10,000 persons to be served.~~ A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

Policy VI.3.3 The Town shall through the annual capital improvements budgeting process, identify funding sources to correct or improve existing deficiencies in Town-owned parks and recreation facilities in accordance with the level of service standards contained herein.

OBJECTIVE VI.4 The Town shall establish provisions within the land development regulations, by January 1, 1992, which shall include requirements for the provision and maintenance of open space by public agencies and private enterprise~~, where incompatible uses abut one another~~.

Policy VI.4.1 The Town's land development regulations shall include specific standards for the provision of open spaces by development or redevelopment.

Policy VI.4.2 The Town shall, as part of the procedure for monitoring and evaluation of the Comprehensive Plan, recommend lands for the purchase of open space by public agencies and subsequent to such land purchase support such agencies in the management of such lands.

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been added;
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have been deleted.

VII

INTERGOVERNMENTAL COORDINATION ELEMENT

INTRODUCTION

The purpose of this plan element is to establish a goal and planning objectives with corresponding policies for the coordination process and procedures with adjacent local governments, regional and state agencies.

The data collected for this plan element identifies the process of intergovernmental coordination. In addition, the corresponding analysis reviews the effectiveness of the intergovernmental coordination instruments which are in force to implement agreements for services between the Town and its governmental counterparts. Although the data and corresponding analysis are not part of this plan element, they ~~serve to~~ provide a basis for its ~~the~~ formulation ~~of this portion of the Comprehensive Plan~~.

The following goal, objectives and policies provide a plan which as implemented will provide guidelines for coordination between the Town and adjacent local governments and other governmental and service agencies.

INTERGOVERNMENTAL COORDINATION GOAL, OBJECTIVES AND POLICIES

GOAL VII - ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL ENTITIES TO ACHIEVE COORDINATION OF COMPREHENSIVE PLANNING, PROMOTE COMPATIBLE DEVELOPMENT, PROVIDE PUBLIC SERVICES AND PROMOTE THE EFFICIENT USE OF AVAILABLE RESOURCES AMONG GOVERNMENTAL ENTITIES.

OBJECTIVE VII.1 The Town, upon adoption of this Comprehensive Plan, shall coordinate its comprehensive planning with the school board, Water Management District, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over the use of the land, ~~by 1991~~.

Policy VII.1.1 The Town shall establish a procedure, as part of the Comprehensive Plan review and amendment process, that all plan amendments proposed within the Comprehensive Plan are coordinated with adjacent local governments, the School Board, Water Management District, Regional Planning Council, State and other units of local government providing services but not having regulatory authority over the use of land, the Regional Planning Council, and the State.

Policy VII.1.2 The Town shall use the Regional Planning Council's informal mediation process to resolve conflicts with other units of government.

Policy VII.1.3 The Town shall establish interlocal agreements for the provision of services across jurisdictional boundaries.

Policy VII.1.4 The Town shall use the Regional Planning Council's informal mediation process to resolve annexation issues.

OBJECTIVE VII.2 The Town shall provide adjacent units of local government, the Water Management District, the Regional Planning Council and the Florida Department of Community Affairs the opportunity to comment on Comprehensive Plan amendments~~, except small scale development amendments~~.

Policy VII.2.1 The Town shall, as part of the development review process, review the relationship of proposed development to the existing comprehensive plans of adjacent local governments.

Policy VII.2.2 The Town shall, as part of the monitoring and evaluation process of the Comprehensive Plan, review the relationships of development provided for in the Comprehensive Plan to the existing comprehensive plan of adjacent local governments.

Policy VII.2.3 The Town's administrative officer shall provide <u>preliminary plats and site and development plans for multi-family residential, commercial and industrial development within the Town for review and comment</u> ~~information, as necessary,~~ to ~~assist~~ adjacent ~~units of~~ local governments ~~manage growth within their respective jurisdictions~~.

OBJECTIVE VII.3 The Town shall coordinate the establishment and amendment of level of service standards for public facilities with state and local entities having operational and maintenance responsibility for such facilities prior to the adoption or any amendment such adopted level of service standards.

Policy VII.3.1 The Town, by 1991 shall, as part of the Comprehensive Plan monitoring and evaluation process, coordinate amendments of any level of service standards with appropriate state regional and local agencies, such as the Florida Department of Transportation, Florida Department of Environmental Regulation, Florida Department of Natural Resources, the Water Management District, the Regional Planning Council, adjacent local governments and the school board prior to such amendment.

OBJECTIVE VII.4 The Town, upon adoption of the Comprehensive Plan, shall ensure that the impacts of development proposed in the Comprehensive Plan are coordinated with development in the county, region and state.

POLICY VII.4.1 The Town, through the development review process, shall coordinate with the county, regional agencies and state agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

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been added;
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have been deleted

VIII

CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The following goal, objectives and policies for capital improvement provide strategic planning for the financing and construction of improvements identified as part of the capital improvements Data and Analysis document.

The data collected for this plan element and its analysis of ~~this data~~, contained in the Town's Data and Analysis document, are not part of this plan element, but ~~serve to~~ provide a ~~foundation and~~ basis for its ~~the~~ formulation ~~of this portion of the Comprehensive Plan~~.

This element is not intended to be a capital improvement program for the Town and therefore, considers only those public facilities which are planned for under the requirements of Chapter 163, Florida Statutes, Part II and Rule 9J-5, Florida Administrative Code, ~~as amended~~ in effect upon adoption of this Comprehensive Plan.

CAPITAL IMPROVEMENTS GOAL, OBJECTIVES AND POLICIES

GOAL VIII - THE TOWN SHALL ADOPT AND IMPLEMENT A CAPITAL IMPROVEMENTS PROGRAM WHICH COORDINATES THE TIMING AND PRIORITIZES THE DELIVERY OF THE NEEDS ADDRESSED WITHIN THE OTHER ELEMENTS OF THIS COMPREHENSIVE PLAN.

OBJECTIVE VIII.1 The Town shall provide capital improvements to correct the existing and projected deficiencies as identified within the schedule of improvements and funding of this plan element, by adopting an annual capital improvements budget in fiscal year 1991 and every year thereafter which is consistent with the schedule of improvements and funding.

Policy VIII.1.1 The Town shall establish as part of the annual budgeting process the following criteria for the evaluation of proposed capital improvement projects:

Criteria

A. The Town shall assess the level of service for the public facilities which have adopted level of service standards established by the Comprehensive Plan, on an annual basis, prior to or concurrent with the Town's budget process;

B. The Town shall schedule only those projects which are consistent with the goals, objectives and policies of this Comprehensive Plan and which do not exceed the Town's fiscal capacity;

C. The Town shall identify those existing or projected public facility needs, which occur or are projected to occur, due to deficiencies in the maintenance of adopted levels of service standards;

D. The capital improvement projects identified which are imminently needed to protect the public health and safety shall be given the highest priority;

E. The capital improvements projects related to the maintenance and operation of existing facilities, which due to existing or projected needs, do not or are not expected to meet the adopted level of service standard for such facility shall be given the second order of priority;

F. The capital improvement projects with the greatest deficiencies based upon the established level of service standards within the Comprehensive Plan shall be given the third order of priority; and

G. The capital improvement projects, which due to deficiencies based upon the established level of service standard within the Comprehensive Plan, are needed to provide public facilities to areas which have received development approval prior to the adoption of this Comprehensive Plan shall be given the fourth order of priority.

H. All other capital improvement projects shall be given the fifth order of priority.

Policy VIII.1.2 The Town shall, upon identification of a need for drainage facility improvements due to deficiencies based upon the established level of service standards within the Comprehensive Plan, coordinate plans for improvements with the Water Management District prior to scheduling such drainage facility improvement.

Policy VIII.1.3 The Town shall review the effectiveness of the capital improvements planning program through the Procedure for Monitoring and Evaluation of the Capital Improvements Element, within this plan element.

OBJECTIVE VIII.2 The Town shall require, upon adoption of this Comprehensive Plan, ~~by 1991~~ that all decisions regarding the issuance of development permits shall be consistent with the established level of service standards adopted for public facilities within the Comprehensive Plan.

Policy VIII.2.1 The Town shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities:

TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS;

Establish Level of Service Standard at peak hour as defined within the Florida Department of Transportation "Florida Level of Sevice Standards and Guidelines Manual for Planning, 1989" for the following roadway segments within the Town:

REVISED

1. Interstate 75 (from Jennings northwest limits to Jennings southwest limits), Level of Service "~~D~~ C";

2. U.S. 41 (from Jennings north limits to ~~Mary Street~~ south limits), Level of Service "C";

3. State Road 143 (from Jennings west limits to ~~Interstate 75~~ U.S. 41), standard ~~not provided/no data available;~~ Level of Service "D";

4. County Road 141 (from U.S. 41 to Jennings ~~south~~ north limits), Level of Service "~~C~~ D";

5. County Road 141 (from ~~U.S. 41 to~~ Jennings south limits to U.S. 41 ~~northeast limits~~), Level of Service "~~C~~ D"; and

6. C.R. 150 (from C.R. 141 to Jennings southeast ~~west~~ limits ~~to U.S. 41~~) Level of Service "D".

SANITARY SEWER LEVEL OF SERVICE STANDARDS;

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Community Sanitary Sewer System	~~110~~ 124 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS;

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	~~0.69~~ 0.91 tons per capita per year

DRAINAGE LEVEL OF SERVICE STANDARDS;

~~FACILITY TYPE~~	~~LEVEL OF SERVICE STANDARD~~
~~Retention Pond~~	~~Standards as specified in Chapter 17-25 and 40B-4, rules of the Florida Department of Environmental Regulation, Florida Administrative Code, as amended.~~

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24 hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

All other stormwater management projects shall adhere to the standards as specified in Chapter 17-25, Florida Administrative Code (rules of the Florida Department of Environmental Regulation) and Chapter 40B-4, Florida Administrative Code (rules of the Suwannee River Water Management District), as effective on the date of adoption of this comprehensive plan.

In addition, any development exempt from Chapter 17-25 or 40B-4 as cited above, and which is adjacent to, or drains into a surface water, canal, or stream, or which empties into a sinkhole, shall first allow the runoff to enter a grassed swale designed to percolate 80 percent of the runoff from a three year, one hour design storm within 72 hours after a storm event.

POTABLE WATER LEVEL OF SERVICE STANDARDS;

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private individual water wells	Not Applicable
Community Potable Water Systems	94 122 gallons per capita per day

RESOURCE BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS;

ACTIVITY	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	~~1 access point at a beach, stream spring, river, lake or pond for every 25,000 persons to be served~~ A 25,000 person threshold for the initial access point at a beach, stream, spring, river, lake or pond, with a 25,000 person increment for each additional access point at a beach, stream, spring, river, lake or pond, within a 25 mile radius of the Town.
Fishing (non-boat)	~~1 access point~~ A 2,500 person threshold for the initial access point, with a 2,500 person increment for each additional access point, within a 25 mile radius of the Town~~, for every 2,500 persons to be served~~.
Fishing (boat)	~~1 boat ramp~~ A 4,300 person threshold for the initial boat ramp, with a 4,300 person increment for each additional boat ramp, within

	a 25 mile radius of the Town~~, for every 4,300 persons to be served~~.
Camping (Recreation Vehicle and tent)	~~1 acre of camp area~~ A 5,600 person threshold for the initial acre of camping area, with a 5,600 person increment for each additional acre of camping area, within a 25 mile radius of the Town ~~for every 5,600 persons to be served~~.
Picnicking	~~1 picnic table for every 500 persons to be served.~~ A 500 person threshold for the initial picnic table, with a 500 person increment for each additional picnic table.
Bicycling	~~1 mile of local roadway for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial mile of local roadway, with a 1,000 person increment for each additional mile of local roadway.
Hiking	~~1 mile of available hiking trail~~ A 7,000 person threshold for the initial mile of available hiking trail, with a 7,000 person increment for each additional mile of available hiking trail, within a 25 mile radius of the Town ~~for every 7,000 persons to be served~~.
Nature Study	~~7 acres of managed conservation area~~ A 2,500 person threshold for the initial 7.0 acres of wildlife management area, with a 2,500 person increment for each additional 7.0 acres of wildlife management area, within a 25 mile radius of the Town ~~for every 2,500 persons to be served~~.

Policy VI.3.2 The Town hereby establishes the following level of service standards for user based recreation facilities.

