



Jefferson County Board of County Commissioners

Thursday, April 17, 2025 at 5:00 pm

BUDGET WORKSHOP

1. 5 PM CALL TO ORDER, INVOCATION, PLEDGE OF ALLEGIANCE

2. Budget Summary

Attachments:

- **Budget Summary by Fund - FY 2025 - 2026** (Budget_Summary_-_041725.pdf)

3. Health Insurance Presentation

4. Department Workshop

a. Extension Services

Attachments:

- **Extension Services Budget Worksheet** (Extension_Services.pdf)

b. Mosquito Control

Attachments:

- **Mosquito Control Budget Worksheet** (Mosquito_Control.pdf)

c. Parks and Recreation

Attachments:

- **Parks & Recreation Budget Worksheet** (Recreation.pdf)

d. Debt Services

Attachments:

- **Debt Services Budget Worksheet** (Debt_Services_-_Road_Bonds.pdf)

REGULAR SESSION AGENDA

Courthouse Annex, 435 W. Walnut Street, Monticello, FL 32344

5. APPROVAL OF THE AGENDA

6. PUBLIC ANNOUNCEMENTS, PRESENTATIONS & AWARDS

a. TDC Recognition of Appreciation-The Social

7. CITIZENS REQUEST & INPUT ON NON-AGENDA ITEMS

(3 Minute Limit Please)

8. CONSENT AGENDA

a. Vouchers

Attachments:

- **List of Accounts** (List_of_Accounts.pdf)
- **Pre-Approved Vendor List** (Pre-Approved_Batch_25-0376.pdf)
- **Vendor List** (AP_Distribution_by_Vendor_4-17-25.pdf)

b. Meeting Minutes

Attachments:

- **BOCC Minutes** (BOCC_Minutes_04-03-25.pdf)
- **Workshop Minute 4.3.25** (BOCC_Minutes_04-03-25_Budget_Workshop.pdf)

c. Reject All Bids-General Contractor

d. Request to Advertise-Surplus of The Mine (May 15th)

9. GENERAL BUSINESS

a. JCSO and EOC Mid-Year Budget Amendment

Attachments:

- **EOC** (EOC_Budget_Amendment_request_mid-year_24-25.pdf)
- **JCSO** (Budget_Amendment_request_FY24-25.pdf)

b. Public Camping Ordinance

Attachments:

- **Cover Letter** (Agenda_Item_-_Public_Camping_Ordinance_PH.docx)
- **Business Impact Estimate for Proposed Ordinance** (Business_Impact_Estimate_Public_Camping_or_Sleeping.docx)
- **Proposed Ordinance** (Public_Camping_and_Sleeping_Ordinance.2-14-25.docx)
- **Letter to Sheriff** (County_Letter_to_the_Sheriff.docx)

c. Tower Ordinance

Attachments:

- **Cover Letter** (Agenda_Item_-_Tower_Ordinance_PH.doc)
- **Business Impact Forms for Proposed Ordinance** (Business_Impact_Estimate_Tower_Replacement_Ordinance.docx)
- **Proposed Ordinance** (Tower_Replacement_Ordinance.docx)

d. NGN Contract Renewal

Attachments:

- **Cover Letter** (Cover_Letter-County_Attorney_Contract_Extension_2025.doc)
- **Contract Amendment** (Amendment_3_-_2025.doc)

e. Career Source Capital Region

Attachments:

- **Cover Letter** (Agenda_Item_ILA_Addendum.docx)
- **Addendum** (ILA_Addendum_LWDB_05_022025_final.docx)

f. Revised Comprehensive Plan

Attachments:

- **Agenda Item** (Agenda_Item_-_Revised_Comp_Plan_Discussion_v.2.docx)
- **Comp Plan Summary** (Comp_Plan_Change_Summary_4.11.25.docx)
- **Comp Plan Updates** (Jefferson_County_-_2025_Comp_Plan_Update_4.11.25.docx)

g. Request to Waive Procurement-Art Gallery Roof Project

Attachments:

- **Cover Letter** (Agenda_Item-Request_to_Waive_Procurement.docx)
- **Lowest Bid-Gutterhawk** (Gutterhawk_Lowest_Quote.pdf)
- **Additional Bids Received** (3_Other_Quotes.pdf)

h. Floodplain Ordinance

Attachments:

- **Cover Lettr** (Agenda_Item_-_Floodplain_Management_Amendment.docx)
- **Proposed Amendment to Ordinance** (JeffersonCo_CO_Chpt_11_Flood_am._Final_for_Advertisement_v.2.docx)

i. Lamont Truck Stop Challenge Discussion

j. Public Notice for HMGP Boston Hwy, Bonnett Pond Culvert Replacement

Attachments:

- **Public Notice** (HMGP_Public_Notice_Template-30_Day_CP.pdf)

10. CLERK OF COURTS

11. COUNTY ENGINEER

12. COUNTY ATTORNEY

13. COUNTY MANAGER

14. COUNTY COMMISSIONERS

15. ADJOURN

From the manual "Government in the Sunshine", page 40: Paragraph C. Each board, commission or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that if a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PARTICIPATING IN A COUNTY COMMISSION MEETING: A CITIZEN'S GUIDE

The Jefferson County Commission is pleased to have you at our Commission meeting. We appreciate your presence, welcome your participation, and want your visit to be interesting and

informative. The following is a brief summary of the Commission's Meeting Rules of Procedure that apply to citizen participation.

See the meeting agenda so that you can follow each item of business the Commission will be discussing.

SPEAKING BEFORE THE COMMISSION: WHEN CAN I TALK?

If you want to address the Commission about an issue that's not on the agenda, notice there is a place to do this. To reserve a time to speak for up to 3 minutes, please sign a speaker request form usually found near the speaker's rostrum.

The first place to speak is soon after the meeting begins. This time is reserved for citizens who want to make a request or provide input that doesn't require discussion. The spot is frequently used by citizens who don't want to stay for the entire meeting and don't need an immediate response from the Commission.

Citizens may also have a chance to address the Commission about items of interest during the General Business part of the agenda. After the Commissioners have had a chance to discuss a general business item, the Chair usually asks if there are any comments from the audience. Again, if you wish to speak, please limit remarks to no more than 3 minutes.

For the record, always give your name and address before you begin speaking. If you're representing a particular group or organization, state that, too. Always address remarks to the Chair or the Commission as a whole, never to an individual commissioner or the audience. Speakers may speak only once on an issue and may not yield their time to another person.

THE COMMON COURTESY RULE: PLEASE BE BRIEF, RELEVANT, AND ALWAYS CIVIL

Commission meetings can be long. Our Commission works hard to keep meetings moving along in a productive and civil manner. Please plan your remarks so that you can make your point clearly and quickly. Always be courteous and civil.

The Chair may call down speakers (or members of the audience) who violate the Commission's rules of decorum. Here are some "no-no's": personal attacks or threats, booing, heckling, cheering, inappropriate clapping, verbal outbursts, and distracting private conversations during proceedings. Also, signs are okay outside of the meeting room but are not allowed in it.

Commission Meeting Rules of Procedure (available at jeffersoncountyfl.gov) give the Chair control of the meeting, much like a judge controls his courtroom. These same rules also give the Chair a lot

of flexibility to use his or her judgment in running an efficient and orderly meeting. So if you think you need help or more time, let the Chair know. If time allows, the Chair will usually grant reasonable requests.

Again, thanks for your interest. We're glad you're here!

