JEFFERSON COUNTY, FLORIDA

FINAL EVALUATION AND APPRAISAL REPORT (EAR)

Adopted

August 19, 2010

Prepared by

The Jefferson County Planning Department

for

The Jefferson County Commission

Including Response to DCA Preliminary Sufficiency Report

Dated November 18, 2008

Note:

This Final EAR document combines both the original EAR approved by the County on August 21, 2008, and the County's response to the DCA Preliminary Sufficiency Report dated November 18, 2008. Sections I. – V. herein are comprised verbatim of the EAR as originally approved on August 21, 2008. Section VI. herein is the County's response to the DCA Preliminary Sufficiency Report dated November 18, 2008.

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JEFFERSON COUNTY, FLORIDA

EVALUATION AND APPRAISAL REPORT (EAR)

FINAL DOCUMENT FOR TRANSMITTAL TO DCA

I. INTRODUCTION

Jefferson County is a rural agricultural County that goes from the Gulf of Mexico North to the Georgia State line. All of the coastal area including the Coastal High Hazard Area (CHHA) is owned by the Federal and State Governments and is part of the St. Marks Wildlife Refuge and/or the Aucilla Wildlife Management Area. The County encompasses approximately 609 square miles and includes one incorporated municipality, the County Seat, the City of Monticello. There are several unincorporated historical communities including Lloyd, Wacissa, Waukeenah, Drifton, Lamont Aucilla and Ashville. All of these communities are primarily low density residential communities with limited neighborhood commercial services.

The Jefferson County Comprehensive Plan was originally adopted in 1990. Please refer to the following table providing the chronological history of the County's Plan. The original Plan has been amended several times changing certain provisions of several elements. These changes are discussed below in the section of this Report that covers the status of the individual elements at the time of adoption and at the time of this Report.

II. PUBLIC PARTICIPATION PROCESS

The Jefferson County Comprehensive Plan contains a Public Participation Section which constitutes the required Public Participation Processes for Plan amendments and for this Evaluation and Appraisal Report (EAR). The County has continued to implement these procedures for all amendments and for this Report. During the drafting and development of this Report the County held several workshops with the Local Planning Agency (LPA) and invited the public to provide input

NOTE: Jefferson County began the EAR process with the idea of doing the focus groups and critical issue identification proceedings. However because the County decided to use the EAR process to educate themselves concerning details of all of their plan and the planning process, the County chose to evaluate and appraise more than just a list of critical issues and to actually review all of the Plan elements, Goals, Objectives and Policies and Future Conditions Maps.

Beginning in April of 2007, Jefferson County Planning staff and the LPA begin coordination with several state and regional agencies to develop a listing of the issues to be included in the Evaluation and Appraisal of the County Comprehensive Plan. While this process did not evolve into the "Focus Group" generation of a priority list, the results are incorporated into this Report. The preliminary issues list included the following:

1. **FUTURE LAND USE ELEMENT:** Overall Goals, Objectives and Policies (GOP's) to be reviewed and updated to reflect changes in countywide development patterns; and
   a) Address needed revisions based on existing/future availability of infrastructure; and
   b) Review all land use categories to evaluate present/future densities and their locations; and
   c) Address Code enforcement as an <u>essential</u> part of the Land Development Code (LDC).

2. **HOUSING ELEMENT:** GOP's to be reviewed for changes, particularly addressing affordable housing needs and geographic location.

3. **INFRASTRUCTURE ELEMENT:** change title from former *"Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element"* and include "*Traffic Element"* as a part of this element. GOP's to be reviewed and reorganized to divide into sub-elements:

   a) **UTILITIES SERVICE AREA:** Create a Utility Overlay District in response to the need for an "Urban Service Area", which would be an area designated for development where public utilities (primarily water distribution and sanitary sewer collection) are (or will soon become) available.

   b) **SANITARY SEWER:**

1) Provide policies for mandatory sanitary sewer system connection requirements for all new developments within the USA when utilities are or will become available; and

2) Provide policies for mandatory sanitary sewer system connection requirements, etc., on existing properties under conditions based on criteria in the LDC; and

3) Provide updated policies for individual septic system standards and requirements to determine whether to require all new septic systems meet a higher-than-current standard – particularly (or ONLY) in new subdivisions; and include provisions to upgrade existing failing systems to meet new standards, including programs for long-term financing/grants/loans, etc., for low income residents

c) **POTABLE WATER:** In areas served by public or community water systems (present or near-future), provide polices including mandatory water system connection and fire protection requirements for all new developments as well as standards for existing properties under conditions based on criteria stated in the LDC.

d) **TRAFFIC ELEMENT:** GOP's may be reviewed to ascertain if any changes are necessary due to past or future actions of the County Commission regarding policy changes in other Plan Elements.

e) **DRAINAGE:** GOP's will be reviewed to address if changes are necessary to address proposed adoption of new rules and permitting procedures by NWFWMD and evaluate stormwater policies on a countywide basis.

f) **SOLID WASTE:** GOP's may be reviewed to ascertain if changes are necessary.

g) **NATURAL GROUND WATER AQUIFER RECHARGE ELEMENT:** GOP's may be reviewed to ascertain if changes are necessary.

h) **CONCURRENCY MANAGEMENT:** Review GOP's regarding concurrency management, including impact fees and Proportional Fair Share Ordinance.

4. **CAPITAL IMPROVEMENT ELEMENT:** GOP's to provide for proposed infrastructure/timeline goals.

5. **FUTURE LAND USE MAP:** FLUM to be changed where necessary to reflect GOP's of all elements of the Plan.

After this list was generated, the County decided no to continue through the process and create Focus Groups and actually generate an EAR Issues List. The County decided that all elements of the Plan needed to be reviewed and updated and therefore, the community would evaluate and appraise all sections of the Plan.

The County decided to conduct several public workshops with the LPA, and then have a joint workshop with the County Commission and the LPA, and to ask for input from the public.

A summary of the findings of these public meetings reveals the following issues and planning concerns and community priorities for the EAR.

The following is a list of general issues that need to be addressed during the EAR:

1. Review all Land Use Categories and determine if new densities and locations are needed
2. Create an "Urban Service Area" (USA) or: "Utility Overlay District" where infrastructure (water, sewer, roads are or will be available)
3. In the USA have mandatory hook-up and abatement programs for new and re-development
4. Readdress affordable housing.
5. Update other Elements as needed.
6. Finalize School Facilities Element and Concurrency waiver.
7. Develop a new concurrency management system.

The following is a list of specific element by element issues that the workshops concluded, need to be addressed during the EAR:

Traffic Circulation Element

LOS standards are OK. The EAR will use FDOT/ARPC counts and projections for State Roads. The County does not currently have the resources to maintain counts for local roads.

Housing Element

Addresses affordable housing by encouraging it in mixed uses, short, simple permitting process, education and code enforcement, but the EAR needs to determine if this is working.

Infrastructure Element

Water and Sewer LOS standards need to be updated and supported by current data and analysis. All future facilities set at 100 gpcpd.

Stormwater LOS needs to be revised to current requirements: 25 year, 24 hour, pre and post. A new general Policy 1.1.2 after the establishment of the LOS Standards needs to be added to require all new developments connect to existing water and/or sewer systems. In addition, existing development (including individual homes should be required to hook-up to the systems when service is available. All new developments should be required to provide internal fire protection infrastructure, when capacity is available or planned.

Because the County did not do the Stormwater Drainage Plan and does not have the resources to do it now, what do we do now?

Floodplain protection policy (1-4) seems to indicate that no new development is allowed. But the owners of conservation lands want some density, so they can use their land.

Conservation Elements

The County needs to remap wetlands and floodplains on the FLUM along with updated public lands inventory.

Drainage language needs to be revised to reflect new requirements.

Policy 1.3.1 seems to indicate no new developments in floodplain but other sections of the Plan allow development, this needs to be clarified.

Mining language is weak on wetlands and floodplain protection.

The 25 foot wetlands buffer is working and needs to be continued.

Coastal Element

The definition and Mapping of CHHA must be revised to reflect last year's legislation.

Recreation and Open Space Element

Policy states that all new development must dedicate or pay a fee. The LOS is 20 acres/1000. New subdivisions of 50 plus lots must dedicate at 5 acres/1000. The EAR needs to determine if this is working.

Intergovernmental Coordination Element

ICE needs to be updated to include School element requirements.

Capital Improvements Element

The concurrency management system needs to be updated and the facilities points system that is defined in the Plan needs to be revised.

In October 2007, the County Commission and the LPA held a final Public Workshop and directed the staff to draft the EAR. The following questions were asked, discussed and evaluated during the public workshops:

III. **WORKSHOP QUESTIONS**

1. Is the Comp Plan generally working today? Are there any major concerns?

Conclusions:

1. The major concern for Jefferson County has been "Rural Sprawl" The current Plan allows for Ag lands to be subdivided and developed in large (lot 5 and 10 acre) parcels. This very inefficient and increases the cost to provide roads and other infrastructure. In addition, with the rising cost of land due the real estate market boom, these large lots are not necessarily affordable.

2. Jefferson County does not have designated land uses which provide for high density mixed use development. The County has been and is increasingly becoming a "bedroom" community for the Tallahassee Urban employment center. Some limited high density areas would allow for a broader mix of housing types and costs and associated non-residential uses. In addition if these areas were located where infrastructure exists, it would have a positive impact on the current and future growth of the County.

3. The County needs to protect the natural environment.

4. The County should evaluate the opportunity to shift existing allowable density away from wetlands and floodplain areas and re-direct these currently allocated units to the areas where infrastructure exist and where the County wants to encourage higher densities.

2. What is the final, complete list of Key Issues?

Conclusions:

The Key issues listed are basically correct.

3. Can staff assume that if the Plan stated that the County was going to do something that it was completed? i.e. stormwater plan…

Conclusions:

1. No, several Plan required actions were not completed because of the lack of local resources and because the Federal, State and/or Regional resources were not made available to the County.

2. The stormwater master plan was not completed; the County cannot possibly fund this effort. Therefore, each future development must adequately manage stormwater.

4. Where is the County with School facilities Siting, the required Interlocal Agreements and School Element and Concurrency?

Conclusions:

The County has just been granted a 2 year waiver by DCA. This EAR does not have to include these plan requirements.

5. Is there a 5-year CIP Schedule? Does the EAR need to say that there are no needed projects?

Conclusions:

There is no current 5-year schedule, but the County does not have to have any capital improvements projects in order to maintain the adopted LOS standards.

6. Do we want to revise the floodplain and wetlands policy language to clearly state that no new development will be allowed?

Conclusions:

These policies need to be clarified to ensure resource protection, but to also ensure that property owners may use their property by at least being able to build a single family unit on all existing parcels of record.

7. Is there any need for new land use categories?

Conclusions:

Yes, this EAR process must address the options for creating higher density mixed use areas and by considering moving densities to these areas from areas in the County that cannot be developed because of environment conditions.

8. Are the densities currently working? Are your Ag lands densities working to keep Agriculture viable and to direct new growth to the other areas?

Conclusions:

No, current low density areas are infringing on environmental resources and encouraging rural sprawl. In addition the County currently does not have any really high density, mixed use areas.

9. What do we want to do with the interchange areas and USA areas? Do we want to get more density? How much more? Are we ready to move density to these areas?

Conclusions:

The interchange areas, and possibly other areas, need to be redesigned to be high density, mixed use areas based upon the conclusions listed above.

10. Can we pay for higher densities?

Conclusions:

This is a very important question. The County Concurrency Management System must provide for financial feasibility and must require that future development provide the infrastructure needed to support the development. However, the County also needs to address infrastructure capacity in order to encourage development in the desired areas.

In order to encourage development in the interchange areas, the County must develop a plan that provides for the infrastructure to support the high density mixed use develop.

IV. POPULATION PROJECTIONS AND GROWTH TRENDS ANALYSIS

Jefferson County, Florida became the 13th Florida County in 1827 and gradually developed during growth periods as an agricultural area and market place. The original Jefferson County Plan and the 1997 EAR data and analysis stated that the period from 1970 to 1990 had a slow but steady population growth. However, the 1930 through 1970 Census counts show that he County had a significant decrease in population during that 40 year period, and then began to increase between 1970 and 1980. By the year 2000 the population was 12,902 or about the same number of residents as in the 1930's. The latest Florida BEBR estimates of 13,552 show the population continuing to stabilize with a slight increase in permanent resident population. The following Population study confirms these historic trends.

JEFFERSON COUNTY, FLORIDA
POPULATION PROJECTIONS

YEAR:	**1930**	**1940**	**1950**	**1960**	
POPULATION:	**13,408**	**12,032**	**10,413**	**9,943**	
YEAR:	**1970**	**1980**	**1990**	**2000**	**2005**
POPULATION:	**8,778**	**10,703**	**11,296**	**12,902**	**13,552**
YEAR:	**2010**	**2015**	**2020**	**2025**	**2030**
PROJECTIONS:	**14,400**	**14,900**	**15,400**	**15,800**	**16,200**

Source: U.S. Census and BEBR.

The County's resident population is certainly impacted by the stability of the agricultural economy and labor needs. Another explanation for the increase in resident population is

supported by the County becoming a "bedroom" community to Leon County, which is the State Capital and a University Community which provides the job market for the entire region.

The seasonal population of Jefferson County is very minimal. The County has no major tourist or resort activities and has only 10 licensed Public Lodgings with a total of 197 rooms. There are 8 public apartment rental facilities with 191 total rooms.

There are several historic and cultural resources and all of the Southern coastal area of the County is included in the St. Mark's National Wildlife Refuse and/or the Aucilla Wildlife Management Area, so the County does have a number of visitors that come on "day-trips". But, the impact of seasonal residents is statistically insignificant.

V. CONDITION OF THE JEFFERSON COUNTY PLAN

The Jefferson County Comprehensive Plan was adopted on July 19, 1990 and has been amended several times Please refer to the history of Plan provided early in this Report and to the attached DCA Report of ELMS Amendments in the Future Land Use Element Appendix. The first EAR of the Jefferson County Plan was completed in 1997 and the EAR amendments were adopted in November 1999, and found In Compliance in January of 2000.

This section of the EAR Report reviews each Element and provides; a description of the Condition of the Elements at the time of adoption of the original Plan and/or the 1999 EAR amendments and compares that with the Condition and Status at the time of this EAR. This section of the EAR also provides a discussion of Unanticipated and unforeseen problems and opportunities and future planning issues, any needed revisions of the Plan based upon Changes in State laws and an Evaluation of the Element Goals, Objectives and Policies (GOP's) and Plan amendments needed to implement the EAR:

A. Future Land Use Element:

Condition/Status: The Future Land Use Element of the Jefferson County Comprehensive Plan was amended seven times between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has been amended five times since the 1999 EAR amendments were adopted and found In Compliance. The following is a listing of those amendments:

1. Amendment No. 03S01: A small scale FLUM amendment that was not reviewed by DCA.

2. Amendment No.05-1: A large scale amendment that revised Policy 1.2 to add agricultural related activities such as Bed and Breakfast, Hunting Lodges and Open Space Recreational Facilities in the Agriculture Land Use Categories.

3. Amendment No. 06-1: A large scale amendment that revised Policy 1.2 to add language to allow for "New Family-Member Subdivisions in Agriculture Land Use Categories. This amendment also changes the FLUM to change73 acres from Ag. 5. to Ag. 3, and to change 377 acres from Mixed Use subdivision and Ag. 3 to Residential 1, limited to 204 units.

4. Amendment No.06S01: A small scale FLUM amendment that is pending approval by OTTED and DCA

5. Amendment No.07-1: A large scale amendment that creates "Conservation Subdivisions".

Therefore, the current Future Land Use Element and Future Land Use Map is basically the same as it was approved by DCA in the 2000 EAR amendment Notice of Intent. There have been no significant changes in the Land Use Categories and allowable densities and intensities of development. The FLUM has been revised and is now in a GIS format which provides for much more efficient and accurate implementation but the extent and distribution of the land use areas have remained basically the same.

Therefore, the land use data and analysis that was provided in the 1999 EAR is still accurate and correctly reflects the distribution and geographic location of existing and planned development. The Land Use Data and Analysis Appendix of this Report includes a summary listing of development permit activity and the Housing data reflects that the County housing unit totals have increased from 5,251 in 2000 to 5,705 in 2006. This confirms that Jefferson County has grown by approximately 75 housing units per year. A slow but steady growth rate which has been easily accommodated within the currently designated land use categories. Mobile homes account for about 36% of the housing stock. Local permit records reveal that single family site built homes account for almost 60% of the housing stock, which adds up to be 96% single family housing units, when combined with the mobile homes.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major concern for Jefferson County has been "Rural Sprawl" The current Plan allows for Ag lands to be subdivided and developed in large (lot 5 and 10 acre) parcels. This very inefficient and increases the cost to provide roads and other infrastructure. These large lot subdivisions are all developed with individual on site septic systems (septic tanks) and private water wells, which become the responsibility and costs of the future home owner, not the developer. There is usually no infrastructure needed except for internal subdivision roads. There is usually no need for stormwater treatment facilities, except those ditches, swales and sometimes retention ponds needed to address the runoff from the roads. Large lots do not need regional stormwater facilities because the LOS standards can be maintained with the large open space on each lot. This actually results in an incentive for this type development because it

requires less infrastructure investment by the development, but it is very land intensive and results in the conversion of large acreages of agricultural lands to residential use.

There is another concern in addition to the rural sprawl, with the rising cost of land value due the real estate market boom; these large lots are not necessarily affordable. This issue or large lot subdivisions is not new. In fact the 1997 EAR discusses these concerns but does not necessarily identify it as a problem that needs to be addressed. However, the last few years have shown that the influence of land speculation and development pressure from outside sources, combined with the real estate market changes have increased the potential and probability of this type development.

Another issue is that Jefferson County does not have designated land uses which provide for high density mixed use development. The County has been and is increasingly becoming a "bedroom" community for the Tallahassee Urban employment center. Some limited high density areas would allow for a broader mix of housing types and costs and associated non-residential uses. In addition if these areas were located where infrastructure exists, it would have a positive impact on the current and future growth of the County. The current low density land use areas (the Ag categories) are infringing on environmental resources and encouraging rural sprawl. But the County currently does not have any really high density, mixed use areas as an alternative.

The County knows that it needs to protect the natural environment and agricultural lands and that the County should evaluate the opportunity to shift existing allowable density away from wetlands and floodplain areas and agricultural areas and re-direct these currently allocated units to the areas where infrastructure exist and where the County wants to encourage higher densities. This would ensure better resource protection and would provide alternative development options to the large lot residential subdivisions.

There may be a need for new land use categories. This EAR process must address the options for creating higher density mixed use areas and by considering moving densities to these areas from areas in the County that cannot be developed because of environment conditions and/or should not be developed at this time in order to maintain viable agricultural activities.

The interchange areas, and possibly other areas, need to be redesigned to be high density, mixed use areas based upon the conclusions listed above. The County Concurrency Management System must provide for financial feasibility and must require that future development provide the infrastructure needed to support the development. However, the County also needs to address infrastructure capacity in order to encourage development in the desired areas. In order to encourage development in the interchange areas, the County must develop a plan that provides for the infrastructure to support the high density mixed use develop.

The Infrastructure Element section of this Report will also address the possible creation of Urban Service Areas or Utility Overlay District. These land use tools could be implemented to direct densities to certain areas where infrastructure exist or is planning. The current policy of Jefferson County is to not to become service providers for centralized water and sewer services.

However, the County can pursue interlocal agreements with Monticello and private service providers to serve these urban utility service areas.

Another issue is the FLUM. The new GIS map only has land use layers. The FLUM needs to be upgraded and all data layers need to be digitally incorporated so that wetlands, floodplains and other data can be accurately compared to and analyzed in conjunction with the land use category designations.

Changes in State laws:

Since the time of original adoption, there have been several changes to State Law which require revisions to the Future Land Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Future Land Use Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

Questions and Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES, AND POLICIES

Goal: Efficiently manage and regulate land-use types, locations, and densities in compatibility with natural and man-made resources so as to provide the residents of Jefferson County with an aesthetically pleasing, economically beneficial, and socially adequate environment.

Note: This Goal is still viable.

Objective 1: Future growth and development shall continue to be managed using the county Development Code. Revisions to the land development regulations shall address those issues identified in 163.3202, F.S., as well as compatibility, and incentives to upgrade infrastructure.

Note: This Objective is required; it simply restates the statutory and Rule requirements.

Policy 1-1: Existing regulations in the county Development Code will be continued as follows: subdivision of land, compatibility of adjacent land uses, open space, flood-prone area protection, signage, traffic circulation, parking and site plan requirements. These regulations will be reviewed and revised as necessary for compliance with 163.3202, F.S., 9J-24, F.A.C., and the objectives and policies of the comprehensive plan.

Note: This Policy is required; it simply restates the statutory and Rule requirements.

Policy 1- 2: The categories on the Future Land Use Map are defined as follows:

AGRICULTURE AREAS

1. Farming is the basic intent of these areas. Residential use is allowed but is secondary in nature and must accept all characteristic farm activities of: noise, smells, dust, spray odors, timber clearing, etc. This protection does not necessarily extend to dog and other pet raising, training, boarding or other activities.

2. Traditional communities are allowed to continue to infill on lots of record as of July, 1990. Traditional communities are defined as those historical communities depicted on the map of Traditional Communities in this element.

3. Family Member Subdivisions. Regardless of the densities established for Agricultural Areas and subject to additional restrictions stated herein, a property owner may subdivide a parcel that was his or her homestead on or before December 13, 1990 for transfer by deed to a member or members of the owner's immediate family (immediate family is defined as grandparents, parents, brother and sisters, children and grandchildren). A subdivision for family members must be consistent with all other applicable provisions of the Comprehensive Plan and Land Development Code and may occur one time only not to exceed a gross density of two dwellings per acre. This provision may not be utilized to further subdivide a parcel in a platted subdivision.

Agriculture 20: Areas now used and appropriate for continued use primarily in very large scale agricultural activities. Included are the plantations and timber-producing lands. Agricultural uses may include, but are not limited to, crop production, pasture lands, silviculture, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. New residential development is allowable, not to exceed one unit per 20 acres, and actual units should be clustered, subject to the requirements set forth in the objectives and policies of the comprehensive plan and standards in the Land Development Code so long as the gross density is not exceeded. A density Bonus of up to 40% may be granted where the development is a conservation subdivision providing open space pursuant to adopted requirements for conservation subdivisions.

Agriculture 5: This includes areas appropriate for a variety of agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry, agricultural related activities,

outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per five acres; actual units should be clustered, subject to the requirements set forth in the objectives and policies of the comprehensive plan and the standards specified in the Land Development Code so long as the gross density is not exceeded ~~one unit per 5 acres.~~ A density Bonus of up to 40% may be granted where the development is a conservation subdivision providing open space pursuant to adopted requirements for conservation subdivisions

Agriculture 3: This includes areas appropriate for a variety of agricultural uses, including but not limited to, crop land, pasture land, orchards and groves, forestry agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs. Dwellings and associated accessory farm buildings are allowable. Density for residential use shall not exceed one unit per three acres; actual units should be clustered, subject to the requirements set forth in the objectives and policies of this comprehensive plan and the standards specified in the Land Development Code so long as the gross density is not exceeded. ~~Open space ratio shall be 60 percent~~. A density Bonus of up to 40% may be granted where the development is a conservation subdivision providing open space pursuant to adopted requirements for conservation subdivisions

These Ag categories will be revised in the EAR amendments. And additional categories will be considered for higher density areas.

Conservation: Areas with extremely limited development potential due to environmental sensitivity, publicly owned natural reservations, or other lands identified for such protective treatment. Development is limited to water dependent structures and facilities necessary to provide access to the water, including but not limited to, docks and boat ramps. Limited use for passive recreation is also appropriate, only as may be consistent with protection of the area; existing silviculture is also allowable subject to Best Management Practices. Transmission lines are allowed to cross if necessary and disturbance shall be strictly limited to that area required for construction and maintenance of the facility. Residential density is ~~zero~~, one unit per 50 acres however, an owner of a tract of record as of July 19, 1990, which is designated Conservation in its entirety may construct a personal residence on the tract.

Residential I, and II: Areas devoted primarily to platted lands partially developed for residential purposes, and expected to continue to develop according to the subdivision plat. Gross density shall not exceed one unit per acre in Residential I, and two units per acre in Residential II, although clustering may be allowed. Very limited, neighborhood commercial may be allowed, subject to appropriate land development regulations to ensure compatibility and harmony of scale and character. No more than one acre ***of neighborhood commercia***l is allowed for subdivisions of 100 or more lots.

Note: This policy is revised to recognize the need for neighborhood commercial.

Prison: Land devoted to the Jefferson Correctional Institution.

Note: Policy applies to only the existing built prison, any future prison development will have to be a plan amendment.

Industrial: Areas devoted exclusively to industrial development, allowing a mix of light and/or heavy manufacturing, storage, distribution, or other typical industrial uses. Hazardous waste disposal facilities are prohibited. Intensity of development, as measured by land coverage, should not exceed 90 percent. **A** Dwellings as an accessory **(directly related to the primary)** use to the principle structure are allowable.

Note: This policy is revised to allow for security housing.

MIXED USE DESCRIPTION

Three types of mixed use areas are shown on the Future Land Use Map and are defined below. For all mixed use areas, land development regulations will be designed to ensure the following: protection of environmental resources consistent with the Conservation Element; adherence to concurrence requirement; harmonious and functional site design with minimum standards established for access, circulation, parking, landscaping, drainage, tree protection, land coverage, and building placement. ~~Where residential development is one or more units per net acre,~~ C~~c~~entral water and central sewer are required, consistent with Florida ~~DHRS~~ requirements. Development standards will also provide for buffering, building orientation, or other measures to ensure compatibility and proper function of the entire area as well as individual sites.

Note: This policy was revised to take out all minimum densities.

Mixed Use-Business/Residential: A mixed use category which provides for a variety of business types including offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities. Other uses may be allowed, consistent with the more intense development characteristics of this mixed use category, such as ~~multi-family~~ residential not to exceed 10 units per acre, medical facilities such as clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, parks and recreation. The mix would allow for approximately a 60-40 split between business and residential uses for the entire area. Intensity of business use, as measured by land coverage, should not exceed 65 percent. ~~Residential development shall not be less that one dwelling per acre.~~ Residential development shall set aside 5% of the land for open space.

Note: This policy was edited to be consistent with existing code.

Mixed Use-Suburban Residential: A mixed use category where suburban or exurban residential is the predominant type of use. All housing types will be allowed at a variety of densities~~, from as low as one unit per two acres~~, but not exceeding four units per acre. (Parcels 18 2N 5E 0000-0080 0000 and 13 2N 4E 0000-0060-0000, where this designation applies, are limited to two dwellings per acre). While single-family will be the predominant residential use, attached or multi-family housing is allowed, along with community or neighborhood scale businesses, public uses such as churches or schools, so long as the non-residential uses are at a scale both in harmony with and compatible with the suburban residential scale and character of

the area. Parks and recreation uses are also appropriate. Non-residential use should not exceed 20 percent of the total area; intensity of such development, as measured by land coverage, should not exceed 65 percent.

Mixed Use-Interchange Business: A mixed use category located at an interchange of I-10, with a variety of primarily commercial businesses. Because there are but three such interchanges in Jefferson County, the amount of land is necessarily limited. Uses in the category are, therefore, limited to those activities requiring locations with high vehicular traffic and easy access to I-10. Appropriate uses include: (1) tourist oriented facilities, such as restaurants, automotive service stations, motels, campgrounds, and the like; (2) region serving retail complexes or office centers; (3) commerce parks; (4) facilities for the storage and distribution of foods and products including wholesale activity; (5) light manufacture of goods for distribution to other locations; and (6) truck stops. Intensity of use, as measured by impervious surface shall not exceed 80 percent. More intense truck transport and highway-oriented activities, and regional distribution centers may also be allowable, subject to special exception approval by the Board of County Commissioners in order to ensure the closest possible scrutiny of such uses. Activities subject to such special exception approval include uses exceeding 50,000 square feet impervious land coverage; uses with a total land area of five or more acres; uses which have storage capacity for more than 500,000 gallons of petroleum product; or uses on environmentally sensitive lands as defined in the Conservation Element. Performance standards shall be included in the land development regulations for special exceptions to ensure that on-site and off-site impacts are adequately planned for and monitored. Impacts include trip generation, transportation access, drainage, water quality, visual appearance, avoidance of environmentally sensitive lands and mitigation of impacts, noise, signage, and air quality. Information to support the application shall be provided by the applicant at the applicant's expense. Activities subject to special exception in this district shall only be required to obtain special exception approval for plan land use changes, and shall not be required at the time of application or receipt of a building permit. Only dwellings as an accessory use to the principal structure are allowed.

Note: These ratios and definitions are working and will be retained.

Mining: Any area on the Future Land Use Map intended primarily for surface mining or for use as a borrow pit. Surface mining is defined as the extraction of mineral resources from the earth by any process that involves the removal of overburden materials to provide access from the surface to a mineral deposit. Borrow pit is defined as subsurface excavation of earth materials such as sand, clay or lime rock for use as a fill material in any type of construction activity, but not including excavation primarily for the purpose of creating a water body with a surface area of one acre or less regardless of how the fill material is utilized. No surface mining or borrow pit activity may be conducted unless located in a designated mining area hereunder. Prior to the commencement of any mining activity a Development Permit must be obtained from the County and the applicant must demonstrate that all required Federal, State and Regional permits have been obtained. The County shall adopt in the Land Development Code standards relating to mining activities to protect the public health, safety and welfare, conserve and protect the natural environment, ensure the orderly development of mineral resources in a manner

consistent with the public interest, and assure the proper reclamation of mined out lands so as to rehabilitate them for future beneficial use.

Policy 1 - 3: It shall be the policy of the county to encourage but not require clustering of residential units permitted in new subdivisions in these categories. The County shall adopt a system of incentives in the Land Development Code which promotes and encourages clustering of residential units. In addition, the Land Development Code shall also include provisions to ensure that clustering of residential uses will be compatible with adjacent residential uses of a lower density and to reduce potential incompatibility that adjacent agricultural uses may present.

Note: This policy is still being implemented by the Code.

Policy 1-4: Development orders and permits will not be issued which will cause a reduction in the level of service standards for facilities as adopted in this Comprehensive Plan.

Policy 1-5: The County's land development regulations shall ensure protection of environmentally sensitive lands. Environmentally sensitive lands include areas designated as Conservation on the Future Land Use Map, and may include other isolated areas identified on a site-by-site basis, based on the presence of poor soils, wetlands, flood prone areas, and habitat for threatened and endangered wildlife. All development is subject to site plan review which is the primary means of ensuring protection. This process will include a review of the FIRM and Archaeological Sites Maps and for any major development a survey showing any critical areas on the site. Also refer to specific objectives and policies of the Conservation Element.

Policy 1-6: The LDR's shall require protection of all future potable water well fields developed in the ~~county with a design capacity of 100,000 GPD or greater through development of locational criteria which include a minimum 200 ft. prohibited development zone around the wells perimeter and consideration of distance from hazardous waste storage or generation (including petroleum storage tanks). (This is the same as the G-1 rule from DEP.)~~

This policy is rewritten, to include the following.