ACTIVITY	LEVEL OF SERVICE STANDARD
Golf	~~1 9-hole golf course for every 32,500 population.~~ A 32,500 person threshold for the initial 9-holes of golf course, with a 32,500 person increment for each additional 9-holes of golf course.
Equipped play area	~~1 play area for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial equipped play area, with a 1,000 person increment for each additional equipped play area.
Tennis	~~1 tennis court for every 3,000 persons to be served.~~ A 3,000 person threshold for the initial tennis court, with a 3,000 person increment for each additional tennis court.
Baseball/softball	~~1 ball field for every 3,000 persons to be served.~~ A 3,000 person threshold for the initial ball field, with a 3,000 person increment for each additional ball field.
Football/Soccer	~~1 multi-purpose playing field for every 15,000 persons to be served.~~ A 15,000 person threshold for the initial multi-purpose field, with a 15,000 person increment for each additional multi-purpose field.
Handball/racquetball	~~1 court for every 10,000 persons to be served.~~ A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

	Basketball	~~1 goal for every 1,000 persons to be served.~~ A 1,000 person threshold for the initial goal, with a 1,000 person increment for each additional goal.
	Swimming (pool)	~~1 pool for every 25,000 population.~~ A 25,000 person threshold for the initial pool, with a 25,000 person increment for each additional pool.
	Shuffleboard	~~1 court for every 10,000 persons to be served.~~ A 10,000 person threshold for the initial court, with a 10,000 person increment for each additional court.

Policy VIII.2.2 The Town's land development regulations shall contain provisions which require that public facilities which serve such development have a capacity which meets or exceeds the adopted level of service standard at the time the development permit is issued.

OBJECTIVE VIII.3 The Town shall, by January 1, 1992, include subdivision improvement standards within the land development regulations which require that, ~~where required by such regulations,~~ the subdivider, at his or her expense, shall provide paved streets, ~~install sidewalks,~~ street name signs, ~~street lights, fire hydrants, curbs and gutters,~~ stormwater facilities and, where community sanitary sewer and potable water service is available, install sanitary sewer, water mains and fire hydrants connected to the mains ~~stormwater facilities~~.

Policy VIII.3.1 The Town's land development regulations shall require that all proposed subdivisions which include an existing street shall be required to improve the street to conform to the standards established within the land development regulations.

OBJECTIVE VIII.4 The Town, by January 1, 1992 ~~1991~~, shall establish a capital improvements budgeting process to manage the fiscal resources of the Town, so that needed capital improvements, identified within the Comprehensive Plan, are provided for existing and future development and re-development.

Policy VIII.4.1 The Town shall incorporate within the Town's annual budgeting process, a capital improvements budget which addresses the needed projects found in the schedule of improvements and funding of this plan element.

Policy VIII.4.2 The Town's land development regulations shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Policy VIII.4.3 The Town shall establish a policy as part of the annual capital improvements budgeting process to issue revenue bonds only when the maximum total of the annual payment for all revenue bonds does not exceed 20 percent of the Town's annual non-ad valorem operating revenues.

Policy VIII.4.4 The Town shall establish a policy as part of the annual capital improvements budgeting process to request issuance of general obligation bonds only when the maximum general obligation bonding capacity does not exceed 20 percent of the property tax base.

Policy VIII.4.5 The Town shall apply for federal or state grant funding for projects which recognize the policies of other elements of this comprehensive plan whenever available and where it has been determined that the Town has competitive standing in any ranking process for determining program award.

Policy VIII.4.6 The Town shall limit ~~the~~ any extension of ~~the~~ public facility service areas ~~of new public facilities owned and operated by the Town~~ to the corporate limits of the Town ~~the adjacent designated urban development area as defined within the County's Comprehensive Plan.~~

Policy VIII.4.7 The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing.

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements shown in Table VIII-1 is the implementation mechanism of the Capital Improvements Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. The following schedule documents the economic feasibility of the Town's Comprehensive Plan and is based upon the Data and Analysis Report, which although not a part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

TABLE VIII-1

FIVE YEAR SCHEDULE OF IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE	PROJECTED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
None					

Source: Data and Analysis Report, Town of Jennings, ~~1989~~ 1991.

PROCEDURE FOR MONITORING AND EVALUATION OF CAPITAL IMPROVEMENTS ELEMENT

The role of monitoring and evaluation of the Capital Improvements Element is important to the effectiveness of the Town's planning program. This is due to the fluctuations in the revenues and expenditures of the Town due to market and economic conditions.

The revenues and expenditures of the Town will be used to predict fiscal trends in order to maintain the Town's adopted level of service standards for public facilities and recreation. Therefore, the Capital Improvements Element requires a continuous program for monitoring and evaluation, and pursuant to Chapter 163, Part II, Florida Statutes, this element will be reviewed on an annual basis to ensure that the fiscal resources are available to provide the public facilities needed to support the established level of service standards.

The annual review is the responsibility of the Town's Local Planning Agency. Town staff, designated by the Town Manager will serve as advisory counsel to the Local Planning Agency dealing with all fiscal issues.

The Local Planning Agency shall consider the following points during the annual review to assist in the determination of findings and recommendations to the Town Council:

(1) The review of the criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;

(2) The Town's effectiveness in maintaining the adopted level of service standards;

(3) The impacts of service provisions of other local, regional or state agencies upon the Town's ability to maintain the adopted level of service standards;

(4) Efforts by the Town to secure grants or private funds, whenever available, to finance the provision of needed capital improvements;

(5) The consideration of any corrections, updates and modifications concerning costs, and revenue sources;

(6) The consistency of the Capital Improvements Element with the other elements of the Comprehensive Plan and most particularly it's support of the Future Land Use Element;

(7) The Town's ability to provide public facilities within respective geographic service areas in order to determine any need for boundary modification or adjustment; and

(8) The appropriateness of including within the 5-Year Schedule of Improvements those identified improvements needed for the latter part of the planning period.

The findings and recommendations of the Local Planning Agency will be transmitted to the Town for review at a scheduled public hearing. Subsequent to review of the findings and recommendations of the Local Planning Agency, the Town Council shall direct Town staff to provide the Local Planning Agency with an updated 5-Year schedule of Improvements and any drafts for amendments to the Capital Improvements Element as deemed necessary by the Town Council.

The Local Planning Agency shall consider the annual amendment of the 5-Year Schedule of Improvements at the first scheduled date for consideration of amendments to the Town's Comprehensive Plan. All amendments to the Schedule or elements except for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in this Capital Improvements Element, shall be adopted in accordance with Chapter 163.3187, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM

Chapter 9J-5, Florida Administrative Code requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, that the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage and recreation and open space will be maintained.

The Town has adopted policies within this Comprehensive Plan, which establish level of service standards for public facilities, the concurrency management system in turn provides a mechanism for which the Town can ensure the maintenance of the standards concurrent with the impacts of development.

PURPOSE AND OVERVIEW

The Town shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the Land Development Regulation Administrator. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

The Town shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service in this Comprehensive Plan.

The minimum requirements for concurrency within this management system are as follows:

1. For roads, potable water, sewer, solid waste, drainage and recreation and open space, at a minimum, provisions which ensure that:

   a. the necessary facilities and services are in place at the time a development permit is issued; or

   b. a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

   c. the necessary facilities are under construction at the time a permit is issued; or

   d. the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Chapter 9J-5.0055 (2)(a)(1-3), Florida Administrative Code, in effect upon the adoption of this Comprehensive Plan. An enforceable development agreement may include, but is not limited to development agreements pursuant to Chapter 163.3220, Florida Statutes, in effect upon adoption of this Comprehensive Plan, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes, in effect upon adoption of this Comprehensive Plan.

These minimum requirements shall be ensured as follows:

1. Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place. The determination of the existence of the necessary facilities and services in place shall be made by ~~using the estimates made by the Local Planning Agency as part of their most recent monitoring and evaluation of the Capital Improvements Element. Such determination shall be made by~~ the ~~Zoning~~ Land Development Regulation Administrator as part of the Certificate of ~~Zoning~~ Concurrency Compliance procedure. For roads, this determination shall apply to the adopted level of service standards for roads within ~~appropriate, identified, geographical areas of~~ the Town's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area.

2. Other Types of Development Orders. Other types of development orders include, but are not limited to approval of subdivisions, re-zoning, special permits and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by ~~those~~ other types of development orders. Therefore, subject to the ~~Local Planning Agency~~ Land Development Regulation Administrator determining that the necessary facilities or services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of such development orders.

   a. Provisions shall be included within the development order, which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; ~~or~~ and

   b. ~~To~~ Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service ~~identified~~ so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the 5-Year Schedule of Improvements found within the Town's Capital Improvements Element.

CONCURRENCY DETERMINATION PROCEDURES

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are (1) traffic circulation, (2) sanitary sewer, (3) solid waste, (4) drainage, (5) potable water and (6) recreation and open space.

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply;

   a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the Land Development Regulation Administrator shall make an informal non-binding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project.

      If there appears to be insufficient capacity, the Land Development Regulation Administrator shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

   b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests. Those development approvals shall receive a non-binding concurrency determination.

   c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For Roadways the following determination procedures shall apply:

   a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either (1) accept the level of service information as set forth in the most recent Data and Analysis Report supporting the Town's Comprehensive Plan, or

      (2) prepare a more detailed Highway Capacity Analysis as outlined in the Highway Capacity Manual, Special Report 209 (1985) or a speed and delay study following the procedures outlined by the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the Land Development Regulation Administrator for review, and (2) Land Development Regulation Administrator shall review the alternative analysis for accuracy and appropriate application of the methodology.

c. If the alternative methodology, after review and acceptance by the Land Development Regulation Administrator, indicates an acceptable level of service, the alternative methodology shall be used in place of the most recent Data and Analysis to support the Town's Comprehensive Plan.

e. Any proposed development generating more than 750 trips a day shall be required to provide a trip distribution model, in addition to the requirements outlined above.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:

a. The Town shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the Town's Comprehensive Plan.

b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.

c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was not available at the date of application or inquiry.

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;

2. Issuance of a building permit based upon previously approved development orders permitting new development;

3. Issuance of new development orders permitting redevelopment;

4. Issuance of new development orders permitting new development.

In addition ~~conclusion~~, the following conditions apply to the Town's concurrency management system:

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.

2. No development order or development permit shall be issued which would require the Town Council to delay or suspend construction of any of the capital improvements on the 5-Year schedule of the Capital Improvements Element.

3. If by issuance of a development order or development permit a substitution of a comparable project on the 5-Year schedule is proposed, the applicant may request the Town to consider an amendment to the 5-Year schedule in one of the twice annual amendment reviews.

4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

CERTIFICATE OF CONCURRENCY COMPLIANCE

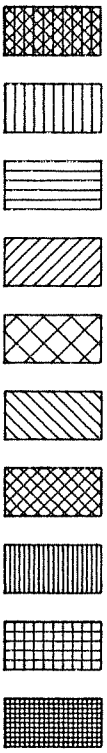
A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve months from the date of issuance.

APPENDIX A

FUTURE LAND USE PLAN MAP SERIES

FUTURE TRAFFIC CIRCULATION MAP

LEGEND FOR ILLUSTRATION A - I



Conservation (none)

Recreation

Public

Agriculture ($\leq$1 d.u. per acre)

Residential - Low Density ($\leq$2 d.u. per acre)

Residential - Moderate Density ($\leq$4 d.u. per acre)

Residential - Medium Density ($\leq$8 d.u. per acre)

Residential - High Density ($\leq$20 d.u. per acre) none

Commercial

Industrial (none)