NOTE: *Except for Common Courtesy rules, slightly different guidelines may apply to public hearings and workshops.*

Contact: Shannon Metty, County Coordinator (smetty@jeffersoncountyfl.gov 850-342-0223) | Agenda published on 04/11/2025 at 2:19 PM

Budget Summary by Fund - FY 2025 - 2026 *as of 04/17/25*

Fund	Revenues			Expenditures				Fund Balance
	Revenues	Transfer In	Total Fund Revenues	Expenditures	Contingency	Transfer out of Fund	Total Fund Expenditures	
General	\$ 17,035,084	\$ -	\$ 17,035,084	\$ 15,866,155	\$ 551,849	\$ 617,080	\$ 17,035,084	\$ -
County Road Bond-Debt Service Fund	\$ 976,504	\$ -	\$ 976,504	\$ 972,718	\$ -	\$ 3,786	\$ 976,504	\$ -
Fine & Forfeiture	\$ 201,400	\$ -	\$ 201,400	\$ 201,400	\$ -	\$ -	\$ 201,400	\$ -
Fire	\$ 1,449,651	\$ -	\$ 1,449,651	\$ 1,449,651	\$ -	\$ -	\$ 1,449,651	\$ -
Solid	\$ 2,200,002	\$ -	\$ 2,200,002	\$ 2,200,002	\$ -	\$ -	\$ 2,200,002	\$ -
County Transp. Trust Fund	\$ 1,574,532	\$ 620,866	\$ 2,195,398	\$ 2,195,398	\$ -	\$ -	\$ 2,195,398	\$ -
EMS	\$ 1,940,266	\$ -	\$ 1,940,266	\$ 1,940,266	\$ -	\$ -	\$ 1,940,266	\$ -
911	\$ 176,012	\$ -	\$ 176,012	\$ 176,012	\$ -	\$ -	\$ 176,012	\$ -
Jeff Co Lit Alliance	\$ 170,300	\$ -	\$ 170,300	\$ 170,300	\$ -	\$ -	\$ 170,300	\$ -
Grants	\$ 9,819,261	\$ -	\$ 9,819,261	\$ 9,819,261	\$ -	\$ -	\$ 9,819,261	\$ -
Tourist Dev.	\$ 114,000	\$ -	\$ 114,000	\$ 114,000	\$ -	\$ -	\$ 114,000	\$ -
Capital Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Revenue - Const.	\$ 1,230,268	\$ -	\$ 1,230,268	\$ 1,230,268	\$ -	\$ -	\$ 1,230,268	\$ -
Totals	\$ 36,887,280	\$ 620,866	\$ 37,508,146	\$ 36,335,431	\$ 551,849	\$ 620,866	\$ 37,508,146	\$ -

2025-2026 BUDGET WORKSHEET

Extension Services

2024-2025				2025-2026	
Account Number	EXPENSES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-6302-537.120	EXTENSION - SALARIES	\$ 190,369	\$ 77,805	\$ 190,369	\$ -
01-6302-537.210	FICA	\$ 14,563	\$ 5,945	\$ 14,563	\$ -
01-6302-537.220	RETIREMENT	\$ 25,947	\$ 10,193	\$ 25,947	\$ -
01-6302-537.240	WORKERS COMPENSATION INS	\$ 480	\$ 371	\$ 480	\$ -
01-6302-537.242	EMPLOYEE HEALTH INSURANCE	\$ 11,267	\$ 2,800	\$ 49,767	\$ 38,500
01-6302-537.340	JANITORIAL SERVICES	\$ 8,500	\$ 497	\$ 8,500	\$ -
01-6302-537.400	TRAVEL	\$ 2,000	\$ 1,702	\$ 2,000	\$ -
01-6302-537.410	COMMUNICATIONS	\$ 5,400	\$ 419	\$ 5,400	\$ -
01-6302-537.420	POSTAGE	\$ -	\$ -	\$ -	\$ -
01-6302-537.430	UTILITIES	\$ 11,250	\$ 3,313	\$ 10,500	\$ (750)
01-6302-537.441	RENTS & LEASES	\$ 4,100	\$ 1,780	\$ 4,000	\$ (100)
01-6302-537.460	BUILDING MAINTENANCE	\$ 9,000	\$ 661	\$ 9,000	\$ -
01-6302-537.461	OFFICE EQUIPMENT MAINT	\$ 10,000	\$ 2,340	\$ 7,500	\$ (2,500)
01-6302-537.462	MAINTENANCE OF VEHICLES	\$ 3,000	\$ 95	\$ 3,000	\$ -
01-6302-537.490	ADVERTISING	\$ 600	\$ -	\$ 600	\$ -
01-6302-537.491	MISCELLANEOUS EXPENDITURES	\$ -	\$ -	\$ -	\$ -
01-6302-537.510	OFFICE SUPPLIES	\$ 4,000	\$ -	\$ 2,000	\$ (2,000)
01-6302-537.520	OPERATING SUPPLIES	\$ 6,000	\$ -	\$ 4,000	\$ (2,000)
01-6302-537.521	FUEL	\$ 7,000	\$ 1,909	\$ 6,000	\$ (1,000)
01-6302-537.523	IT/COMPUTERS	\$ 2,000	\$ -	\$ 2,000	\$ -
01-6302-537.525	HORSE ARENA	\$ 5,000	\$ -	\$ 5,000	\$ -
01-6302-537.540	DUES & SUBSCRIPTIONS	\$ 550	\$ 170	\$ 550	\$ -
01-6302-537.640	EQUIPMENT	\$ 5,000	\$ -	\$ 4,000	\$ (1,000)
01-6302-537.641	EQUIPMENT < \$1000	\$ 1,500	\$ -	\$ 1,000	\$ (500)