The County shall protect waterwells and waterwell cones of influence by creating well head protection areas and well head zones of exclusion. Zones of exclusion shall consist of all land within a two hundred (200) foot radius of the wellhead wherein no development shall be permitted. Well head protection areas shall extend for an additional radius of three hundred (300) feet from the well head, creating a minimum 500 foot radius protection zone. Within these areas, the following will be prohibited: 1) landfills; 2) facilities for the bulk storage, handling, or processing of material on the Florida Substance List; 3) Activities that require the storage, use production, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, and like; 4) feedlots or other commercial animal facilities; 5) wastewater treatment plants, percolation ponds, and similar facilities; 6) excavation of waterways or drainage facilities which intersect the water table. All development adjacent to well heads shall be consistent with provisions of Chapter 48-3.504, F.A.C., regarding the regulation of wells.

Policy 1-7: Jefferson County shall continue to enforce the County Land Development Regulations requiring buffering and open space.

This policy needs to be rewritten; it currently is not a sentence

Policy 1-8: Churches will be allowed in all appropriate land use categories, except Conservation.

Policy 1-9: Adult care facilities, day care facilities (young or old), and nursing homes, will be allowed in any land use allowing residential.

Policy 1-10: Public facilities will be allowed in all land use categories except that in the Conservation land use category public facilities shall be limited to water dependent structures and those providing access to the water.

Policy 1-11: One single family dwelling shall be allowed on all lots of record prior to July 19, 1990.

Note: All of these policies need to remain as revised.

Objective 2: ~~Analysis has shown that some instances of substandard structures (blight) exist throughout the county; however, no specific instances, of incompatible land uses are identified. Beginning with adoption of the Comprehensive Plan, and continuing throughout the planning period, it is the intent of the county to reduce instances of blight through active solicitation of grant funds for rehabilitation, where feasible, and relocation, where needed. Further, through review of all site plans and subdivision plats, the county will ensure that proposed development conform to the Future Land Use Map and land development regulations designed to ensure compatibility of future development. Finally,~~ All existing development which is inconsistent with the Future Land Use Map will be addressed through control on expansion, replacement or improvement.

Note: Objective has to be revised to address the actions steps defined in the implementing policies for non-conforming lots, non-conforming structures,….???? See the comment below.

Policy 2-1: Expansion or replacement of existing land uses inconsistent with the Future Land Use Map will be prohibited.

Objective 3: Throughout the planning period, the county shall require that the natural and historic resources of the county be protected from the negative impacts of development activities, and shall require that future land uses are coordinated with the appropriate topography and soil conditions.

Policy 3-1: Encourage development and allow growth only in areas with suitable soil conditions.

Policy 3-2: Drainage improvement plans will be submitted as part of the site plan and/or subdivision review process. Standards will be included in the land development regulations for drainage improvements during development.

Policy 3-3: Existing regulations in the Jefferson County Development Code shall be continued; these regulations are designed to ensure protection from flood damage, protection of the aquifer, protection of both historical and archaeological sites, and protection of lands adjacent to lakes, streams, and within wetlands as shown on the FIRM. ~~Regulations will be revised for consistency with the objectives and policies of the Jefferson County Comprehensive Plan.~~

Note: The LDC and all other regulations are already consistent with the Comp Plan!!!

Policy 3-4: Jefferson County shall ensure the protection of historic or archaeological resources identified from the Florida Master Site File, and shown on a map maintained in the office of the Jefferson County Building Official. Prior to the issuance of any development approval, preliminary or final, this map shall be consulted to determine whether historic or archaeological resources exist on the site proposed for development, and known by the County Planning Department. The Planning Department will check for any known site.

Policy 3-5: Jefferson County shall work with DEP, NFWMD, SRWMD, and other groups to improve and enhance the County's stormwater management system. Particular emphasis will be placed on the "Saint Marks Watershed" areas that are stream to sink watersheds.

Objective 4: Throughout the planning period, the county shall make available suitable land for the building and expansion of service facilities, and shall require that future land uses be assured of adequate infrastructure and services. The county shall conduct an ongoing review and analysis of the infrastructure and services to meet the needs of future land uses adopted in this Comprehensive Plan. Developments shall be required to provide such lands by dedication, where appropriate.

Policy 4-1: The County shall develop and implement a concurrence management system consistent with 9J-5, F.A.C., which includes monitoring of facilities and services to ensure maintenance of adopted levels of service.

Policy 4-2: Throughout the planning period, the county shall require that infrastructure and services are available concurrent with the impacts of the development requests by requiring that developers provide needed infrastructure and services at the time of their proposals and then dedicate them, as requested, to the county.

~~Policy 4-3: Development orders and permits shall not be issued unless infrastructure and services are or will be available to meet the needs of the proposed development. Determination of availability shall be consistent with the standards set forth in 9J-5, F.A.C., and as further~~

~~described in the concurrence management system outlined in the Capitol Improvements Element policies.~~

Note: This policy does not say anything and is not required.

Objective 5: The County shall continue to research the effects of innovative Land Development Regulations such as Planned Unit Developments, Cluster Housing Developments, and Mixed Land Uses, and if the results of such research determine the need for these regulations, the county shall incorporate these by ordinance into its Land Development Regulations. Throughout the planning period, the county shall, through enforcement of the adopted Comprehensive Plan, and the land development regulations, provide for an orderly well-planned community with compatible land uses.

Policy 5-1: The compatibility matrix in the existing Development Code will include the land uses shown on the Future Land Use Map.

Policy 5-2: Continue active code enforcement to alleviate FLUM violations.

Policy 5-3: Where appropriate, Planned Unit Developments, Cluster Housing, Mixed Land Uses, and other innovative Land Development Regulations shall be permitted.

Policy 5-4: The land development regulations shall be revised to include standards on access management, and other site design standards which will provide an incentive for larger commercial centers within mixed use areas, and which will serve as a disincentive to poorly functioning strip development. Standards may include requirements for frontage or service roads, interconnected parking lots, shared driveways, or other appropriate site design standards which directly relate to the function of strip development, and which are primarily concerned with preserving the integrity of the road system, as well as preserving the working landscape of rural areas.

Policy 5-5: ~~In addition to standards on access management, the~~ The land development regulations include standards for on-site circulation and parking and where appropriate (such as mixed use areas), pedestrian and bicycle access. Standards include the interconnection of residential and commercial areas.

Note: This policy has been revised to make a complete sentence

Policy 5-6: Require 25' building setbacks off major roads.

Note: This policy has been revised to make a complete sentence

Policy 5-7: The County will actively cooperate with civic groups on highway beautification efforts and projects initiated and/or supported by such groups.

Policy 5-8: The County shall include one or more land development regulations relating to the location of new and expanded public and private linear utilities, including, but not limited to, electrical, transmission lines, natural gas pipelines, and gasoline pipelines. ~~Such land development regulations shall implement the requirements of Future Land Use Objective 7, and the policies thereunder.~~

Objective 6: It is the intent of the county, as reflected on the Future Land Use Map, to encourage new development to occur primarily in a variety of mixed use concentrations, located in historic settlements as small nodes of development to support the surrounding rural and agricultural development, adjacent to and integrated with the City of Monticello, or at interstate interchanges, specifically to serve the traveling public.

Note: This is a good objective and will be continued.
Policy 6-1: The County shall continue to revise the Development Code to include regulations consistent with the objectives and policies of the Comprehensive Plan, and designed to ensure concentrated development patterns, rural development, and agricultural retention, as reflected on the Future Land Use Map.

Policy 6-2: Through the development review and approval process in the Development Code, the county shall limit density and intensity of development consistent with the availability of appropriate infrastructure, to ensure that appropriate facilities and services are available to serve the impacts of development.

Policy 6-3: Through the Development Code, the county shall preserve working landscapes outside areas of mixed use and/or concentrated development identified on the Future Land Use Map. Such regulations shall consider and use one or more of a variety of techniques, such as: clustering of development; circulation of intensity and density for the gross site (often referred to as area-based allocations); combinations of large setback, landscape, and buffering requirements which preserve the aesthetics of the working landscape; where appropriate, transfer of development rights combined with conservation easements; large lot "zoning"; sign and architectural controls for compatibility of structures; use of performance standards; and planned unit development standards.

Policy 6-4: In order to provide additional protection to the Lloyd Historic District and the settlement of Lloyd, the county shall adopt additional regulations to be implemented through an overlay zone with the following provisions:

a. The overlay zone shall include the area shown as Mixed Use-Suburban Residential.

b. Regulations will ensure adequate buffering at the edges (boundaries) of the Lloyd District to provide for the visual and aesthetic character of Lloyd.

c. Regulations shall include a Class C buffer in the Mixed Use Interchange Business area if it is within 100' of a historically significant site or a preexisting residence.

d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the Historical District shall be consistent with the scale of the Historic District.

e. Regulations will specifically address any unique needs for access management in the area.

Note: This is good language

Policy 6-5: Should requests for major development approval within the defined mixed use area of Lloyd and/or the interchange business area of I 10 and SR 59, indicate an increase in growth beyond that reflected in this plan, the county shall require the developer to prepare a special study of the areas to determine specific land uses, capital needs, environmental sensitive concerns, and other planning needs of the area.

Policy 6-6: The County shall maintain criteria in the land development regulations regarding applications for amendments to the Future Land Use Map, in order to ensure continued implementation of the objectives and the policies of the Jefferson County Comprehensive Plan.

Policy 6-7: Land development regulations within mixed use areas shall allow only residential uses on interior subdivision and local streets (local, pursuant to functional classification), in order to ensure protection of residential development.

Policy 6-8: Land development regulations in mixed use areas will establish minimum lot areas for specified uses to ensure harmony in scale of development.

~~(No Objective 7)~~

Objective 8: The County shall insure that linear communication facilities which are sited within County rights-of-way are located so as to avoid conflict with existing and planned primary and secondary uses if these areas. The County shall further insure that all such facilities proposed to be located within Jefferson County do not unreasonably impair future growth or the use of adjacent and nearby properties. The County shall charge a fee for the use of its rights of way by all non County owned utilities.

Policy 8.1: A development order for a minor development shall be required for the location of a linear communication facility in Jefferson County. A linear communication facility is defined as any above or below ground cable which is sited, constructed, operated and maintained primarily for the purpose of the transmission of electrical or optical signals associated with an organized communications or data network, but excluding cable intended primarily for the local distribution of telephone, cable television or other data transmission directly to consumers in Jefferson County.

Note: Good policy

Policy 8.2: Applicants seeking to locate a linear communication facility within a County right-of-way shall establish that the facility can be located so as to avoid impairing the County's use of the corridor for its originally intended purpose. Location of the facility shall be consistent with all County plans for upgrades or expansions to the County owned facilities either currently or projected to be located within the right of way. Further, the applicant shall establish that it will not unreasonably impair use of the corridor by other utilities and non-utility users of the right-of-way.

Policy 8.3: The County shall require that applicants for all linear communication facilities establish that use of the corridor is not incompatible with adjacent land uses and will not impede the future beneficial uses of adjacent and nearby properties as consistent with the Future Land Use Map and other relevant provisions of this Comprehensive Plan.

Policy 8.4: The County shall charge a reasonable fee for the granting of a right-of-use of any County owned right-of-way by all non-County owned public and private utilities. Such fee shall be established in the land development code and shall be based on a percentage of the revenues generated by the utility to which the right of use is granted.

Note: Good policy

Objective 9: Provide for location of new schools consistent with Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Policy 9-1: Encourage schools to locate near population centers where water and sewer services are available.

Policy 9-2: Set up a school siting board that would act as the final authority in locating a new school, in the event there is a conflict in the siting process. This board would be composed of an equal number of school board members and county commissioners. The decision of the siting board would be binding on both boards.

Policy 9-3: Schools shall be allowed to locate in all land use categories except Conservation, Industrial, Mining, Prison and Interchange/Business. Agriculture areas are acceptable as long as the site is adjacent to an existing center of development. To avoid school location as a factor that further fractures agriculture areas, schools shall be located as close to residential areas as practicable. Public Schools are to be located in agriculture areas only when no feasible site exists in non-agriculture areas, due to land costs or lack of available sites.

Policy 9-4: Schools shall not be located in flood prone areas.

Policy 9-5: Storm water treatment for new schools will be handled by the school board during the construction process.

Policy 9-6: Site selection for new schools will include enough land to act as a buffer for the school and its neighbors. It will include ample space for a branch library and a public park. The

park area set aside shall be sized to meet the requirements in table 5, Recreation and Open Space element of this plan, for 5,000 population.

Note: These are good policies, but they will be revised when the County completes the School Facilities Element.

B. Traffic Circulation Element:

Condition/Status: The Traffic Circulation Element of the Jefferson County Comprehensive Plan was amended several times between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not been amended since the 1999 EAR amendments were adopted and found In Compliance.

The traffic circulation system in Jefferson County has remained the same since the original adoption of the Comprehensive Plan. The Traffic Circulation Map is the same, with the same identified roadways at the same classification with same number of lanes.

The traffic circulation reports produced for FDOT by ARPC are included in the Traffic Circulation Data and Analysis Appendix of this Report. These traffic counts and projections for all of identified roadway segments demonstrate that the current traffic volumes are operating below the adopted LOS standards for all roadways and that all segments are projected to continue to operate consistent with the adopted LOS Standards.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major Traffic Circulation Element concerns for Jefferson County have been that the County does not have the resources and in some cased the authority to manage and maintain and control traffic flow rates and characteristics. The major contributor to traffic in Jefferson County is the regional traffic on I-10 and to a lesser degree the regional traffic on Highway 90. Jefferson County is located just east of the Tallahassee urban area and is between the Tallahassee urban area and the I-10 and I-75 Interchange and the Jacksonville urban area. Regional traffic between these two urban areas and East bound traffic on I-10 connecting with I-75, to get to the South Florida urban areas and the urban areas in Georgia are the major contributor to traffic volume on I-10 in Jefferson County. No amount of future growth in Jefferson County will ever be as significant as this background regional pass through traffic volume. And yet, concurrency will eventually prohibit development and economic growth in Jefferson County simply because of this escalating regional traffic flow.

Another traffic concern is that Jefferson County does not have the resources to maintain traffic data and analysis for County and local roadways. FDOT only provided traffic counts and data for limited roadways in the County. FDOT only provides counts and projections for the roadways of their concern. The County does not have traffic counting equipment, much less the resources to maintain the counts and conduct the analysis.

The development permit reports in the Future Land Use and Housing sections of this Report demonstrate that most, if no all of the development activity has occurred on local County roadways, where the County has no traffic data. Therefore in most cases, the impacts of this development on County facilities cannot be determined. The FDOT/ARPC annual traffic reports confirm this.

Another issue that was suggested in the initial EAR workshops was the option to combine the Traffic Element with the Infrastructure Element, but this Report recommends that these Elements remain separate.

Changes in State laws:

Since the time of original adoption, there have been several changes to State Law which require revisions to the Traffic Circulation Element. The primary revision was to change the LOS Standard on I-10, based upon FDOT requirements. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Traffic Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

In addition to the following Goal, Objective and Policy revisions, the EAR amendments should also provide Goal and Objective directions for how to address the lack of County traffic data and should include Policies actions which will enable the County to improve the data collection and maintenance of these infrastructure facilities.

TRAFFIC CIRCULATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL: A safe and efficient motorized transportation system shall be available for all residents and visitors to Jefferson County.

This is still a worthy Goal and should remain in the Plan.

Objective 1: Roadway facilities and levels of service shall be maintained and improved when necessary, to at least maintain the minimum level of service.

This is still a required Objective and should remain in the Plan.

Policy 1-1: Jefferson County hereby adopts the following peak hour LOS standards for each roadway type:

a.	Local paved roads:	LOS Standards ~~B~~ C
b.	Local dirt roads:	LOS Standards ~~B~~ C
c.	County Collector:	LOS Standards D
d.	County Arterial:	LOS Standards D
e.	Two-lane State roads:	LOS Standards C
f.	Multi-lane State roads:	LOS Standards C
g.	Freeways:	LOS Standards B

The LOS standards are required and should remain in the Plan. However, as noted in the EAR the County has experiences difficulties ensuring the LOS standards for local roads, and some County roads, because there is no traffic data available. Therefore the EAR suggests changing the LOS standards for local roads to C or D to ensure concurrency compliance, until the County can began to collect specific roadway data for these previously uncounted segments.

Policy 1-2: Access to principal and major arterials, freeways, and to a lesser extent, collectors, shall be limited in the following manner by the County and the FDOT, in order to ensure traffic carrying capacity and safety:

a. The functional classification of each roadway segment shall be used as a basis for determining the number of access points allowed to maintain the capacity.

b. The issuance of access and connection permits to the roadway network shall be limited to the minimum number necessary to provide safe and reasonable access.

c. Deceleration lanes shall be required at all access points on collectors, principal and minor arterials, and freeways.

d. Shared access points shall be used wherever possible in order to minimize the necessity of one or more access points to adjacent small businesses.

e. Access points to parcels with frontage along two or more roadways shall be located on the roadway of lower classification.

f. Drive entrances for developments of high intensity or high density shall be limited to the fewest possible. Safety, environmental, possible future development, and efficient flow of traffic will be considered when allowing entrances

Note: These policies should remain in the Plan.

Objective 2: If infrastructure is not in place, the development shall bear the burden of the cost of roadway improvements necessitated by its future impacts to the roadway network caused by traffic generated by said development through the adopted site approval process.

Note: This is still a good policy and should remain in the.

Policy 2-1: The principle of equitable cost participation shall be used in the following manner as a guide in development approval decisions, including allocation of costs among private parties benefiting from or creating the need for transportation improvements:

a. New development shall be required to pay its fair share as a condition for development approval based on impact fees, special assessments or other local exaction methods. Ordinances shall be enacted to implement this in the Land Development Code.

b. Existing land uses and activities which benefit from better access shall be required to participate in the cost of the roadway improvement in the form of user fees or special assessments. New construction which is located on land improved with better access may be required to pay a pro-rata share of the cost.

c. Provisions shall be made in development orders to include the mitigation of adverse impacts on the state highway system.

d. Proposed development on roads that would increase traffic to a level beyond the set limits will have to upgrade the road to a LOS standard adequate to meet the impact of their development.

Note: This is still a good policy and should remain in the.

Objective 3: Right-of-way for future roadway improvements which are necessary for adequate traffic flow and arterial spacing shall be actively pursued.

Note: This is still required and should remain.

Policy 3-1: Dedication of rights-of-way and easements for required improvements to support development traffic and to maintain adequate levels of service on the roadway network shall be required from private sector developers through the adopted site approval process, in the following manner:

a. Development-related improvements shall be at the expense of those who benefit, to include donation or dedication of right-of-way to the extent legally permissible;

b. The value of the land taken (if the transfer of property is to be compensated by the entity building the roadway), shall be assessed at a rate which does not consider an inflated value due to the improved or new roadway, but be based on the value of the land in its condition and use prior to the roadway improvements.

Policy 3-2: Rights-of-way shall be pursued or reserved as far in the future as possible for planned roadway projects so as to minimize excessive costs for land purchases, and so that the locations and width of these roads can be considered in ongoing transportation system planning and design activities.

Policy 3-3: Building setbacks shall be maintained at an adequate distance from roadways to allow the future widening as determined by federal, state and local transportation guidelines and County ordinances which set forth required setbacks. The following minimum criteria/procedure shall be adhered to in the implementation of this policy:

a. Dedication of right-of-way necessary for roadway improvements identified in an officially recognized long-range plan shall be initiated at the earliest feasible time.

b. Setback requirements for building structures for roadways shall be adequate for eventual widening of the roadway as well as the minimization or mitigation of potentially adverse impacts such as noise, narrow pedestrian walkways, and the close proximity of vehicular traffic to habitable structures. The determination of appropriate setback distances should be a coordinative procedure involving input from FDOT. These setbacks will be set and implemented in the LDC.

c. Setback requirements shall be reviewed every three years to consider the need to revise.

Note: This is still a good policy and should remain in the.

Objective 4: Provisions shall be adopted in the LDC which ensures safe and adequate movement of pedestrians and bicyclists.

Policy 4-1: Adequate pedestrian circulation and safety shall be ensured as a component of highway system management, with accomplishment through traffic analysis and roadway improvements.

a. Pedestrian movement and safety studies shall be conducted to determine high travel patterns and areas:

b. Remedial actions shall be taken by the County to mitigate safety problems where conditions have been determined to be unacceptable;

c. Sidewalks shall be provided where feasible and appropriate along all roadways.

Policy 4-2: Bicycle facilities, pedestrian walkways, horse riding paths, and associated facilities shall be included as integral components of roadways, with priority of implementation being oriented to the establishment of networks along roadways between residential centers and schools, employment and retail commercial areas, and recreation and other public facilities as possible.

Policy 4-3: The County will consider the feasibility of a County wide local bikeway/horse riding path plan to be developed and established in coordination with other applicable agencies.

Policy 4-4: The County shall review all proposed development for its accommodation of bicycle/horse riding and pedestrian traffic needs.

Note: This is still a good policy and should remain in the.

Objective 5: The County's transportation system will emphasize safety and aesthetics through the enforcement of the design criteria ~~to be set forth~~ in the Land Development Regulations ~~adopted by the statutory deadline~~.

Policy 5-1: The County shall, ~~in the LDC, adopt~~ implement design criteria for landscaping and signs along new roadways ~~as set forth in the Land Development Regulations.~~

Objective 6: Traffic circulation planning shall be coordinated with the future land uses shown on the County Future Land Use Map of this Plan, and the FDOT 5-year Transportation Plan~~, in order to update the element, if necessary~~.

Policy 6-1: The County shall review for compatibility with this element, the traffic circulation programs of unincorporated areas of the County, and the City of Monticello as they may be amended in the future.

~~Policy 6-2: All proposed amendments to the Traffic Circulation Element shall include a statement of findings supporting such proposals.~~

Note: Statute requires that amends be supported by data and analysis.

Objective 7: Throughout the planning period, the County shall review the traffic impacts associated with proposed development within and adjacent to its jurisdiction to ensure that adequate roadway capacity is or will be available to serve the development at the time of impact and that safe and efficient movement conditions will exist on-site.

Policy 7-1: The County shall review all proposed multi-family residential, office, commercial and industrial development within and adjacent to its jurisdiction to ascertain the impact on roadway capacity and adopted level of service standards.

Policy 7-2: The site plan review applicable to all development will ensure that adequate and safe on-site traffic flow and parking conditions will exist for pedestrians and motorized and non-motorized vehicles.

~~Policy 7-3: Site plan data and analysis methodologies and related criteria for consideration will be set forth in the Land Development Regulations.~~

~~Objective 8: Throughout the planning period, the County shall communicate verbally and in writing with FDOT, other affected counties and the City of Monticello to ensure coordination between all entities and to keep informed of pertinent issues and changes in the land use and the associated impacts.~~

NOTE: This Policy and Objective is not needed and you cannot have an objective if there are not implementing policies????

C. Housing Element:

Condition/Status: The Housing Element of the Jefferson County Comprehensive Plan was not amended between the original 1990 adoption and the 1999 EAR amendments. This was discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not been amended since the 1999 EAR amendments were adopted and found In Compliance. Therefore the Housing Element has only been updated by the 1999 EAR amendments.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major concerns in Housing for Jefferson County has been that the Housing Element addresses affordable housing by encouraging it in mixed uses, short, simple permitting process, education and code enforcement, but the EAR needs to determine if this is working.

During the EAR workshops affordable housing was discussed. It was brought to the attention of the County that a non-profit organization was working in conjunction with Florida State University to study housing issues in the County. The County asked the group to coordinate with planning staff and the LPA during the development of the EAR and EAR amendments.

The workshops concluded that based upon current real estate values and availability; there is no obvious affordability problem. However, there may well be some locational availability issues and some housing unit conditions issues in certain geographic areas. In general the allowable densities and available residential areas provide adequate sites for housing units of all economic scales.

The proposed Plan revisions that would create higher density areas is hoped to also provide additional opportunities for more affordable housing available in more locations in the County. The County may need to coordinate with the City of Monticello in some code enforcement and/or rehabilitation efforts.

Changes in State laws:

Since the time of original adoption, there have been no changes to State Law which require revisions to this Element. The State has made multiple changes to definitions and other statutory and rule language, but none required Plan amendments. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Housing Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

AFFORDABLE HOUSING

GOAL A: Ensure the availability of affordable housing by working with non-profit and/or for-profit organizations that possess the ability to purchase or to rent housing units to very low, low, and moderate income households in Jefferson County.

This Goal was re-written based upon the 1997 EAR and seems to still be working.

Objective A1: Develop a workable program of cooperation between private and public entities to create and to maintain affordable housing units that will be in operation within a five year period.

Policy A1-1: Recognize that housing activities in this County are best accomplished through the entrepreneurial Initiatives; The County shall continue to investigate and strengthen the delivery system for those who supply affordable housing units when the need arises.

Policy A1-2: ~~Develop~~ Continue the incentives as inducements to construct ~~for~~ very low, low, and moderate-income ~~households~~ affordable housing units by utilizing the following techniques:

Maintain the existing short review period (three to four days that include two to three days for septic tank and one day for building) for obtaining permits to build affordable housing units.
Allow the construction of affordable housing units by clustering units on smaller lots than that provided by the respective classifications of land use when done by agreement with the Planning Commission and County Commission. Such agreements must demonstrate that the decrease in lot size shall not negatively impact the environment and shall, in general, be consistent with the overall provisions, densities, and intent of the Future Land Use Element.
Reduce rules and regulations that add unnecessary costs but, on the other hand, will not abridge the health, safety, and welfare of the occupants once they occupy in such units.

Policy A1-3: The County will ~~investigate~~ encourage the inclusion of affordable housing in mixed used categories. This regulation~~, if approved~~, will include affordable housing units in certain commercial areas where appropriate and where consistent with environmental constraints.

Policy A1-4: Provide information and technical assistance by the staff of the Planning Department to developers and other interested parties to further their interest in building affordable housing units.

Policy A1-5: Establish involvement between public and private sectors by seeking opportunities to work cooperatively together in obtaining grants for constructing or rehabilitating deteriorating units that could be reversed and used for affordable houses.

Policy A1-6: Monitor the permitting process by documenting the following:

Permit type being issued,
Fee paid, and
Location of proposed construction.

Such information shall be used to ascertain the relevance of each phase of inspecting activities, for increasing efficiency, and utilizing new managerial techniques found to be effective in speeding up the review process.

Policy A1-7: The Director of the Planning Department shall report annually to the County Commission on the progress being made toward achieving the housing goals of this Element.

Policy A1-8: The Planning Department shall coordinate and act as clearinghouse for all agencies and entities involved in the provision of affordable housing within the County.

Policy A1-9: The planning staff shall review the following:

Rules and regulations, including land use policies, to determine whether or not such rules, regulations, and policies have an unwarranted adverse impact in providing low cost housing. Eliminate excessive site development standards by using the principles of ecological design.

SPECIAL NEEDS

Goal B: Ensure that the housing market provides housing opportunities for those citizens of Jefferson County that require special needs in housing.

Objective B1: County Commission with the help of its staff, along with public hearings and debates, shall investigate ways and means of providing adequate sites for group housing.

Policy B1-1: The County Commission, with its Land Development Regulations, shall ensure the appropriate supply of group, foster care, and special need housing by whatever means that are feasible for the resources available to them, within this County, or that are possible through successful grants obtained. In addition, these units shall be appropriately located throughout the County that affords the availability of community services and employment opportunities.

Policy B1-2: ~~New~~ The land development regulations shall contain regulations which allow for the location of mobile homes, mobile home parks, group homes, foster care, and other special need housing facilities in built-up areas. This will facilitate their location near employment centers, transportation, and other community services.

Policy B1-3: Ensure that special needs housing facilities are equitably integrated into the community to prevent isolation or concentration of individuals living in these units ~~to be located in one area~~. See Policy 2.1.1 for distancing.

Policy B1-4: ~~Establish~~ Implement nondiscriminatory standards and criteria that shall address the location of group homes, foster care facilities, and other special need facilities.

Policy B1-5: Group homes shall be permitted in all ~~zoning~~ districts, which allow for residential land uses. Location criteria shall be established in the Land Development Code.

CONSERVE, REHABILITATE OR DEMOLISH

Goal C: Ensure the protection of historical significant houses, buildings, and sites; improve the structural and aesthetic qualities of existing houses; and, if necessary, demolish housing units to protect the health, safety, welfare of their occupants.

Objective C1: Identify, catalog, and disseminate information, when time and available staff permit, concerning significant houses, buildings, and sites.

Policy C1-1: Develop over the time frame of this Plan, a GIS file of properties with historically significant houses, governmental entities.

Policy C1-2: Establish and maintain a cooperative working relationship with historically oriented organizations to further the conservation and rehabilitation of historically significant houses, buildings, and sites.

Policy C1-3: ~~Develop~~ Continue an economic program to utilize historic structures as a magnet for tourists and locals and identify how that role can be strengthened.

Policy C1-4: Integrate historic preservation review criteria and data into the local planning and development review process for historical districts in the County.

Policy C1-5 All public planning studies related to subdivisions, transportation, drainage, stormwater, and utilities will identify the presence of historic resources, if applicable, and the impact of any proposal on these resources.

Note: This is still a good policy and should remain; but it needs to be re-written as above.

Policy C1-6: The existence and significance of historic resources and the mitigation of the impact will be factors considered by the Planning Commission and the Building Inspector when reviewing a project for subdivision development.

Policy C1-7: ~~Establish~~ Continue to implement guidelines and develop incentives to ensure compatible design for new buildings to be built near historic structures in historical districts.

Policy C1-8: Develop a land conservation program that is in agreement with the owner to protect historic, natural, and scenic resources.

The Future Land Use chapter of this EAR discusses this.

Policy C1-9: ~~Establish~~ Continue a program that will protect significant archaeological resources known by the County.

Policy C1-10: Promote and enhance community awareness and appreciation of the County's historic and archeological resources.

Policy C1-11: On an on-going basis, support local projects involving walking, bicycling, and driving tours to historic and archeological sites.

Policy C1-12: Utilize volunteers in the development and implementation of historic preservation programs for the conservation and rehabilitation of historic significant houses, buildings, and sites.

Objective C2: Utilize the resources such as the local library, professional individuals, County's Grants Office, and the Building Official to obtain the applicable information necessary to restore or repair damaged sites, non-historic structures, and historic structures to achieve a physical

appearance that will delight the viewers as well as add beauty to the County's natural and man-made makeup

Policy C2-1: Minimize the disturbance or reconfiguration of the site's topography while maintaining the viability of the local ecosystem – knowing that nature left alone adds immeasurably to the appearance of the project and by doing so costs the developer nothing.

Policy C2-2: Permit the use of innovative construction techniques that are consistent with the health, safety, and welfare concerns which have the potential of lowering the cost while maintaining quality. Discuss with the Building Official the concept before proceeding with drawings for obtaining the building permit.

Objective C3: Lower the percentage of substandard housing stock within the County from the present level by assisting owners with potential sources of loans and/or information as to how rehabilitation construction can be accomplished.

Policy C3-1: Major funding sources or programs which shall be emphasized to accomplish the prescribed level are as follows:

1) Monies set aside from the Federal Community Development Block Grant Program, and
2) Public-private partnerships emphasizing self-help community support type programs.