THIS LEGEND REPLACES LEGEND
PREVIOUSLY TRANSMITTED

ILLUSTRATION A - I

TOWN OF JENNINGS

GENERALIZED FUTURE LAND USE PLAN MAP 2011

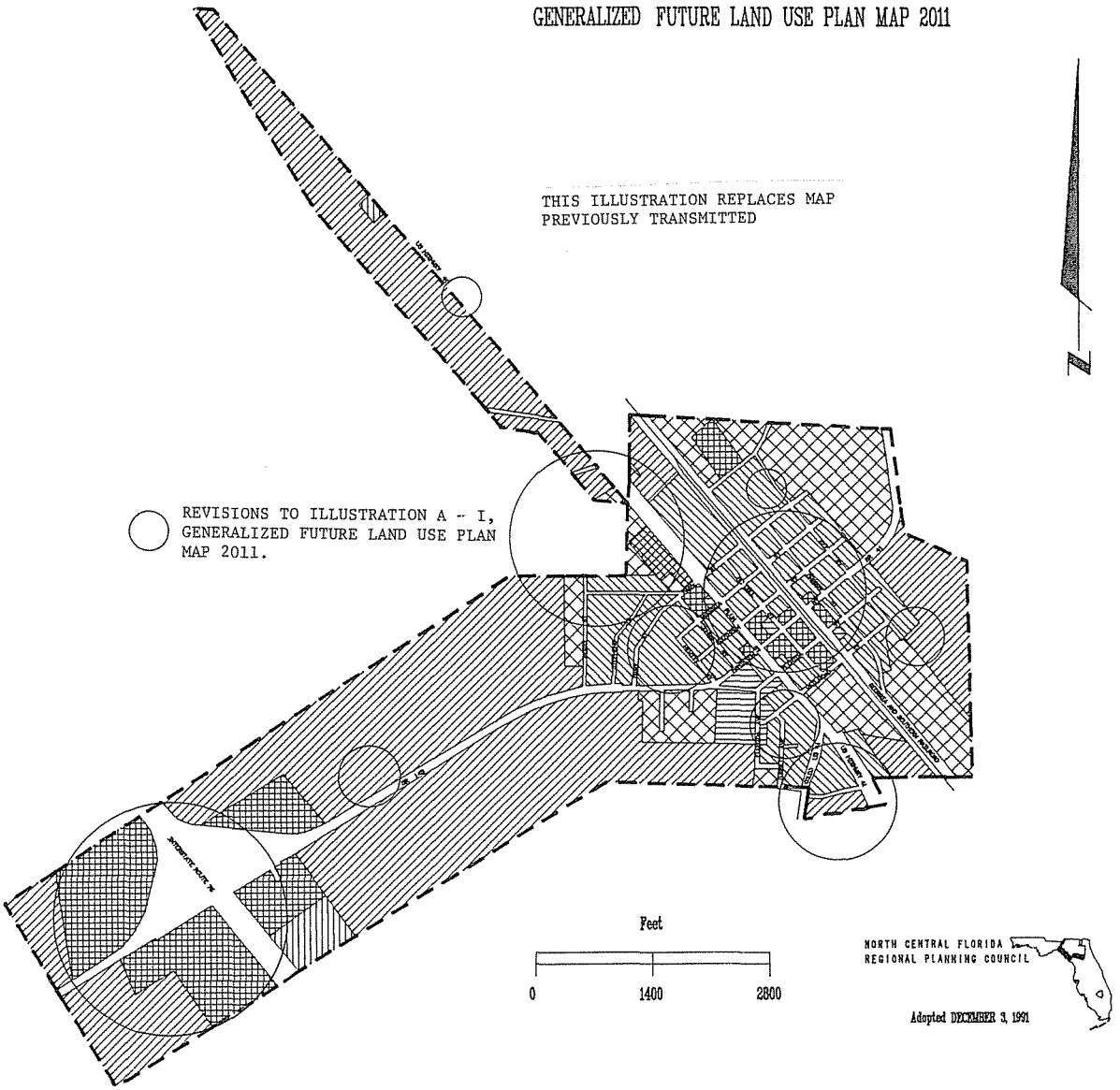
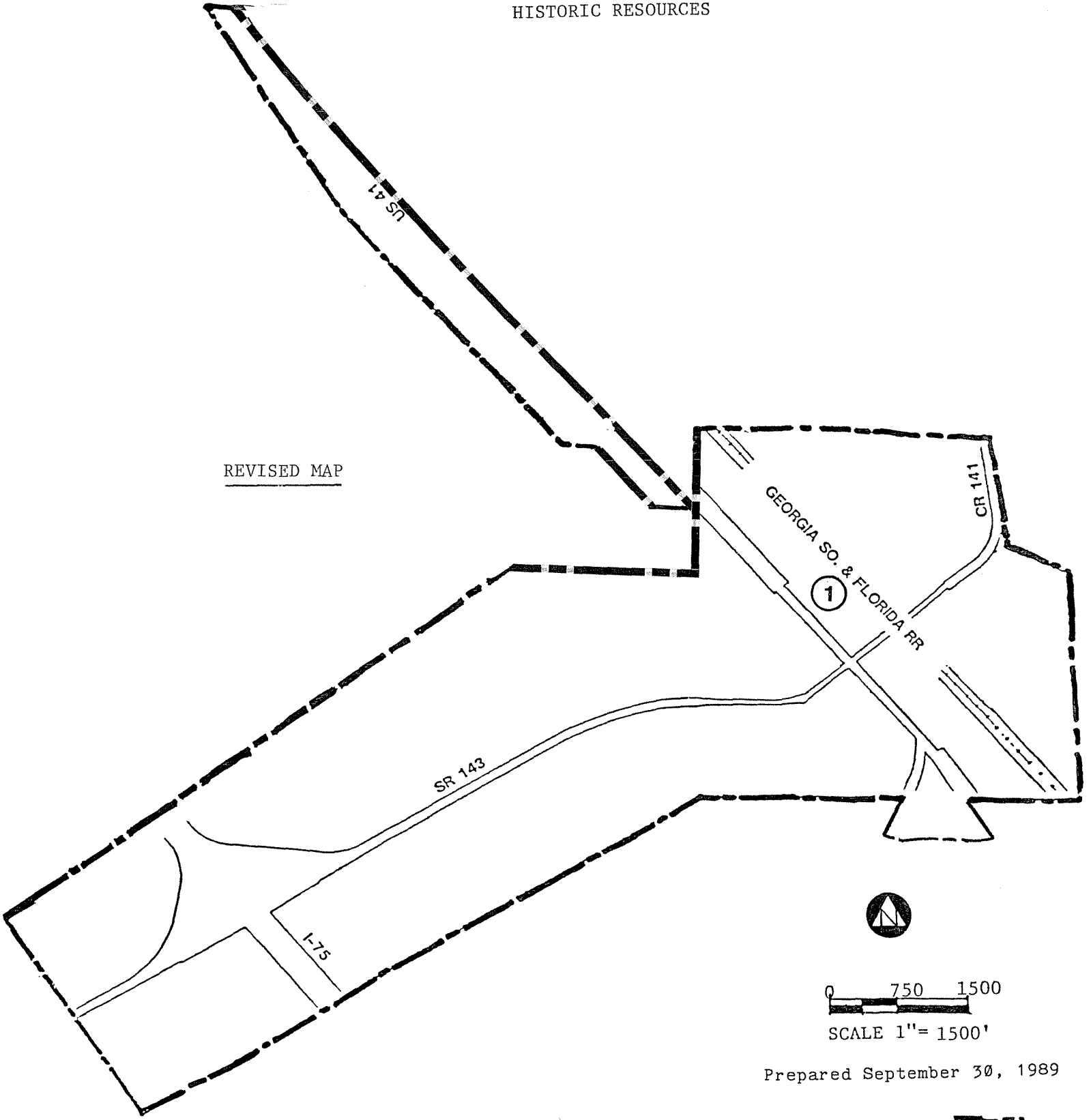


ILLUSTRATION A - II

TOWN OF JENNINGS

HISTORIC RESOURCES



REVISED MAP

Prepared September 30, 1989

North Central Florida Regional Planning Council

Source: Florida Department of State, Division of Historic Resources, Florida Master Site File.

LEGEND FOR ILLUSTRATION A - II

HISTORIC RESOURCES

1989

LOCATION NUMBER	SITE NAME	TYPE
1	McCall-Bates House	Historic

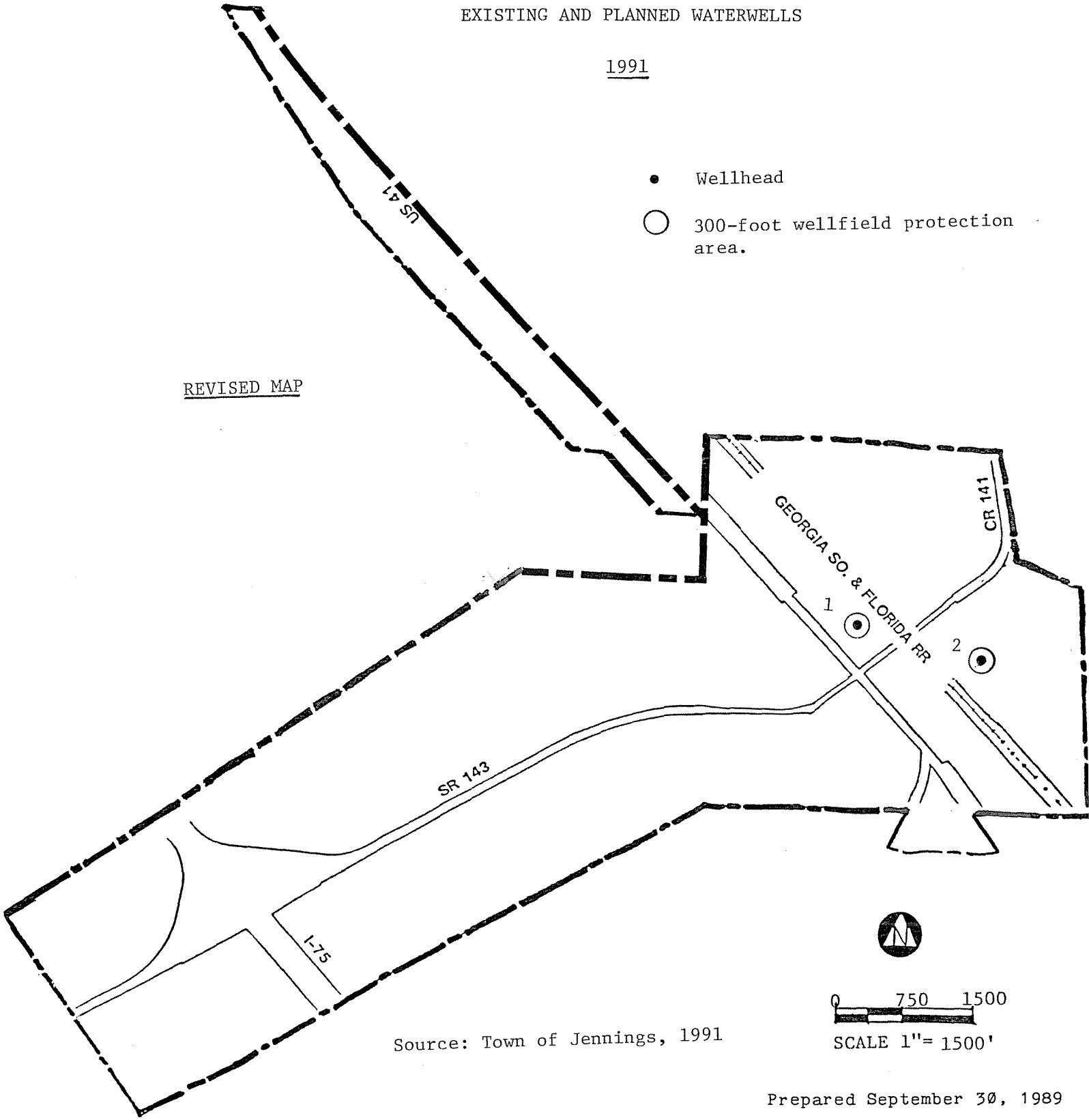
Source: Florida Department of State, Division of Historic Resources, Florida Master Site File.