Total Expenses \$ 327,526 \$ 110,000 \$ 356,176 \$ 28,650

Funds Required from the General Fund \$ 356,176

2025-2026 BUDGET WORKSHEET

Mosquito Control

2024-2025				2025-2026	
Account Number	REVENUES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-4500-343.000	MOSQUITO CONTROL STATE GRANT	\$ 67,479	\$ 240	\$ 67,479	\$ 0
Total Revenues		\$ 67,479	\$ 240	\$ 67,479	\$ 0

Account Number	EXPENSES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-4216-534.120	Mosq Control/Local Salary	\$ 21,244	\$ 2,998	\$ 21,244	\$ -
01-4216-534.210	Mosq Control/Local FICA	\$ 1,625	\$ 228	\$ 1,625	\$ -
01-4216-534.220	Mosq Control/Local Ret.	\$ 2,896	\$ 260	\$ 2,896	\$ -
01-4216-534.240	Mosq Control/Local W/C	\$ 2,124	\$ 1,535	\$ 2,124	\$ -
01-4216-534.410	Communications	\$ 500	\$ 185	\$ 500	\$ -
01-4216-534.430	Utilities	\$ 3,702	\$ 999	\$ 3,702	\$ -
01-4216-534.431	Protective Clothing	\$ 409	\$ -	\$ 409	\$ -
01-4216-534.521	GAS/OIL	\$ 2,500	\$ 528	\$ 2,500	\$ -
MOSQUITO/LOCAL BUDGET		\$ 35,000	\$ 6,734	\$ 35,000	\$ -

Account Number	EXPENSES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-4217-534.120	Mosquito Control Salary - State	\$ 24,200	\$ 9,682	\$ 24,200	\$ -
01-4217-534.210	Mosq Control/State FICA	\$ 1,851	\$ 686	\$ 1,851	\$ -
01-4217-534.220	Mosq Control/State Ret.	\$ 3,299	\$ 1,320	\$ 3,299	\$ -
01-4217-534.240	Mosq Control/State W/C	\$ 2,420	\$ -	\$ 2,420	\$ -
01-4217-534.400	Travel & Per Diem	\$ 1,800	\$ -	\$ 1,800	\$ -
01-4217-534.460	Maintenance & Repairs	\$ 4,500	\$ 789	\$ 4,500	\$ -
01-4217-534.490	Advertising	\$ 1,200	\$ -	\$ 1,200	\$ -
01-4217-534.520	Office Supplies	\$ 500	\$ -	\$ 500	\$ -
01-4217-534.520	Operating Supplies	\$ 3,000	\$ -	\$ 3,000	\$ -
01-4217-534.521	Gas/Oil/Lube	\$ 2,750	\$ -	\$ 2,750	\$ -
01-4217-534.522	Chemicals	\$ 11,120	\$ -	\$ 11,120	\$ -
01-4217-534.524	Misc. Supplies - State	\$ 2,439	\$ -	\$ 2,439	\$ -
01-4217-534.525	Tools & Implements	\$ 5,500	\$ -	\$ 5,500	\$ -
01-4217-534.540	Training	\$ 1,100	\$ -	\$ 1,100	\$ -
01-4217-534.541	Subscriptions & Dues	\$ 1,800	\$ -	\$ 1,800	\$ -
MOSQUITO/STATE BUDGET		\$ 67,479	\$ 12,477	\$ 67,479	\$ -