Policy C3-2: Define substandard housing by the following criteria:

Noticeable sagging floor and roof levels,
Missing structural columns or posts,
Missing windows and doors,
Lacking visible clues of electrical services,
Holes in roofs, and
Build-up of trash and debris scattered across the yard adjacent to the house.

Policy C3-3: Institute procedures enabling the rehabilitation of substandard housing structure such as monitoring a list of substandard units which shall include the date found to be substandard and the subsequent date that the structure is removed or repaired from the list.

Policy C3-4: Establish and implement a code enforcement program that requires, at a minimum, a unit to provide a basic living shelter. A basic living shelter is structurally sound and includes indoor plumbing, a functional heat source, and provides protection from the elements in accordance with the standard housing code.

Policy C3-5: Require all landlords to provide at a minimum a basic living shelter in accordance with the standard housing code.

Policy C3-6: Work with the County's Sheriff Department and join his staff to inspect housing units whenever illegal activities are being investigated.

Policy C3-7: The County shall support efforts to conserve, protect, and rehabilitate housing units by programming affordable housing rehabilitation and infrastructure improvements in areas where there is a concentration of substandard housing units and where infrastructure improvements are needed. In order to counteract the decline of sound neighborhoods and improve unincorporated areas of the County, which have concentrations of deteriorated housing units, the County shall in preparation of its annual capital budget give high priority to roadway and other capital improvements in neighborhoods that have a high incidence of substandard dwelling units. Given grants or private funding sources, dilapidated units will be replaced and residents relocated pursuant to the provisions of the County's relocation policy.

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

Condition/Status: The Infrastructure Element of the Jefferson County Comprehensive Plan was not been amended between the original 1990 adoption and the 1999 EAR amendments. The 1991 EAR amendments updated this Element. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not amended since the 1999 EAR amendments were adopted and found In Compliance.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The only infrastructure issue for Jefferson County has been the discussions for the need and/or the desire to create "Urban Service Areas" or "Utility Overlay Districts". The County currently does not own or operate any water or sewer facilities and the County Policy is not to engage in the provision of these services. This issue is discussed in the Future Land Use Section of this Report.

Changes in State laws:

Since the time of original adoption, there have been no changes to State Law which require revisions to this Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And

Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Infrastructure Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

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

Data and Analysis Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

ADOPTED GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Provide needed public facilities in a manner that ensures protection of investments in existing facilities, and which promotes orderly growth.

Objective 1: The County shall continue implementation of procedures ~~in the land development regulations, adopted by the statutory deadline,~~ insuring that, a development or building permit is not issued unless adequate facility capacity is available at the adopted level of service standards concurrent with the impacts of development.

Policy 1-1: The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:

Existing Sanitary Sewer Facilities	LOS
Central Facilities:	
Monticello	155 gpcpd
Package Plants:	
I-10 Mid-Continent	75 gpcpd
Tallahassee East KOA CR 259 and I-10	100 gpcpd
Rest Area at I-10 and CR 257	10 gpcpd

Note: This is still a good policy and should remain; these are still current.

Private on-site disposal	Shall meet or exceed all

systems the requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.
New central facilities

residential uses 100 gpcpd
nonresidential uses Minimum service shall be consistent with ~~Table II, Chapter 10D-6, F.A.C. (see appendix)~~

Note: This is still a good policy and should remain.
Do not need to reference appendix.

Potable Water facilities

Existing Water facilities	**gpcpd**
Jefferson Nursing Center	101
City of Monticello	189
Nellie's Nursing Home	68
Watkin's Health Care	54
Capri Motel	13
Jefferson County Kennel Club	4
Tallahassee East KOA	100 per trailer space
Jefferson Mobile Home Park	100
Big Bend Truck Plaza	20
Walker's Convenience Store	10
Lloyd Water System	189
DOT I-10 rest area	132
Aucilla Christian Academy	2.8

Future facilities

residential uses 100 gpcpd
nonresidential uses Minimum service shall be consistent with Table II, Chapter 10D-6, F.A.C. (see appendix)

Facility LOS

Solid Waste 4.5 lbs./day/capita

Drainage:

Water Quantity Standards:

Conveyance systems:

All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24-hour storm event; for county roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event.

~~For areas within the Suwannee River Water Management District, all~~ All stormwater facilities shall meet the design and performance standards ~~they have~~ established by the Water Management Districts.

Water Quality Standards:

All new development shall conform to the following level of service standards:

I. For those areas within the Suwannee River Water Management District ~~(see Figure (): C-5~~ shall meet the standards of the SRWMD.

Note: This is still a good policy and should remain. The most recent drainage LOS language that the State has published is:

Stormwater/drainage:

The stormwater management facilities for all development shall be consistent with the LOS standards establish in this Comprehensive Plan, will meet or exceed the requirements of the Florida Department of Environmental Protection and the Florida Water Management District and the County Land Development Code for pollutant removal and groundwater recharge. All Drainage Facilities shall be designed to manage the stormwater for a 25-yr. frequency, 24-hr. duration storm event with general design and construction standards for on-site stormwater management systems for new development to ensure that post-development runoff rates, volumes, and pollution loads do not exceed pre-development conditions

Treatment of the storm water runoff will be in accordance with the Florida Water Management District criteria for Environmental Resource Permit (ERP) Retention swales and pond facilities, shall be designed to treat 80% of the total suspended solids (TSS) from roadway and parking area runoff.

II. For the remaining area of the County: Shall meet the Northwest Florida Water Management District and DEP standards.

Policy 1-2: The County Building Inspector shall not issue a building permit unless ~~proof of any existing~~ facilities meets the design criteria ~~of state standards for the existing facilities~~ established in this Plan.

Policy 1-3: All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standard for the facilities.

Policy 1- 4: The County shall continue encouraging solid waste recycling and will implement actions to achieve any new State goals reducing the volume of solid waste.

Policy 1- 5: The County will ensure a proportionate capacity of the landfill for its residents' needs by continued support and cooperation in its Regional landfill.

Policy 1- 6: The County will remain responsible for providing collection of solid waste in the unincorporated area for disposal to the regional landfill.

Objective 2: The County shall maintain a five-year schedule of capital improvements for public facilities to be updated annually.

Policy 2-1: Proposed capital improvement projects for this element will be evaluated and ranked in the following manner:

Level 1: To protect public health and safety, to fulfill the County's commitment to provide facilities, or to preserve full use of existing facilities.

Level 2: To increase efficiency and reduce operation costs and maintenance.

Level 3: to extend facilities within service areas.

Objective 3: Throughout the planning period, the County shall require County residents to conserve water.

Policy 3-1: During periods of water shortage or drought, the County shall initiate procedures to restrict potable water usage in keeping with The Water Shortage Restrictions contained in the Northwest Florida and Suwannee River Water Management Districts' Water Shortage Plans. Such procedures shall be advertised through public notice.

Policy 3-2: The County shall continue to require that all new construction activities and additions to existing structures utilize fixtures conforming to the state schedule of maximum water use.

Policy 3-3: The County shall promote and encourage owners of agricultural land, through public awareness programs, to incorporate the water conserving methods of farming recommended in the Soil Conservation Service, Watershed Protection Plan and other Soil Conservation Service approved Best Management Practices.

Policy 3-4: Future water demand for nonpotable water uses should be met through the use of water of the lowest acceptable quality or the purpose intended. To this end, the County may require that developers requiring large amounts of water for use other than drinking water utilize reclaimed water from stormwater systems and treated wastewater.

These objectives and policies should be continued.

GOALS 2: The County shall provide sanitary sewer, solid waste, drainage, and potable water facilities ~~when possible~~ to meet existing and projected demands identified in this plan.

Objective 1: Existing deficiencies will be corrected by:

a. Cleaning and maintaining existing drainage canals.

b. Assisting residents in the proper disposal of hazardous wastes, through amnesty day and other programs.

Policy 1-1: Projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this Plan.

Policy 1-2: No permits shall be issued for new development which would result ~~in an increase in demand on~~ facilities operating below accepted Level of Service (LOS) Standards.

Objective 2: The County shall work in concert with The County Health Department and The State Department of Environmental Regulation to ensure that mandatory requirements for installation, inspection, operation, and maintenance of on-site wastewater treatment systems are implemented.

Policy 2-1: Use of on-site wastewater treatment systems shall be limited to the following conditions:

a. Existing septic tank and package treatment plants in compliance may remain in service.

b. For areas not characterized by severely rated soils, use of septic tank systems for new development shall be limited to areas where central service or package plants are not available in accordance with FDHRS septic tank rules, and shall only be permitted subsequent to the receipt of all applicable FDHRS and DEP permits.

c. Use of package treatment plants shall be limited to areas where central sewer systems are not available, and septic tanks are prohibited due to severely rated soils, land uses proposing generation or processing of hazardous waste or high density or intensity use (based upon FDHRS and FDEP rules). The installation of such facilities should only be permitted by the County subject to the receipt of all applicable FDHRS and FDEP permits.

d. For areas characterized by severely rated soils, the County shall require that alternative types of septic tanks, including aerobic systems and alternative drainfields, be required for development proposing densities of greater than one dwelling unit per acre (unless central facilities are required by FDHRS).

e. Septic tanks which are proposed for nonresidential uses shall not exceed the sewage flow limitations of the Florida Department of Health ~~and Rehabilitative Services~~ and the Department of Environmental Protection.

f. Any change of use for an existing dwelling from residential to nonresidential use shall certify that the proposed use will not result in the disposal of any hazardous wastes, consistent with Chapter 381.272, Florida Statutes.

GOAL 3: Adequate stormwater drainage will be provided to afford reasonable protection from flooding, and to prevent degradation of quality of receiving waters.

Objective 1: The County will alleviate ~~the one existing~~ drainage ~~deficiency by 1998~~ deficiencies, and enforce land development regulations for protection of natural drainage features and to ensure that future developments provide adequate stormwater drainage facilities~~. The deficiency to be corrected is: Limerock (entrance) Road in Lloyd Acres.~~

Note: This is still a good policy and should remain in the, but the specific problem has already been taken care of.

~~Policy 1-1: The County shall prepare a stormwater Drainage Plan after completion of the County Jail and the capital projects in the CIE. A specific date shall be established during the annual monitoring, evaluation, and update of the CIE, as soon as funds can be made available. The Stormwater Drainage Plan, when prepared, shall include:~~

~~a. An inventory of stormwater quality and quantity management deficiencies within the Lake Miccosukee Drainage Basin and the Aucilla River north of US 19/27, and recommendations for improvements.~~

~~b. Analysis of whether adopted level of service standards in these areas is appropriate, and recommendations for alternative standards, if the study indicates.~~

~~c. Evaluation of all farms adjacent to the river, in coordination with the Water Management Districts and Soil Conservation Service, for erosion and sediment controls, and other best management practices, to be used by agricultural lands to eliminate sedimentation into those water bodies. Recommendations shall evaluate the need for, and implementation mechanism for, such areas to have an approved US Soil Conservation Service Conservation plan (there is no cost to the farmer to have this plan completed, and the plan provides recommendations for additional best management practices to be followed.)~~

Note: This is still a good policy and should remain in the, but the specific problem has already been taken care of.

~~Policy 1-2: The County will amend the comprehensive plan to include the recommendations of the Study, upon is completion.~~

Note: This is still a good policy and should remain in the, but the specific problem has already been taken care of.

Policy 1-~~3 1~~: The County shall require that appropriate DEP or Suwannee River Water Management District permits are applied for prior to approval of development orders.

Policy 1-~~4 2~~: The County shall continue to enforce the existing floodplain ordinance restricting development in floodprone areas. The ordinance shall continue to prohibit the following within the Floodway: fill; structures (other than on stilts); common water supplies or sewage treatment facilities; and roads, except at infrequent intervals as necessary to provide access to private or public property. Septic tanks, to serve residential structures, are permitted if they can meet all Federal, State and local requirements. Permitted uses in the 100 year floodplain shall include: agriculture; silviculture; residential and farm structures, the first floor elevation is at least one foot above the 100 year flood elevation, and only at very low densities; recreation (such as hiking trails); native vegetation and, wildlife habitat. The ordinance shall continue to protect the functions of floodprone areas through its requirement that flood areas are to be treated as positive visual open space, wildlife habitat, and as water recharge and discharge resources.

Policy 1-~~5~~3: The County shall require that adopted levels of service for stormwater management provided for all new development, at the developer's expense. The developer's engineer shall be required to prove that the standards are being met for the new development by sealing the plans.

Policy 1-~~6~~4: In the land development regulations, the County shall develop minimum specifications for construction of new collector roads. These specifications shall require paving and stormwater management structures (consistent with level of service standards) for all development which creates roads (excluding silviculture).

Policy 1-~~7~~5: Silviculture and agricultural uses shall be required to use best management practices to prevent drainage and pollution problems. All roads created under these land uses shall use culverts to ensure natural drainage features are not destroyed.

Policy 1-~~8~~6: The County shall commit adequate monies in the Capital Improvements Element to alleviate the drainage deficiency on the access road to Lloyd Acres.

GOAL 4: To conserve and preserve the values and functions of the County's natural groundwater aquifer recharge areas.

Objective 1: The County shall conserve and protect the values and functions of natural groundwater aquifer recharge areas from adverse impacts through ~~adoption~~ implementation of

land development regulations ~~by the statutory deadline~~ and coordination with federal, state and local agencies throughout the planning period.

Policy 1-1: The County shall seek assistance from the Northwest Florida and Suwannee River Water Management Districts in the management of prime aquifer recharge areas, once such information is made available. The comprehensive plan shall be amended at that time as necessary to protect prime aquifer recharge areas.

Policy 1-2: The land development regulations shall limit impervious surface ratios for new development, and shall require management of stormwater to ensure post-development runoff does not exceed predevelopment runoff rates.

Policy 1-3: The County shall allow the re-use of treated effluent and stormwater for irrigation and shall encourage such re-use during the site plan review process.

E. COASTAL MANAGEMENT ELEMENT

Condition/Status: The Coastal Management Element of the Jefferson County Comprehensive Plan one time between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not amended since the 1999 EAR amendments were adopted and found In Compliance.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

There are no concerns or issues for Jefferson County in the Coastal area. All of the land is owned and managed by the federal or state government and is part of the St. Marks Wildlife Refuge or the Aucilla Wildlife Management Area.

The only issue for Jefferson County is to ensure that County residents have continued access to the coastal areas; most of which are in adjacent Counties.

Changes in State laws:

Since the time of original adoption, there has been significant change to State Law which requires revisions to the Coastal Element, that being the change in the definition of Coastal High Hazard Area (CHHA). Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

The County has included in this new definition in these EAR recommendations.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Coastal Management Element Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

COASTAL MANAGEMENT ELEMENT

Data and analysis Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

GOALS, OBJECTIVES AND POLICIES

PREFACE

Jefferson County is unique in that it has no access to its coast. Further, its coastal zone consists of St. Mark's National Wildlife Refuge, which is uninhabited, and the Aucilla Wildlife Management Area, which is also uninhabited. This section of the Coastal Management Element will necessarily consider this situation.

GOAL I [CME]: Protect, preserve, and enhance the natural resources of the coastal area.

Objective 1.1 [CME]: Protect native vegetation, archaeological sites, and historical resources by prohibiting development in the Coastal High Hazard Area ~~using the land development regulations,~~.

Policy 1.1.I [CME]: Coastal areas containing endangered species and unique areas shall not be developed for any use that would create loss of such a community or habitat.

Policy 1.1.2 [CME]: If a known or unknown archaeological site is located in close proximity to any proposed activity which may be permitted within the Coastal High Hazard Area (such as recreational sites, coastal access, or transmission facility), no work may be begun until the applicant consults with the Division of Historic Resources in developing a preservation plan for that discovered resource. The map of known resources shall be maintained at the County Building Department and must be reviewed during the approval process of the project.

Policy 1.1.3 [CME]: The land development regulation shall require that all development (regardless of location) maintain a minimum buffer of 25-feet from known archaeological or historical sites. The regulations shall also include provisions for the protection, preservation, or sensitive re-use of historical structures.

Policy 1.1.4 [CME]: The County will coordinate with the Division of Historic Resources to establish historic preserves or parks at sites of known historical or archaeological sites of significance.

Policy 1.1.5 [CME]: The land development regulations shall prohibit all dredge and fill activities in wetlands within the Coastal High Hazard Area, except where conclusive demonstration shows the necessity of the proposal in the public interest, and where the applicant has demonstrated that such activity will not negatively impact water quality or endanger species habitat.

Objective 1.2 [CME]: Eliminate existing and prevent new discharge of untreated stormwater from all sources into the County's receiving waters through the use of land development regulations that prohibit discharge of untreated stormwater into any surface water.

Policy 1.2.1 [CME]: ~~Use the land development regulations, to regulate~~ Jefferson County shall not permit land uses that could discharge untreated stormwater or other effluents into sea grass beds or their marine nursery areas.

Policy 1.2.2 [CME]: ~~Use~~ Jefferson County shall continue to implement the land development regulations, to ~~specify the following~~:

a. use appropriate erosion control measure to eliminate offsite migration of soil particles during and after all construction activities, and which originate from dirt roads, and

b. use of SCS or U.S. Forestry's Best Management Practices during agricultural and silviculture activities.

Policy 1.2.3 [CME]: The County shall require that any new sewage treatment plants, or industries, or other facilities which discharge waste products to dispose effluents by way of spreading, or spray irrigation, or recycling, or by other means approved by the County's Public Health Department Whatever system is chosen all direct discharge into receiving waters shall be avoided.

Objective 1.3 [CME]: ~~Where necessary, the~~ The County shall coordinate with the Federal government and other appropriate State agencies to promote natural resources by means of conservation and protection techniques. .

Policy 1.3.1 [CME]: The County shall continue to cooperate with all appropriate agencies to protect areas that have been set aside as conservation or recreation areas as shown on the Future Land Use Map.

Policy 1.3.2 [CME]: In order to protect the Aucilla River Estuary, the County shall continue to develop coordinate mechanisms with Suwannee River Water Management District regarding

estuarine pollution, surface water runoff, protection of living marine resources, reduction of exposure to natural hazards, and ensuring safe public access. Coordination mechanisms shall include consideration of an informal agreement between all entities that each will notify the other jurisdictions upon receipt of development proposals along the estuary which may affect the above issues. Further, all entities should notify each other upon receipt of proposals for plan amendments affecting these issues.

~~Objective 1.4 [CME]: Ensure that provision for public access to the Gulf of Mexico through other counties adjacent to Jefferson County shall be coordinated between them and other agencies, such as Federal, State, and Regional; and shall be accomplished in a consistent manner in keeping with the public need; and that both efforts, coordination and accomplishment, will be enforced throughout the time frame of this plan.~~

~~Policy 1.4.1 [CME]: Coordinate with the Federal government, State, Wakulla and Taylor counties to ensure that the citizens of Jefferson County will have public access when needs are being provided for during any upgrading of existing access points or development of new access points to the County's coastal area from adjacent counties.~~

Note: The specific problem has already been taken care of.

Goal 2 [CME]: Reduce vulnerability to hurricane and protect human life from such natural disasters.

OBJECTICE 2.1 [CME]: Protect the population from the effects of hurricane storms and also delays in evacuating storm areas by prohibiting future settlements from being built within the Coastal High Hazard Area ~~as shown on the Future Land Use Map~~. As of the effective date of this Comprehensive Plan, the designated Coastal High Hazard Area is the area defined by the SLOSH model to be inundated from a category one hurricane" as reflected in the most recent Regional Evacuation Study. The City herein adopts the evacuation clearance time (12 hour to adequate shelter clearance time) for a Category 5 storm event

Policy 2.1.1 [CME]: The County shall continue to implement the hurricane evacuation clearance time (12 hour to adequate shelter clearance time) for a Category 5 storm event ~~timetable in the Federal Emergency Management 1993 Hurricane Evacuation Study~~.

Policy 2.1.2 [CME]: Every two years, or earlier, if new plans should become available, the County shall review hurricane evacuation plans with the Federal Emergency Management Agency and other relevant agencies to be prepared for most eventualities.

Policy 2.1.3 [CME]: The County shall require that impacts on the transportation system relative to hurricane evacuation be evaluated and mitigated as part of the development approval process.

Policy 2.1.4 [CME]: The recommendations of any interagency hazard mitigation report, which addresses future flood losses and in response to a Presidential Disaster Declaration shall be incorporated into the County's Disaster Plan.

F. CONSERVATION ELEMENT

Condition/Status: The Conservation Element of the Jefferson County Comprehensive Plan was amended one time between the original 1990 adoption and the 1999 EAR amendments. However, these revisions were later repealed. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not amended since the 1999 EAR amendments were adopted and found In Compliance.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

There are major concerns or issues for Jefferson County with regard to the effectiveness of the current conservation protection provisions in the Plan. The Land Use Element section of this Report discusses the impact that the current land categories have on resource protection. However, the existing Conservation Policies are adequate if the County directs future growth away from the areas that contain the environmentally sensitive resources.

Changes in State laws:

Since the time of original adoption, there have been no changes to State Law which require revisions to the Conservation Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Conservation Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

CONSERVATION ELEMENT

Data and Analysis Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Preserve, protect, and conserve the natural resources and the ecological integrity now existing in Jefferson County.

OBJECTIVE 1.1 [C]: Comply with air quality standards set forth by the State and Federal agencies throughout the planning period of this Comprehensive Plan.

POLICY 1.1.1 [C]: In cooperation with the City of Monticello ~~and its revised land development regulations~~, all industrial land uses in the County shall be located within the Industrial Park located approximately five miles south of the City adjacent to U.S. Highway 19.

POLICY 1.1.2 [C] County shall promote programs on the health benefits derived from using bicycles and walking by encouraging citizens to use public pathways and at the same time reduce polluted emissions attendant with the use of their automobiles.

POLICY 1.1.3 [C] County shall develop programs and brochures showing the advantages of maintaining existing trees as well as planting new trees, both of which are effective in removing pollutes from the air.

OBJECTIVE 1.2 [C]: Conserve and protect the quality and quantity of the current water sources by the following methods:

- Implement and enforce the County's land development code, which requires a site plan review process for all development.
- Correct major drainage deficiencies throughout this planning period.

POLICY 1.2.1 [C]: Protect water quality in the following areas:

- Natural groundwater recharge areas;
- Wellhead protection areas; and
- Areas zoned as conservation

by restricting types of land uses in the protective shed of the above mentioned area types.

POLICY 1.2.2 [C]: County shall require all new developments to provide a stormwater management system so designed that post development rates of runoff shall not exceed pre-development rates consistent with the adopted LOS standards in this Plan. ~~In addition, the designed system for stormwater shall include its treatment prior to its discharge into the public waterway system that meets the requirements of Ch. 17-25 F.A.C.~~ Permits for the stormwater system design shall be obtained from the applicable water management district, which are the

Suwannee River Water Management District and the Northwest Florida Water Management District.

POLICY 1.2.3 [C]: Jefferson County shall require, ~~where appropriate,~~ all on-site stormwater management systems to be functioning prior to issuance of final development orders ~~the beginning of constructing the infrastructures or buildings.~~

~~POLICY 1.2.4 [C]: County, during this planning period, shall review existing code requirements for impervious areas for parking and set minimum and maximum standards that are more conducive than existing standards in order to reduce the size of impervious surfaces.~~

This policy does not make any sense and should be deleted.

POLICY 1.2.5 [C]: The land development regulations shall limit impervious surfaces as well as require on-site detention of stormwater runoff within the County.

POLICY 1.2.6 [C]: The County shall cooperate with the Bureau of Waste Cleanup of the Florida Department of Environmental Protection (FDEP) to ensure that leaking underground tanks are remediated expeditiously by the owners of those tanks, if those owners are found to have caused the polluting problem.

~~POLICY 1.2.7 [C]: Prior to any approval for development requiring water withdrawal within 1,000 feet of the Gulf State Chemical Company site and the Wacissa underground storage tank leaking site, the County shall consult with FDEP and the appropriate water management district to ensure that approval of the proposed plan will not increase groundwater contamination.~~

Note: The specific problem has already been taken care of.

POLICY 1.2.9 [C]: The County shall coordinate and cooperate with the Suwannee River and Northwest Florida Water Management Districts in the protection of significant recharge areas, after such areas have been designated by the respective water management district.

OBJECTIVE 1.3 [C]: Protect all areas that fall within the 100-year floodplain as shown on the Flood Insurance Rate Map.

POLICY 1.3.1 [C]: The County shall enforce the existing floodplain ordinance restricting development of flood prone areas. Permitted uses in the 100-year floodplain shall be limited to the following: agriculture, silviculture, and residential and farm structures.

OBJECTIVE 1.4 [C]: Develop guidelines in the use of water.

POLICY 1.4.1 [C]: The County shall adhere to any emergency water conservation measures imposed by the Northwest Florida and Suwannee River Water Management Districts.

POLICY 1.4.2 [C]: The County shall require that all new construction and all remodeling activities be installed with fixtures conforming to the schedule of maximum water usage that is consistent with the State's Water Conservation Act in order to conserve potable water resources.

POLICY 1.4.3 [C]: The County shall enact regulations that allow septic tanks only in areas where public sewer is unavailable and only upon issuance of a Jefferson County Health Department permit.

POLICY 1.4.4 [C]: The County shall promote and illustrate to owners of agricultural land by means of public awareness programs how to incorporate the water conserving methods of farming as recommended by the Soil Conservation Service, Watershed Protection Plan and other methods that have been developed by other soil conservation organizations.

POLICY 1.4.5 [C]: Future water demand for non-potable water uses shall make use of water that is suitable for the purpose required. To this end, the County shall require that developers requiring large amounts of such water for use other than drinking water shall use reclaimed water from stormwater systems and treated wastewater.

OBJECTIVE 1.5: Conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats from adverse effects with an emphasis on threatened, endangered, and species of special concern. Conserve, protect, and appropriately use mineral sources.

~~POLICY 1.5.1 [C]: The County shall use its land development regulations for the preservation and conservation of those areas, which are known habitats for threatened and endangered species as well as species of special concern. In addition, the land development regulations shall include and govern those areas characterized by wetlands.~~

~~POLICY 1.5.2 [C]: The land development regulations, adopted by the statutory deadline of this plan, shall require an assessment of the potential adverse effects of proposed development on threatened and endangered species as well as species of special concern.~~

These policies do not establish any implementation actions and simply paraphrase statutory and rule requirements.

POLICY 1.5.3 [C]: The land development regulations, ~~adopted by the statutory deadline,~~ shall require that when one or more threatened or endangered species or species of special concern are found on a site to be developed, such development shall be halted. Halting the development will remain in effect until a management plan is prepared sufficiently effective to avoid adverse effect on the species. If adverse impact can not be avoided through site redesign or other means, the applicant shall be required to develop a mitigation plan that will allow no net loss of species ~~population in accordance with regulations of the Florida Game and Freshwater Fish Commission (Florida Fish & Wildlife Conservation Commission or Department, effective name change July 1, 1999)~~.

POLICY 1.5.4 [C]: To ensure future mining activities are environmental sound, the following criteria~~, to be included in the Land Development Regulations~~, shall be used to examine the applicant's plan:

a. The area proposed for mining activity must be designated for mining on the Future Land Use Map

b. All required State, Federal and Regional permits have been issued.

c. The applicant must document that the proposed activity will not cause significant damage to potable water supplies as well as surface water; to endangered or threatened species or those within the special concern; and to adjacent properties.

d. The applicant shall provide a reclamation plan in order to replace or restore lost or damaged environmental resources and to insure that the land is returned to a form which may be beneficially used, as provided for in the Land Development Regulations.

e. No regionally significant wetlands shall be adversely affected. Any non-regionally significant wetlands in the area to be mined shall be avoided, if practicable, and if such wetlands are adversely affected, adequate mitigation shall be required, or if applicable, wetlands destroyed shall be replaced on a acre for acre basis with a wetland of similar size, type of vegetation, water flow, and topographical farmland with similar functions as the destroyed wetland; and in a location approved by the County's planning official

f. Naturally occurring surface water basin flows and boundaries shall be maintained.

g. The Florida Game and Fresh Water Fish Commission shall be notified prior to the approval of the reclamation plan to assess the mitigation stated in the plan to ensure that protection for endangered, or threatened, or species of special concern is achievable.

h. If the proposed mining activity is located adjacent to residential development, the applicant shall provide adequate vegetative and other natural or construction buffers to minimize air and noise pollution being dispersed by the wind.

i. The applicant shall demonstrate financial responsibility for any damage to public or private property, human, animal or plant life, or any mineral or water bearing geologic formation incurred due to mining operations or failure to properly reclaim mined-out lands through the posting of a sufficient bond according to standards to be established in the Land Development Regulations.

POLICY 1.5.5 [C]: ~~In order to carry out POLICY 1.5.1, the~~ The County shall abide by the following to conserve and protect natural resources:

a. To consult and coordinate with the U.S. Fish and Wildlife Service and the Florida Game and

b. To include proven techniques within the land development regulations for preservation of areas such as:

a) designate and regulate selected conservation areas identified as sensitive;

b) use the site plan review process to assure compliance with land development regulations; allow on-site density transfers for clustering allowable units on other portions of the site in

c) order to protect the site's environmentally sensitive areas; and

d) implement overlay zoning to allow density calculations and developable land expectations area to be based on net developable acreage after excluding the environmentally sensitive portions of the project site.

POLICY 1.5.6 [C]: The County shall continue to designate and protect sensitive environmentally areas, and shall cooperate with other governmental units that have delineated natural reservation areas within the County. They include the following:

e) the Federal government regarding St. Marks National Wildlife Refuge and the Aucilla Wildlife Management Area,

f) the State's CARL program, and

g) the Water Management District's Save Our Rivers and SWIM programs.

These areas shall be designated Conservation on the Future Land Use Map.

POLICY 1.5.7 [C]: ~~On approval of POLICY 1.5.5,~~ the County will cooperate with the City of Monticello and adjacent counties to coordinate protection for the natural areas that cross over multi-jurisdictional districts.

~~POLICY 1.5.8 [C]: Wetlands, water bodies, springs, sinkholes, caves and habitat of endangered, threatened and species of special concern are designated as environmentally sensitive lands. These lands, when threatened by urban development, shall be protected by land development regulations. In addition, protection shall also be extended to vegetative and wildlife habitats that are critical for designated species. The regulations shall establish performance standards for development in such environmentally sensitive areas. All environmentally sensitive lands designated for silviculture shall require the owner or operator to use the U.S. Forest Service's best management practices as well as abide by the requirements of POLICY 1.5.11.~~

This policy is redundant and not required.

OBJECTIVE 1.6 [C]: The County shall conserve, appropriately use, and protect the following specific areas:

- Fisheries,
- Wildlife,
- Wildlife habitat,
- Marine habitat.

POLICY 1.6.1 [C]: The County shall permit ~~for~~ in areas of fisheries, wildlife, wildlife habitat, and marine habitat only low density number of structures that are essential for supporting appropriate activities; that are essential for recreational activities such as hiking; and that are essential for conservation plus maintenance of native vegetation and wildlife habitat. The essential intent of this policy is to treat such defined areas as positive visual open spaces in which the on-going ecological processes can continue uninterrupted.