ILLUSTRATION A - III

TOWN OF JENNINGS

EXISTING AND PLANNED WATERWELLS

1991



REVISED MAP

Source: Town of Jennings, 1991

Prepared September 30, 1989

North Central Florida Regional Planning Council

LEGEND FOR ILLUSTRATION A-III

EXISTING AND PLANNED WATERWELLS

1991

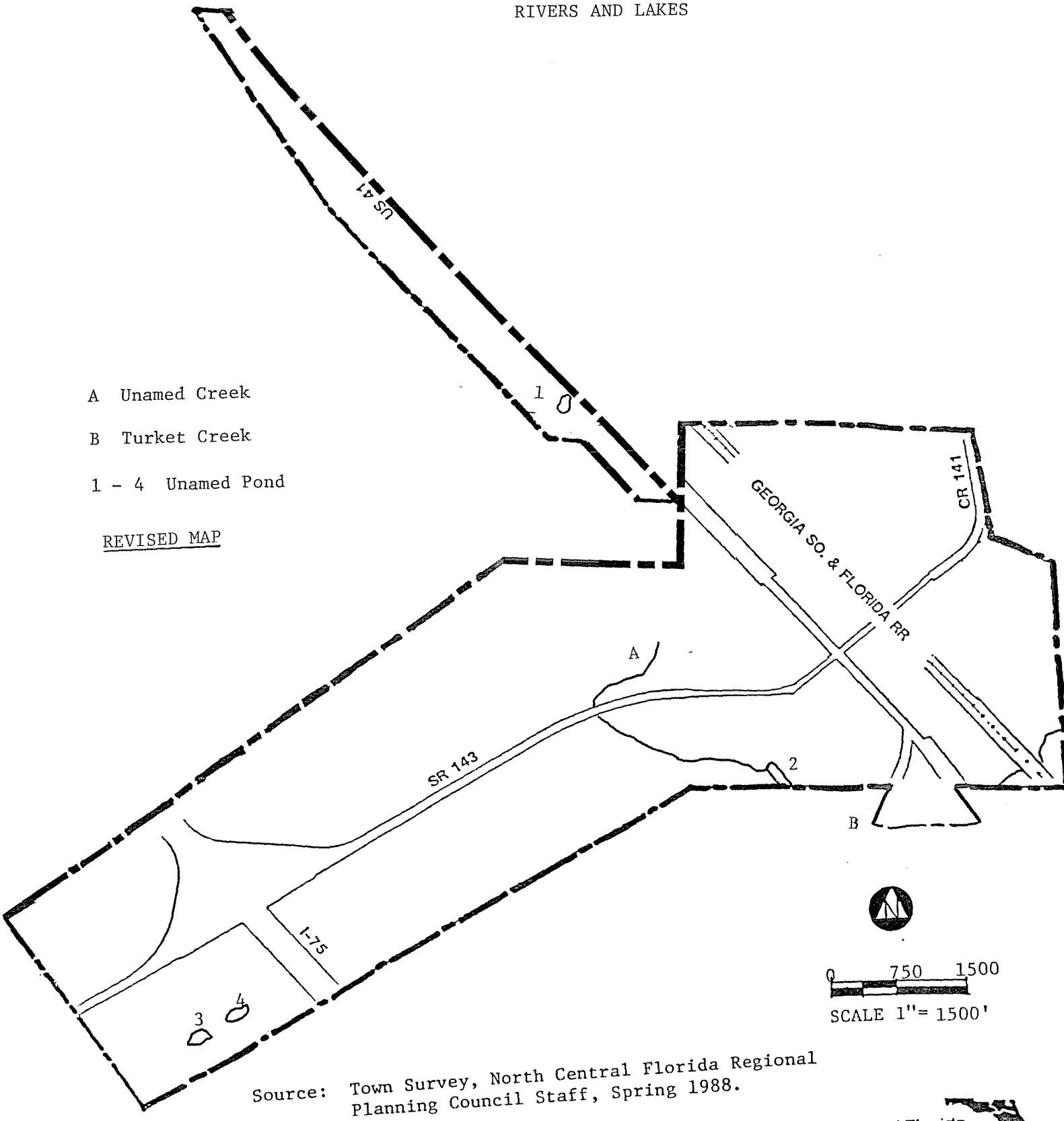
LOCATION NUMBER	NAME	TYPE
1	Town of Jennings Waterwell	Municipal
2	Town of Jennings Waterwell	Municipal

Source: Town of Jennings, 1991

ILLUSTRATION A - IV

TOWN OF JENNINGS

RIVERS AND LAKES



A Unamed Creek

B Turket Creek

1 - 4 Unamed Pond

REVISED MAP

Source: Town Survey, North Central Florida Regional Planning Council Staff, Spring 1988.

North Central Florida Regional Planning Council

Prepared September 30, 1989

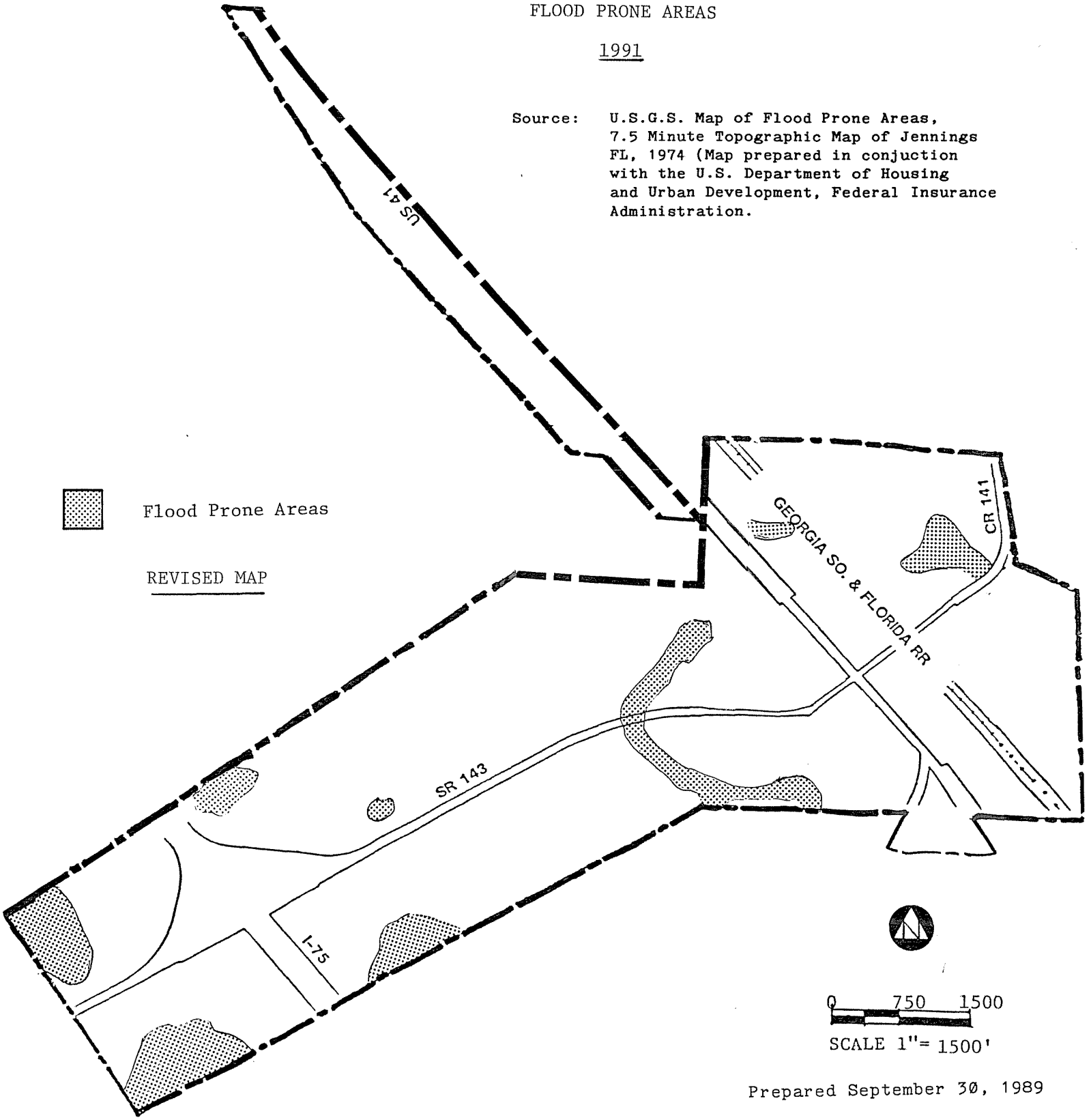
ILLUSTRATION A - V

TOWN OF JENNINGS

FLOOD PRONE AREAS

1991

Source: U.S.G.S. Map of Flood Prone Areas, 7.5 Minute Topographic Map of Jennings FL, 1974 (Map prepared in conjuction with the U.S. Department of Housing and Urban Development, Federal Insurance Administration.



Prepared September 30, 1989

North Central Florida Regional Planning Council

ILLUSTRATION A - VI

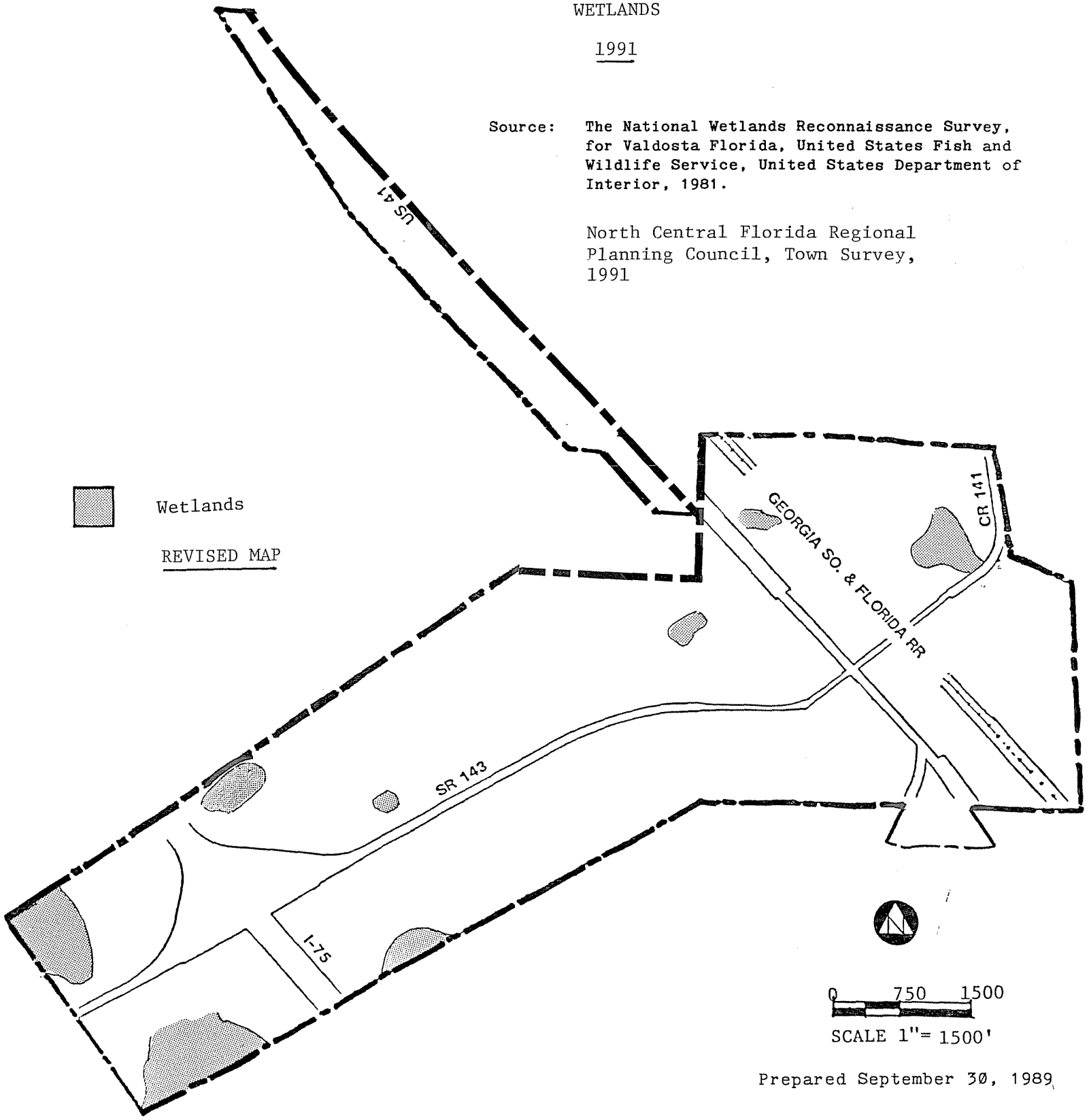
TOWN OF JENNINGS

WETLANDS

1991

Source: The National Wetlands Reconnaissance Survey, for Valdosta Florida, United States Fish and Wildlife Service, United States Department of Interior, 1981.