Total Expenses	\$102,479	\$19,211	\$102,479	\$-
-----------------------	------------------	-----------------	------------------	------------

Funds Required from the General Fund	\$ 35,000
---	------------------

2025-2026 BUDGET WORKSHEET

Recreation

2024-2025				2025-2026	
Account Number	REVENUES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-2000-347.000	REGISTRATION FEES	\$ 12,000.00	\$ 10,055	\$ 18,000	\$ 6,000
Total Revenues		\$ 12,000	\$ 10,055	\$ 18,000	\$ -

Account Number	EXPENSES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
01-6101-572.120	PARKS & REC - SALARIES	\$ 116,079	\$ 56,656	\$ 124,550	\$ 8,471
01-6101-572.130	SALARIES-SOFTBALL	\$ 1,000	\$ -	\$ 1,000	\$ -
01-6101-572.131	LITTLE LEAGUE SALARIES	\$ 3,600	\$ -	\$ 3,600	\$ -
01-6101-572.132	SALARIES-FOOTBALL	\$ 1,400	\$ 3,380	\$ 1,400	\$ -
01-6101-572.210	FICA	\$ 8,880	\$ 4,137	\$ 9,528	\$ 648
01-6101-572.220	RETIREMENT	\$ 15,822	\$ 7,722	\$ 16,976	\$ 1,154
01-6101-572.230	EMPLOYEE HEALTH INSURANCE	\$ 29,186	\$ 19,898	\$ 32,475	\$ 3,289
01-6101-572.240	WORKERS COMPENSATION INS	\$ 3,935	\$ 2,999	\$ 4,222	\$ 287
01-6101-572.341	CONTRACTUAL SERVICES	\$ 100	\$ -	\$ 100	\$ -
01-6101-572.410	COMMUNICATIONS	\$ 1,800	\$ 1,439	\$ 1,800	\$ -
01-6101-572.420	POSTAGE	\$ 50	\$ -	\$ 50	\$ -
01-6101-572.430	UTILITIES	\$ 14,625	\$ 8,944	\$ 14,625	\$ -
01-6101-572.411	RENTS & LEASES	\$ 500	\$ 2,304	\$ 500	\$ -
01-6101-572.460	BUILDING MAINTENANCE	\$ 11,904	\$ 850	\$ 11,904	\$ -
01-6101-572.461	OFFICE EQUIPMENT MAINTENANCE	\$ 200	\$ -	\$ 200	\$ -
01-6101-572.462	MAINTENANCE OF VEHICLES	\$ 1,000	\$ 256	\$ 1,000	\$ -
01-6101-572.490	ADVERTISING	\$ 1,200	\$ -	\$ 1,200	\$ -
01-6101-572.491	MISCELLANEOUS EXPENDITURE	\$ 300	\$ -	\$ 300	\$ -
01-6101-572.510	OFFICE SUPPLIES	\$ 750	\$ 80	\$ 750	\$ -
01-6101-572.520	OPERATING SUPPLIES	\$ 11,000	\$ 10,524	\$ 11,000	\$ -
01-6101-572.521	GAS & OIL	\$ 4,000	\$ 1,924	\$ 4,000	\$ -
01-6101-572.523	OPERATING SUPPLIES-PARK	\$ 10,000	\$ 4,022	\$ 10,000	\$ -
01-6101-572.540	SUBSCRIPTIONS/MEMBERSHIPS	\$ 200	\$ -	\$ 200	\$ -
01-6101-572.640	EQUIPMENT	\$ 20,000	\$ 28,259	\$ 20,000	\$ -
01-6101-572.641	EQUIPMENT < \$1000	\$ 500	\$ 920	\$ 500	\$ -
Total Expenses		\$ 258,031	\$ 154,315	\$ 271,880	\$ 13,849