POLICY 1.6.2 [C]: The floodplain ordinance shall protect the water quality, the wildlife habitat, the shorelines, and the riparian areas of rivers with the establishment of a contiguous vegetative buffer along the Wacissa and Aucilla Rivers. The minimum width shall be twenty five (25) feet as measured from the wetlands jurisdictional line. In these areas, permanent structures shall be prohibited and clearing of native vegetation other then that required for silviculture operations will be limited to reasonable access to shorelines based upon an ecosystem analysis. This shoreline buffer will also apply to Lake Miccosukee.

POLICY 1.6.3 [C]: No lands along the coastline are privately owned as the Federal government owns all of it. The County's staff, through its intergovernmental coordination efforts, has and will continue to cooperate with the Federal personnel at the St. Marks Refuge to ensure that fisheries and marine habitats are protected.

POLICY 1.6.4 [C]: ~~As stated in POLICY 1.3.1.,~~ the County shall regulate development within the 100 year floodplain to ensure that no negative pollutants will travel downstream to the fisheries and marine habitats along the coast.

POLICY 1.6.5 [C]: The County shall continue its efforts to reduce erosion in coordination with the Soil Conservation Service. To do so, the County shall notify the farmers of the opportunities that are available for reducing erosion under the Aucilla River Water Management Plan. In addition, farmers shall be directed to the local Soil Conservation District to receive technical and other assistance on the subject of erosion control.

POLICY 1.6.6 [C]: The County with its land development regulations and in cooperation with the U.S. Forest Service shall ensure that all silviculture lands are so managed to reduce and, if possible, prevent erosion and sedimentation of soils into wetlands and water bodies.

POLICY 1.6.7 [C]: Farmers who desire financial assistance in the use of best management practices to prevent soil erosion shall be directed by the County to one or the other following agencies:

~~h)~~ For State funds to the Florida Association of Conservation Districts, and

~~i)~~ For federal funds to the Jefferson Soil and Water Conservation District or to Agricultural Stabilization and Conservation Service, or to Farmer's Home Administration.

Objective 1.7 [C]: Prohibit the disposal of hazardous wastes into the public sewer system, canals and ditches, wetlands, stormwater facilities, unlined landfills and other areas prone to convey such wastes.

POLICY 1.7.1 [C]: The County shall urge developers to minimize the production of hazardous wastes and to develop procedures to handle hazardous wastes, if produced~~, on their projects.~~

POLICY 1.7.2 [C]: The County will list the prohibited hazardous wastes in the County's revised land development regulations. To be included in these regulations will be the proper handling and storing of hazardous wastes at the project site and their transportation to disposal centers. These requirements will be addressed to the applicant during the site plan review process.

POLICY 1.7.3 [C]: Through the intergovernmental coordination and public education efforts, the County, shall continue to encourage citizens of the County and the City of Monticello to use the hazardous waste transfer sites.

~~POLICY 1.7.4 [C]: To protect the natural assets of the County and the health of its citizens, the County shall include in its land development regulations the following:~~

~~j) prohibit disposal of hazardous waste in public waterways (canals, ditches, wetlands, stormwater facilities, unlined land fills, and other areas),~~

~~k) continue to support the Emergency Management Department of the County,~~

~~l) ensure that FDEP standards for transfer and storage of hazardous waste are implemented, and~~

~~m) ensure that activities on the site of development will not degrade the quality of ground or surface water or other natural attributes.~~

Note: This policy is redundant and should be deleted.

G. RECREATION AND OPEN SPACE ELEMENT

Condition/Status: The Recreation and Open Space Element of the Jefferson County Comprehensive Plan was not amended between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA

ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not been amended since the 1999 EAR amendments were adopted and found In Compliance. This Element is now statutorily not required, however Jefferson County has chosen to keep the Element in the Plan.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

There no concerns for Jefferson County regarding the Recreation Element.

Changes in State laws:

Since the time of original adoption, there have been no changes to State Law which require revisions to this Element however, the Element is now optional. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the Recreation and Open Space Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

RECREATION AND OPEN SPACE ELEMENT

Data and Analysis Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

GOALS, OBJECTIVES, AND POLICIES

GOAL: Provide adequate recreation facilities, active and passive, and open space to sufficiently meet the needs of the present and future population of Jefferson County.

Objective 1: Provide public access to all future recreation facilities within the County.

Policy 1-1: The County will provide parking areas and bicycle racks for recreation sites.

Policy 1-2: Bike paths and pedestrian walkways shall be built to provide access to recreation areas in accordance with site specific design features and the intended use of a particular site.

Objective 2: Throughout the planning period, the County shall coordinate with other local governments and the private sector to ensure that future recreation needs of the County are met.

Policy 2-1: Seek formal or informal agreements with the Jefferson County School Board for use of school playfields and facilities. These agreements should specifically address the provision of area/facilities suitable for walking and jogging.

Policy 2-2: Require of developers~~/~~of residential-subdividers the dedication of land for recreation and/or open space, or a fee in lieu of land for all future residential developments.

Objective 3: Ensure the recreation needs for the projected population, as determined by the needs identified within the analysis section of this Element, are met by the year 2010.

Policy 3-1: The County hereby adopts the following recreation levels of service:

- New residential development
  of 50 or more units shall dedicate parkland
  at the rate of 5 acres/1000 to provide local facilities

- The County-wide LOS is 20 acres/1000

Policy 3-2: The County shall acquire the adequate number of acres of land for new park and recreation facilities.

Policy 3-3: The County shall continue to maintain and improve existing park sites and recreation facilities.

Policy 3-4: The County shall apply for Federal and/or State grants necessary to fund the additional recreation sites.

Policy 3-5: All future recreation facilities shall provide usability and access to all segments of the population, including the very young, the handicapped, and the elderly.

Objective 4: Throughout the planning period, the County and the Private sector shall coordinate in a continuing and professional effort to provide adequate open space within the County. This objective shall be accomplished using the subdivision review process, which shall require the provision of open space.

Policy 4-1: The County will ~~use its land development regulations in order to regulate signage and~~ require green areas and appropriate buffer zones ~~as well as to meet all additional requirements of 9J-24.003 (1) F.A.C.~~

Policy 4-2: The County shall include a definition of open space in its Land Development Regulations and shall include recommendations concerning natural vegetation.

H. INTERGOVERNMENTAL COORDINATION ELEMENT:

Condition/Status: The Intergovernmental Coordination Element (ICE) of the Jefferson County Comprehensive Plan was not amended between the original 1990 adoption and the 1999 EAR amendments. The 1999 EAR amendments updated the ICE and included the School Siting requirements. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not amended since the 1999 EAR amendments were adopted and found In Compliance. The County has been granted a two (2) year waiver for the new School Facilities Education Element and Concurrency requirements, therefore this EAR will not recommend those specific plan revisions.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

There have been no concerns for Jefferson County regarding the ICE element or its implementation.

Changes in State laws:

Since the time of original adoption, there have been several changes to State Law which require revisions to the ICE Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C. The 1999 EAR amendments updated the ICE Element and made it current except for the new School Facilities Element, for which the County has a two year waiver in which to complete those amendments.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the ICE Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

INTERGOVERNMENTAL COORDINATION

Data and Analysis Notes are Italic.
Added language is underlined, ~~Deleted language is strikethrough.~~

GOALS, OBJECTIVES AND POLICIES

GOAL 1: Formalize intergovernmental coordination channels between the County and the City of Monticello, Wakulla County, Leon County, Madison County, Taylor County, and the Apalachee Regional Planning Council in order to contribute to a regional exchange of information, planning, and the implementation of necessary policies to enhance the quality of life in Jefferson County.

OBJECTIVE 1.1 [ICE]: Coordinate the planning process and the composition of the Comprehensive Plan with the plans of adjacent local governments as well as with the plans of agencies involved in providing services within the County by establishing formal channels of communication.

Policy 1.1.1 [ICE]: The County shall utilize information provided by adjacent local governments and agencies throughout the planning process and make the results of any planning research conducted by the County available to these entities as its contribution to the information pool.

Policy 1.1.2 [ICE]: The County shall utilize the Apalachee Regional Planning Council's Informal Mediation Process when conflicts arise concerning the provision of services and information.

Policy 1.13 [ICE]: The County shall coordinate management of its coastal area with Wakulla and Taylor counties as well as with the Department of the Interior – National Parks Service by formal communications with these entities.

Objective 1.2 [ICE]: Identify impacts of proposed development as noted in the County's Comprehensive Plan and coordinate this development with development in adjacent counties, in the region, and the State through the establishment of an on-going process by which projects are reviewed, issues are identified, and solutions are reached through formal channels of communication~~. In the interim prior to development of a specific process~~, the County Building Official, the Chairman of the Planning Commission, and the Chairman of the Board of County Commissioners shall meet periodically to share information on projects that may affect Jefferson County. When issues are identified, they will be brought to the Planning Commission for discussion and recommendation to the Board of County Commission for future action.

Policy 1.2.1 [ICE]: Impacts from planned development in adjacent counties must be addressed if a lowering of adopted services in Jefferson County appears probable. Issues must be defined

and formally addressed through writing to the adjacent local government and developer if applicable.

Policy 1.2.2 [ICE]: The Informal Mediation Process of the Apalachee Regional Planning Council shall be utilized when conflicts arise between the County and the adjacent local government or several governments concerning coordination of planned development.

~~Policy 1.2.3 [ICE]: Proposed development to impact existing development in adjacent jurisdictions shall require coordination between local governments. Such coordination shall include the following:~~
~~Review of project plan, Identification of issues, and written communication.~~

Note: This policy does not make sense.

Objective 1.3 [ICE]: Standards for level of service (LOS) related to public facilities shall continue to be established in cooperation with State, regional or local entity having operational and maintenance responsibilities.

Policy 1.3.1 [ICE]: Sharing operations and maintenance responsibilities between County and another legal entity shall be based upon a level of service that has been agreed upon and acceptable to both parties. Negotiations for such an agreement shall be documented.

Policy 1.3.2 [ICE]: The County now and in the future does not intend to provide centralized water and sewer services. As a result, developments adjacent to the City of Monticello, which does provide such services, may desire to be annexed into the City to avail themselves of these services. The Chairman of the Board of County Commission and the Mayor of the City of Monticello shall maintain communication to accomplish the following:

- To discuss issues related to the potential development or developments.
- To discuss problems related to potential annexation of the development or developments,
- To ensure coordinated services between both governments within the expanded area, and

- To discourage urban sprawl that would be inconsistent with the adopted Comprehensive Plans of both local governments.

I. CAPITAL IMPROVEMENT ELEMENT

Condition/Status: The Capital Improvements Element of the Jefferson County Comprehensive Plan was amended seven times between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not amended since the 1999 EAR amendments were adopted and found In Compliance. However, the County has updated the 5-year Schedule of Capital Improvements annually to reflect any new projects which were needed to maintain the adopted LOS Standards.

There are currently no projects in the 2007-08 through 20012-13 five year period which are needed to maintain the adopted LOS Standards of the Jefferson County Plan.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

There are no concerns for Jefferson County regarding the Capital Improvements Element. This EAR is recommending the updating or the CIE to include a new and more involved Concurrency Management System (CMS). Because the County has never had to list projects on the 5-year Schedule to maintain concurrency there has never been a CIP problem. However, based upon the new concurrency requirements the County recognizes that the CMS needed to be revised.

Changes in State laws:

Since the time of original adoption, there have been several changes to State Law which require revisions to the CIE Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Evaluation of the Element Goals, Objectives and Policies (GOP's):
And
Plan amendments needed to implement the EAR:

This section of the Evaluation and Appraisal Report provides a complete review of all of the CIE Goals, Objectives and Polices, line by line. The "*Notes*" describe the status of the specific language and the ~~strike through~~ and underline wording shows exactly the proposed Plan amendments needed to implement the EAR.

CAPITAL IMPROVEMENT ELEMENT

Data and Analysis Notes are Italic.

Added language is underlined and Blue, ~~Deleted language is strikethrough and Red.~~

VIII. GOALS, OBJECTIVES & POLICIES

GOAL: Jefferson County will ensure the provision of adequate public facilities to all residents within its jurisdiction in a timely and efficient manner.

Objective 1: The Capital Improvements Element ~~will establish~~ includes the adopted levels of service for public facilities and capital improvement projects which the County will undertake. The Five-Year Schedule of Improvements shall identify projects which,

a. meet existing deficiencies;
b. provide repair or replacement of existing facilities;
c. accommodate desired future growth.

Policy 1-1: The following levels of service (LOS) standards are hereby adopted and will be maintained as growth occurs in the County:

LOS STANDARDS FOR JEFFERSON COUNTY PUBLIC FACILITIES shall be those in the Sanitary Sewer, Solid waste, Drainage, Potable Water, and Natural Groundwater Element and the Transportation Element of this Plan.

Policy 1-2: The County will fund the most important capital improvement projects as funds are available in the budgetary process.

~~Policy 1-3: Capital Improvement projects will be prioritized according to the following set of criteria and a fiscal impact review, as part of the annual budgeting process. The assigned priority will be designated on the Five-Year Schedule of Capital Improvements.~~

~~**CRITERIA FOR NUMERICAL RANKING OF CAPITAL IMPROVEMENTS PROJECTS**~~

		~~**SCORE**~~		
~~**PRIORITY I**~~	~~**WEIGHT**~~	~~**Yes (1) No (0)**~~	~~**N/A (1)**~~	~~**WEIGHT X SCO**~~
~~1. The project is needed to protect public health and safety.~~	~~3~~			
~~2. The project fulfills the County's legal commitment to provide facilities and services.~~	~~3~~			
~~3. The project corrects an existing facility deficiency or provides for needed replacement of facility components, in order to preserve or achieve full use of existing facilities.~~	~~3~~			
~~4. The project is required in order to comply with state law, water management district regulations, or federal law.~~	~~3~~			
~~5. The project is financially feasible.~~	~~3~~			
~~6. The project maintains adopted LOS standards.~~	~~3~~			

~~PRIORITY II~~

~~1. The project increases efficient use of existing facilities. 2~~

~~2. The project prevents or reduces future improvement costs. 2~~

~~3. The project provides service to developed areas currently lacking full service. 2~~

~~4. The project promotes in-fill development and discourages urban sprawl. 2~~

~~5. The project supports the GOP's of the FLUE. 2~~

~~PRIORITY III~~

~~1. The project represents alogical extension of facilities and services within a designated service area. 1~~

~~2. The project promotes economic development within the County and/or redevelopment of blighted areas. 1~~

~~**TOTAL SCORE**~~

~~**Total Possible Score = 30**~~

The Concurrency Management System will establish the 5-year Schedule consistent with new statutory requirements.

Policy 1-4: The County will, whenever cost-effective and in the County's best interest, assign a higher priority to those projects which correct existing facility deficiencies or repair/replacement needs, as identified in Plan Elements. This priority will be included in the adopted Five Year Schedule of Capital Improvements.

~~Policy 1-5: The County will seek funding outside the current budget for capital improvement projects that it cannot fund from its general fund. These projects are:~~

~~1. Water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeenah areas of the County.~~
~~2. Road resurfacing of roads once owned by the state and now maintained by the County.~~
~~3. Expansion of the Recreation Park for regulation baseball fields, additional restrooms, tennis courts, and trails for bicycles, nature and walking.~~
~~4. Sewer system for the Lloyd vicinity with special emphasis on the interchange.~~
~~5. Advanced mapping facilities and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding etc.~~

~~The intent is to improve citizen warning, damage assessment, damage analysis, debris management and community, neighborhood outreach.~~

~~6. Restoration of old high school building (A building) to create economic development.~~

Note: The County has already accomplished all of these projects.

Objective 2: The Review mechanism will ensure that all land use decisions which impact the Capital Improvements Element and/or the Future Land Use Element are coordinated.

Policy 2-1: The Planning Commission will recommend to the County Commission only those land use decision which are consistent with the Future Land Use Element (FLUE), the Capital Improvements Element and the overall intent of the Comprehensive Plan.

Policy 2-2: Service areas for public facilities, as defined in Plan Elements and the FLUE in particular, will be utilized to guide the availability of public facilities for future development. ~~In this regard, the County will coordinate with the City of Monticello to ensure that the City's Urban Service Area and that future provision of public services are provided in concert with the County's development patterns.~~

Policy 2-3: "Development order" shall include a ~~zoning change~~, subdivision platting, building permit, site development plan, and other land use applications as determined by the County.

Policy 2-4: Development orders shall only be issued when the County has determined that the conditions ~~specified by Policies 5-1, 5-2, 5-3~~ are met in accordance with the County's Concurrency Management System.

Policy 2-5: The County shall ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Objective 3: Annual review of the Capital Improvements Element will be included in the County's budget process. As part of this review, the Board of Commissioners shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

Policy 3-1: The fiscal assessment review and update will include, at minimum, the following:

a. forecasted summary of revenues and expenditures for a five year period;

b. projected debt service capacity including,
- projected revenue bond debt service as a percentage of Total debt:
- ratio of total debt to total revenue;
- projection of operating cost considerations.

c. management of debt including, a ratio of outstanding capital indebtedness to property tax base not to exceed 1:100,000.

Policy 3-2: The County shall prepare a capital improvement program and capital budget to be revised and adopted yearly as part of the County's budgeting process.

Policy 3-3: The County will adopt a Capital Improvement Budget as part of the annual budgeting process. The Capital Improvement Budget will be coordinated with the annual review of the Capital Improvements Element, and will be integrated in to the County's overall Capital Improvements Plan.

Policy 3-4: To the maximum extent possible, the County will utilize "user pays" financing strategies including, but not limited to user charges, special assessments, and contributions in lieu of payment.

Note: A lot of these policies are redundant and should be re-written and clarified.

Policy 3-5: The Capital Projects Fund, with revenues from; fine and forfeiture revenue, grant revenue, transportation trust revenue, local option sales tax, fire tax, criminal justice revenue, and solid waste revenue, shall be the primary source of revenue for capital improvements for projects as determined by the Finance Department, the Capital Improvements Review Team, and approved in the annual budgeting process.

~~Policy 3-6: The County will ensure the provision of needed capital improvements for previously issued development orders and for future development are met.~~

Note: This policy does not make sense.

Policy 3-7: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective 4: Future development will bear ~~a proportionate~~ the cost of facility improvements necessitated by the development in order to maintain adopted LOS standards.

In the others elements the policies say that the developer will pay all of the cost.

Policy 4-1: The County shall implement a program for mandatory dedications or fees in lieu of as a condition of plat approval for the provision of recreation and open space.

Note: The Recreation Element says this, do we do it?

Policy 4-3: The County shall investigate the potential for utilizing special assessments as the funding source needed to facilitate implementation of the recommendations of the Comprehensive Stormwater Management Plan once completed.

Was this done???

Objective 5: The County will not issue development orders ~~where the project requires public facility improvements that exceed the County's ability to provide these in accordance with~~ that lower the adopted LOS standards (~~Policy 1-1) and subject to the provisions of the following. As an alternative, however, facilities and services may be provided by the developer,~~ consistent with the following policies:

Policy 5-1: Prior to the issuance of certificate of occupancy, the County shall verify that all facilities are available to serve development. Development orders for future development shall not be issued unless the following is demonstrated: (1) Compliance with the adopted Level-of-Service standards in the Comprehensive Plan and (2) one or a combination of the following conditions exist: (a) necessary facilities and services are in place at the time that a development order or permit, consistent with Section 9J-5.055(2)(e), Florida Administrative Code is issued; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (c) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or (e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section 163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Note: This policy needs to be re-written to be consistent with new concurrency requirements.

Policy 5-2: The County Concurrency Management provisions ~~in the LDRs~~ shall ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 5.1 and based upon the application of the Jefferson County Level-of-Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 5.1. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 5.3: Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action would: conform to future land uses as shown on the Future Land Use Map of the FUTURE LAND USE element,

and public facility availability as described in the SANITARY SEWER, SOLID WASTE, DRAINAGE, AND NATURAL GROUNDWATER RECHARGE element.

Objective 6: The County will participate in intergovernmental meetings which address the provision of public facilities in order to monitor the progression of services in surrounding counties and to facilitate documental coordination between involved governments.

Policy 6-1: The County will appoint representatives as needed to participate in all intergovernmental activities pertaining to local government public facility issues such as transportation committees responsible for coordinating road construction and/or maintenance.

Policy 6-2: The Planning/Building Inspection, Finance, and Public Works Departments, and the County Commissioners shall work closely to address issues concerning the funding of public services.

Policy 6-3: All proposed Capital Projects will be discussed in writing with any applicable state agencies before being placed in the Capital budget.

~~Objective 7: Public expenditure for infrastructure in high hazard coastal areas will be limited to improvements for water dependent facilities in order to provide public access to water areas.~~

Note: The County does not need this Objective, as all coastal area is owned by the Federal Government.

VI. RESPONSE TO DCA PRELIMINARY SUFFICIENCY REPORT DATED DECEMBER 18, 2008.

The purpose of the evaluation and appraisal report for Jefferson County was to review and evaluate the Jefferson County Comprehensive Plan since the year 2000. The EAR provided analysis of new data and considered changes that had taken place since 2000, that may or may not require revisions to the Plan Future Land Use Map (FLUM) and the adopted Goals, Objectives and Policies (GOPs) of the different elements of the Plan.

The purpose of this EAR Addendum is to specifically address the eight (8) issues DCA raised in the Non-Sufficiency determination dated December 18, 2008. Those eight issues are:

1. The EAR did not include an analysis of vacant developable lands.

2. The EAR did not assess the financial feasibility of the Plan.

3. The EAR did not fully identify if development has occurred as anticipated.

4. The EAR did not fully analyze the Major Issues and the potential social, economic and environmental impact of these issues.

5. The EAR did not address the 2008 changes to Chapter 163, F.S., including changes to address energy efficient land use patterns and greenhouse gas emissions.

6. The EAR did not adequately assess the Plan objectives as they relate to the major issues.

7. The EAR did not include an adequate analysis of the Major Issues and how they relate to the proposed Plan revisions.

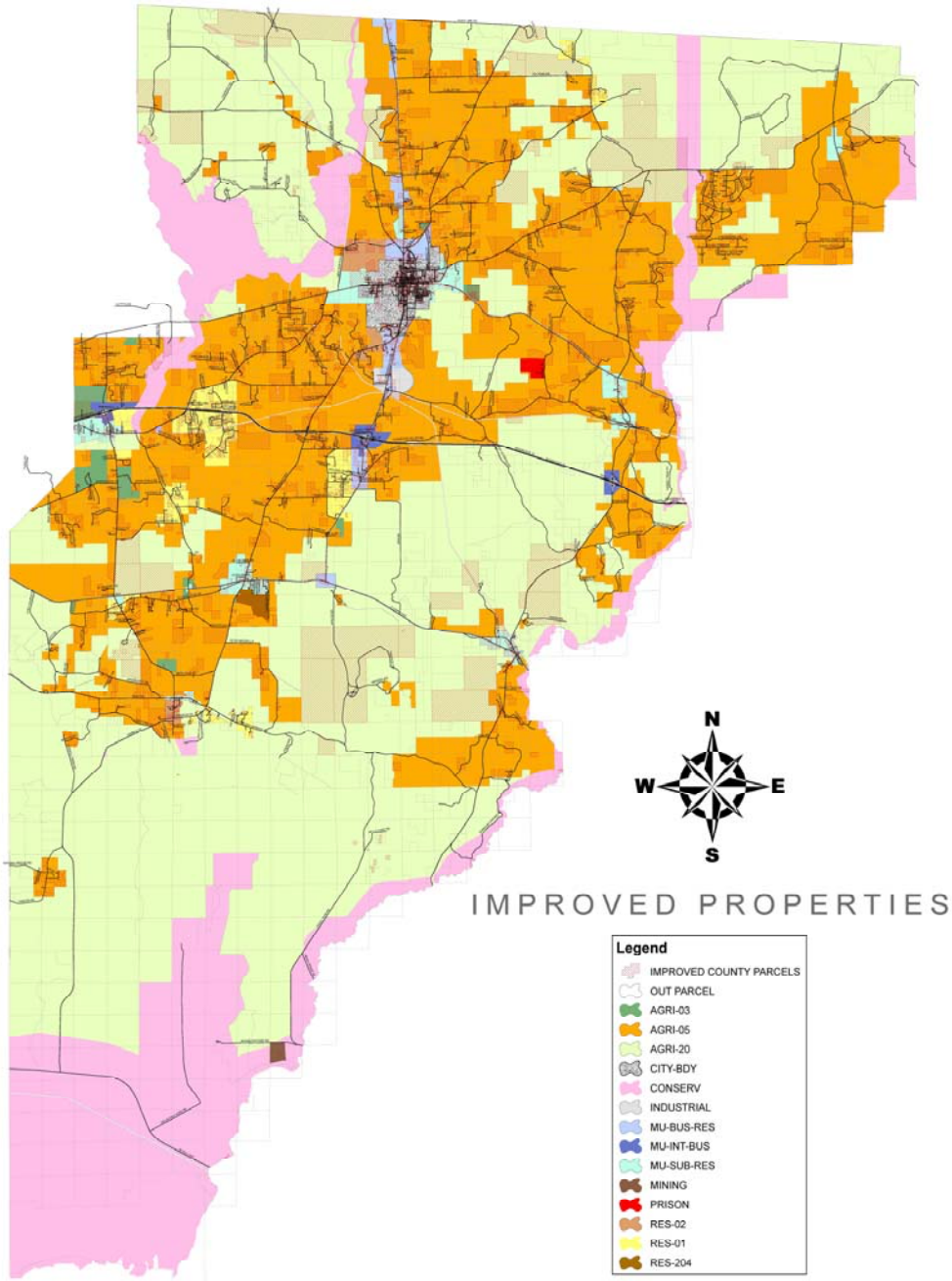
8. The EAR did not include an analysis of changes needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing a concurrency management system in coordination with the City of Monticello and adjacent counties.

Each of these issues is discussed separately in the following section.

A. DCA Issue 1. The EAR did not include an analysis of vacant developable lands.

Response:

The 2008 EAR did not discuss the potential development of existing "vacant" lands. Therefore the "Developed and Improved Properties Map" (see attached pdf file), based upon the most recent Property Appraiser data, along with the following analysis is herein provided as part of this addendum to the 2008 EAR.



"Developed and Improved Properties Map" (pdf file is "zoomable")

The Developed and Improved Properties Map does not include properties that contain only mobile homes. Since mobile homes accounted for approximately 45% of new residential construction for the past 10 years, it would probably be safe to assume that the map actually only represents approximately 55% of the actual developed properties (see table below).

E.A.R. REPORT FOR RESIDENTIAL AND COMMERCIAL PERMITS January 2000 to June 2009 (9.5 years)					
Month	Year	Residential Permit	Commercial Permits*	Mobile Home Permits	New Res/MH
Jan - Dec	2000	70	10	103	173
Jan - Dec	2001	55	13	94	149
Jan - Dec	2002	68	8	77	145
Jan - Dec	2003	79	9	79	158
Jan - Dec	2004	101	4	70	171
Jan - Dec	2005	122	8	49	171
Jan - Dec	2006	86	8	33	119
Jan - Dec	2007	83	3	45	128
Jan - Dec	2008	46	14	33	79
Jan - June	2009	9	1	11	20
Grand Totals		719	78	594	1313

* Commercial Permits include cell towers, ice machines, pavilions/gazebos, storage buildings, warehouses, school buildings, etc. - new construction

Developable lands must include both residential and non-residential uses, however the total acreage of non-residential properties represents 0.42% of the area in the county, and most of those properties are the vacant parcels at the westernmost and easternmost interchanges and in the industrial park on US 19 South.

Many of the owners of larger parcels have stated (during workshops and public hearings) that they have no intention of developing their properties or selling their properties to potential developers.

During the past 10 years, 8 “major” subdivisions have been approved for development. The largest (121 lots) has been sold to the State as a conservation easement while 2 others that have had no activity received extensions to maintain development rights. One has been in permitting with the water management district for three years. Two subdivisions have been completed; one with 66 lots has 6 homes built in the past 4 years, the other with 72 lots has 3 homes built over the past 3 years. The last two subdivisions have been developed to about 60% and 75-80%, respectively. The development pattern over the past ten years as shown by the above table also reflects the recent and current overall economic decline as evidenced by the continued drop in permits since the peak in 2005.

Jefferson County contains a total of 395,345.25 acres. An analysis of "vacant developable lands" began with the elimination of properties prohibiting any potential residential development and included the following:

395,345.25 acres	Total Jefferson County
(- 1,978.02 acres	The City of Monticello)
(- 5,731.96 acres	Roads)
(- 64,905.19 acres	Existing Conservation land use category)
(- 26,579.90 acres	Proposed Conservation properties)
(- 1,652.52 acres	Non-residential land use categories
	MU Interchange Business, Mining, Prison, Industrial)
(- 93,806.42 acres	AG20 lands designated as "plantations")
-194,654 acres	total of above-listed properties
200,691.25 acres	remaining properties.

The remaining properties include all currently-developed parcels and all undeveloped lands potentially developable at varying residential densities and non-residential intensities. About half of the properties constituting the 3.21% of the county that can be developed at a density higher than one unit per five (5) acres are currently undeveloped.

It is difficult to establish any regular pattern regarding potential development in Jefferson County. The database of the Property Appraiser lists 11,913 properties larger that 0.001 acre (43.56 square feet) in Jefferson County. A record search of that database indicates 2,275 properties listed as "vacant"; however, properties listed as "vacant" may contain mobile homes. Evaluation to determine development potential (particularly for residential subdivisions) revealed that only 666 of those "vacant" parcels exceed 5 acres, 139 parcels are over 10 acres (therefore 527 parcels are more than 5 acres, but less than 10 acres), and only 27 exceeding 20 acres in size are listed, 13 of which are owned by The Nature Conservancy and 6 by the State of Florida. One 120-acre parcel is actually in the Conservation land use category. The remainder of those larger parcels has little development potential:

14-2N-6E-0723-0000-0080, 25 acres, AG5 Lot in Aucilla Shores subdivision;
12-1N-5E-0000-0012-0000, 40 acres, AG5 vacant lot E of Kinsey Rd;
27-3N-7E-0000-0060-0000, 35 acres, AG20 vacant lot off Lovett Rd (south);
14-2N-6E-0723-0000-0150, 45.6 acres, AG5 Lot in Aucilla Shores subdivision;
29-2N-5E-0000-0460-0000, 58.69 acres, MUSR between US90 & Ashville Hwy (most likely to have potential for development);
15-1N-3E-0000-0021-0000, 28.2 acres, Mostly Conservation (Cavallo Farms area);
17-1N-5E-0000-0020-0000, 28.03 acres, AG5 vacant lot (family trust off Aucilla Rd).

The following 60 properties are properties in all land use categories probably having the most potential for any type of development (appropriate for their land use category) since these are properties that currently have no agricultural assessment (indicating no current or near-future bona fide agricultural activities) and are large enough to allow a residential subdivision

containing at least 3 lots. These properties have only had a cursory evaluation to determine if there are environmental constraints to development such as wetlands or floodplains, therefore some of them may be eliminated as developable.