North Central Florida Regional Planning Council, Town Survey, 1991



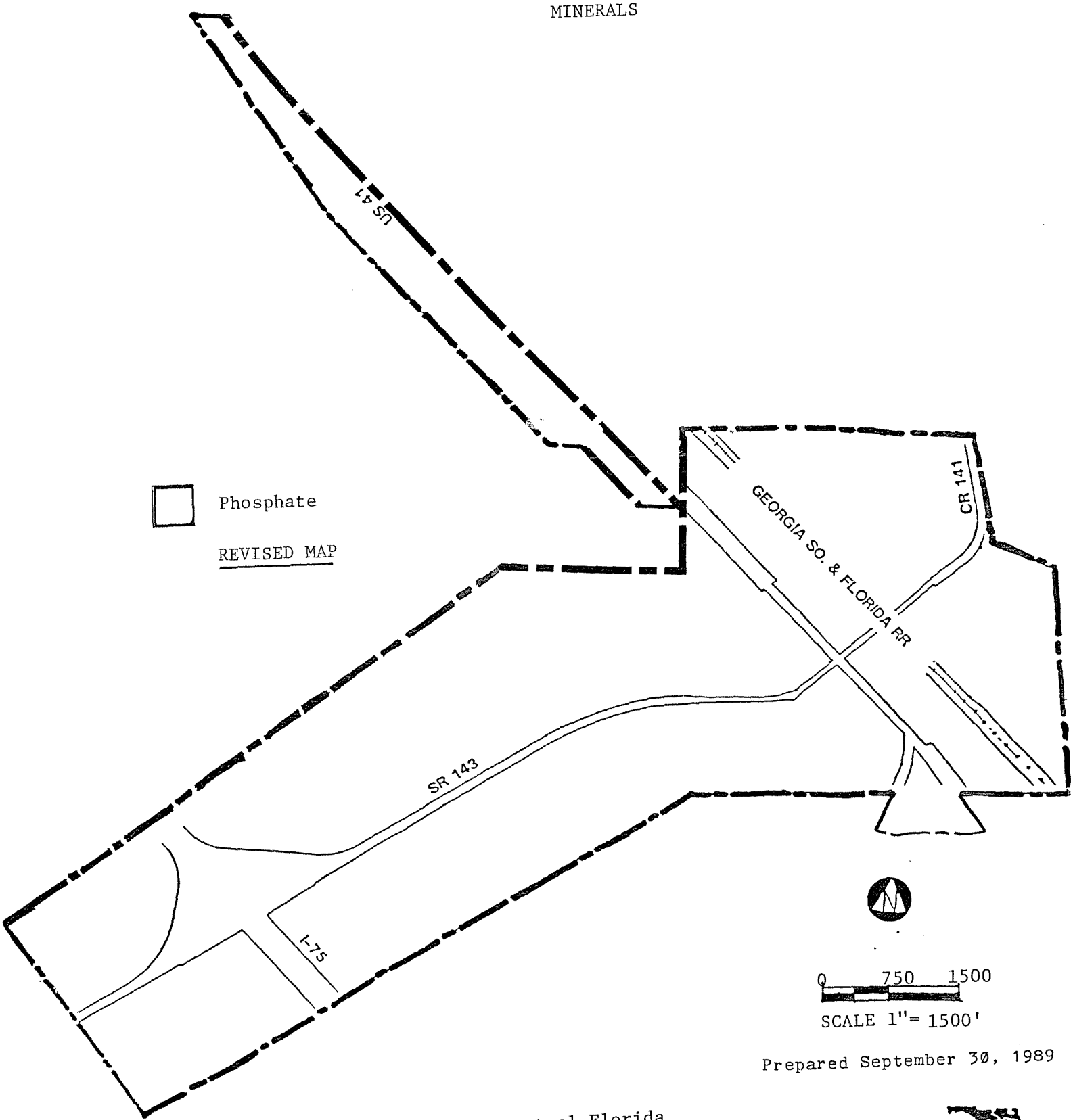
Prepared September 30, 1989

North Central Florida Regional Planning Council

ILLUSTRATION A - VII

TOWN OF JENNINGS

MINERALS



Prepared September 30, 1989

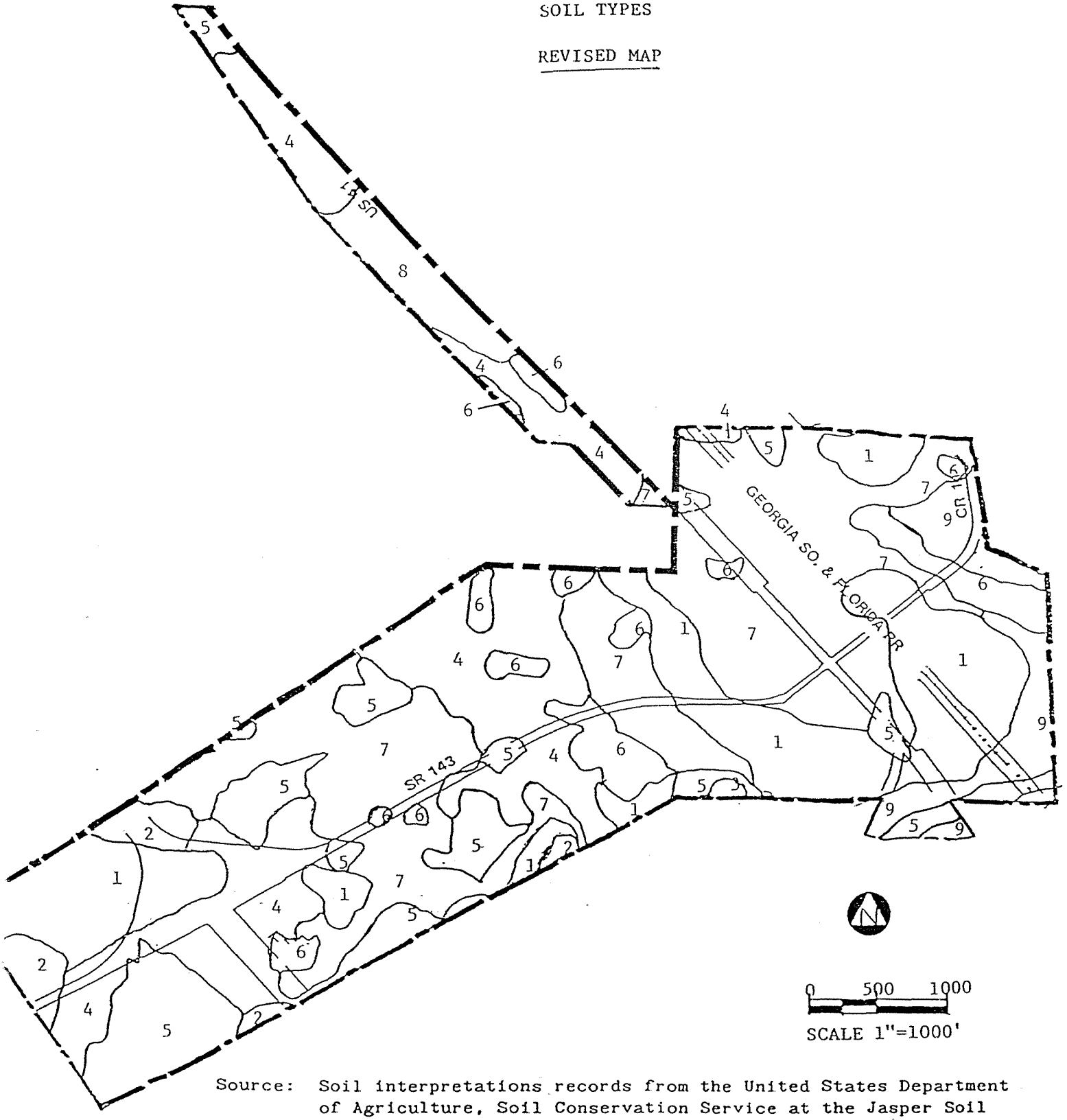
Source: Natural Resources, North Central Florida Regional Planning Council, July 1977, pg. 83.

North Central Florida Regional Planning Council

TOWN OF JENNINGS

SOIL TYPES

REVISED MAP



Source: Soil interpretations records from the United States Department of Agriculture, Soil Conservation Service at the Jasper Soil Survey Office in Jasper, FL.

Prepared September 30, 1989

North Central Florida Regional Planning Council

LEGEND FOR ILLUSTRATION A - VIII

SOIL TYPES

KEY NUMBER [a]	SOIL TYPES	CHARACTERISTICS
1	Albany sand	Nearly level to gently sloping somewhat poorly drained soils of the coastal plain with sandy and loamy sand layers over sandy loam and sandy clay loam subsoil.(2)[b]
2	Blanton sand	Moderately well drained nearly level to strongly sloping soils in the coastal plain with sandy layers over sandy loam and sandy clay loam subsoil.(5)[b]
3	Lowndes l.s.	Moderately sloping to steep, well drained upland soils of the southern coastal plain with loamy sand over subsoil layers of sandy clay loam, loamy sand, sandy clay loam, sandy clay and sandy loam.(29)[b]
4	Mascotte sand	Poorly drained nearly level soils in the southern coastal plain and Atlantic Coast flatwoods with fine sandy layers underlain by loamy materials.(13)[b]
5	Pamlico muck	Very poorly drained, extremely acid organic soils in nearly level broad depressions in the flatwood, with black muck layers underlain by fine sand over loamy material.(20)[b]
6	Plummer, depr. - Surrency soils	The Plummer, depr. consists of very poorly drained soils on smooth to depressional landscapes of the coastal plain with sandy layers over a subsoil of sandy loam. The Surrency soils consist of very poorly drained soils along upland drainageways and in depressions of the Atlantic and Gulf Coast flatwoods with black loamy sand and sand over a subsoil of sandy loam.(21)[b]

LEGEND FOR ILLUSTRATION A - VIII (Continued)

SOIL TYPES

KEY NUMBER [a]	SOIL TYPES	CHARACTERISTICS
7	Plummer sand	Poorly drained soils on smooth landscapes and along poorly defined drainageways of the coastal plain with sandy layers over sandy loam.(34)[b]
8	Pottsburg sand	Poorly drained nearly level soils that occur on nearly level landscapes in the flatwoods with fine sandy layers throughout.(14)[b]
9	Worthington loamy sand	Somewhat poorly drained soils that occur on nearly level to moderately steep areas adjacent to drainageways and stream flood plains with loamy find sand and fine sand over loamy fine sand, sandy clay loam, sandy clay and clay subsoils.(25)[b]

[a] Numbers refer to those areas on Illustration A-VIII covered by that soil association.

[b] Town of Jennings Soil Type reference number.

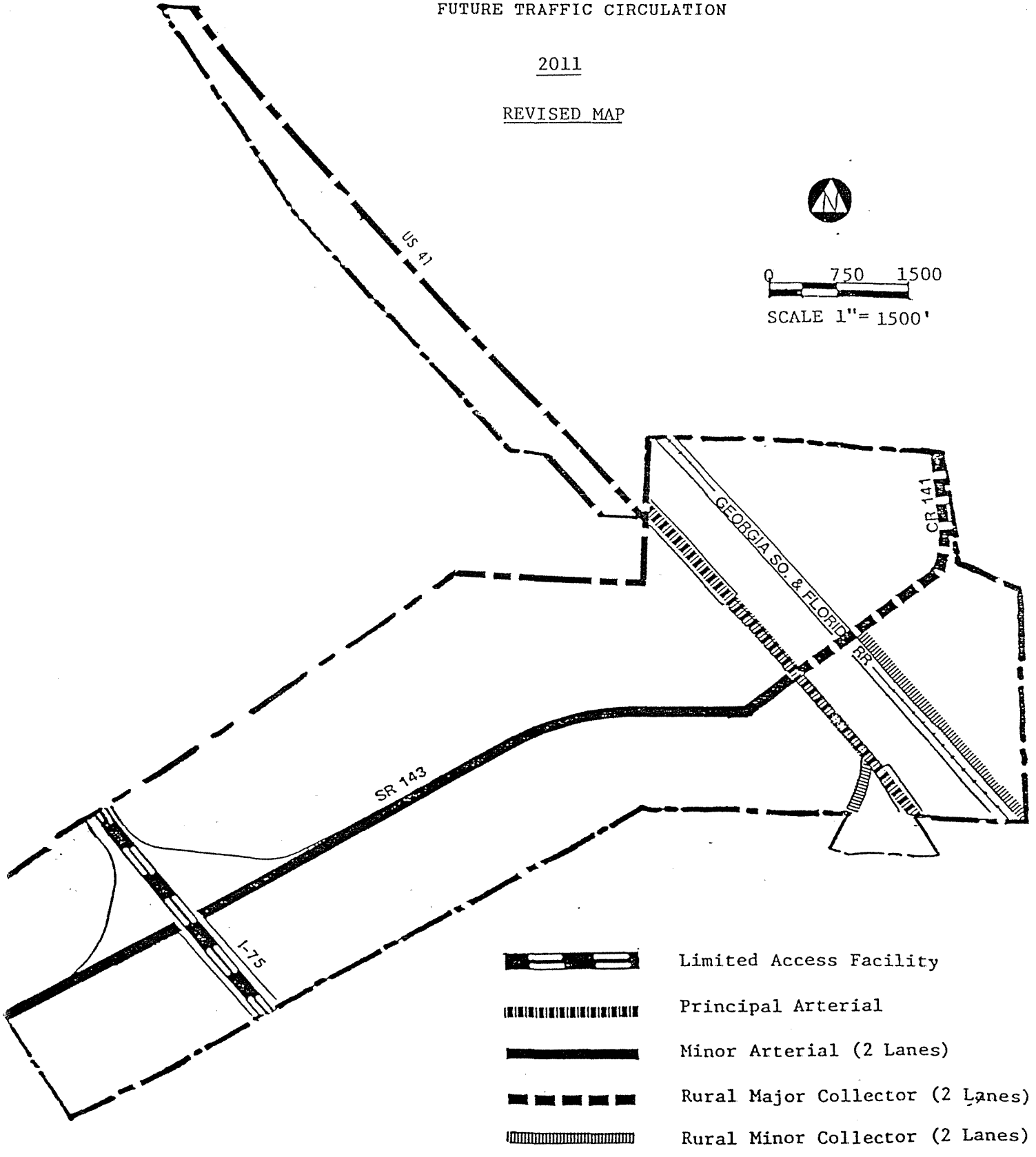
Source: Soil interpretations records from the United States Department of Agriculture, Soil Conservation Service at the Jasper Soil Survey Office in Jasper, FL.

TOWN OF JENNINGS

FUTURE TRAFFIC CIRCULATION

2011

REVISED MAP



North Central Florida Regional Planning Council

Source: Florida's Level of Service Standards and Guidelines Manual for Planning, Florida Department of Transportation, January 1989.

APPENDIX B

CONSISTENCY TABLES

INTRODUCTION

This Comprehensive Plan is required to be consistent with the State Comprehensive Plan and the North Central Florida Comprehensive Regional Policy Plan to prevent any conflicts from arising between the provisions of such plans. The Comprehensive Plan is also mandated to include provisions for taking action in the direction of realizing the goals or policies of the state and regional plans.

To assist in the determination of consistency with the state and regional plans, the following consistency tables are provided for each of the elements of the Comprehensive Plan. These tables are organized into two parts; the first includes the objectives and policies required by Chapter 9J-5, Florida Administrative Code, to be addressed within the Local Government Comprehensive Plan and the corresponding objectives and policies within this Comprehensive Plan; and the second part which addresses the corresponding goals and polices within the State of Florida Comprehensive Plan and the North Central Florida Comprehensive Regional Policy Plan, which correspond to each goal, objective and policy within this Comprehensive Plan.

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.006 (3)(b)(1)	-----	I	I.2	I.2.1
9J-5.006 (3)(b)(2)	-----	I	I.7	I.7.1
9J-5.006 (3)(b)(3)	-----	I	I.8	I.8.1
9J-5.006 (3)(b)(4)	(3)(c)(8)	I I	I.9 I.10	I.9.1 I.10.2
9J-5.006 (3)(b)(5)		N/A		
9J-5.006 (3)(b)(6)	-----	I	I.11	I.11.1
9J-5.006 (3)(b)(7)	-----	I I I	I.1 I.1 I.5	I.1.4 I.1.5 I.5.1
9J-5.006 (3)(b)(8)	-----	I	I.3 I.13	I.3.1 I.13.1
9J-5.006 (3)(b)(9)	(3)(c)(1)	I	I.4	I.4.1
-----	9J-5.006 (3)(c)(2)	I I I I	I.6 I.6 I.6 I.8	I.6.1 I.6.3 I.6.4 I.8.1

FUTURE LAND USE ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
-----	9J-5.006 (3)(c)(3)	I I	I.1 I.3	I.1.1 I.3.1
-----	9J-5.006 (3)(c)(4)	I	I.6	I.6.2
-----	9J-5.006 (3)(c)(5)	I	I.1	I.1.3
-----	9J-5.006 (3)(c)(6)	I	I.10	I.10.1
-----	9J-5.006 (3)(6)(7)	I	I.1	I.1.2

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
16	16.1	16.1.1	16.1.1.5	I	I.2	I.2.1
	16.3		16.1.1.9			
	16.4		16.1.1.11			
	16.5		16.1.1.12			
	16.1	16.1.4	16.1.4.1			
	16.3		16.1.4.2			
	16.4		16.1.4.5			
	16.5					
	16.1	16.1.5	16.1.5.2			
	16.2		16.1.5.3			
	16.3		16.1.5.6			
	16.4		16.1.5.7			
	16.5		16.1.5.8			
	16.1	16.1.6	16.1.6.3			
	16.2		16.1.6.4			
	16.3					
	16.4					
	16.5					
	16.1	16.1.7	16.1.7.11			
	16.5					
	16.2	16.2.1	16.2.1.1			
	16.6		16.2.1.22			
	16.7		16.2.1.26			
	16.2	16.2.2	16.2.2.10			
	16.6		16.2.2.17			
	16.7		16.2.2.41			
			16.2.2.42			
16	16.1	16.1.1	16.1.1.2	I	I.7	I.7.1
	16.3					
	16.4					
	16.5					
16	16.1	16.1.1	16.1.1.10	I	I.8	I.8.1
	16.3		16.1.1.11			
	16.4					
	16.5					
16	16.1	16.1.2	16.1.2.5			
	16.3					
	16.4					
	16.5					
	16.1	16.1.3	16.1.3.1			
	16.3					

FUTURE LAND USE ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	16.4					
	16.5					
	16.2	16.2.2	16.2.2.39			
	16.6					
	16.7					
16	16.2	16.2.1	16.2.1.13	I	I.9	I.9.1
	16.6		16.2.1.19			I.9.2
	16.7		16.2.1.20		I.10	I.10.1
			16.2.1.21			I.10.2
			16.2.1.22			
			16.2.1.23			
			16.2.1.24			
			16.2.1.27			
	16.2	16.2.2	16.2.2.1			
	16.6		16.2.2.7			
	16.7		16.2.2.11			
			16.2.2.13			
			16.2.2.14			
			16.2.2.18			
			16.2.2.19			
			16.2.2.26			
			16.2.2.27			
			16.2.2.34			
			16.2.2.36			
	16.2	16.2.3	16.2.3.6			
	16.6		16.2.3.8			
	16.7		16.2.3.10			
			16.2.3.11			
			16.2.3.20			
			16.2.3.21			
			16.2.3.25			
	16.2	16.2.8	16.2.8.2			
	16.6		16.2.8.11			
	16.7					
	16.2	16.2.10	16.2.10.1			
			16.2.10.3			
	16.1	16.1.1	16.1.1.4			
	16.3		16.1.1.5			
	16.4		16.1.1.6			
	16.5		16.1.1.11			
			16.1.1.13			
	16.1	16.1.2	16.1.2.1			

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	16.3		16.1.2.3			
	16.4		16.1.2.4			
	16.5		16.1.2.6			
			16.1.2.7			
			16.1.2.8			
	16.1	16.1.3	16.1.3.2			
	16.3		16.1.3.3			
	16.4		16.1.3.4			
	16.5		16.1.3.5			
	16.1	16.1.4	16.1.4.2			
	16.3		16.1.4.3			
	16.4		16.1.4.4			
	16.5		16.1.4.5			
	16.1	16.1.5	16.1.5.1			
	16.2		16.1.5.2			
	16.3		16.1.5.3			
	16.4		16.1.5.4			
	16.5		16.1.5.5			
			16.1.5.6			
			16.1.5.7			
			16.1.5.8			
	16.2	16.2.1	16.2.1.1			
	16.6		16.2.1.2			
	16.7		16.2.1.8			
			16.2.1.9			
			16.2.1.10			
			16.2.1.12			
16	16.1	16.1.7	16.1.7.12	I	I.11	I.11.1
	16.5		16.1.7.13			
			16.1.7.14			
			16.1.7.15			
			16.1.7.16			
	16.2	16.2.1	16.2.1.24			
	16.6					
	16.7					
	16.2	16.2.2	16.2.2.24			
	16.6					
	16.7					
	16.2	16.2.3	16.2.3.23			

FUTURE LAND USE ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
16	16.6					
	16.7					
	16.1	16.1.1	16.1.1.1	I	I.1	I.1.1
	16.3		16.1.1.6			I.1.2
	16.4					I.1.3
	16.5					I.1.4
						I.1.5
	16.2	16.2.1	16.2.1.3		I.2	I.2.1
	16.6		16.2.1.4		I.3	I.3.1
	16.7				I.4	I.4.1
16	16.1	16.1.2	16.1.2.5	I	I.2	I.2.1
	16.3					
	16.4					
	16.5					
	16.1	16.1.3	16.1.3.1			
	16.3					
	16.4					
	16.5					
	16.1	16.1.6	16.1.6.1			
	16.2		16.1.6.2			
	16.3		16.1.6.3			
	16.4		16.1.6.4			
	16.5		16.1.6.5			
			16.1.6.8			
			16.1.6.9			
			16.1.6.11			
	16.1	16.1.7	16.1.7.1			
	16.5		16.1.7.2			
			16.1.7.3			
			16.1.7.4			
			16.1.7.5			
			16.1.7.7			
			16.1.7.8			
			16.1.7.9			
			16.1.7.10			
			16.1.7.12			
	16.2	16.2.1	16.2.1.1			
	16.6		16.2.1.22			
	16.7					
	16.2	16.2.2	16.2.2.39			
	16.6		16.2.2.41			
	16.7		16.2.2.42			
	16.2	16.2.3	16.2.3.16			

FUTURE LAND USE ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	16.6					
	16.7					
16	16.1	16.1.1	16.1.1.4	I	I.3	I.3.1
	16.3					
	16.4					
	16.5					
	16.1	16.1.4	16.1.4.1			
	16.3		16.1.4.2			
	16.4		16.1.4.5			
	16.5					
	16.1	16.1.5	16.1.5.2			
	16.2		16.1.5.3			
	16.3		16.1.5.4			
	16.4		16.1.5.5			
	16.5		16.1.5.6			
			16.1.5.7			
			16.1.5.8			
16	16.1	16.1.6	16.1.6.6			
	16.2		16.1.6.7			
	16.3		16.1.6.8			
	16.4		16.1.6.10			
	16.5					
16	16.1	16.1.7	16.1.7.6			
	16.5		16.1.7.11			
16	16.2	16.2.1	16.2.1.17			
	16.6		16.2.1.19			
	16.7		16.2.1.21			
			16.2.1.22			
			16.2.1.23			
	16.2	16.2.2	16.2.2.1			
	16.6		16.2.2.5			
	16.7		16.2.2.6			
			16.2.2.9			
			16.2.2.11			
			16.2.2.17			
			16.2.2.18			
			16.2.2.19			
			16.2.2.20			
			16.2.2.21			
			16.2.2.22			

FUTURE LAND USE ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
16	16.1	16.1.1	16.1.1.7	I	I.1	I.1.1
	16.3					I.1.2
	16.4					I.1.3
	16.5					I.1.4
						I.1.5
	16.1	16.1.6	16.1.6.4		I.4	I.4.1
	16.2					
	16.3				I.5	I.5.1
	16.4					
	16.5				I.6	I.6.1
						I.6.2
	16.2	16.2.1	16.2.1.11			I.6.4
	16.6		16.2.1.23			
	16.7					

TRAFFIC CIRCULATION ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.007 (3)(b)(1)	(3)(c)(1)	II	II.1	II.1.1
9J-5.007 (3)(b)(2)	------	II	II.2	II.2.1
9J-5.007 (3)(b)(3)	------	II	II.3	II.3.1
9J-5.007 (3)(b)(4)	(3)(c)(4)	II	II.4	II.4.1
9J-5.007 ------	(3)(c)(2)	II	II.1	II.1.2
9J-5.007 ------	(3)(c)(3)	II	II.1	II.1.3
9J-5.007 ------	(3)(c)(5)	II	II.1	II.1.4

TRAFFIC CIRCULATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
19(a)	19(b)1 6,8-10 13-15	19.1.1- 19.1.5 19.2.1	19.1.1.1 19.1.3.2 19.1.3.3 19.1.4.1 19.1.4.2 19.1.4.5 19.2.1.1	II	II.1 II.1	II.1.1 II.1.2 II.1.3
19(a)	19(b)2, 3,9,12,	19.2.1 13	19.1.4.6 19.1.4.8 19.1.1.10 19.1.1.11 19.2.1.4 19.2.1.10- 19.2.1.19	II	II.2	II.2.1
19(a)	19(b)3, 8,9,13	19.1.4	19.1.4.5 19.1.4.6	II	II.3	II.3.1
19(a)	19(b) 6,14	19.1.4	19.1.4.3 19.1.4.4 19.1.4.7	II	II.4	II.4.1

HOUSING ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.010				
(3)(b)(1)	(3)(c)(1) (3)(c)(5)	III	III.1	III.1.1 III.1.2
9J-5.010				
(3)(b)(2) (3)(b)(5)	(3)(c)(3) (3)(c)(4)	III	III.2	III.2.1
9J-5.010				
(3)(b)(3)	(3)(c)(5)	III	III.3	III.3.1 III.3.2
9J-5.010				
(3)(b)(4)	(3)(c)(6)	III	III.4	III.4.1 III.4.2 III.4.3 III.4.4
9J-5.010				
(3)(b)(5)	(3)(c)(4) (3)(c)(5) (3)(c)(7)	III	III.5 III.6	III.5.1 III.5.2 III.5.3 III.6.1
9J-5.010 (3)(b)(6)	(3)(c)(8)	III	III.7	III.7.1
9J-5.010				
(3)(b)(7)	(3)(c)(2) (3)(c)(7)	III	III.8	III.8.1