	PIN	Total Acres	Use	FLUM CATEGORY
1	11-1N-5E-0000-0015-0000	67.12	NO AG ACRE	AG5
2	12-1N-5E-0000-0039-0000	18.14	NO AG ACRE	AG5
3	35-2N-4E-0725-0000-0080	21.44	NO AG ACRE	AG5
4	21-1N-3E-0000-0110-0000	37.14	NO AG ACRE	MUSR
5	13-1N-3E-0113-000A-0020	15.41	NO AG ACRE	R1
6	17-2N-7E-0000-0060-0000	32.92	NO AG ACRE	AG5
7	32-1N-6E-0000-0090-0000	40	NO AG ACRE	AG5
8	24-1N-4E-0000-0030-0000	50.22	NO AG ACRE	MUIB & AG5
9	33-3N-7E-0000-0022-0000	51.08	NO AG ACRE	AG20
10	23-2N-6E-0500-000B-0130	26.46	NO AG ACRE	AG5
11	05-1S-6E-0000-0110-0000	16.66	NO AG ACRE	AG5
12	18-1N-6E-0000-0090-0000	38.57	NO AG ACRE	AG20
13	13-1N-5E-0000-0120-0000	40.04	NO AG ACRE	AG20
14	03-2S-5E-0000-0020-0000	40.46	NO AG ACRE	AG5
15	15-1N-3E-0000-0026-0000	50	NO AG ACRE	R1/CONSERVATION
16	15-1N-3E-0000-0027-0000	31.73	NO AG ACRE	R1
17	15-1N-3E-0000-0023-0000	24.6	NO AG ACRE	R1/CONSERVATION
18	23-1S-3E-0000-005E-0000	25	NO AG ACRE	AG5
19	21-3N-5E-0000-0070-0000	76.67	NO AG ACRE	AG5
20	01-3N-5E-0000-0430-0000	19.01	NO AG ACRE	AG5
21	15-1N-3E-0000-0019-0000	33.26	NO AG ACRE	R1/CONSERVATION
22	15-1N-3E-0000-0025-0000	18.49	NO AG ACRE	R1
23	26-1N-3E-0000-0050-0000	40	NO AG ACRE	AG5
24	26-1N-4E-0000-0010-0000	29.21	NO AG ACRE	R1
25	34-1S-3E-0000-0012-0000	20	NO AG ACRE	AG5
26	36-1S-4E-0000-0041-0000	20	NO AG ACRE	AG5
27	16-2N-7E-0000-0055-0000	18.84	NO AG ACRE	AG5
28	02-1N-4E-0725-0000-0070	26.61	NO AG ACRE	AG5
29	30-1N-6E-0000-0010-0000	29.9	NO AG ACRE	AG5
30	19-1N-6E-0000-0028-0000	107.38	NO AG ACRE	AG5/AG20
31	20-2S-3E-0000-0015-0000	103.67	NO AG ACRE	AG20
32	28-3N-5E-0000-0113-0000	38.26	NO AG ACRE	AG5
33	34-1N-4E-0000-0053-0000	32.92	NO AG ACRE	AG5
34	03-1S-4E-0000-0028-0000	21.82	NO AG ACRE	AG5
35	24-1N-3E-0000-0019-0000	15.33	NO AG ACRE	AG5
36	36-2N-5E-0000-0050-0000	45.83	NO AG ACRE	AG5
37	19-1N-6E-0000-0024-0000	50.6	NO AG ACRE	AG5/AG20
38	31-2N-6E-0000-0020-0000	19.67	NO AG ACRE	AG5
39	17-1N-6E-0000-0030-0000	40	NO AG ACRE	AG5
40	15-2N-5E-0000-0040-0000	120	NO AG ACRE	AG5
41	16-2N-5E-0000-0010-0000	40	NO AG ACRE	AG5
42	23-1N-4E-0000-0060-0000	28.19	NO AG ACRE	MUBR/MUIB

43	03-1N-4E-0000-0170-0000	17	NO AG ACRE	AG5
44	27-3N-5E-0000-0058-0000	15.07	NO AG ACRE	AG5
45	16-2N-7E-0000-0050-0000	18.84	NO AG ACRE	AG5
46	20-2N-7E-0000-0051-0000	18	NO AG ACRE	AG5
47	03-1S-4E-0000-0010-0000	308.09	NO AG ACRE	AG20
48	23-1S-3E-0000-005B-0000	21.24	NO AG ACRE	AG5
49	30-2N-6E-0000-0080-0000	30	NO AG ACRE	AG5
50	15-1N-3E-0000-0024-0000	25.61	NO AG ACRE	R1
51	13-1N-4E-0000-0221-0000	20	NO AG ACRE	AG5
52	15-1N-3E-0000-0028-0000	41.16	NO AG ACRE	R1/CONSERVATION
53	23-2N-6E-0500-000D-0250	16.05	NO AG ACRE	AG5
54	16-2N-7E-0000-0021-0000	40	NO AG ACRE	AG5
55	06-2S-4E-0000-0020-0000	38	NO AG ACRE	AG20
56	32-1N-4E-0000-0060-0000	16.97	NO AG ACRE	AG5
57	04-2N-5E-0000-0181-0000	23.05	NO AG ACRE	AG5
58	04-2N-5E-0000-0180-0000	19.24	NO AG ACRE	AG5
59	22-2N-6E-0722-0000-0010	29.1	NO AG ACRE	AG5
60	18-1S-6E-0000-0090-0000	20	NO AG ACRE	AG5
	Total Area	**2,340.07**		

The 2,340 acres represents 0.6% of the overall area of the county or 1.1 % of the above-stated 200,691 “remaining acres” of all developable properties. The largest of these parcels is 308 acres in AG20 – a potential of 15 lots of 20 acres each.

All these figures seem to indicate that future development in Jefferson County over the next 10-15 years will not increase significantly until the overall economic health of the country and the state improves dramatically. There wasn’t a real development “boom” when the economy was good.

B. DCA Issue 2. The EAR did not assess the financial feasibility of the Plan.

Response:

The 2008 EAR did in fact address the financial feasibility of the Plan. However, this analysis was not presented in a consolidated section of the Report, but was contained in several different areas specific to each applicable Plan element. However, as stated in the EAR, the County has reviewed capital improvement needs during the annual budget process and has concluded every year, that there has not been a need for new capital improvements in order to maintain the adopted LOS standards within the Plan.

For the time period of this EAR (1999 through 2008), the County has never had a problem maintaining the adopted LOS standards. There has never been a capacity deficiency for any facility and there has never been a need to schedule a capital improvements project to increase capacity of any facility. In addition, based upon the data and analysis presented in this EAR, there are no projected deficiencies through the future planning period.

The following policy language establishes the currently adopted Level of Service (LOS) Standards for public facilities in Jefferson County that have been in effect since 1999. These policy sections of the Plan were discussed in the EAR and included notes and proposed revisions which were proposed to be included in the EAR amendments based upon the analysis within the Report and the effectiveness of the Plan provisions since 2000. The following discussion combines all of the different applicable sections and provides a summary analysis which addresses this issue:

TRAFFIC CIRCULATION ELEMENT

Questions and Notes are Italic.
Added language is underlined, ~~Deleted language is strikethrough.~~

GOALS, OBJECTIVES, AND POLICIES

GOAL: A safe and efficient motorized transportation system shall be available for all residents and visitors to Jefferson County.

This is still a worthy Goal and should remain in the Plan.

Objective 1: Roadway facilities and levels of service shall be maintained and improved when necessary, to at least maintain the minimum level of service.

This is still a required Objective and should remain in the Plan.

Policy 1-1: Jefferson County hereby adopts the following peak hour LOS standards for each roadway type:

a.	Local paved roads:	LOS Standards ~~B~~ C
b.	Local dirt roads:	LOS Standards ~~B~~ C
c.	County Collector:	LOS Standards D
d.	County Arterial:	LOS Standards D
e.	Two-lane State roads:	LOS Standards C
f.	Multi-lane State roads:	LOS Standards C
g.	Freeways:	LOS Standards B

The LOS standards are required and should remain in the Plan. However, as noted in the EAR the County has experiences difficulties ensuring the LOS standards for local roads, and some County roads, because there is no traffic data available. Therefore the EAR suggests changing the LOS standards for local roads to C or D to ensure concurrency compliance, until the County can began to collect specific roadway data for these previously uncounted segments.

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

Data and Analysis Notes are Italic.

Added language is underlined, ~~Deleted language is strikethrough.~~

ADOPTED GOALS, OBJECTIVES, AND POLICIES

GOAL 1: Provide needed public facilities in a manner that ensures protection of investments in existing facilities, and which promotes orderly growth.

Objective 1: The County shall continue implementation of procedures ~~in the land development regulations, adopted by the statutory deadline,~~ insuring that, a development or building permit is not issued unless adequate facility capacity is available at the adopted level of service standards concurrent with the impacts of development.

Policy 1-1: The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:

Existing Sanitary Sewer Facilities	LOS
Central Facilities:	
Monticello	155 gpcpd
Package Plants:	
I-10 Mid-Continent	75 gpcpd
Tallahassee East	100 gpcpd
KOA CR 259 and I-10	
Rest Area at I-10 and CR 257	10 gpcpd

Note: This is still a good policy and should remain; these are still current.

Private on-site disposal systems	Shall meet or exceed all the requirements set by the Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.
New central facilities	
residential uses	100 gpcpd
nonresidential uses	Minimum service shall be consistent with ~~Table II, Chapter 10D-6, F.A.C. (see appendix)~~

Note: This is still a good policy and should remain in the Plan.
Do not need to reference appendix.

Potable Water facilities

Existing Water facilities	gpcpd
Jefferson Nursing Center	101
City of Monticello	189
Nellie's Nursing Home	68
Watkin's Health Care	54
Capri Motel	13
Jefferson County Kennel Club	4
Tallahassee East KOA	100 per trailer space
Jefferson Mobile Home Park	100
Big Bend Truck Plaza	20
Walker's Convenience Store	10
Lloyd Water System	189
DOT I-10 rest area	132
Aucilla Christian Academy	2.8

Future facilities

residential uses	100 gpcpd
nonresidential uses	Minimum service shall be consistent with

Table II, Chapter 10D-6, F.A.C. (see appendix)

Facility	LOS
Solid Waste	4.5 lbs./day/capita

Drainage:

Water Quantity Standards:

Conveyance systems:

All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

For local (not classified as County roads) roadways, culverts and cross drains shall convey the runoff from a 10-year, 24-hour storm event; for county roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event.

~~For areas within the Suwannee River Water Management District, all~~ All stormwater facilities shall meet the design and performance standards ~~they have~~ established by the Water Management Districts.

Water Quality Standards:

All new development shall conform to the following level of service standards:

~~I. For those areas within the Suwannee River Water Management District (see Figure (): C-5 shall meet the standards of the SRWMD.~~

Note: The most recent drainage LOS language that the State has recommended is as follows, and should be considered for inclusion in the EAR amendments:

Stormwater/drainage:

The stormwater management facilities for all development shall be consistent with the LOS standards establish in this Comprehensive Plan, will meet or exceed the requirements of the Florida Department of Environmental Protection and the Florida Water Management District and the County Land Development Code for pollutant removal and groundwater recharge. All Drainage Facilities shall be designed to manage the stormwater for a 25-yr. frequency, 24-hr. duration storm event with general design and construction standards for on-site stormwater management systems for new development to ensure that post-development runoff rates, volumes, and pollution loads do not exceed pre-development conditions

Treatment of the storm water runoff will be in accordance with the Florida Water Management District criteria for Environmental Resource Permit (ERP) Retention swales and pond facilities, shall be designed to treat 80% of the total suspended solids (TSS) from roadway and parking area runoff.

~~II. For the remaining area of the County: Shall meet the Northwest Florida Water Management District and DEP standards.~~

Objective 3: Ensure the recreation needs for the projected population, as determined by the needs identified within the analysis section of this Element, are met by the year 2010.

Policy 3-1: The County hereby adopts the following recreation levels of service:

- New residential development
  of 50 or more units shall dedicate parkland
  at the rate of 5 acres/1000 to provide local facilities

- The County-wide LOS is 20 acres/1000

The above listed sections of the 1999 Plan are the basis for the implementation of concurrency and the adopted LOS standards since 1999. The following excerpts from the 2008 EAR discuss what the 1999 Plan identified as needed infrastructure improvements and how the County addressed these needs.

Projected/Identified facilities needs:

The following excerpts from the 2008 EAR describe the identified facilities needs for infrastructure from the 1999 Jefferson County Plan. The notes and recommended revisions discuss how the County has addressed these needs and has accomplished all of the improvements listed, while maintaining the adopted LOS standards.

Traffic Circulation Element:

Condition/Status: The Traffic Circulation Element of the Jefferson County Comprehensive Plan was amended several times between the original 1990 adoption and the 1999 EAR amendments. These revisions were discussed in detail in the 1997 EAR. Please refer to DCA ELMS Amendments Report referenced above and attached in the Land Use Data and Analysis Appendix

The Element has not been amended since the 1999 EAR amendments were adopted and found In Compliance.

The traffic circulation system in Jefferson County has remained the same since the original adoption of the Comprehensive Plan. The Traffic Circulation Map is the same, with the same identified roadways at the same classification with same number of lanes.

The traffic circulation reports produced for FDOT by ARPC are included in the Traffic Circulation Data and Analysis Appendix of this Report. These traffic counts and projections for all of identified roadway segments demonstrate that the current traffic volumes are operating below the adopted LOS standards for all roadways and that all segments are projected to continue to operate consistent with the adopted LOS Standards.

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major Traffic Circulation Element concerns for Jefferson County have been that the County does not have the resources and in some cases the authority to manage and maintain and control traffic flow rates and characteristics. The major contributor to traffic in Jefferson County is the regional traffic on I-10 and to a lesser degree the regional traffic on Highway 90. Jefferson County is located just east of the Tallahassee urban area and is between the Tallahassee urban area and the I-10 and I-75 Interchange and the Jacksonville urban area. Regional traffic between these two urban areas and East bound traffic on I-10 connecting with I-75, to get to the South Florida urban areas and the urban areas in Georgia are the major contributor to traffic volume on I-10 in Jefferson County. No amount of future growth in Jefferson County will ever be as significant as this background regional pass through traffic volume. And yet, concurrency will

eventually prohibit development and economic growth in Jefferson County simply because of this escalating regional traffic flow.

Another traffic concern is that Jefferson County does not have the resources to maintain traffic data and analysis for County and local roadways. FDOT only provided traffic counts and data for limited roadways in the County. FDOT only provides counts and projections for the roadways of their concern. The County does not have traffic counting equipment, much less the resources to maintain the counts and conduct the analysis.

The development permit reports in the Future Land Use and Housing sections of this Report demonstrate that most, if no all of the development activity has occurred on local County roadways, where the County has no traffic data. Therefore in most cases, the impacts of this development on County facilities cannot be determined. The FDOT/ARPC annual traffic reports confirm this.

Another issue that was suggested in the initial EAR workshops was the option to combine the Traffic Element with the Infrastructure Element, but this Report recommends that these Elements remain separate.

Objective 1: The County will alleviate ~~the one existing~~ drainage ~~deficiency by 1998~~ deficiencies, and enforce land development regulations for protection of natural drainage features and to ensure that future developments provide adequate stormwater drainage facilities~~. The deficiency to be corrected is: Limerock (entrance) Road in Lloyd Acres.~~

Note: This is still a good policy and should remain in the, but the specific problem has already been addressed.

Policy 1-4: The County will, whenever cost-effective and in the County's best interest, assign a higher priority to those projects which correct existing facility deficiencies or repair/replacement needs, as identified in Plan Elements. This priority will be included in the adopted Five Year Schedule of Capital Improvements.

~~Policy 1-5: The County will seek funding outside the current budget for capital improvement projects that it cannot fund from its general fund. These projects are:~~

~~1. Water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeenah areas of the County.~~
~~2. Road resurfacing of roads once owned by the state and now maintained by the County.~~
~~3. Expansion of the Recreation Park for regulation baseball fields, additional restrooms, tennis courts, and trails for bicycles, nature and walking.~~
~~4. Sewer system for the Lloyd vicinity with special emphasis on the interchange.~~
~~5. Advanced mapping facilities and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding etc.~~

~~The intent is to improve citizen warning, damage assessment, damage analysis, debris management and community, neighborhood outreach.~~

~~6. Restoration of old high school building (A building) to create economic development.~~

Note: The County has already accomplished all of these projects.

Future Public Facility Needs:

Jefferson County, Florida is a small rural County in the northwestern panhandle of the State. Based upon the population counts and future projections, the County has experienced a slow steady increase in population through the last several decades, and is projected to continue this growth pattern. However, in the last few years the building permit activity has increased and particularly the permitting of new subdivisions.

Jefferson County does not currently own or operate any central potable water and sewer systems. There are several water systems that are owned and operated by the municipalities in the County and in case that these systems ever serve the unincorporated areas, the County has adopted LOS Standards for them.

Sanitary Sewer:

Jefferson County does not operate any sanitary sewer systems

Central Potable Water System:

Jefferson County does not operate any central water systems

Solid Waste Collection and Disposal:

Jefferson County has a contract with a private service provider to collect solid waste within the unincorporated county and to dispose of solid waste in a regional landfill. This contract ensures the solid waste services for the entire County for the planning period, at the adopted LOS of 4.5 pounds per capita per day. Therefore, there are no solid waste system capital improvements needed for the planning period to ensure the adopted LOS standards.

Traffic Circulation:

All roadways within the County are currently operating at LOS A or B. The projections show that all roadways will continue to operate at the current LOS. The Adopted LOS is B for the Interstate and C for all arterial and collector roadways. Therefore, there are no traffic system capital improvements needed to maintain the adopted LOS standards, for the planning period.

Stormwater Facilities:

There are no identified drainage facilities improvements identified which are required to maintain the adopted LOS standard. Maintenance of the existing ditches and swales is adequate to ensure drainage for existing development and all future development and redevelopment must be consistent with the adopted LOS standards.

Recreation and Open Space:

The County currently has more than 200 acres of parks and over 10,000 acres of open space recreational lands. The County owns and maintains an approximate 30 acre park which provides facility based recreation for the entire County, plus there are multiple parks that are private, or church owned, and/or part of the school system facilities that are open to the public. The National Forest Wildlife Refuge is more thatn 8,000 acres with hundreds of other acreages open to the public for open space recreation. The adopted LOS standard is 5 acres per 5000 population for facility based parks and 20 acres per 1000 population for natural resource based recreation. The current population is only 14,000 and is projected in 2025 to be only 15,800. Therefore, there is more than enough recreational lands for the planning period. Therefore, there are no recreational facility capital improvements needed for the planning period

C. DCA Issue 3. The EAR did not fully identify if development has occurred as anticipated.

Response:

This response begins with an analysis of Jefferson County development activity January 2000 – June 2009.

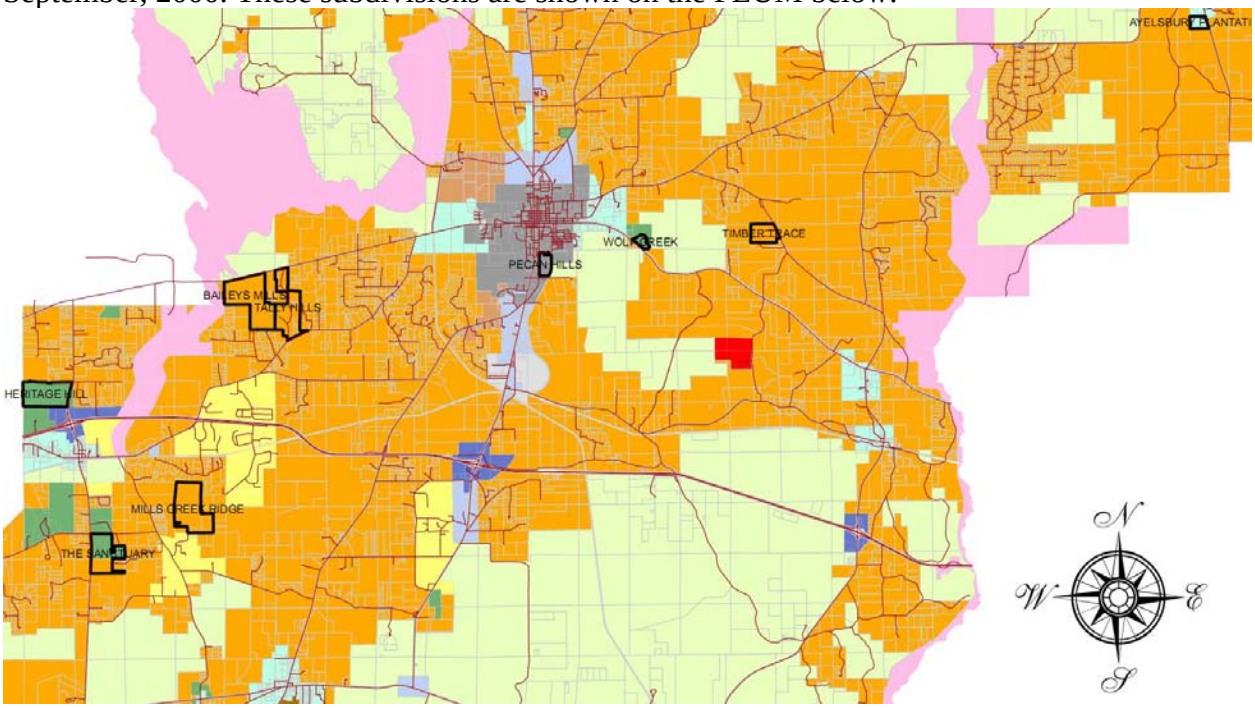
Note: All figures regarding building construction are based on permits issued according to the Jefferson County Building Department database during the period from January1, 2000 to June 30, 2009. The figures include permits issued for properties within the City of Monticello. Some information herein was obtained from the Jefferson County Property Appraiser's office. Major subdivisions are defined as those subdivisions in excess of 10 lots requiring final approval from the Board of County Commissioners.

Based on the issuance of residential building permits and mobile home placement permits, during the period from January 2000 to June 2009, a total of 1,313 new residences have been constructed in Jefferson County. There were 719 permits for "stick-built" construction and 594 mobile home placement permits. Over the same time period, there were 78 "commercial" new construction building permits which include all non-residential structures, such as cell towers, ice machines, storage buildings, pavilions/gazebos, school buildings (permanent and "temporary" or "portable"), and other non-residential structures. Permits for additions or renovations were not evaluated for this report.

The following table illustrates the eight (8) major subdivisions creating 481 new lots on 2067 acres approved during the time period. Five of those subdivisions (indicated in bold type) containing 375 lots are located within 6 miles the Leon County/Jefferson County line. Three of the eight subdivisions totaling 239 lots on 968 acres (red text) have not been completed and are not yet available for sale/construction. Of the total of 242 lots actually available for sale, 89 lots have been sold, with only 26 (about 30%) having resulted in the construction of new homes.

TABLE 1					
MAJOR COUNTY SUBDIVISIONS APPROVED 2000-2009					
Subdivision	Date	Area	Land Use Category	Lots	Lots Sold
Tally Hills	2002	320	AG-5	42	40
Timber Trace	2005	131	AG-5	26	**21**
Aylesbury Plantation	2006	-111	MUSR	-47	0
Heritage Hills	2006	292	**AG-3**	73	**11**
The Sanctuary	2006	251	**AG-3**	68	**15**
Mill Creek Ridge	2007	-422	AG-5	-71	0
Wolf Creek	2008	105	**AG-3**	33	**2**
Bailey's Mill	2009	-435	AG-5	-121	0
TOTALS		2067		481	89
Actually Available for sale		1099		242	89

Three of the subdivisions were created on properties in the Agriculture 3 Land Use Category that was created in the 1999/2000 EAR during the overall map amendment in September, 2000. These subdivisions are shown on the FLUM below:



Of the countywide 10-year total of 1313 new residences, approximately 2% (about 30 homes) were constructed on any of the 242 lots actually available for sale in the major subdivisions (listed and shown above) created during the period. The remaining 98% of new residences were constructed on other parcels classified as follows:

1. existing lots of record (those lots created by any type of subdivision prior to the adoption of the Comprehensive Plan in 1990);
2. lots created in major subdivisions created between 1990 and 2000;
3. lots created after 1990 by:
    a. simple lot splits;
    b. minor subdivisions of 5 lots or less;
    c. minor replat;
    d. family subdivision;
    e. court-ordered subdivision.

The following table contains a list of all new construction building permits from January 1, 2000 until June 30, 2009 by type of structure. The list does not include replacement structures of any type. The list does not distinguish residential structures by type such as single-family or multi-family, however there have extremely few multi-family structures constructed in the county and very few within the City of Monticello.

TABLE 2

NEW CONSTRUCTION BUILDING PERMITS January 1, 2000 – June 30, 2009

Month	Year	Residential Permits	Non-Residential Permits	Commercial Permits	Mobile Home Permits	Annual Residential Permit Sub-Totals
Jan - Dec	2000	70	24	10	103	**173**
Jan - Dec	2001	55	19	13	94	**149**
Jan - Dec	2002	68	14	8	77	**145**
Jan - Dec	2003	79	28	9	79	**158**
Jan - Dec	2004	101	41	4	70	**171**
Jan - Dec	2005	122	47	8	49	**171**
Jan - Dec	2006	86	34	8	33	**119**
Jan - Dec	2007	83	20	3	45	**128**
Jan - Dec	2008	46	22	14	33	**79**
Jan - June	2009	9	7	1	11	**20**
Grand Totals		**719**	**256**	**78**	**594**	**1313**

1. Commercial Permits include cell towers, ice machines, pavilions/gazebos, storage buildings, warehouses, school buildings, etc. Note: Increase in commercial permits in 2008 was attributable to 5 cell towers for coverage expansion and 3 remediation trailers for replacement or removal of petroleum tanks on gas station sites, indicating 57% of permits had no effect on creation of jobs in the county other than construction of the facilities.
2. Non-Residential Permits include barns, irrigation wells, accessory structures (may be on residential properties), etc.
3. This table does not include any type of replacement structure

The above figures indicate that the creation of new large subdivisions has not significantly affected growth patterns, which have been distributed generally throughout the entire county.

Note the pattern changes in the type of residential structures over the time period. The ratio of permits for site-built homes versus mobile home permits went from 40%/60% in 2000, balanced at 50%/50% in 2003, peaked at 72%/28% in 2006, and reversed back to 45%/55% by mid-2009. That shift in type of construction can be related to the pattern of interest rates and loan availability in accordance with the overall national economic conditions during the time period.

Based upon an average of 2.5 persons per unit, 1313 units would add an additional 3,283 persons to the 2000 census population of 12,902 county residents, yielding a projected population of 16,185 on January 1, 2010. If correct, these projected figures would appear to indicate overall growth that would exceed the previously accepted 2010 population projections of approximately 15,000 residents. Other indicators such as school district reports reflecting a 0.5 percent decline in overall student enrollment for the past few years, overall economic changes such as higher interest rates for mortgages and lower loan availability, and increases in unemployment nationwide can have dramatic negative effects on population projections. Jefferson County currently has no method, accurate or not, to monitor residents leaving the county, therefore the most accurate data will not be available until completion of the 2010 census.

As stated in the beginning note, the figures herein include permits issued on properties within the city limits, as the building database currently does not include a delineation or distinction between city and county permits. A staff review of properties identified 24 residences and 9 mobile homes in the city.

The 2008 EAR included a discussion of previous plan amendments and the rational behind them. The few historical land use changes that accommodated new development projects were identified and it was stated that all other development that occurred was consistent with the land uses and densities and intensities allowed by the Plan. However, a general discussion concerning whether development has occurred as anticipated was not included. The following analysis is herein adopted to address that requirement.

The Jefferson County Future Land Use Element and Future Land Use Map adopted in 2000, which was based upon the first EAR, were not much different from the original 1990 Plan element and map. These plans called for most future growth to be in and around the existing communities. Most of the county was designated agriculture and had a low allowable density which was intended to preserve agricultural uses and direct future residential and commercial development to areas around Monticello, the Interstate intersections and the existing rural villages, like Lloyd, Wacissa, Waukeenah, Drifton, Lamont Aucilla and Ashville. All of these communities are primarily low density residential communities with limited neighborhood commercial services.

Based upon the data and analysis provided above, the County has experienced limited development since 2000. The building permit data reveals only 1300 homes and mobile homes since 2000, with only 78 non-residential permits. This limited development occurred basically throughout the County.

The most interesting and unanticipated growth is reflected in the large lot subdivisions along the Jefferson and Leon County boundary line. This growth was not projected and was not necessarily encouraged by the 2000 Plan. However, it can be explained based upon the fact that Jefferson is a "bedroom community" for the urbanized Tallahassee area. The jobs are in Leon County, but a lot of people like to live in a rural area. Land in Jefferson is more readily available and is less expensive than land in Leon County. The commute is short and timely because there is good access via Interstate 10 and Highway 90. This type of "large lot" subdivisions in the Agriculture Land Use Category is one of the major issues facing the future of Jefferson County.

D. DCA Issue 4. The EAR did not fully analyze the Major Issues and the potential social, economic and environmental impact of these issues.

Response:

The 2008 EAR included a listing and brief discussion of Major Preliminary Issues that the County identified in the beginning of the EAR process. However, the EAR did not provide detailed analysis of the potential social, economic and environmental impacts of these issues.

Identification of the Issues:

Beginning in April of 2007, Jefferson County Planning staff and the LPA begin coordination with several state and regional agencies to develop a listing of the issues to be included in the Evaluation and Appraisal of the County Comprehensive Plan. While this process did not evolve into the "Focus Group" generation of a priority list, the results are incorporated into the Report. A preliminary issues list was generated followed by a more refined final list of Major Issues as addressed below:

County Major Issue 1. Determine if the land uses and the associated densities and intensities of use are working for Jefferson County.

County Major Issue 2. Analyze the affordability and availability of housing and address code enforcement to ensure the stability of the housing stock.

County Major Issue 3. Consider creating a Utility Overlay District in response to the need for an "Urban Service Area", which would be an area designated for development where public utilities (primarily water distribution and sanitary sewer collection) are (or will soon become) available. Consider requiring immediate mandatory hook-up to facilities within this designate Service Area. Review traffic LOS standards to ensure consistency with FDOT standards. Evaluate stormwater policies on a countywide basis.

County Major Issue 4. Review status of School Facilities Element and Concurrency waiver.

County Major Issue 5. Develop a new Concurrency Management System and annually update 5-Year CIP.

Analysis of the potential social, economic and environmental impacts of these issues:

County Major Issue 1. Determine if the land uses and the associated densities and intensities of use are working for Jefferson County (this issue is divided into the four sub-issues discussed below).

A. Rural Sprawl. The current Plan allows for Ag lands to be subdivided and developed in large (5 acre lot) parcels. This is potentially inefficient and may increase the cost to provide roads and other infrastructure. This is due primarily to the fact that Jefferson County is a "bedroom" community for the urbanized Tallahassee area. Tallahassee residents seeking a rural way of life are often drawn to Jefferson County, particularly the Western side. This has created a market for this type of subdivision on the Western side of the County. The 2000 Plan did not encourage this development, in fact the plan attempted to discourage it by designating the area agricultural and requiring low densities. Lowering the density is not an option. However, the County should consider other approaches to continue to discourage rural sprawl.

B. Lack of designated land uses which provide for high density mixed use development. The County has been and is increasingly becoming a "bedroom" community for the Tallahassee Urban employment center and this contributes to the rural sprawl issue mentioned above. Some limited high density areas would allow for a broader mix of housing types and costs and associated non-residential uses. In addition if these areas were located where infrastructure exists, it would have a positive impact on the current and future growth of the County.