HOUSING ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
5	5.2 5.3 5.4	5.1.1 5.1.3 5.1.4	5.1.1.4 5.1.1.5 5.1.3.1 5.1.3.2 5.1.3.12 5.1.4.1 5.1.4.2 5.1.4.12	III	III.1	III.1.1
5	5.1 5.3	5.1.2	5.1.2.1 5.1.2.4	III	III.2	III.2.1 III.2.2
5	5.2 5.3 5.4	5.1.1 5.1.3	5.1.1.3 5.1.1.6 5.1.1.8 5.1.3.6	III	III.2	III.2.3
5	5.3 5.4	5.1.3	5.1.3.2 5.1.3.2 5.1.3.4 5.1.3.5 5.1.3.6 5.1.3.7	III	III.3	III.3.1
5	5.2	5.1.1	5.1.1.4	III	III.4	III.4.1
5	5.1 5.3	5.1.2	5.1.2.1 5.1.2.4 5.1.2.3 5.1.2.6	III	III.5	III.5.1 III.5.2 III.5.3
				III	III.6	III.6.1
5				III	III.7	III.7.1

HOUSING ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
5	5.2	5.1.1	5.1.1.7	III	III.8	III.8.1
	5.3	5.1.2	5.1.1.9			
	5.4	5.1.3	5.1.2.5			
			5.1.3.3			
			5.1.3.5			
			5.1.3.9			
			5.1.3.10			
			5.1.3.16			
			5.1.3.17			

PUBLIC FACILITIES ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.011 (2)(b)(1)	(2)(c)(1)	IV	IV.1	IV.1.1
9J-5.011 (2)(b)(2)	(2)(c)(2)	IV	IV.2	IV.2.1 IV.2.2 IV.2.3 IV.2.4 IV.2.5 IV.2.6 IV.2.7 IV.2.8
9J-5.011 (2)(b)(3)	------	IV	IV.3	IV.3.1
9J-5.011 (2)(b)(4)	(2)(c)(3)	IV	IV.4	IV.4.1
9J-5.011 (2)(b)(5)	(2)(c)(4)	IV	IV.5	IV.5.1 IV.5.2

PUBLIC FACILITIES ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
187.201 (17) (a) 2(b)(1)	187.201 (17)(b)	8.1.5 8.1.9 9.1.1 1 7.1.1	8.1.5.12 8.1.9.4 8.1.9.7 9.1.1.46 17.1.1.7	IV-1	IV.1	IV.1.1
187.201 17)(a)	187.201 (17)(b) 1,2	 6.11.6 8.1.1 8.1.4 8.1.5 8.1.8 9.1.1 13.2.5	16.1.7.1 17.1.1.1 6.11.6.2 8.1.1.9 8.1.4.12 8.1.5.7 8.1.5.12 8.1.8.11 8.1.8.12 9.1.1.47 13.2.5.4	IV-1	IV.2	IV.2.1 IV.2.2 IV.2.3 IV.2.4 IV.2.5 IV.2.6 IV.2.7 IV.2.8
187.201 (17)(b)1		16.1.6 16.1.7 17.1.1 17.1.2 17.2.1	16.1.6.1 16.1.6.2 16.1.6.4 16.1.6.5 16.1.7.1 16.1.7.2 16.1.7.3 16.1.7.5 16.1.7.10 16.1.7.11 17.1.1.4 17.1.2.4 17.2.1.2 17.2.4.8	IV-1	IV.3	IV.3.1
187.201 (8)(a) 187.201 (16)(a) 187.201 (16)(b)	(8)(b) 1,2,3,5 9,10,11	8.1.2 8.1.4 8.1.11 8.1.12 8.1.13 10.1.11 13.2.7	8.1.2.9 8.1.2.11 8.1.4.8 8.1.11.7 8.1.12.1 8.1.13.1 10.1.11.19 10.1.11.20 13.2.7.4	IV-I	IV.4	IV.4.1

PUBLIC FACILITIES ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
187.201	187.201	6.11.2	6.11.2.2	IV-1	IV.5	IV.5.1
(8)(a)	(8)(b)	6.11.6	6.11.6.2			IV.5.2
	2,3,4,6,	8.1.2	8.1.2.1			
	7,8,9,		8.1.2.2			
	10,12,		8.1.2.3			
	13,14		8.1.2.4			
187.201	187.201		8.1.2.12			
(9)(a)	(9)(b)	8.1.4	8.1.4.1			
	4,6		8.1.4.5			
187.201	187.201		8.1.4.6			
(10)(a)	(10)(b)		8.1.4.7			
	1,2,6,7		8.1.4.9			
	9,10		8.1.4.10			
			8.1.4.16			
		8.1.5	8.1.5.7			
			8.1.5.8			
			8.1.5.9			
			8.1.5.10			
			8.1.5.15			
			8.1.5.21			
			8.1.5.25			
		8.1.6	8.1.6.8			
			8.1.6.9			
			8.1.6.10			
			8.1.6.14			
			8.1.6.16			
		8.1.11	8.1.11.1			
			8.1.11.5			
		8.2.3	8.2.3.6			
		8.2.4	8.2.4.25			
			8.2.4.32			
		8.2.5	8.2.5.17			
		8.2.7	8.2.7.4			
		8.2.8	8.2.8.5			
		8.3.4	8.3.4.2			
		8.3.6	8.3.6.18			
		9.1.1	9.1.1.42			
		10.1.6	10.1.6.9			
			10.1.6.18			
		10.3.5	10.3.5.5			
		16.1.3	16.1.3.1			
		16.1.4	16.1.4.1			
		17.2.3	17.2.3.10			
		21.1.8	21.1.8.5			

CONSERVATION ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.013 (2)(b)(1)	------	V	V.1	V.1.1
9J-5.013 (2)(b)(2)	(2)(c)(1) (2)(c)(6) (2)(c)(9) (2)(c)(9)	V	V.2	V.2.1 V.2.3 V.2.4 V.2.5 V.2.6 V.2.7 V.2.10 V.2.11 V.2.12 V.2.13
9J-5.013 (2)(b)(2)	(2)(c)(4)	V	V.2	V.2.8 V.2.9
9J-5.013				
9J-5.013 (2)(b)(3)	(2)(c)(2)	V	V.3	V.3.1
9J-5.013 (2)(b)(3)	(2)(c)(3)	V	V.3	V.3.2 V.3.3 V.3.4
9J-5.013 (2)(b)(3)	(2)(c)(7)	V	V.2 V.4	V.2.2 V.4.5
9J-5.013 (2)(b)(3)	(2)(c)(8)	V	V.3	V.3.4

CONSERVATION ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.013 (2)(b)(3)	(2)(c)(3)	V	V.2	V.2.1 V.2.3 V.2.5 V.2.6 V.2.7 V.2.10 V.2.11 V.2.12 V.2.13
9J-5.013 (2)(b)(4)	(2)(c)(5)	V	V.4	V.4.1 V.4.2 V.4.3 V.4.4
9J-5.013 (2)(b)(4)	(2)(c)(6)	V	V.4	V.4.1 V.4.2 V.4.3
9J-5.013 (2)(b)(4)	(2)(c)(6)	V	V.2	V.2.1 V.2.3 V.2.4 V.2.5 V.2.6 V.2.7 V.2.9 V.2.10 V.2.11 V.2.12 V.2.13
			V.3	V.3.1 V.3.2 V.3.3
			V.4	V.4.3

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
11	11.1- 11.5	11.1.1- 11.1.6	11.1.1.1- 11.1.6.5	V	V.1	V.1.1
8	8.1- 8.3, 8.5 8.11	8.1.1- 8.1.6	8.1.1.1- 8.1.6.1, 8.1.6.3- 8.1.6.18	V	V.2	V.2.1 V.2.3 V.2.4 V.2.5 V.2.6
	8.1- 8.3, 8.5, 8.9- 8.12	8.1.7- 8.2.3	8.1.7- 8.2.3.1			V.2.7 V.2.10 V.2.11 V.2.12 V.2.13
	8.9	8.2.4	8.2.4.16			
	8.10	8.2.5	8.2.4.18			
	8.12 8.13		8.2.4.21- 8.2.4.26, 8.2.4.29- 8.2.4.36, 8.2.4.38- 8.2.4.44, 8.2.5.2- 8.2.5.6, 8.2.5.10 8.2.5.24 8.2.5.27			
	8.4 8.7 8.9 8.10 8.12 8.13 8.14	8.2.6- 8.3.2	8.2.6- 8.2.8.11, 8.2.8.13- 8.3.1.4, 8.3.1.24 8.3.1.27 8.3.1.31- 8.3.1.42, 8.3.1.44- 8.3.2.7, 8.3.2.10- 8.3.2.22, 8.3.2.24			

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
8	8.6 8.8 8.9 8.10 8.12 8.13	8.3.3- 8.3.8	8.3.3.1- 8.3.6.1, 8.3.6.3- 8.3.6.9, 8.3.6.11- 8.3.8.2			
14	14.1- 14.6, 14.8 14.9	14.3.3	14.3.3.1- 14.3.3.5			
8	8.1	8.1.2	8.1.2.6-	V	V.2	V.2.8
	8.5		8.1.2.10			V.2.9
	8.1- 8.3, 8.5 8.11	8.1.11	8.1.11.1- 8.1.11.11			
	8.11	8.1.12	8.1.12.1			
	8.11	8.1.13	8.1.13.1			
	8.9 8.10 8.12	8.2.2	8.2.2.2 8.2.2.9 8.2.2.10			
	8.9 8.10 8.12 8.13	8.2.5	8.2.5.5			
	8.9 8.10 8.12 8.13	8.2.10	8.2.10.2			
	8.9 8.10 8.12 8.13	8.3.8	8.3.8.2			
10	10.1 10.7 10.9	10.1.2	10.1.2.5			

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
8	8.1 8.5	8.1.2	8.1.2.13 8.1.2.14	V	V.2	V.2.13
	8.1- 8.3, 8.5 8.11	8.1.4	8.1.4.17			
	8.1- 8.3, 8.5	8.1.5	8.1.5.8 8.1.5.25			
9	9.1 9.6- 9.8, 9.10	9.1.1	9.1.1.25			
	9.2 9.3	9.3.2	9.3.2.14			
13	13.2- 13.4, 13.6 13.10 13.11	13.1.1	13.1.1.1- 13.1.1.5			
	13.10	13.1.2	13.1.2.1- 13.1.2.4			
	13.2 13.4 13.6 13.11	13.1.3	13.1.3.1- 13.1.3.4			
	13.2	13.1.4	13.1.4.1- 13.1.4.2			
	13.3 13.5 13.6 13.11	13.1.5	13.1.5.1- 13.1.5.4			
	13.2- 13.6, 13.11	13.1.6	13.1.6.1- 13.1.6.4			
	13.2	13.1.7	13.1.7.1			

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	13.6					
	13.9	13.2.1	13.2.1.1- 13.2.1.3			
8	8.9	8.3.1	8.3.1.7-	V	V.3	V.3.1
	8.10		8.3.1.9			
	8.12					
	8.13					
9	9.8	9.2.2	9.2.2.1- 9.2.2.3			
14	14.1- 14.9	14.2.1	14.2.1.3			
9	9.1, 9.6- 9.8, 9.10	9.1.1	9.1.1.52- 9.1.1.54, 9.1.1.57	V	V.3	V.3.2 V.3.3 V.3.3 V.3.4
14	14.1 14.5 14.6 14.9	14.3.1	14.3.1.1			
	14.1 14.5 14.6 14.9	14.3.2	14.3.2.2			
10	10.1 10.7 10.9	10.1.1	10.1.1.18 10.1.1.19			
	10.1	10.1.13	10.1.13.8			
	10.1	10.1.14	10.1.14.1 10.1.14.3			
	10.1	10.1.16	10.1.16.2 10.1.16.10 10.1.16.14			
	10.3 10.4	10.2.1	10.2.1.1- 10.2.1.5, 10.2.1.8			

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	10.3 10.4 10.1, 10.7- 10.9 10.3 10.4 10.2 10.6 10.10	10.3.2 10.1.9 10.3.2 10.3.2	10.2.2.1- 10.2.2.3 10.1.9.1 10.1.9.15 10.1.9.16 10.2.2.11 10.2.2.13 10.3.2.15			
10	10.1 10.7 10.9 10.1 10.1 8.9 8.10 8.12 8.13	10.1.2 10.1.14 8.2.5	10.1.2.7 10.1.2.8 10.1.2.25 10.1.14.2- 10.1.14.6 10.1.16.2 10.1.16.7 10.1.16.8 8.2.5.7 8.2.5.8	V	V.2 V.4	V.2.2 V.4.5
10	10.2 10.5 10.6 10.10 10.1	10.3.1 10.1.10	10.3.1.16 10.1.10.3	V	V.3	V.3.4
10	10.1 10.1 10.7 10.8 10.9	10.1.13 10.1.9	10.1.13.7 10.1.9.6	V	V.2	V.2.1 V.2.3 V.2.5 V.2.6 V.2.7 V.2.10 V.2.11 V.2.12 V.2.13

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
9	9.7	9.2.3	9.2.3.1	V	V.4	V.4.1
			9.2.3.2			V.4.2
			9.2.3.4			V.4.3
			9.2.3.5			
14	14.1	14.3.2	14.3.2.1			
	14.5					
	14.6					
	14.9					
10	10.1	10.1.1	10.1.1.18			
	10.7		10.1.1.19			
	10.9					
	10.1	10.1.2	10.1.2.5			
	10.7					
	10.9					
	10.1	10.1.13	10.1.13.8			
	10.1	10.1.14	10.1.14.1			
			10.1.14.3			
	10.1	10.1.16	10.1.16.2			
			10.1.16.10			
			10.1.16.14			
	10.3	10.2.1	10.2.1.1-			
	10.4		10.2.1.5,			
			10.2.1.8			
	10.3	10.2.2	10.2.2.1-			
	10.4		10.2.2.3			
	10.1,	10.1.9	10.1.9.1			
	10.7-					
	10.9					
	10.1	10.1.14	10.1.14.8			
	10.1	10.1.16	10.1.16.4			
	10.3	10.2.1	10.2.1.6			
	10.4					
	10.2	10.3.1	10.3.1.2			
	10.5					
	10.6					
	10.10					

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	10.1,	10.1.9	10.1.9.2			
	10.7-		10.1.9.3			
	10.9					
	10.11	10.4.5	10.4.5.4			
	10.12					
	10.13					
8	8.9	8.2.5	8.2.5.5	V	V.4	V.4.1
	8.10		8.2.5.10			V.4.2
	8.12		8.2.5.21			V.4.3
	8.13		8.2.5.23			
8	8.9	8.3.1	8.3.1.5-			
	8.10		8.3.1.13,			
	8.12		8.3.1.15-			
	8.13		8.3.1.28,			
			8.3.1.32			
	8.9	8.3.1	8.3.1.44			
	8.10					
	8.12					
	8.13					
	8.4	8.3.2	8.3.2.5			
	8.7		8.3.2.23			
	8.9		8.3.2.24			
	8.10,					
	8.12-					
	8.14					
	8.9	8.3.5	8.3.5.4			
	8.10					
	8.12					
	8.13					
9	9.1	9.1.1	9.1.1.36-			
	9.6		9.1.1.40,			
	9.7		9.1.1.57			
	9.8					
	9.10					
	9.7	9.2.1	9.2.1.1			
	9.8					
	9.7	9.2.3	9.2.3.3			

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
14	14.1	14.3.1	14.3.1.5			
	14.5					
	14.6					
	14.9					
	14.1	14.3.2	14.3.2.1			
	14.5		14.3.2.2			
	14.6		14.3.2.4			
	14.9					
10	10.1	10.1.2	10.1.2.5			
	10.7					
	10.9					
	10.1	10.1.9	10.1.9.1			
	10.7		10.1.9.2,			
	10.8		10.1.9.4-			
	10.9		10.1.9.14			
10	10.1	10.1.14	10.1.14.1			
			10.1.14.8			
	10.1	10.1.16	10.1.16.2			
			10.1.16.3,			
			10.1.16.8-			
			10.1.16.12			
			10.1.16.14			
	10.3	10.2.1	10.2.1.8			
	10.4					
	10.3	10.2.2	10.2.2.1,			
	10.4		10.2.2.4-			
			10.2.2.13			
	10.3	10.2.4	10.2.4.1-			
	10.4		10.2.4.3			
	10.2	10.3.1	10.3.1.3			
	10.5					
	10.6					
	10.10					
	10.2	10.3.9	10.3.9.1-			
	10.5		10.3.9.3			
	10.6					
	10.10					

CONSERVATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
	10.11	10.4.5	10.4.5.3			
	10.12		10.4.5.9			
	10.13		10.4.5.14			
	10.11	10.4.6	10.4.6.4			
	10.12					
	10.13					
	10.1	10.1.2	10.1.2.23	V	V.2	V.2.1
	10.7					V.2.3
	10.9					V.2.4
						V.2.5
	10.1	10.1.1	10.1.1.1-			V.2.6
	10.7		10.1.1.50			V.2.7
	10.9					V.2.9
		V.2.10				
	10.1	10.1.2	10.1.2.1-			V.2.11
	10.7		10.1.2.8,			V.2.12
	10.9		10.1.2.10-			V.2.13
			10.1.2.24,		V.3	V.3.1
			10.1.2.27			V.3.2
			10.1.2.28			V.3.3
					V.4	V.4.3
10	10.1	10.1.6	10.1.6.1-			
	10.7		10.1.6.7,			
	10.9		10.1.6.9-			
			10.1.6.11,			
			10.1.6.13-			
			10.1.6.19			
	10.1	10.1.7	10.1.7.1-			
	10.7		10.1.7.9			
	10.9					
	10.1	10.1.9	10.1.9.11			
	10.7					
	10.8					
	10.9					

RECREATION AND OPEN SPACE

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.014 (3)(b)(1)	(3)(c)(3)	VI	VI.1	VI.1.1
9J-5.014 (3)(b)(2)	------	VI	VI.2	VI.2.1
9J-5.014 (3)(b)(3)	(3)(c)(4) (3)(c)(5)	VI	VI.3	VI.3.1 VI.3.2 VI.3.3
9J-5.014 (3)(b)(4)	(3)(c)(1) (3)(c)(2)	VI	VI.4	VI.4.1 VI.4.2

RECREATION AND OPEN SPACE

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
(10)(a)	(10)(b) 2,9,10	10.4.1	----	VI	VI.1	VI.1.1
(10)(a)	(10)(b)	10.4.1	10.4.1.5 10.4.1.6 11,13 10.4.1.10	VI	VI.2	VI.2.1
(10)(a)	(10)(b)	10.4.1. 1,2,6,7, 11,12,13	10.4.1.1 10.4.1.2 10.4.1.3 10.4.1.4 10.4.1.5 10.4.1.6 10.4.1.7 10.4.1.8 10.4.1.9 10.4.1.10	VI	VI.3	VI.3.1 VI.3.2 VI.3.3
		10.4.6	10.4.6.1 10.4.6.2 10.4.6.3 10.4.6.4 10.4.6.5			
(10)(a)	(10)(b) 1,2,5,6, 7,9,10	10.4.1	10.4.1.6 10.4.5.2	VI	VI.4	VI.4.1 VI.4.2 VI.4.3
		10.4.6	10.4.6.1 10.4.6.2 10.4.6.3 10.4.6.4			
		10.3.1	10.3.1.1 10.3.1.3 10.3.1.4 10.3.1.10 10.3.1.11 10.3.1.16 10.3.1.19			

INTERGOVERNMENTAL COORDINATION ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.015 (3)(b)(1)	(3)(c)(1)	VII	VII.1	VII.1.1
9J-5.015 (3)(b)(2)	(3)(c)(1)	VII	VII.1	VII.1.1
9J-5.015 (3)(b)(2)	(3)(c)(2)	VII	VII.1	VII.1.2
9J-5.015 (3)(b)(1-3)	(3)(c)(3)	VII	VII.1	VII.1.3
9J-5.015 (3)(b)(1)	(3)(c)(4)	VII	VII.1	VII.1.4
9J-5.015 (3)(b)(2)	(3)(c)(5)	VII	VII.2	VII.2.1
9J-5.015 (3)(b)(2)	(3)(c)(7)	VII	VII.2	VII.2.3
9J-5.015 (3)(b)(2)	(3)(c)(7)	VII	VII.2	VII.2.1
9J-5.015 (3)(b)(3)	------	VII	VII.3	VII.3.1

INTERGOVERNMENTAL COORDINATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
20	20.1	20.1.1	20.1.1.1 20.1.1.4 20.1.1.5 20.1.2.1	VII	VII.1	VII.1.1
	20.1	20.1.5	20.1.5.3	VII	VII.1	VII.1.1
20	20.1	20.1.2	20.1.2.2 20.1.2.4	VII	VII.1	VII.1.2
		20.1.7	20.1.7.1			
		20.1.8	20.1.8.1			
		20.1.12	20.1.12.1			
20	20.1	20.1.2	20.1.2.6	VII	VII.1	VII.1.3
		20.1.5	20.1.5.3			
		20.1.6	20.1.6.1			
			20.1.6.2			
			20.1.6.3			
		20.1.8	20.1.8.2			
20	20.1	20.1.7	20.1.7.2 20.1.7.3	VII	VII.1	VII.1.4
		20.2.4	20.2.4.1			
			20.2.4.2			
20	20.1	20.1.9	20.1.9.2 20.1.9.3	VII	VII.2	VII.2.1
20	20.1	20.1.1	20.1.1.6	VII	VII.2	VII.2.3
		20.1.9	20.1.9.3			
			20.1.9.4			
		20.2.8	20.2.8.4			
20	20.2	20.2.6	20.2.6.1	VII	VII.2	VII.2.1
			20.2.6.2			
			20.2.6.3			
			20.2.6.4			
			20.2.6.5			
			20.2.6.6			
			20.2.6.8			

INTERGOVERNMENTAL COORDINATION ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
20	20.2	20.1.4	20.1.4.2	VII	VII.3	VII.3.1
			20.1.4.3			
		20.2.5	20.2.5.1			
			20.2.5.2			
			20.2.5.3			
			20.2.5.4			
			20.2.5.5			
			20.2.5.6			
			20.2.5.7			
			20.2.5.8			
			20.2.5.9			
			20.2.5.10			
		20.2.6	20.2.6.3			
		20.2.7	20.2.7.3			
			20.2.7.4			
20	20.1	20.1.4	20.1.4.1	VII	VII.2	VII.1.4

CAPITAL IMPROVEMENTS ELEMENT

9J-5		LOCAL GOVERNMENT		
OBJECTIVE	POLICY	GOAL	OBJECTIVE	POLICY
9J-5.016 (3)(b)(1)	(3)(c)(1)	VIII	VIII.1	VIII.1.1 VIII.1.2 VIII.1.3
9J-5.016 (3)(b)(2)	(N/A as the municipality is not within a coastal high hazard area)			
9J-5.016 (3)(b)(3)	(3)(c)(4) (3)(c)(6)	VIII	VIII.2	VIII.2.1 VIII.2.2
9J-5.016 (3)(b)(4)	(3)(c)(8)	VIII	VIII.3	VIII.3.1
9J-5.016 (3)(b)(5)	(3)(c)(2) (3)(c)(5) (3)(c)(7) (3)(c)(9)	VIII	VIII.4	VIII.4.1 VIII.4.2 VIII.4.3 VIII.4.4 VIII.4.5 VIII.4.6 VIII.4.7

CAPITAL IMPROVEMENTS ELEMENT

STATE		REGIONAL		LOCAL GOVERNMENT		
GOAL	POLICY	GOAL	POLICY	GOAL	OBJECTIVE	POLICY
17	17(b)(2)	17.2.2	17.2.2.1	VIII	VIII.1	VIII.1.1 VIII.1.2 VIII.1.3
17	17(b)(3)	17.2.2	17.2.2.4	VIII	VIII.3	VIII.3.1
17	17(b)(5)	17.2.2	17.2.2.14	VIII	VIII.4	VIII.4.1 VIII.4.2 VIII.4.3 VIII.4.4 VIII.4.5
17	17(b)(6)	17.2.2	17.2.2.15	VIII	VIII.2	VIII.2.1 VIII.2.2
17	17(b)(7)	17.2.2	17.2.5.1	VIII	VIII.1	VIII.1.1 VIII.1.2 VIII.1.3
17	17(b)(8)	17.2.2	17.2.2.14	VIII	VIII.4	VIII.4.1 VIII.4.2 VIII.4.3 VIII.4.5
17	17(b)(9)	17.2.2	17.2.2.14	VIII	VIII.1	VIII.1.1 VIII.1.2 VIII.1.3
19	19(b)(7)	19.1.4	19.2.1	VIII	VIII.4	VIII.4.1 VIII.4.2 VIII.4.3 VIII.4.4 VIII.4.5 VIII.4.6 VIII.4.7

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

LOCAL GOVERNMENT ASSISTANCE

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*Mike Escalante, Associate Planner

*Maria Masque, Associate Planner

*John Richards, Associate Planner

** Reginald Blackmon, Planning Technician

** Lea Cason, Planning Technician

** Andrew Dickman, Planning Technician

** Cathy Collins, Work Study Intern

** Charles Sidman, Intern

*Primary Responsibility

**Secondary Responsibility