If the County revises the Future Land Use to establish areas of high density residential and mixed use commercial, this could have an impact on the existing pattern of development. For example, the current plan allows only non-residential development in the Interstate 10 interchange areas. If the interstate exchanges are revised to encourage high density residential development, this could create a new development pattern that is much different from the current social structure of the County. Most people in Jefferson County today live in single family detached housing. There are no high rise, multiple story units in the current housing stock.

C. Protection of the natural environment. Wetlands, floodplains, springs and water bodies should be designated as conservation or at least as agricultural with very low densities allowed. The County has been successful in protecting the natural environment through applying plan and code provisions designed to protect these areas and through promoting a conservation subdivision approach to development in rural areas. The County should evaluate the opportunity to shift existing allowable density away from wetlands and floodplain areas and re-direct these currently allocated units to the areas where infrastructure exist and where the County wants to encourage higher densities.

D. Code enforcement implementation to improve the housing stock and preclude non-compliant uses. This is discussed in more detail in the Major Issue 2 below.

County Major Issue 2. Analyze the affordability and availability of housing and address code enforcement to ensure the stability of the housing stock.

The issue of affordable housing needs was discussed at several meetings. The final understanding of the issue as it was raised, is not the cost of housing but, actually the locations and conditions of the housing stock. Jefferson County is a small rural agricultural area. Land prices and tax evaluations are much lower than in neighboring Leon County. Everyone agreed that this was one of the conditions that fostered the "bedroom community" character. People who worked in the city can easily commute to Jefferson County and live in an affordable, desirable rural setting.

The availability of existing housing, especially for rental use is very limited. Almost all existing rental units are within the City of Monticello. In fact, the individuals that raised this issue in the public meetings, state that the areas they were concerned with were actually in the City. That is where the community needs to focus on code enforcement. The County agreed that this issue should be discussed with the City and that intergovernmental coordination should be pursued to address this concern.

The issue of the lack of rental units in the County is basically a market driven issue. The County, through revisions to the land use allocations and increased allowable densities can hopefully support the market to help address this concern. The other thing the County can do is to improve coordination with the City and with the other owners of water and sewer systems to encourage development of these public facilities in areas where higher densities can and should be developed.

County Major Issue 3. Consider creating a Utility Overlay District in response to the need for an "Urban Service Area", which would be an area designated for development where public utilities (primarily water distribution and sanitary sewer collection) are (or will soon become) available. Consider require immediate mandatory hook-up to facilities within this designate Service Area. Review traffic LOS standards to ensure consistency with FDOT standards. Evaluate stormwater policies on a countywide basis.

The major obstacle to the designation of an Urban Service Area is the fact that the County does not own or operate any water or sewer facilities. These facilities are owned by the City of Monticello and several private/quasi-private entities. As discussed in the Infrastructure section of the EAR, almost all of the existing systems, with the exception of the City's facilities, were designed and built to serve limited areas within specific developments and/or developed areas. These systems were not created to provide services for future growth outside these specific areas. The County has previously considered creation of water and wastewater utilities which would allow for creation of

an urban services area. However, allocated densities in the current plan render any such facilities financially unfeasible in most areas.

The City of Monticello has the only centralized facilities that are actually capable of serving future development in new areas. The other systems are very limited. Therefore, once again intergovernmental coordination is the required mechanism to facilitate the designation of an urban services area. This may require the County to partner with the City and possibly with some of the other service providers to finance future capacity. Due to the currently limited City of Monticello service territory, any urban service territory would be limited geographically.

Concerning mandatory connection requirements for sewer services, there are several challenges which may for the near term be insurmountable. Residents that are currently being served by private wells and septic systems, which are already paid for, will be reluctant to pay to have service from centralized systems. The County may have to help finance these changes to make these policies work by using infrastructure grant funds to pay of the connections.

Developments which are currently using private septic systems that are not functioning properly should have to make upgrades to ensure environmental protection, as well health and safety protections. But once again, the County may have to help finance these changes through the use of infrastructure grant funding.

Concerning mandatory connection in areas served by public or community water systems (present or near-future), the County should consider providing polices including mandatory water system connection and fire protection requirements for all new developments as well as standards for existing properties under conditions based on criteria stated in the LDC.

Concerning traffic LOS standards, as stated in the traffic element section of the EAR, the existing LOS standards for state roads is consistent with the FDOT requirements and there are no areas which are currently operating below the adopted standards. The local roads LOS standards should be revised to be LOS C and not have the County have to pay to maintain an LOS of B. The other issue concerned with traffic is that the County does not have the resources necessary to complete and maintain traffic counts for all of the county roadways. This is certainly an economic consideration for the community.

Concerning drainage and stormwater management, the 1990 and the 2000 Plans both stated that the County should conduct a master stormwater study and plan for the entire County. This has never happened and is unnecessary based on the County's current limited rate of development. Generally speaking, surface water quality has not been an issue in Jefferson County. In addition, based upon current resources stormwater management study is not economically possible to achieve with County resources alone. The County must rely on existing facilities and require all new development to adhere to

the stormwater management LOS design standards to provide for adequate stormwater protection and to protect the natural resources of the County.

Concerning solid waste, the County has secured long term participation in a regional landfill facility. This current solid waste system is functioning acceptably and there is no need to make any major changes.

Concerning natural groundwater recharge, the impacts of ground water protection are also discussed in the land use section of the EAR and in this Addendum. Areas of critical recharge and areas of interface between uplands and wetlands, floodplains, waterbodies and springs should be considered for conservation designation to protect these resources from future development impacts. The County should continue to seek resources to protect these areas.

County Major Issue 4. Review status of School Facilities Element and Concurrency waiver.

There are no social or environmental impacts associated with this major issue. The County should consider allocating resources to implement the review and if necessary address the statutory requirements for the School Facilities Element.

County Major Issue 5. Develop a new Concurrency Management System and annually update 5-Year CIP.

The County has applied its concurrency standards on a project by project basis and has identified no areas where concurrency has been an issue. The County has more that adequate infrastructure to serve current and future needs. A concurrency management system which tracks committed and available capacity has not been necessary and is not financially achievable. Recently the County suspended its impact fee program because it proved unworkable in such a small county with limited growth prospects. The County has a Proportional Fair Share Ordinance but has never had occasion to apply it due to lack of concurrency issues.

Jefferson County does not currently have a functioning Concurrency Management System (CMS). The County has not updated the 5-Year Schedule of Capital Improvements on an annual basis. However, as stated in the EAR, the County has reviewed capital improvement needs during the annual budget process and has concluded every year, that there has not been a need for new capital improvements in order to maintain the adopted LOS standards within the Plan.

Under the new statutory requirements, the County will have to develop a CMS which is implemented on an ongoing basis, even if the results are the same. The County will eventually need to incorporate school facilities concurrency into the CMS and will have to begin to amend the Plan every year to update the 5-Year Schedule, even if there are no projects on the schedule.

E. DCA Issue 5. The EAR did not address the 2008 changes to Chapter 163, F.S., including changes to address energy efficient land use patterns and greenhouse gas emissions.

Response:

The 2008 EAR included a table of statutory and rule changes through the year 2006. The attached table includes the years 2007-09. The 2008 EAR did not address the changes in statute requiring the EAR amendments to address energy efficient land use patterns and greenhouse gas emissions.

The EAR amendments must address these new statutory requirements. Based upon information provided by the State and examples of how other counties are addressing these requirements, this EAR Addendum recommends that the County begin by identifying and mapping the conservation areas (wetlands, floodplains, springs, waterbodies…) in the County and implement policy actions to protect these resources which will reduce the amount of future greenhouse gas emissions. The County Plan should also establish land use and transportation strategies that provide for "park and ride" commuter opportunities. As mentioned above, a large percentage of the residents of Jefferson County work in Leon County and commute everyday. The County should encourage ride sharing and multiple occupant driving habits.

The County could designate park and ride parking areas, could promote ride sharing with educational materials and could also encourage private investment in transit type commuter businesses. The County should continue to encourage agricultural activities and maybe even explore the possibilities of providing incentives to farmers to keep their land in agriculture.

F. DCA Issue 6. The EAR did not adequately assess the Plan objectives as they relate to the major issues.

And

DCA Issue 7. The EAR did not include an adequate analysis of the Major Issues and how they relate to the proposed Plan revisions.

Response:

The 2008 EAR included an element by element discussion of all of the Goals, Objectives and Policies. These sections of the EAR described the implementation of these adopted provisions of the Plan during the planning period beginning in 2000 and whether or not they needed to be updated, revised or merely retained in their current form. However, the EAR did

not have a specific section which addressed just the element objectives that are associated with the Major Issues. Therefore, the following analysis is added as part of this EAR Addendum.

County Major Issue 1. Review the Future Land Use Categories and determine if the land uses and the associated densities and intensities of use are working for Jefferson County.

Objectives in the Future Land Use Element that relate to this issue are:

Objective 1: Future growth and development shall continue to be managed using the county Development Code. Revisions to the land development regulations shall address those issues identified in 163.3202, F.S., as well as compatibility, and incentives to upgrade infrastructure.

This is the Objective that establishes all of the land use categories and the densities and intensities of development. This Objective is very general but it is consistent with statutory requirements and as stated in the EAR has been achieved. The EAR and this addendum recommends that the actual land use categories and densities be reviewed and revised, but the Objective has been met. The only unforeseen development is related to the "Rural Sprawl" issue, which has been discussed in other sections of this Report.

The following excerpt from the EAR analyzes this issue:

Unanticipated and unforeseen problems and opportunities and future planning issues:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major concern for Jefferson County has been "Rural Sprawl" The current Plan allows for Ag lands to be subdivided and developed in large (5 and 10 acre lots) parcels. This very inefficient and increases the cost to provide roads and other infrastructure. These large lot subdivisions are all developed with individual on site septic systems (septic tanks) and private water wells, which become the responsibility and costs of the future home owner, not the developer. There is usually no infrastructure needed except for internal subdivision roads. There is usually no need for stormwater treatment facilities, except those ditches, swales and sometimes retention ponds needed to address the runoff from the roads. Large lots do not need regional stormwater facilities because the LOS standards can be maintained with the large open space on each lot. This actually results in an incentive for this type development because it requires less infrastructure investment by the development, but it is very land intensive and results in the conversion of large acreages of agricultural lands to residential use.

There is another concern in addition to the rural sprawl, with the rising cost of land value due the real estate market boom; these large lots are not necessarily affordable. This issue or large lot subdivisions is not new. In fact the 1997 EAR discusses these concerns but does not necessarily identify it as a problem that needs to be addressed. However, the last few years have shown that the influence of land speculation and development pressure from outside sources, combined with the real estate market changes have increased the potential and probability of this type development.

Another issue is that Jefferson County does not have designated land uses which provide for high density mixed use development. The County has been and is increasingly becoming a "bedroom" community for the Tallahassee Urban employment center. Some limited high density areas would allow for a broader mix of housing types and costs and associated non-residential uses. In addition if these areas were located where infrastructure exists, it would have a positive impact on the current and future growth of the County. The current low density land use areas (the Ag categories) are infringing on environmental resources and encouraging rural sprawl. But the County currently does not have any really high density, mixed use areas as an alternative.

The County knows that it needs to protect the natural environment and agricultural lands and that the County should evaluate the opportunity to shift existing allowable density away from wetlands and floodplain areas and agricultural areas and re-direct these currently allocated units to the areas where infrastructure exist and where the County wants to encourage higher densities. This would ensure better resource protection and would provide alternative development options to the large lot residential subdivisions.

There may be a need for new land use categories. This EAR process must address the options for creating higher density mixed use areas and by considering moving densities to these areas from areas in the County that cannot be developed because of environment conditions and/or should not be developed at this time in order to maintain viable agricultural activities.

The interchange areas, and possibly other areas, need to be redesigned to be high density, mixed use areas based upon the conclusions listed above. The County Concurrency Management System must provide for financial feasibility and must require that future development provide the infrastructure needed to support the development. However, the County also needs to address infrastructure capacity in order to encourage development in the desired areas. In order to encourage development in the interchange areas, the County must develop a plan that provides for the infrastructure to support the high density mixed use develop.

The Infrastructure Element section of this Report will also address the possible creation of Urban Service Areas or Utility Overlay District. These land use tools could be implemented to direct densities to certain areas where infrastructure exist or is planning. The current policy of Jefferson County is to not to become service providers

for centralized water and sewer services. However, the County can pursue interlocal agreements with Monticello and private service providers to serve these urban utility service areas.

Another issue is the FLUM. The new GIS map only has land use layers. The FLUM needs to be upgraded and all data layers need to be digitally incorporated so that wetlands, floodplains and other data can be accurately compared to and analyzed in conjunction with the land use category designations.

Objective 4: Throughout the planning period, the county shall make available suitable land for the building and expansion of service facilities, and shall require that future land uses be assured of adequate infrastructure and services. The county shall conduct an ongoing review and analysis of the infrastructure and services to meet the needs of future land uses adopted in this Comprehensive Plan. Developments shall be required to provide such lands by dedication, where appropriate.

Objective 4 has been achieved, but implementation could be improved as stated above. The concern is that almost all development since 2000 has been in low density development served by on-site septic systems and private wells. For the development that has occurred this infrastructure has been sufficient, but if the County desires to have higher density areas to discourage rural sprawl, then centralized facilities must be planned for.

Objective 5: The County shall continue to research the effects of innovative Land Development Regulations such as Planned Unit Developments, Cluster Housing Developments, and Mixed Land Uses, and if the results of such research determine the need for these regulations, the county shall incorporate these by ordinance into its Land Development Regulations. Throughout the planning period, the county shall, through enforcement of the adopted Comprehensive Plan, and the land development regulations, provide for an orderly well-planned community with compatible land uses.

This objective has been achieved through the mixed use land use categories, use of clustering and promotion of conservation subdivisions. Some growth since 2000 was not located in the mixed use areas, but rather has been created in the agricultural areas resulting in large lot subdivisions. The County will continue to implement incentives promoting use of clustering and conservation subdivisions as an approach to preserving open space and efficient use of land for development in the agricultural areas.

<u>Objective 6</u>: It is the intent of the county, as reflected on the Future Land Use Map, to encourage new development to occur primarily in a variety of mixed use concentrations, located in historic settlements as small nodes of development to support the surrounding rural and agricultural development, adjacent to and integrated with the City of Monticello, or at interstate interchanges, specifically to serve the traveling public.

Please refer to the analysis above.

County Major Issue 2. <u>Analyze the affordability and availability of housing and address code enforcement to ensure the stability of the housing stock.</u>

<u>Objective A1</u>: Develop a workable program of cooperation between private and public entities to create and to maintain affordable housing units that will be in operation within a five year period.

This Objective has been met. The County has actively participated in the State SHIP program and Federal CDBG program as combined funding to provide new and renovated low income housing units to qualified applicants. Funding for these programs going forward is uncertain. In addition, the following excerpt from the EAR provides additional the analysis of the housing issue.

<u>Unanticipated and unforeseen problems and opportunities and future planning issues</u>:

The problems and opportunities for planning issues between the 1990 original adoption of the Jefferson County Plan and the 1999 EAR amendments is discussed in detail in the 1999 EAR. This Report will only cover these issues for the period between 2000 and 2008.

The major concerns in Housing for Jefferson County has been that the Housing Element addresses affordable housing by encouraging it in mixed uses, short, simple permitting process, education and code enforcement, but the EAR needs to determine if this is working.

During the EAR workshops affordable housing was discussed. It was brought to the attention of the County that a non-profit organization was working in conjunction with Florida State University to study housing issues in the County. The County asked the group to coordinate with planning staff and the LPA during the development of the EAR and EAR amendments.

The workshops concluded that based upon current real estate values and availability; there is no obvious affordability problem. However, there may well be some locational availability issues and some housing unit conditions issues in certain

geographic areas. In general the allowable densities and available residential areas provide adequate sites for housing units of all economic scales.

The proposed Plan revisions that would create higher density areas is hoped to also provide additional opportunities for more affordable housing available in more locations in the County. The County may need to coordinate with the City of Monticello in some code enforcement and/or rehabilitation efforts.

County Major Issue 3. Consider creating a Utility Overlay District in response to the need for an "Urban Service Area", which would be an area designated for development where public utilities (primarily water distribution and sanitary sewer collection) are (or will soon become) available. Consider requiring immediate mandatory hook-up to facilities within this designate Service Area. Review traffic LOS standards to ensure consistency with FDOT standards. Evaluate stormwater policies on a countywide basis.

There are no Objectives in the 2000 Jefferson County Plan that establish the need to create an urban service area. This idea surfaced during staff preparations for the EAR workshops and was discussed and supported by the local planning agency. The Objectives in the 2000 Land Use Element and Infrastructure Element required that all development be served by adequate infrastructure facilities, but did not require centralized facilities. Therefore, this need as described in the Major Issues list was not anticipated by the 2000 Plan. To address this Major Issue, the County needs to establish a new Objective and implementing policies in the EAR amendments. However, due to the limited size of the current and future service area of the City of Monticello, the area to be covered by any new urban service area would, in all likelihood, be very limited. Thus it is recommended that any new objective in regard to creating and urban service area be aspirational only.

County Major Issue 4. Review status of School Facilities Element and Concurrency waiver.

There are no objectives in the current comprehensive plan which bear on this issue. This issue is addressed in the EAR, Intergovernmental Coordination Element sections, which states:

Changes in State laws:

Since the time of original adoption, there have been several changes to State Law which require revisions to the ICE Element. Please refer to the Land Use Element Appendix which includes a matrix which details all of the changes to Chapter 163, F.S. and Chapter 9J-5, F.A.C. The 1999 EAR amendments updated the ICE Element and made it current except for the new School Facilities Element, for which the County has a two year waiver in which to complete those amendments.

County Major Issue 5. Develop a new Concurrency Management System and annually undate 5-Year CIP.

The following Objective from the Intergovernmental Coordination Element is related to this Major Issue.

Objective 1.3 [ICE]: Standards for level of service (LOS) related to public facilities shall continue to be established in cooperation with State, regional or local entity having operational and maintenance responsibilities.

The following Objectives from the Capital Improvements Element are related to this Major Issue.

Objective 1: The Capital Improvements Element ~~will establish~~ includes the adopted levels of service for public facilities and capital improvement projects which the County will undertake. The Five-Year Schedule of Improvements shall identify projects which,

a. meet existing deficiencies;
b. provide repair or replacement of existing facilities;
c. accommodate desired future growth.

Objective 3: Annual review of the Capital Improvements Element will be included in the County's budget process. As part of this review, the Board of Commissioners shall be responsible for: (1) addressing the fiscal impact of capital improvement projects on revenue and expenditures, and (2) updating the fiscal assessment section of the Capital Improvements Element.

These Objectives have not been achieved and must be reviewed and revised in the EAR amendments. The 2008 EAR addressed this Major Issue:

This EAR is recommending the updating or the CIE to include a new and more involved Concurrency Management System (CMS). Because the County has never had to list projects on the 5-year Schedule to maintain concurrency there has never been a CIP problem. However, based upon the new concurrency requirements the County recognizes that the CMS needs to be revised.

DCA Issue 7. The EAR did not include an adequate analysis of the Major Issues and how they relate to the proposed Plan revisions.

Response:

This EAR sufficiency issue is combined with number 6 above.

G. DCA Issue 8. The EAR did not include an analysis of changes needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing a concurrency management system in coordination with the City of Monticello and adjacent counties.

Response:

The 2008 EAR did not include analysis of the changes needed for this statutory requirement, because the requirement had not been enacted at the time of the first draft of the EAR. The following establishes the actions the County intends to implement in the EAR amendments to address this new requirement.

Jefferson County does not currently have a functioning Concurrency Management System (CMS). The County has not updated the 5-Year Schedule of Capital Improvements on an annual basis. However, as stated in the EAR, the County has reviewed capital improvement needs during the annual budget process and has concluded every year, that there has not been a need for new capital improvements in order to maintain the adopted LOS standards within the Plan.

Under the new Statutory requirements, the County will have to develop a CMS which is implemented on an ongoing basis, even if the results are the same. The County will eventually need to incorporate school facilities concurrency into the CMS and will have to begin to amend the Plan every year to update the 5-Year Schedule, even if there are no projects on the schedule.

In order to implement a CMS that includes a common methodology for measuring impacts on arterial roads or collector roads which traverse adjacent jurisdictions, Jefferson County will adopt EAR amendments which address this statutory requirement. This component of the CMS must include coordination with the City of Monticello and with Wakulla, Leon, Madison and Taylor Counties. The primary transportation facilities that need to be included are Interstate 10, Highways 98, 90 and 27.

APPENDIX A

TABLE OF CHANGES TO CH 163, PART II, FLORIDA STATUTES

1986 – 2006

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
1986: [Ch. 86-191, SS.7 - 12, & 18 - 31, Laws of Florida]					
1	The requirement that plans include **soil surveys** which indicate the suitability of soils for septic tanks moved from the Capital Improvements Element to the General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element, by striking Subparagraph 163.3177(3)(a)4., and adding the last sentence of Paragraph 163.3177(6)(c).	163.3177(6)(c)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
2	A **Future Land Use Element** must have "goals, policies, and **measurable objectives**," rather than "measurable goals, objectives, and policies."	163.3177(6)(a)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
3	**Eliminated the 12-month delay** for consistency with the comprehensive regional policy plans.	163.3177(9)(c)	N/A		
4	**Approved 9J-5**, F.A.C. **Defined "consistency," "compatible with**," and **"furthers."** Required each local government to **review and address all State Comprehensive Plan** provisions relevant to that jurisdiction. Support data shall not be subject to the compliance review process, but that **goals and policies** must be clearly **based on appropriate data**. The Department of Community Affairs authorized to reject data if not collected in a professionally accepted manner, but forbidden to require a particular professionally accepted methodology. 9J-5 does not require original data collection. Recognized that local governments are charged with setting **level-of-service** standards. **Public facilities and services** needed to support development shall be available **concurrent** with the impacts of development. **Established the "shield" against rule challenges** to 9J-5 until July 1, 1987.	163.3177(10)	N/A		
5	Required the comprehensive master plan for each **deepwater**	163.3178(2)(k)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	port to be submitted to the appropriate local government at least 6 months before the due date of the local plan; defined "appropriate local government," and provided for sanctions for deepwater ports which are not part of a local government and which fail to submit their comprehensive master plan.				
6	Substantially reworded Section 163.3184, "**Process for adoption** of comprehensive plan or amendment thereto," to basic format in place today.	163.3184			
7	Extended **development of regional impact exemption** from twice-a-year plan amendments to Florida Quality Developments.	163.3187(1)(b)			
8	Exempted **small scale amendments** from the twice-a-year limitation.	163.3187(1)(c)			
9	Required the local planning agency's **evaluation and appraisal report** to be transmitted to DCA, and required the governing body of the local government to adopt, or adopt with changes, the local planning agency's report within 90 days after receipt. Authorized transmittal of the EAR plan amendments, rather than the entire plan as amended, to DCA.	163.3191(1) & (4) **[Note: 163.3191 was amended and reworded in 1998. Check statutes for current wording.]**			
10	**Delayed implementation of concurrency** until 1 year after due date for submittal of the comp plan.	163.3202(2)(g)			
11	Initial adoption of the **Florida Local Government Development Agreement Act**.	**[Now: 163.3220-.3243]**			
1987: [Ch. 87-224, SS. 24, 25 & 26, Laws of Florida (Revisor's bill), and Ch. 87-338, Laws of Florida]					
12	**Extended date for DCA to adopt schedule for submittal** of local plans from October 1, 1986 to October 1, 1987, and extended the latest date for submission by non-coastal counties from July 1, 1990 to July 1, 1991.	**[Now: 163.3167(2)]**			
1988: None					
1989: None					
1990: None					
1991: [Ch. 91-45, SS. 31 and 32, Laws of Florida] Nothing substantive.					
1992: [Ch. 92-129, Laws of Florida, and Ch. 92-279, S. 77, Laws of Florida]					
13	Clarified that the **procedures for approval** of the original plans also applied to **plan amendments**.	**[Now: 163.3189(2)(a)]**			
14	Provided that the **local planning agency** should prepare plan amendments.	163.3174 163.3164(13)**[Now: (14)]** 163.3221(10)**[Now: (11)]**		The Jefferson Co LPA prepares all plan amendments with staff technical support	
15	Added "**spoil disposal sites** for maintenance dredging located in the intracoastal waterways, except for spoil disposal sites owned	163.3164(24)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	or used by ports" to the definition of "public facilities."				
16	Added requirement that **independent special districts** submit a public facilities report to the appropriate local government.	163.3177(6)(h)2. **[Now: 163.3177(6)(h)3.]**			
17	Extended **"shield" against challenges** to the portion of Rule 9J-5 that was adopted before October 1, 1986, from July 1 1987 to April 1, 1993.	163.3177(10)(k)			
18	Recognized the need for **innovative planning and development strategies** to address the anticipated continued urbanization of the coast and other environmentally sensitive areas. Stated that plans should allow **land use efficiencies** within existing urban areas, and should also allow for the conversion of rural lands to other uses. Provided that plans and land development regulations (LDRs) should **maximize the use of existing facilities and services through redevelopment**, **urban infill**, and other strategies for urban revitalization.	163.3177(11)(a) (11)(b) (11)(c)			
19	**Amended definition of "affected person**" to clarify that the affected person's comments, recommendations, or objections have to be submitted to the local government after the transmittal hearing for the plan amendment and before the adoption of the amendment.	163.3184(1)(a)			
20	Required the local government to **include such materials as DCA specifies by rule** with each plan amendment transmittal.	163.3184(3)(b)			
21	Gave the local government **120 days**, rather than 60 days, **after** receipt of the **objections, recommendations, and comments to adopt or adopt with changes the plan or amendment**; and gives the local government 10 days, rather than 5 days, after adoption to transmit the adopted plan or amendment to DCA. Also requires that a copy of the adopted plan or amendment be transmitted to the regional planning council.	163.3184(7)(a) **[Now: 163.3184(7)(c)1]**			
22	Provided that the Secretary of DCA, as well as a "senior administrator other than the Secretary" can **issue a notice of intent (NOI)**.	163.3184(8)(b)			
23	Required that the **Division of Administrative Hearings hearing** must be held "in the county of and convenient to" the affected local jurisdiction.	163.3184(9)(b) & (10)(a)			
24	Provided that **new issues** cannot be raised concerning plan compliance more than 21 days after publication of the NOI.	163.3184(10)(a)			
25	Added a **procedure for Compliance Agreements**.	163.3184(16)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
26	Changed the **requirements for small scale amendments**: • Increased the geographic size from 5 to 10 acres of residential land use at a density of 10, rather than 5, units per acre; and for other land use, an increase form 3 to 10 acres. Also increased the annual total from 30 to 60 acres. • Allowed local governments to use a newspaper ad of less than a quarter page in size. • Authorized DCA to adopt rules establishing an alternative process for public notice for small scale amendments. • Provided that small scale amendments require only an adoption hearing.	163.3187(1)(c)			
27	Provided that a **plan amendment required by a compliance agreement** may be approved without regard to the twice-a-year limitation on plan amendments.	163.3187(1)(e) **[Now: 163.3187(1)(d)]**			
28	Stated that nothing in the statute prevented a local government from requiring a person requesting an amendment to pay the **cost of publication of notice**.	163.3187(5)			
29	Created **an alternative process for amendment** of adopted comprehensive plans	163.3189			
30	Provided that the **first EAR report** is due 6 years after the adoption of the comp plan, and subsequent EAR reports are due every 5 years thereafter.	163.3191(5) **[Now: 163.3191(13)]**			
31	Amended the **Development Agreement Act** by providing: • Development agreements are not effective unless the comp plan or plan amendments related to the agreement are found in compliance. • Development agreements are not effective until properly recorded and until 30 days after received by DCA.	 163.3235 163.3239			
1993: [Ch. 93-206, Laws of Florida (aka the ELMS bill) and Ch. 93-285, S. 12, Laws of Florida]					
32	Amended the **intent** section to include that constitutionally protected **property rights** must be respected.	163.3161(9)			
33	**Added definitions for "coastal area**", "**downtown revitalization**", "**Urban redevelopment**", "**urban infill**", "**projects that promote public transportation**", and "**existing urban service area**."	163.3164			
34	Amended the scope of the act to provide for the articulation of state, regional, and local **visions** of the future physical appearance and qualities of a community.	163.3167(11)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
35	Amended the requirements for the **housing element** by: • Having the **element apply to the jurisdiction, rather than the area**. • Including **very-low income housing** in the types of housing to be considered. • Provided guidance that the creation or preservation of affordable housing should **minimize the need for additional local services** and avoid the concentration of affordable housing units only in specific areas. • Required DCA to prepare an **affordable housing needs assessment** for all local jurisdictions, which will be used by each local government in preparing the EAR report and amendments, unless DCA allows the local government to prepare its own needs assessment.	163.3177(6)(f)1. (f)2.		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
36	Amended the **intergovernmental coordination element** (ICE) by: Requiring each ICE to include: • A process to determine if development proposals will have significant impacts on state or regional facilities. • A process for mitigating extrajurisdictional impacts in the jurisdiction in which they occur. • A dispute resolution process. • A process for modification of DRI development orders without loss of recognized development rights. • Procedures to identify and implement joint planning areas. • Recognition of campus master plans. • Requiring each county, all municipalities within that county, the school board, and other service providers to enter into formal agreements, and include in their plans, joint processes for collaborative planning and decision-making. Requiring DCA to: • Adopt rules to establish minimum criteria for ICE. • Prepare a model ICE. Establish a schedule for phased completion and transmittal of ICE plan amendments.	163.3177(6)(h)1. and 2. **[Note: Requirement deleted in 1996]** **[Now: 163.3177(9)(h) 163.3177(9)(h) 163.3177(6)(h)5]**		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
37	Providing that **amendments to implement the ICE** must be adopted no later than December 31, 1997 **[Now: 1999]**.	**Now: 163.3177(6)(h)5.**			
38	Requiring a **transportation element** for urbanized areas.	163.3177(6)(h) **[Now: 163.3177(6)(j)]**			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
39	Adding **an optional hazard mitigation/post disaster redevelopment element** for local governments that are not required to have a coastal management element.	163.3177(7)(l)			
40	Requiring DCA to **consider land use compatibility** issues in the **vicinity of airports**.	163.3177(10)(l)			
41	**Amended the coastal management element** by: • Defining "**high hazard coastal areas**" as category I evacuation zones, and stated that mitigation and redevelopment policies are at the discretion of the local government. • Affirming the state's commitment to **deepwater ports**, and required the Section 186.509 dispute resolution process to reconcile inconsistencies between port master plans and local comp plans. • Encouraging local governments to adopt countywide **marina siting plans**. • Requiring coastal local governments to identify **spoil disposal sites** in the future land use and port elements. • Requiring each county to establish a process for identifying and prioritizing **coastal properties for state acquisition.**	163.3178 (2)(h) (5) (6) (7) (8)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None

42	Created a **new section for concurrency** which:
	• Provides **concurrency on a statewide basis** only for roads, sewers, solid waste, drainage, potable water, parks and recreation, and mass transit; a local government can extend concurrency to public schools if it first conducts a study to determine how the requirement would be met.
	• Set **timing standards for concurrency** of:
	  • For sewer, solid waste, drainage and potable water facilities, in place no later than the issuance of the certificate of occupancy.
	  • For parks and recreation facilities, no later than 1 year after issuance of certificate of occupancy.
	  • For transportation facilities, in place or under actual construction no later than 3 years after issuance of a certificate of occupancy.
	• Allowing **exemptions from transportation concurrency** for urban infill, urban redevelopment and downtown revitalization.
	• Allowing a **de minimis transportation impact** of not more than 0.1% of the maximum volume of the adopted level of
		163.3180		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	service as an exemption from concurrency. • Authorizing the designation of **transportation management areas.** • Allowing **urban redevelopment** to create 110% of the **actual transportation impact** caused by existing development before complying with concurrency. • Authorizing local governments to adopt **long-range transportation concurrency management systems** with planning periods of up to 10 years where significant backlogs exist. • Requiring local governments to adopt the **level-of-service** standard established by the Department of Transportation for facilities on the **Florida Intrastate Highway System**. • Allows **development that does not meet concurrency** if the local government has failed to implement the Capital Improvements Element, and the developer makes a binding commitment to pay the fair share of the cost of the needed facility.				
43	Provided a procedure to ensure **public participation** in the approval of a publicly financed capitol improvement.	163.3181(3)			
44	Amended the **procedure for the adoption of plans and plan amendments** as follows: • **Proposed plans or amendments**, and materials, must be **transmitted** to the regional planning councils, the water management districts, the Department of Environmental Protection, and the Department of Transportation as specified in DCA's rules. • **DCA reviews amendments** only upon the request of the regional planning council, an affected person, or the local government, or those, which it wishes to review. • The **regional planning council's review** of plan amendments is limited to effects on regional facilities or resources identified in the strategic regional policy plan and extra jurisdictional impacts. • DCA may not require a local government to **duplicate or exceed a permitting program** of a state, federal, or regional agency.	163.3184			
45	Provided that local governments **cannot amend their comp plans after the date established for submittal of the EAR** report unless the report has been submitted.	163.3187(5) **[Now: 163.3187(6)(a)]**			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
46	Changed the **Alternative Process** for the amendment of adopted comp plans to the Exclusive Process.	163.3189(1)			
47	Provided that **plan amendments do not become effective** until DCA or the Administration Commission issues a final order determining that the amendment is in compliance.	163.3189(2)(a)			
48	Provides that the **sanctions** assessed by the Administration Commission do not occur unless the local government elects to make the amendment effective despite the determination of noncompliance.	163.3189(2)(b)			
49	Authorizing the local government to demand **formal or informal mediation**, or expeditious resolution of the amendment proceeding.	163.3189(3)(a)			
50	Amended the **EARs** section to require additional statements of: • The effect of changes to the state comprehensive plan, ch. 163, part II, 9J-5 and the strategic regional policy plan. • The identification of any actions that need to be taken to address the planning issues identified in the report. • Proposed or anticipated amendments. • A description of the public participation process. • Encourage local governments to use the EAR to develop a local vision. • Allows DCA to grant a 6 month extension for the adoption of plan amendments required by the EAR. • Requires plan amendments to be consistent with the report. • Allows municipalities of less than 2,500 to submit the EAR no later than 12 years after initial plan, and every 10 years thereafter. • Authorized DCA to review EAR for sufficiency, but not for compliance. DCA authorized to delegate review to the regional planning council . • Administration Commission is authorized to impose sanctions for failure to timely implement the EAR. • DCA authorized to enter into agreement with municipalities of less than 5,000 and counties of less than 50,000 to focus planning efforts on selected issues when updating the plans.	163.3191 **[Note: 163.3191 was amended and reworded in 1998. Check statutes for current wording.]**		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
1994 [Ch. 94-273, S. 4, Laws of Florida]					
51	A plan amendment for the location of a **state correctional facility** can be made at any time, and does not count toward the **twice-a-year limitation**.	163.3187(1)(f) **[Now: 163.3187(1)(e)]**			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
1995 [Ch. 95-181, ss. 4-5; Ch. 95-257, ss. 2-3; Ch. 95-310, ss. 7-12; Ch. 95-322, ss. 1-7; Ch. 95-341, ss. 9, 10, and 12, Laws of Florida]					
52	Required opportunities for **mediation or alternative dispute resolution** where a property owner's request for a comprehensive plan amendment is denied by a local government [Subsection 163.3181(4)] and prior to a hearing where a plan or plan amendment was determined by the DCA to be not in compliance.	163.3184(10)(c)			
53	**Added a definition for "transportation corridor management**" [Subsection 163.3164(30)] and allowed the designation of transportation corridors in the required traffic circulation and transportation elements and the adoption of transportation corridor management ordinances.	163.3177(6)(j)9.			
54	**Amended the definition of "public notice"** and certain **public notice and public hearing** requirements to conform to the public notice and hearing requirements for counties and municipalities in Sections 125.66 and 166.041, respectively.	163.3164(18), 163.3171(3), 163.3174(1) and (4), and 163.3181(3)(a), 163.3184(15)(a)-(c), 163.3187(1)(c)			
55	Prohibited any **initiative or referendum process** in regard to any development order or comprehensive plan or map amendment that affects five or fewer parcels of land.	163.3167(12)			
56	Reduced to 30 **[Note: changed to 20]** days the time for DCA to **review comp plan amendments** resulting from a **compliance agreement**.	163.3184(8)(a)			
57	Amended the requirements for the **advertisement** of DCA's **notice of intent**.	163.3184(8)(b)			
58	Required the administrative law judge to **realign the parties** in a Division of Administrative Hearings (DOAH) proceeding where a local government adopts a plan amendment pursuant to a compliance agreement.	163.3184(16)(f)			
59	Added clarifying language relative to those **small scale plan amendments** that are exempt from the **twice-per-year limitation** and **prohibited DCA review** of those small scale amendments that meet the statutory criteria in Paragraph 163.3187(1)(c).	163.3187(1)(c) and (3)(a)-(c)			
60	Required DCA to consider an increase in the annual total acreage threshold for **small scale amendments**. (later repealed by s. 16, Ch. 2000-158, Laws of Florida).	163.3177(7)			
61	Required local planning agencies to provide opportunities for **involvement by district school boards and community college boards**.	163.3174(1)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements	None

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
				have been met.	
62	Required that the future land use element clearly identify those **land use categories** where **public schools** are allowed.	163.3177(6)(a)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
63	Established certain criteria for local governments wanting to extend **concurrency to public schools**. (later amended by s. 5, Ch. 98-176, Laws of Florida).	163.3180(1)(b) **[Now: 163.3180(13)]**			
1996: [Ch. 96-205, s. 1; Ch. 96-320, ss. 10-11; 96-416, ss. 1-6, 15, Laws of Florida]					
64	Substantially amended the criteria for **small scale amendments** that are exempt from the **twice-per-year limitation**.	163.3187(1)(c)			
65	Revised the objectives in the coastal management element to include the **maintenance of ports**.	163.3177(6)(g)9.			
66	Provide that certain **port related expansion projects** are not DRIs under certain conditions.	163.3178(2), (3), and (5)			
67	Allowed a county to designate areas on the future land use plan for possible **future municipal incorporation**.	163.3177(6)(a)			
68	Required the **ICE** to include consideration of the plans of **school boards** and other units of local government providing services but not having regulatory authority over the use of land.	163.3177(6)(h)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
69	Revised the **processes and procedures** to be included in the ICE.	163.3177(6)(h)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
70	Required that within 1 year after adopting their **ICE** each county and all municipalities and school boards therein establish by interlocal agreement the **joint processes** consistent with their ICE.	163.3177(6)(h)2.		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
71	Required local governments who utilize **school concurrency** to satisfy intergovernmental coordination requirements of ss. 163.3177(6)(h)1.	163.3180(1)(b)2. **[Now: 163.3180(13)(g)]**			
72	Permitted a county to adopt a **municipal overlay** amendment to address future possible municipal incorporation of a specific geographic area.	163.3217			
73	Authorized DCA to conduct a **sustainable communities demonstration project**.	163.3244 **[Now: Repealed.]**			
1997: [Ch. 97-253, ss. 1-4, Laws of Florida]					
74	Amended the definition of **de minimis impact** as it pertains to concurrency requirements.	163.3180(6)			
75	Established that no plan or plan amendment in an **area of critical state concern** is effective until found in compliance by a final order.	163.3184(14)			
76	Amended the criteria for the annual effect of **Duval County small scale amendments** to a maximum of 120 acres.	163.3187(1)(c)1.a.III			
77	Prohibited amendments in **areas of critical state concern** from becoming effective if not in compliance.	163.3189(2)(b)			
1998: [Ch. 98-75, s. 14; Ch. 146, ss. 2-5; Ch. 98-176, ss. 2-6 and 12-15; Ch. 98-258, ss. 4-5, Laws of Florida]					
78	**Exempted brownfield area** amendments from the **twice-a-year limitation**.	163.3187(1)(g)			
79	Required that the **capital improvements element** set forth standards for **the management of debt**.	163.3177(3)(a)4.		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
80	Required inclusion of at least **two planning periods** – at least 5 years and at least 10 years.	163.3177(5)(a)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
81	Allowed **multiple individual plan amendments** to be considered together as one amendment cycle.	163.3184(3)(d)			
82	**Defined "optional sector plan"** and created Section 163.3245 allowing local governments to address DRI issues within certain identified geographic areas.	163.3164(31) and 163.3245			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
83	Established the requirements for a **public school facilities element**.	163.3177(12)			
84	Established the minimum requirements for imposing **school concurrency**.	163.3180(12) **[Now: Section (13)]**			
85	Required DCA adopt **minimum criteria** for the compliance determination of a **public school facilities element** imposing school concurrency.	163.3180(13) **[Now: Section14)]**			
86	Required that **evaluation and appraisal reports** address coordination of the comp plan with existing public schools and the school district's 5-year work program.	163.3191(2)(i) **[Now: 163.3191(2)(k)]**		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
87	**Amended the definition of** "**in compliance**" to include consistency with Sections 163.3180 and 163.3245.	163.3184(1)(b)			
88	Required DCA to **maintain a file with all documents received or generated** by DCA relating to plan amendments and identify; limited DCA's review of proposed plan amendments to written comments, and required DCA to identify and list all written communications received within 30 days after transmittal of a proposed plan amendment.	163.3184(2), (4), and (6)			
89	Allowed a **local government to amend its plan** for a period of up to one year after the initial determination of sufficiency of an adopted EAR even if the EAR is insufficient.	163.3187(6)(b)			
90	Substantially reworded Section 163.3191, F.S., related to **evaluation and appraisal reports**.	163.3191			
91	Changed the **population requirements** for municipalities and counties which are required to submit otherwise optional elements.	163.3177(6)(i)			
1999: [Ch. 99-251, ss. 65-6, and 90; Ch. 99-378, ss. 1, 3-5, and 8-9, Laws of Florida]					
92	Required that **ports** and local governments in the coastal area, which has **spoil disposal responsibilities**, identify dredge disposal sites in the comp plan.	163.3178(7)	N/A		
93	Exempted from the **twice-per-year limitation** certain port related amendments for **port transportation facilities** and projects eligible for funding by the Florida Seaport Transportation and Economic Development Council.	163.3187(1)(h)			
94	Required **rural counties** to base their future land use plans and the amount of land designated **industrial** on data regarding the need for job creation, capital investment, and economic development and the need to strengthen and diversity local	163.3177(6)(a)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	economies.				
95	**Added the Growth Policy Act to Ch. 163**, Part II to promote **urban infill and redevelopment**.	163.2511,163.25,14,163.2517,163.2520,163.2523, and 163.2526			
96	Required that all comp plans comply with the **school siting requirements** by October 1, 1999.	163.3177(6)(a)		The Jefferson County Plan was adopted and found In-compliance 1990 and the first EAR amendments were found In-compliance in 2000, therefore these requirements have been met.	None
97	Made **transportation facilities** subject to concurrency.	163.3180(1)(a)			
98	Required use of **professionally accepted techniques** for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1)(b)			
99	Excludes **public transit facilities** from **concurrency** requirements.	163.3180(4)(b)			
100	Allowed **multiuse DRIs** to satisfy the **transportation concurrency** requirements when authorized by a local comprehensive plan under limited circumstances.	163.3180(12)			
101	Allowed **multimodal transportation districts** in areas where priorities for the pedestrian environment are assigned by the plan.	163.3180(15)			
102	Exempted amendments for **urban infill and redevelopment areas**, **public school concurrency** from the **twice-per-year limitation**.	163.31879(1)(h) and (i) **[Now: (i) and (j)]**			
103	**Defined brownfield designation** and added the assurance that a developer may proceed with development upon receipt of a brownfield designation. [Also see Section 163.3221(1) for "brownfield" definition.]	163.3220(2)			
2000: [Ch. 2000-158, ss. 15-17, Ch. 2000-284, s. 1, Ch. 2000-317, s. 18, Laws of Florida]					
104	**Repealed Section 163.3184(11)(c), F.S.**, that required funds from sanction for non-compliant plans go into the Growth Management Trust Fund.	163.3184(11)(c) **[Now: Repealed]**			
105	**Repealed Section 163.3187(7)**, F.S. that required consideration of an increase in the annual total acreage threshold for small scale plan amendments and a report by DCA.	163.3187(7) **[Now: Repealed]**			
106	**Repealed Sections 163.3191(13) and (15)**, F.S.	163.3191(13) and (15) **[Now: Repealed]**			
107	Allowed **small scale amendments** in **areas of critical state concern** to be exempt from the twice-per-year limitation only if	163.3187(1)(c)1.e			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	they are for affordable housing.				
108	Added exemption of sales from local option surtax imposed under Section 212.054, F.S., as examples of **incentives** for new development within **urban infill and redevelopment areas**.	163.2517(3)(j)2.			
2001: [Ch. 2001-279, s. 64, Laws of Florida]					
109	Created the **rural land stewardship area** program.	163.3177(11)(d)			
2002: [Ch. 2002-296, ss. 1 - 11, Laws of Florida]					
110	Required that all agencies that review comprehensive plan amendments and rezoning include a **nonvoting representative of the district school board**.	163.3174			
111	Required **coordination of local comprehensive plan** with the regional water supply plan.	163.3177(4)(a)		The Jefferson Plan does provide for coordination with the plans of the WMD, but the specific updated plans should be incorporated	Amend the Plan based upon the most current water supply plan.
112	**Plan amendments for school-siting** maps are exempt from s. 163.3187(1)'s limitation on frequency.	163.3177(6)(a)			
113	Required that by **adoption of the EAR**, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and **include a 10-year work plan** to build the identified water supply facilities.	163.3177(6)(c)			
114	Required **consideration of the regional water supply plan** in the preparation of the conservation element.	163.3177(6)(d)			
115	Required that the **intergovernmental coordination element (ICE)** include relationships, principles and guidelines to be used in coordinating comp plan with regional water supply plans.	163.3177(6)(h)			
116	Required the local governments adopting a public educational facilities element execute an **inter-local agreement** with the district school board, the county, and non-exempting municipalities.	163.3177(6)(h)4.			
117	Required that counties larger than 100,000 population and their municipalities submit a **inter-local service delivery agreements** (existing and proposed, deficits or duplication in the provisions of service) report to DCA by January 1, 2004. Each local government is required to update its ICE based on the findings of the report. DCA will meet with affected parties to discuss and id strategies to remedy any deficiencies or duplications.	163.3177(6)(h)6., 7., & 8.			
118	Required local governments and special districts to provide **recommendations for statutory changes for annexation** to the	163.3177(6)(h)9.			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	Legislature by February 1, 2003.				
119	Added a **new Section 163.31776** that allows a county, to adopt an optional public educational facilities element in cooperation with the applicable school board.	163.31776			
120	Added a **new Section 163.31777** that requires local governments and school boards to enter into an inter-local agreement that addresses school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and sharing of facilities.	163.31777		Jefferson County has adopted the inter-local agreements	
121	**Added a provision** that the concurrency requirement for transportation facilities may be waived by plan amendment for urban infill and redevelopment areas.	163.3180(4)(c)			
122	**Expanded the definition of "affected persons"** to include property owners who own land abutting a change to a future land use map.	163.3184(1)(a)			
123	**Expanded the definition of "in compliance"** to include consistency with Section 163.31776 (public educational facilities element).	163.3184(1)(b)			
124	**Streamlined the timing** of comprehensive plan amendment review.	163.3184(3), (4), (6), (7), and (8)			
125	Required that local governments provide a **sign-in form** at the transmittal hearing and at the adoption hearing for persons to provide their names and addresses.	163.3184(15)(c)		Jefferson County uses a sign-in sheet at the hearins	
126	**Exempted amendments** related to providing transportation improvements to enhance life safety on "controlled access major arterial highways" from the limitation on the frequency of plan amendments contained in s.163.3187(1).	163.3187(1)(k)			
127	**Required EARs to include** (1) consideration of the appropriate regional water supply plan, and (2) an evaluation of whether past reductions in land use densities in coastal high hazard areas have impaired property rights of current residents where redevelopment occurs.	163-3191(2)(1)		These EAR amendments has update these requirements	Amend the Land Use and coastal elements to reflect the most current water use plan
128	Allowed local governments to **establish a special master process** to assist the local governments with challenges to local development orders for consistency with the comprehensive plan.	163.3215			
129	Created the **Local Government Comprehensive Planning Certification Program** to allow less state and regional oversight of comprehensive plan process if the local government meets certain criteria.	163.3246			
130	Added a provision to Section 380.06(24), **Statutory Exemptions**, that exempts from the requirements for developments of regional	163.3187(1)			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	impact, any water port or marina development if the relevant local government has adopted a "boating facility siting plan or policy" (which includes certain specified criteria) as part of the coastal management element or future land use element of its comprehensive plan. The adoption of the boating facility siting plan or policy is exempt from the limitation on the frequency of plan amendments contained in s.163.3187(1).				
131	Prohibited a local government, under certain conditions, from denying an **application for development approval** for a requested land use for certain proposed solid waste management facilities.	163.3194(6)			
2003: [Ch. 03-1, ss. 14-15; ch. 03-162, s. 1; ch. 03-261, s. 158; ch. 03-286, s. 61, Laws of Florida.]					
132	Creates the **Agricultural Lands and Practices Act**. (2): Provides **legislative findings and purpose** with respect to agricultural activities and duplicative regulation. (3): **Defines the terms "farm," "farm operation," and "farm product"** for purposes of the act. (4): Prohibits a county from adopting any ordinance, resolution, regulation, rule, or policy to prohibit or otherwise limit a **bona fide farm operation** on land that is classified as agricultural land. (4)(a): Provides that the act does **not limit the powers of a county** under certain circumstances. (4)(b): Clarifies that a **farm operation** may not expand its operations under certain circumstances. (4)(c): Provides that the act does not limit the **powers of certain counties**. (4)(d): Provides that certain county ordinances are not deemed to be a **duplication of regulation**.	163.3162			
133	Changes "State Comptroller" **references** to "Chief Financial Officer."	163.3167(6)			
134	Provides for certain **airports** to abandon DRI orders.	163.3177(6)(k)			
135	Amended to **conform to the repeal** of s. 235.185 and the enactment of similar material in s. 1013.35.	163.31776(1)(b)(2)-(3)			
136	Amended to **conform to the repeal** of ch. 235 and the enactment	163.37111(1)(c), (2)(e)-(f),			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	of similar material in ch. 1013.	(3)(c), (4), (6)(b)			
2004: [Ch. 04-5, s. 11; ch. 04-37, s. 1; ch. 04-230, ss. 1-4; ch. 04-372, ss. 2-5; ch. 04-381, ss. 1-2; ch. 04-384, s. 2, Laws of Florida.]					
137	(10): Amended to **conform to the repeal** of the Florida **High-Speed Rail** Transportation Act, and the creation of the Florida High-Speed Rail Authority Act. (13): Created to require local governments to identify adequate **water supply sources** to meet future demand. (14): Created to limit the effect of **judicial determinations** issued subsequent to certain development orders pursuant to adopted land development regulations.	163.3167			
138	(1): Provides **legislative findings** on the compatibility of development with **military installations**. (2): Provides for the **exchange of information** relating to **proposed land use decisions** between counties and local governments and military installations. (3): Provides for **responsive comments** by the commanding officer or his/her designee. (4): Provides for the county or affected local government to **take such comments into consideration**. (5): Requires the representative of the military installation to be an **ex-officio, nonvoting member** of the county's or local government's land planning or zoning board. (6): Encourages the commanding officer to provide **information on community planning assistance grants.**	Creates 163.3175.			
139	(6)(a): • Changed to require local governments to amend the future land use element by June 30, 2006 to include criteria to achieve compatibility with **military installations**. • Changed to specifically encourage **rural land stewardship area** designation as an overlay on the future land use map. (6)(c): Extended the deadline adoption of the **water supply facilities work plan** amendment until December 1, 2006; provided for updating the work plan every five years; and exempts such	163.3177			

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	amendment from the limitation on frequency of adoption of amendments. (10)(l): Provides for the coordination by the state land planning agency and the Department of Defense on compatibility issues for **military installations**. (11)(d)1.: Requires DCA, in cooperation with other specified state agencies, to provide assistance to local governments in implementing provisions relating to **rural land stewardship areas**. (11)(d)2.: Provides for **multicounty rural land stewardship areas**. (11)(d)3.-4: Revises requirements, including the acreage threshold for designating **a rural land stewardship area**. (11)(d)6.j.: Provides that **transferable rural land use credits** may be assigned at different ratios according to the natural resource or other beneficial use characteristics of the land. (11)(e): Provides legislative findings regarding mixed-use, high-density **urban infill and redevelopment** projects; requires DCA to provide technical assistance to local governments. (11)(f): Provides legislative findings regarding a program for the transfer of development rights and **urban infill and redevelopment**; requires DCA to provide technical assistance to local governments.				
140	(1): Provides legislative findings with respect to the shortage of **affordable rentals** in the state. (2): Provides **definitions**. (3): Authorizes local governments to permit **accessory dwelling units** in areas zoned for single family residential use based upon certain findings. (4) An application for a building permit to construct an accessory dwelling unit must include an **affidavit from the applicant** which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons.	Creates 163.31771	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(5): Provides for certain **accessory dwelling units** to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the **DCA to report** to the Legislature.				
141	**Amends the definition of "in compliance"** to add language referring to the **Wekiva Parkway and Protection Act**.	163.3184(1)(b)			
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to **military installations** do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a **rural land stewardship area** do not count toward the limitation on frequency of amending comprehensive plans.	163.3187	N/A		
143	Created to provide that **evaluation and appraisal reports** evaluate whether criteria in the land use element were successful in achieving land use compatibility with **military installations**.	163.3191(2)(n)	N/A		
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]					
144	Added the **definition** of **"financial feasibility**."	Creates ss. 163.3164(32)			
145	(2): Required comprehensive plans to be **"financially"** rather than "economically" **feasible**. (3)(a)5.: Required the comprehensive plan to include a **5-year schedule of capital improvements**. Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be **guaranteed** in the form of a **development agreement or interlocal agreement.** (3)(a)6.b.1.: Required plan amendment for the **annual update** of the schedule of capital improvements. **Deleted** provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c.: Added **oversight and penalty** provision for failure to adhere to this section's capital improvements requirements. (3)(a)6.d.: Required a **long-term capital improvement schedule** if the local government has adopted a long-term concurrency management system.	163.3177		These EAR amendments update the Plan and address all CIP requirements	Update CIP and 5-year schedule

N/A = Not Applicable

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
(6)(a): **Deleted** date (October 1, 1999) by which school sitting requirements must be adopted. (6)(a): Add requirement that future land use element of **coastal counties** must encourage the preservation of working waterfronts, as defined in s.342.07, F.S. (6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the **alternative water supply projects** selected by the local government to meet its water supply needs. (6)(e): Added waterways to the system of sites addressed by the **recreation and open space element**. (11)(d)4.c.: Required **rural land stewardship areas** to address **affordable housing**. (11)(d)5.: Required a **listed species survey** be performed on **rural land stewardship receiving area**. If any listed species present, must ensure adequate provisions to protect them. (11)(d)6.: Must enact an ordinance establishing a **methodology** for creation, conveyance, and use of **stewardship credits** within a **rural land stewardship area**. (11)(d)6.j.: Revised to allow **open space and agricultural land** to be just as important as environmentally sensitive land when assigning stewardship credits. (12): Must adopt **public school facilities element**. (12)(a) and (b): A **waiver** from providing this element will be allowed under certain circumstances. (12)(g): Expanded list of items to be to include **colocation**, **location of schools proximate to residential areas**, and use of schools as **emergency shelters**. (12)(h): Required local governments to provide maps depicting the general **location** of new schools and school improvements within				

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	future conditions maps. (12)(i): Required DCA to establish a **schedule for adoption** of the public school facilities element. (12)(j): Established **penalty** for failure to adopt a public school facility element. (13): (**New section**) Encourages local governments to develop a "**community vision**," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources. (14): (**New section**) Encourages local governments to develop a "**urban service boundary**," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).				
146	163.31776 is **repealed**	163.31776 **[Now: Repealed]**			
147	(2): Required the **public schools interlocal agreement** (if applicable) to address requirements for **school concurrenc**y. The **opt-out provision** at the end of Subsection (2) is deleted. (5): Required **Palm Beach County** to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements. (7): Provided that counties exempted from **public school facilities element** shall undergo **re-evaluation** as part of its **EAR** to determine if they continue to meet exemption criteria.	163.31777		Jefferson County has been granted a 2 year waiver for school element requirements	The County shall adopt the public schools element and concurrency system within the next two years.
148	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178	N/A		
149	(1)(a): Added "**schools**" as a required concurrency item. (2)(a): Required consultation with water supplier prior to issuing building permit to ensure "**adequate water supplies**" to serve new development is available by the date of issuance of a certificate of occupancy. (2)(c): Required **all transportation facilities** to be in place or under construction within **3 years** (rather than 5 years) after	163.3180		See above comment	

N/A = Not Applicable

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
approval of building permit. (4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517). (5)(d): Required **guidelines for granting concurrency exceptions** to be included in the comprehensive plan. (5)(e) – (g): If local government has established **transportation exceptions**, the guidelines for implementing the exceptions must be "**consistent with and support a comprehensive strategy, and promote the purpose of the exceptions**." Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last. (6): Required local government to **maintain records** to determine whether 110% **de minimis transportation impact** threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions. (7): Required consultation with the Department of Transportation prior to designating a **transportation concurrency management area** (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System. (9)(a): Allowed adoption of a **long-term concurrency management system for schools**. (9)(c): **(New section)** Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a **long-term concurrency management system**. (9)(d): **(New section)** Required evaluation in EAR of progress in				

N/A = Not Applicable

Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
improving levels of service.. (10): Added requirement that level of service standard for roadway facilities on **the Strategic Intermodal System** must be consistent with FDOT standards. Standards must consider **compatibility with adjacent jurisdictions.** (13): Required **school concurrency** (not optional). (13)(c)1.: Requires school concurrency after five years to be applied on a "**less than districtwide basis**" (i.e., by using school attendance zones, etc). (13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries. (13)(c)3.: No application for development approval may be denied if a **less-than-districtwide measurement of school concurrency** is used; however the development impacts must to shifted to contiguous service areas with school capacity. (13)(e): Allowed school concurrency to be satisfied if a developer executes a **legally binding commitment** to provide mitigation proportionate to the demand. (13)(e)1.: Enumerated mitigation options for achieving **proportionate-share mitigation.** (13)(e)2.: If educational facilities funded in one of the two following ways, the local government must **credit** this amount toward any **impact fee or exaction** imposed on the community: • contribution of land • construction, expansion, or payment for land acquisition (13)(g)2.: **(Section deleted)** – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.				

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(13)(g)6.a.: **[Formerly (13)(g)7.a.]** Local governments must establish a **uniform procedure for determining if development applications are in compliance with school concurrency**. (13)(g)7. **[Formerly (13)(g)8.] Deleted** language that allowed local government to terminate or suspend an interlocal agreement with the school board. (13)(h): (**New 2005 provision**) The fact that **school concurrency** has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit. (15): Prior to adopting **Multimodal Transportation Districts**, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last. (16): (**New 2005 section**) Required local governments to adopt by **December 1, 2006** a method for assessing **proportionate fair-share mitigation options**. FDOT will develop a model ordinance by December 1, 2005.				
150	(17): (**New 2005 section**) If local government has adopted a **community vision** and **urban service boundary**, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments. (18): (**New 2005 section**) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184	N/A		
151	(1)(c)1.f.: Allowed approval of residential land use as **a small-scale development amendment** when the proposed density is equal to or less than the existing future land use category. Under certain circumstances **affordable housing units** are exempt from this limitation.	163.3187	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(1)(c)4.: (**New 2005 provision**) If the small-scale development amendment involves a **rural area of critical economic concern**, a 20-acre limit applies. (1)(o): (**New 2005 provision**) An amendment to a **rural area of critical economic concern** may be approved without regard to the statutory limit on comprehensive plan amendments.				
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the **EAR** whether the local government continues to meet the exemption criteria in s.163.3177(12). (2)(l): The **EAR** must determine whether the local government has met its various water supply requirements, **including development of alternative water supply projects**. (2)(o): (**New 2005 provision**) The **EAR** must evaluate whether its **Multimodal Transportation District** has achieved the purpose for which it was created. (2)(p): (**New 2005 provision**) The **EAR** must assess **methodology for impacts on transportation facilities**. (10): The **EAR-based amendment** must be **adopted within a single amendment cycle**. Failure to adopt within this cycle results in **penalties**. Once updated, the comprehensive plan must be submitted to the DCA.	163.3191		See above schools comments	
153	(10) New section designating Freeport as a **certified community**. (11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246	N/A		
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]					
154	Establishes plan amendment procedures for **agricultural enclaves** as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5)	N/A		
155	Defines **agricultural enclave**. Ch. 2006-255, LOF.	163.3164(33)	N/A		
156	Adds new paragraph encouraging local governments with a **coastal management element** to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2.	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
157	Allows the effect of a proposed receiving area to be considered when projecting the 25-year or greater population with a **rural land stewardship area**. Ch. 2006-220, LOF.	163.3177(11)(d)6.			
158	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by **accessory dwelling units** and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)	N/A		
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of **updated regional hurricane evacuation plans**. Ch. 2006-68, LOF.	163.3178(2)(d)	N/A		
160	Changes the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)		The FLUM and the land use and coastal elements must be updated to address the new definition	Amendments needed to address the new definition
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive **plan direct population concentrations away from the CHHA** and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a)	N/A	All of the coastal area in Jefferson County is part of the St. Marks Wildlife refuge	
162	Adds a new section establishing **a level of service for out-of-county hurricane evacuation** of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b)	N/A		
163	Requires local governments to amend their **Future Land Use Map** and **coastal management elemen**t to include the new definition of the **CHHA**, and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)		See above comment	
164	Allows the **sanitary sewer concurrency requirement** to be met by onsite sewage treatment and disposal systems approved by the Department of Health**.** Ch. 2006-252, LOF.	163.3180(2)(a)		The County Plan includes adequate policies which require Health Dept permits	
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)	N/A		
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.	N/A		
167	Creates a new section related to **electric distribution substations**; establishes criteria addressing land use compatibility	163.3208	N/A		

N/A = Not Applicable

	Changes to Chapter 163, F.S. 1986-2006	Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.				
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established **electric transmission and distribution line right-of-way**. Ch. 2006-268, LOF.	163.3209	N/A		
169	**Community Workforce Housing Innovation Pilot Program**; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.		N/A		
170	**Affordable housing land donation density incentive bonus**; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.		N/A		

N/A = Not Applicable

APPENDIX B

TABLE OF CHANGES TO CH 163, PART II, FLORIDA STATUTES

2007 – 2009

	Affordable housing land donation density incentive bonus; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.	New	NA	"…"	
2007 [Ch. 2007-196, Ch. 2007-198, Ch. 2007-204, <u>Laws of Florida</u>]					
1	(26) Expands the definition of "**urban redevelopment**" to include a community redevelopment area. Ch. 2007-204, LOF. (32) Revises the definition of "**financial feasibility**" by clarifying that the plan is financially feasibility for transportation and schools if level of service standards are achieved and maintained by the end of the planning period even if in a particular year such standards are not achieved. In addition, the provision that level of service standards need not be maintained if the proportionate fair share process in s.163.3180(12) and (16), F.S., is used is deleted. Ch. 2007-204, LOF.	163.3164	NA	"…."	

2	(2) Clarifies that **financial feasibility** is determined using a five-year period (except in the case of long-term transportation or school concurrency management, in which case a 10 or 15-year period applies). Ch. 2007-204, LOF. (3)(a)6. Revises the citation to the **MPO's TIP and long-range transportation plan**. Ch. 2007-196, LOF. (3)(b)1. Requires an annual update to the Five-Year Schedule of Capital Improvements to be submitted by December 1, 2008 and yearly thereafter. If this date is missed, no amendments are allowed until the update is adopted. Ch. 2007-204, LOF. (3)(c) Deletes the requirement that the Department must notify the Administration Commission if an annual update to the **capital improvements element** is found not in compliance (retained is the requirement that notification must take place is the annual update is not adopted). Ch. 2007-204, LOF. (3)(e) Provides that a comprehensive plan as revised by an amendment to the future land use map is **financially feasible** if it is supported by (1) a condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or (2) a binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area. Ch. 2007-204, LOF. (6)(f)1.d. Revises the housing element requirements to ensure adequate sites for affordable **workforce housing** within certain counties. Ch. 2007-198, LOF. (6)h. and i. Requires certain counties to adopt a plan for ensuring **affordable workforce housing** by July 1, 2008 and provides a penalty if this date is missed. Ch. 2007-198, LOF.	163.3177 [New] [New]		The amendments implementing this EAR will include an updated CIE and CMS	

3	(4)(b) Expands transportation concurrency exceptions to include **airport facilities**. Ch. 2007-204, LOF. (5)(b)5 Adds specifically designated **urban service areas** to the list of transportation concurrency exception areas. Ch. 2007-204, LOF. (5)(f) Requires consultation with the state land planning agency regarding mitigation of impacts on Strategic Intermodal System facilities prior to establishing a **concurrency exception area**. Ch. 2007-204, LOF. (12) and (12)(a) Deletes the requirement that the comprehensive plan must authorize a **development of regional impact** to satisfy concurrency under certain conditions. Also, deletes the requirement that the development of regional impact must include a residential component to satisfy concurrency under the conditions listed. Ch. 2007-204, LOF. (12)(d) Clarifies that any **proportionate-share mitigation** by development of regional impact, Florida Quality Development and specific area plan implementing an optional sector plan is not responsible for reducing or eliminating backlogs. Ch. 2007-204, LOF. (13)(e)4. A development precluded from commencing because of **school concurrency** may nevertheless commence if certain conditions are met. Ch. 2007-204, LOF. (16)(c) and (f) Allows **proportionate fair-share mitigation** to be directed to one or more specific transportation improvement. Clarifies that such mitigation is not to be used to address backlogs. Ch. 2007-204, LOF. (17) Allows an exempt from concurrency for certain **workforce housing** developed consistent with s.380.061(9) and s.380.0651(3). Ch. 2007-198, LOF.	163.3180 [New] [New] [New]		"…"	
4	Allows a local government to establish a **transportation concurrency backlog authority** to address deficiencies where existing traffic volume exceeds the adopted level of service standard. Defines the powers of the authority to include tax increment financing and requires the preparation of transportation concurrency backlog plans. Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3182 [New]			

N/A = Not Applicable

5	Allows plan amendments that address certain **housing** requirements to be expedited under certain circumstances. Ch. 2007-198, LOF.	163.3184(19) [New]			

6	Exempts from the twice per year limitation on the frequency of adoption of plan amendments any amendment that is consistent with the **local housing incentive strategy** consistent with s.420.9076. Ch. 2007-198, LOF.	163.3187(1)(p) [New]	NA	Procedural	
7	Add an amendment to integrate a **port master plan** into the coastal management element as an exemption to the prohibition in ss.163.3191(10). Ch. 2007-196, LOF and Ch. 2007-204, LOF.	163.3191(14) [New]	NA	Jefferson County is coastal, all of the coastal land is owned by the State or Federal Gov.	
8	Extends the duration of a **development agreement** from 10 to 20 years. Ch. 2007-204, LOF.	163.3229	NA	Procedural	
9	Establishes an **alternative state review process pilot program** in Jacksonville/Duval, Miami, Tampa, Hialeah, Pinellas and Broward to encourage urban infill and redevelopment. Ch. 2007-204, LOF.	163.32465 [New]	NA		
10	If a property owner contributes right-of-way and expands a state transportation facility, such contribution may be applied as a **credit against any future transportation concurrency requirement**. Ch. 2007-196, LOF.	339.282 [New}	NA	"…."	
11	Establishes an expedited plan amendment adoption process for amendments that implement the **Community Workforce Housing Innovation Pilot Program** and exempts such amendments from the twice per year limitation on the frequency of adoption of plan amendments. Ch. 2007-198, LOF.	420.5095(9)	NA	"…."	
2008 [Ch. 2008-191 and Ch. 2008-227, Laws of Florida]					
1	The future land use plan must discourage urban sprawl. Ch. 2008-191, LOF.	163.3177(6)(a)		The EAR amendments shall address this requirement	Update Future Land Use Element and Map
2	The future land use plan must be based upon energy-efficient land use patterns accounting for existing and future energy electric power generation and transmission systems. Ch. 2008-191, LOF.	163.3177(6)(a)		"…."	"…"
3	The future land use plan must be based upon greenhouse gas reduction strategies. Ch. 2008-191, LOF.	163.3177(6)(a)		"…."	"…"
4	The traffic circulation element must include transportation strategies to address reduction in greenhouse gas emissions. Ch. 2008-191, LOF.	163.3177(6)(b)		"…."	Update Traffic Element
5	The conservation element must include factors that affect energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		"…"	Conservation Element
6	The future land use map series must depict energy conservation. Ch. 2008-191, LOF.	163.3177(6)(d)		"…"	Map energy conservation areas
7	The housing element must include standards, plans and principles to be followed in energy efficiency in the design and construction of new housing and in the use of renewable energy resources. Ch. 2008-191, LOF.	163.3177(6)(f)1.h. and i.		"…."	Update Housing Element
8	Local governments within an MPO area must revise their	163.3177(6)(j)	NA	"…."	Update Future Land use,

N/A = Not Applicable

	transportation element to include strategies to reduce greenhouse gas emissions. Ch. 2008-191, LOF.				Conservation and Traffic policies to encourage multi-nodal system, park and ride locations, public/private commuting services and protect natural environment, Ag lands and conservation areas.
9	Various changes were made in the State Comprehensive Plan (Chapter 187, F.S.) that address low-carbon-emitting electric power plants. See Section 5 of Chapter 2008-227, LOF.	State Comprehensive Plan	NA		
2009 [Chapters 2009-85 and 2009-96, Laws of Florida]					
1	Changes "Existing Urban service area" to "**Urban service area**" and revises the definition of such an area. Section 2, Chapter 2009-96, LOF.	163.3164(29)	NA	Jefferson County has no urban areas	
2	Adds definition of "**Dense urban land area**." Section 2, Chapter 2009-96, LOF.	163.3164(34)	NA	Procedural	
3	Postpones from December 1, 2008 to December 1, 2011, the need for the annual update to the capital improvements element to be **financially feasible**. Section 3, Chapter 2009-96, LOF.	163.3177(3)(b)1.	NA	"…"	
4	Requires the future land use element to include by June 30, 2012, criteria that will be used to achieve compatibility of lands near **public use airports**. For military installations, the date is changed from June 30, 2006, to June 30, 2012. Section 3, Chapter 2009-85, LOF.	163.3177(6)(a)	NA	Jefferson has no public airports	
5	Requires the intergovernmental coordination element to recognize **airport master plans**. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.b.	NA	"…"	
6	Requires the intergovernmental coordination element to include a mandatory (rather than voluntary) **dispute resolution process** and requires use of the process prescribed in section 186.509, F.S., for this purpose. Section 3, Chapter 2009-96, LOF.	163.3177(6)(h)1.c.		County must address this requirement in the EAR amendments	Update ICE
7	Requires the intergovernmental coordination element to provide for **interlocal agreements** pursuant to s.333.03(1)(b), F.S., between adjacent local governments regarding **airport zoning regulations**. Section 3, Chapter 2009-85, LOF.	163.3177(6)(h)1.d.	NA	Procedural	
8	Defines "**rural agricultural industrial center**" and provides for their expansion though the plan amendment process. Section 1, Chapter 2009-154, LOF	163.3177(15)(a) [New]	NA	"…"	
9	Allows a **municipality** that is not a dense urban land area to amend its comprehensive plan to designate certain areas as **transportation concurrency exception areas**. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)2.	NA	"…"	
10	Allows a **county** that is not a dense urban land area to amend its	163.3180(5)(b)3.	NA	"…"	

	comprehensive plan to designate certain areas as **transportation concurrency exception areas**. Section 4, Chapter 2009-96, LOF.				
11	Requires local governments with state identified **transportation concurrency exception areas** to adopt land use and transportation **strategies to support and fund mobility** within such areas. Section 4, Chapter 2009-96, LOF.	163.3180(5)(b)4.	NA	Jefferson County has no exception areas	
12	Except in **transportation concurrency exception areas**, local governments must adopt the level-of-service established by the Department of Transportation for roadway facilities on the **Strategic Intermodal System**. Section 4, Chapter 2009-96, LOF.	163.3180(10)	NA	"…"	
13	Defines a **backlogged transportation facility** to be one on which the adopted level-of-service is exceeded by existing trips, plus additional projected background trips. Section 5, Chapter 2009-85, LOF.	163.3180(12)(b) & (16)(i)	NA	Procedural	

N/A = Not Applicable

APPENDIX C

TABLE OF CHANGES TO RULE 9J-5, F.A.C.

1988 – 2003

Table _____Changes to Rule 9J-5, F. A. C

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
November 22, 1989					
1	Defined **availability** or **available**, **concurrency**, **concurrency management system**, **currently available revenue sources**, and **public facilities and services**. *Note: the definition of availability or available was repealed March 23, 1994 and the definition of public facilities and services was repealed February 25, 2001.*	9J-5.003		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
2	Required comprehensive plan amendments applicable to the **Wekiva River Protection Area** to meet requirements of section 369.301, F.S., in addition to meeting compliance requirements of section 163.3184, F.S.	9J-5.005(8)	N/A		
3	Required local governments to adopt a **concurrency management system** in their comprehensive plans and established requirements for such systems.	9J-5.0055		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
4	Required the capital improvement element to include requirements to ensure an adequate **concurrency management system** is implemented.	9J-5.016		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
5	Clarified requirements relating to **projected revenue sources** that are contingent upon ratification by public referendum.	9J-5.016(4)(a)2.	N/A		
April 2, 1992					
6	Defined **transportation concurrency management area**, **transportation demand management**, **transportation system management**, and **transportation mobility element**. *Note: the definitions of transportation concurrency management area and transportation mobility element were repealed March 23, 1994.*	9J-5.003	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
7	Authorized local governments to establish optional **transportation concurrency management areas** and provided requirements for such areas. *Note: this rule was repealed March 23. 1994.*	9J-5.0057	N/A		
8	Required **transportation concurrency management areas** to be shown on the future land use map.	9J-5.006(4)(a)	N/A		
9	Required the capital improvement element to include requirements to ensure **concurrency management areas** are implemented, if designated.	9J-5.016	N/A		
March 23, 1994					
10	Defined **central business district**, **coastal area**, **evaluation and appraisal report**, **partial evaluation and appraisal report**, **proposed evaluation and appraisal report**, **sufficiency review**, and **very low income family**. *Note: the definition of very low income family was repealed March 21, 1999.*	9J-5.003	N/A		
11	Revised the definition of **coastal high hazard areas** and modified the definition of **coastal area** to provide a definition of the term **coastal planning area**. *Note: the definition of coastal planning area was revised March 21. 1999.*	9J-5.003	N/A		
12	Repealed definitions of **availability** or **available, transportation concurrency management area**, and **transportation mobility element**.	9J-5.003	N/A		
13	Required local comprehensive plans to include a countywide **marina siting plan** for participating local governments in the coastal area and **intergovernmental coordination** processes.	9-5.005(1)(c)	N/A		
14	Revised **monitoring and evaluation** requirements to include a description of the public participation process and components of the evaluation and appraisal process. *Note: Revised February 25, 2001.*	9-5.005(7)	N/A		
15	Added procedures for transmittal and review of **evaluation and appraisal reports** and **evaluation and appraisal amendments**. *Note: Repealed March 21, 1999 and February 25, 2001.*	9J-5.0053	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
16	Revised requirements for the concurrency management system to include provisions regarding **level of service standards**, and **minimum requirements for concurrency**, and authorized local governments to incorporate within their concurrency management system optional **long term concurrency management systems**, **transportation concurrency management areas**, **transportation concurrency exception areas**; **concurrency exceptions for projects that promote public transportation**, and provisions for **private contributions to local government capital improvement planning**.	9J-5.0055	N/A		
17	Repealed provisions authorizing establishment of optional **transportation concurrency management areas** and providing requirements for such areas.	9J-5.0057	N/A		
18	Required the Future Land Use Element for coastal counties and municipalities that have dredge spoil disposal responsibilities to identify any existing **dredge spoil disposal sites** and include an analysis of the need for additional dredge spoil disposal sites.	9J-5.006(1)(f)3 and 9J-5.006(2)(f)	N/A There are not dredge or spoil sites in Jefferson Co		
19	Required the Future Land Use Element to include an analysis of **proposed development and redevelopment** based upon hazard mitigation reports.	9J-5.006(2)(g)	N/A		
20	Required the Future Land Use Element to include objectives to encourage elimination or reduction of uses that are inconsistent with an **interagency hazard mitigation report** and ensure the availability of **dredge spoil disposal sites** for affected coastal counties and municipalities.	9J-5.006(3)(b)	N/A		
21	Required policies of the future land use element to designate **dredge spoil disposal sites** for affected coastal counties and municipalities and establish **site selection criteria** for designation of future dredge spoil disposal sites.	9J-5.006(3)(c)	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
22	Required local governments to adopt the **level of service standards** established by the Department of Transportation for facilities on the Florida Intrastate Highway System and adopt adequate level of service standards for all other transportation facilities. *Note: 9J-5.007 was repealed February 20, 1996, and has been replaced by 9J-5.019.*	9J-5.007(3)(c)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
23	Required the Ports, Aviation and Related Facilities Element to include an analysis of the need for additional **dredge spoil disposal sites** for existing and proposed ports. *Note: 9J-5.009 was repealed February 20, 1996, and has been replaced by 9J-5.019*	9J-5.009(2)(c)	N/A		
24	Required the Housing Element inventory and analysis to: ▪ Use data from the **affordable housing needs assessment**; ▪ Address housing needs of existing and future residents; ▪ Avoid the concentration of affordable housing; and Address the needs of **very-low income families** as well as low and moderate income families.	9J-5.010(1) and (2)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
25	Required Housing Element objectives to address: ▪ Housing needs of current and future residents; ▪ Sites and distribution of housing for very-low income and low-income families; and Use of job training, job creation and economic solutions to address affordable housing concerns.	9J-5.010(3)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
26	Required Coastal Management Element inventories and analyses to be coordinated with the countywide **marina siting plan**.	9J-5.012(2)	N/A There are no marinas in Jefferson Co, the entire coast line is in the St. Marks Wildlife Preserve		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
27	Required Coastal Management Element policies to: ▪ Incorporate recommendations from **interagency hazard mitigation reports**; ▪ Address the relocation, mitigation or replacement of **infrastructure** within the coastal high-hazard area; ▪ Include criteria consistent with the countywide **marina siting plan**; and Include a procedure to resolve inconsistencies between the local comprehensive plan and the **deepwater port master plan**.	9J-5.012(3)	N/A		
28	Required affected local governments to incorporate the **marina siting plan** in the Coastal Management Element.	9J-5.012(4)	N/A		
29	Required objectives of the Intergovernmental Coordination Element to: ▪ Ensure coordination in the designation of new **dredge spoil disposal sites**; ▪ Involve the navigation and inlet districts, state and federal agencies and the public in identifying dredge spoil disposal sites; and Resolve conflicts between a coastal local government and a public agency seeking a dredge spoil disposal site through the Coastal Resources Interagency Management Committee=s dispute resolution process.	9J-5.015(3)	N/A		
30	Required local governments having all or part of their jurisdiction within the urbanized area of a Metropolitan Planning Organization to prepare and adopt a **transportation element** which replaces the traffic circulation element, the mass transit element, and the ports, aviation and related facilities element and established requirements for the transportation element.	9J-5.019	N/A Jefferson Co is not in a metro area		
May 18, 1994					
31	Added provisions for settlement of conflicts through **compliance agreements**.		N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
32	Defined **adjusted for family size**, **adjusted gross income**, **affordable housing**, **agency**, **amendment**, **clustering**, **compatibility**, **composition**, **density**, **development**, **development controls**, **distribution**, **environmentally sensitive lands**, **extent**, **facility availability**, **floodprone areas**, **functional relationship**, **high recharge area**, **hurricane vulnerability zone**, **intensity**, **manufactured home**, **moderate income household**, **natural drainage flow**, **natural groundwater aquifer recharge areas** or **natural groundwater recharge areas**, **new town**, A**pattern**, **potable water wellfield**, **purchase of development rights**, **rural areas**, **rural village** or **rural activity center**, **stormwater basin**, **stormwater facilities**, **stormwater management system**, **suitability**, **transfer of development rights**, **urban area**, **urban sprawl**, **very low income household**, **wellhead protection area**, and **wetlands**. *Note: the definitions of adjusted for family size, adjusted gross income, development, and high recharge area were repealed and the definitions of affordable housing and wetlands were revised March 21, 1999.*	9J-5.003	N/A		
33	Revised definitions of **areas subject to coastal flooding**, **conservation uses**, **deepwater ports**, **estuary**, **low income household**, **mobile home**, **natural reservations**, and **oceanic waters**.	9J-5.003	N/A		
34	Revised comprehensive plan content requirements to clarify that the **future land use map** or map series must be included in the adopted comprehensive plan.	9J-5.005(1)		Jefferson Co has allows adopted the FLUM	
35	Required all goals, objectives, policies, standards, findings and conclusions of the comprehensive plan and plan amendments to be based upon **analysis** as well as data, explained the meaning of being **based upon data**, referenced the Department's guide to **data sources** and National Wetland Inventory Maps, and authorized local governments to submit textual portions of their plan or amendment on **electronic processing storage media**.	9J-5.005(2)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
36	Required **goals, objectives and policies** to establish standards for the use of land and guidelines for land development regulations.	9J-5.005(6)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
37	Required plan amendments exempt from the twice-a-year restriction under the development of regional impact provision to be transmitted as required by law and revised **adoption by reference** requirements. *Note: adoption by reference requirements were further revised March 21, 1999.*	9J-5.005(2)(g)	N/A		
38	Authorized local governments to recognize in their comprehensive plans, statutory and common law **vested rights**.	9J-5.005(8)	N/A		
39	Required public **potable water wells** and **wellhead protection areas** to be shown on existing land use map or map series and provided that **educational uses, public buildings and grounds and other public facilities** may be shown as one land use category.	9J-5.006(1)]		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None, the existing and FLUM depict wells
40	Required policies of the Future Land Use Element to address protection of potable water wellfields by designating appropriate activities and land uses within **wellhead protection areas**.	9J-5.006(3)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
41	Required public **potable waterwells**, **wellhead protection areas**, and **coastal high hazard areas** to be shown on the future land use map and provided that **educational uses, public buildings and grounds and other public facilities** may be shown as one land use category. Provided that if **mixed use categories** are used, policies must specify types of land uses allowed, the percentage distribution among the mix of uses or other objective measurement, and the density and intensity of each use.	9J-5.006(4)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
42	Provided criteria for reviewing local comprehensive plans and plan amendments for adequacy in discouraging the proliferation of **urban sprawl**, including indicators of sprawl and measures for evaluating land uses, local conditions, and development controls.	9J-5.006(5)	N/A		
43	Required the Housing Element to address housing for moderate income, low income, and very low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing.	9J-5.010		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
44	Required the Housing Element analysis to address the existing housing delivery system. [	9J-5.010(2)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
45	Required objectives of the Housing Element to address adequate sites for mobile and manufactured homes.	9J-5.010(3)(b)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
46	Required policies of the Housing Element to: ▪ Include specific programs and actions to streamline the **permitting process** and minimize costs and delays for housing; ▪ Establish principles and criteria guiding the location of **manufactured homes**; ▪ Identify interlocal agreements with nearby local governments to provide **affordable housing**; and ▪ Designate sufficient sites at sufficient densities to accommodate affordable housing.	9J-5.010(3)(c)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
47	Required the data and analysis of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to identify major **natural drainage features** and **natural groundwater aquifer recharge areas**, including areas identified by the water management district as **prime or high groundwater recharge areas**.	9J-5.011(1)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
48	Required the policies of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to establish **water quality standards for stormwater recharge**.	9J-5.011(2)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
49	Required the Conservation Element to identify and analyze **groundwater** and important **fish or shellfish areas**.	9J-5.013(1)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
50	Required policies of the conservation element to address land uses known to affect adversely the quality and quantity of **water sources**, including natural groundwater recharge areas, well head protection areas and surface waters used as a source of public water supply, and the protection and conservation of **wetlands**.	9J-5.013(2) and (3)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
February 20, 1996					
51	Repealed rule requirements for the **Traffic Circulation Element; Mass Transit Element; Ports, Aviation and Related Facilities Element**. *Note: Certain local governments must continue to prepare these elements pursuant to 163.3177, F.S., and 9J-5.019, F.A.C.*	9J-5.007, 9J-5.008, and 9J-5.009	N/A		
52	Repealed rule requirements for the **Recreation and Open Space Element**. *Note: Section 163.3177, F.S., requires local governments to prepare this element.*	9J-5.014	N/A		
53	Repealed rule requirements for consistency of local government comprehensive plans with **Comprehensive Regional Policy Plans** and with the **State**	9J-5.021	N/A		

Table _____Changes to Rule 9J-5, F. A. C

	Changes to Rule 9J-5, F.A.C. 1989-2003	9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
	Comprehensive Plan. *Note: Local government comprehensive plans are required by section 163.3184(1)(b), F.S., to be consistent with the applicable Strategic Regional Policy Plan and the State Comprehensive Plan.*				
October 20, 1998					
54	Established requirements for the **Public School Facilities Element** for Public School Concurrency for local governments that adopt school concurrency.	9J-5.025		Jefferson County has bee granted a two year waiver for school facilities element	The County shall adopt a School element within the next two years
March 21, 1999					
55	Defined **public transit** and **stormwater management facilities**	9J-5.003	N/A		
56	Revised the definitions of **affordable housing**, **coastal planning area**, **port facility**, and **wetlands**.	9J-5.003	N/A		
57	Repeal the definitions of **adjusted for family size**, **adjusted gross income**, **development**, **high recharge area or prime recharge area**, **mass transit**, **paratransit**, **public facilities**, **very low-income family**.	9J-5.003	N/A		
58	Revised provisions relating to **adoption by reference** into the local comprehensive plan.	9J-5.005(2)(g) and (8)(j)	N/A		
59	Repealed transmittal requirements for proposed **evaluation and appraisal reports**, submittal requirements for adopted evaluation and appraisal reports, criteria for determining the sufficiency of adopted evaluation and appraisal reports, procedures for adoption of evaluation and appraisal reports. *Note: transmittal requirements for proposed evaluation and appraisal reports and submittal requirements for adopted evaluation and appraisal reports were incorporated Rule Chapter 9J-11, F.A.C.*	9J-5.0053(2) through (5)	N/A		
60	Repealed conditions for **de minimis impact** and referenced conditions in subsection 163.3180(6), F.S.	9J-5.0055(3)6	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
61	Required the future land use map to show the **transportation concurrency exception area** boundaries of such areas have been designated and areas for possible future municipal incorporation.	9J-5.006(4)	N/A There are none in Jefferson Co.		
62	Required objectives of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge Element to address protection of **high recharge** and **prime recharge** areas.	9J-5.011(2)		The Jefferson County Plan was adopted and found In-compliance on 7/19/1990 and the first EAR amendments were found In-compliance on 1/5/200, therefore these requirements have been met	None
63	Repealed the **Intergovernmental Coordination** Element process to determine if development proposals would have significant impacts on other local governments or state or regional resources or facilities, and provisions relating to resolution of disputes, modification of development orders, and the rendering of development orders to the Department of Community Affairs (DCA)	9J-5.015(4)	N/A		
64	Clarified that local governments not located within the urban area of a Metropolitan Planning Organization are required to adopt a **Traffic Circulation Element** and that local governments with a population of 50,000 or less are not required to prepare **Mass Transit and Ports, Aviation and Related Facilities Elements**.	9J-5.019(1)	N/A		
65	Required objectives of the Transportation Element to:	9J-5.019(4)(b)	N/A		
	• Coordination the siting of new, or expansion of existing **ports, airports, or related facilities** with the Future Land Use, Coastal Management, and Conservation Elements;		N/A		
	• Coordination surface transportation access to ports, airports, and related facilities with the traffic circulation system;		N/A		
	• Coordination ports, airports, and related facilities plans with plans of other transportation providers; and		N/A		
	• Ensure that access routes to ports, airports and related facilities are properly integrated with other modes of transportation.		N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
66	Required policies of the Transportation Element to:	9J-5.019(4)(c)	N/A		
	• Provide for safe and convenient **on-site traffic flow**;		N/A		
	• Establish measures for the acquisition and preservation of public **transit** rights-of-way and corridors;		N/A		
	• Promote **ports, airports and related facilities** development and expansion;		N/A		
	• Mitigate adverse structural and non-structural impacts from ports, airports and related facilities;		N/A		
	• Protect and conserve natural resources within ports, airports and related facilities;		N/A		
	• Coordinate intermodal management of surface and water transportation within ports, airports and related facilities; and		N/A		
	• Protect ports, airports and related facilities from encroachment of incompatible land uses.		N/A		
67	Added standards for the review of **land development regulations** by the Department.	9J-5.022	N/A		
68	Added criteria for determining consistency of **land development regulations** with the comprehensive plan.	9J-5.023	N/A		
February 25, 2001					
69	Defined **general lanes**	9J-5.003	N/A		
70	Revised the definition of "**marine wetlands**."	9J-5.003	N/A		
71	Repeal the definition of "**public facilities and services**."	9J-5.003	N/A		
72	Revised procedures for **monitoring**, evaluating and appraising implementation of local comprehensive plans.	9J-5.005(7)	N/A		
73	Repealed requirements for **evaluation and appraisal reports** and evaluation and appraisal amendments.	9J-5.0053	N/A		
74	Revised concurrency management system requirements to include provisions for establishment of **public school concurrency**.	9J-5.005(1) and (2)	N/A See comment above related to school concurrency		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
75	Authorized local governments to establish multimodal transportation **level of service standards** and established requirements for **multimodal transportation districts**.	9J-5.0055(2)(b) and (3)(c)	N/A		
76	Authorized local governments to establish **level of service standards** for general lanes of the Florida Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.	9J-5.0055(2)(c)	N/A		
77	Provide that **public transit** facilities are not subject to concurrency requirements.	9J-5.0055(8)	N/A		
78	Authorized local comprehensive plans to permit multi-use developments of regional impact to satisfy the transportation concurrency requirements by payment of a **proportionate share contribution**.	9J-5.0055(9)	N/A		
79	Required the future land use map to show **multimodal transportation district** boundaries, if established.	9J-5.006(4)	N/A		
80	Authorized local governments to establish **multimodal transportation districts** and, if established, required local governments to establish design standards for such districts.	9J-5.006(6)	N/A		
81	Required data for the Housing Element include a description of **substandard dwelling units** and repealed the requirement that the housing inventory include a locally determined definition of standard and substandard housing conditions.	9J-5.010(1)(c)		The current plan includes a description, the County is currently supporting a housing study being conducted by a non-profit and FSU	
82	Authorized local governments to supplement the **affordable housing needs assessment** with locally generated data and repealed the authorization for local governments to conduct their own assessment.	9J-5.10(2)(b)	N/A		
83	Required the Intergovernmental Coordination Element to include objectives that ensure adoption of **interlocal agreements** within one year of adoption of the amended Intergovernmental Coordination Element and ensure intergovernmental coordination between all affected local governments and the school board for the purpose of establishing requirements for **public school concurrency**.	9J-5.015(3)(b)	N/A See above comment related to school element		
84	Required the Intergovernmental Coordination Element to include:	9J-5.015(3)(c)	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
	• Policies that provide procedures to identify and implement **joint planning areas** for purposes of annexation, municipal incorporation and joint infrastructure service areas;		N/A		
	• Recognize **campus master plan** and provide procedures for coordination of the campus master development agreement;		N/A		
	• Establish joint processes for **collaborative planning** and decision-making with other units of local government;			The Jefferson Co Plan ICE includes these collaborative planning processes	
	• Establish joint processes for collaborative planning and decision making with the school board on **population projections** and siting **of public school facilities**;			The Jefferson EAR amendments in 2000 included these school siting requirements	
	• Establish joint processes for the siting of facilities with **county-wide significance**; and		N/A		
	• Adoption of an interlocal agreement for **school concurrency**.			See above comments related to school concurrency and element	Element to be adopted within 2 years
85	Required the Capital Improvements Element to include implementation measures that provide a five-year financially feasible **public school facilities** program that demonstrates the adopted level of service standards will be achieved and maintained and a schedule of capital improvements for **multimodal transportation districts**, if locally established.	9J-5.016(4)(a)	N/A		
86	Required the Transportation Element analysis for **multimodal transportation districts** to demonstrate that community design elements will reduce vehicle miles of travel and support an integrated, multi-modal transportation system.	9J-5.019(3)	N/A		
87	Required Transportation Element objectives for **multimodal transportation districts** to address provision of a safe, comfortable and attractive pedestrian environment with convenient access to public transportation.	9J-5.019(4)	N/A		
88	Authorized local governments to establish **level of service standards** for general lanes of the Florida	9J-5.019(4)(c)	N/A		

Table _____Changes to Rule 9J-5, F. A. C

Changes to Rule 9J-5, F.A.C. 1989-2003		9J-5, F.A.C. Citations	NA	Addressed (where/how)	Amendment Needed By Element
	Intrastate Highway System within urbanized areas, with the concurrence of the Department of Transportation.				