Funds Required from the General Fund

\$ 253,880

County Road Bond - Debt Services Fund

Revenues

Account Number	REVENUES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
24-4000-312.010	NEW LOCAL OPTIONS GAS TAX/5TH	\$ 349,489	\$ 186,372	\$ 355,255	\$ 5,766
24-4000-312.020	5TH & 6TH CENT - 80%	\$ 656,305	\$ 370,010	\$ 591,249	\$ (65,056)
24-4000-312.030	CITY OF MONTICELLO - PAYBACK	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
TOTAL DEBT SERVICES REVENUES		\$ 1,035,794	\$ 586,382	\$ 976,504	\$ (59,290)
24-0000-381.010	Transfer From General Fund	\$ -	\$ 70,287	\$ -	\$ -
Total Revenue		\$ 1,035,794	\$ 656,669	\$ 976,504	\$ (59,290)

Expenditures

Account Number	EXPENSES	Approved 24-25 Budget	Actuals thru 03/31/25	Requested 25-26 Budget	Increase or (Decrease)
24-4104-582.730	PRINC PAYMENTS 2012 RD BONDS	\$ 235,000	\$ 235,000	\$ 240,000	\$ 5,000
24-4104-582.740	INT PAYMENTS 2012 RD BONDS	\$ 62,820	\$ 31,410	\$ 54,653	\$ (8,167)
24-4104-582.750	PRINC PAYMENTS 2022 RD BONDS	\$ 135,000	\$ -	\$ 140,000	\$ 5,000
24-4104-582.760	INT PAYMENTS 2022RD BONDS	\$ 149,800	\$ 74,900	\$ 143,050	\$ (6,750)
24-4104-582.770	PRINC PAYMENTS 2018 RD BONDS	\$ 260,000	\$ 260,000	\$ 265,000	\$ 5,000
24-4104-582.780	INT PAYMENTS 2018 RD BONDS	\$ 137,815	\$ 55,359	\$ 130,015	\$ (7,800)
TOTALS		\$ 980,435	\$ 656,669	\$ 972,718	\$ (7,717)
24-4104-582.761	Transfer to County Transportation TF	\$ 55,359	\$ -	\$ 3,786	\$ (51,573)
TOTALS		\$ 1,035,794	\$ 656,669	\$ 976,504	\$ (59,290)

Debt Services 2012 & 2022 Road Bonds Fund Balance	\$ -
Transfer from General Fund to Balance Fund	\$ -

Required Road Bond Payments (Principal - Annually/ Interest - Semi Annually)

	Principal	Interest	Total
2012 Bond	\$ 240,000	\$ 54,653	\$ 294,653
2018 Bond	\$ 140,000	\$ 143,050	\$ 283,050
2022 Bond	\$ 265,000	\$ 130,015	\$ 395,015
Total	\$ 645,000	\$ 327,718	\$ 972,718

Fund 01

1947 SCRAP
1948 SCOP
1949 CIGP
2101 BOCC
2102 Coordinator
2103 County Attorney
2104 County Administrative
2211 Property Appraiser
2212 Tax Deed
2325 JASC Shared Court
2326 USA Shared Court
2327 ICSID Shared Court
2320 Clerk
2322 Circuit Court
2324 County Court
2332 State Attorney
2333 Public Defender
2440 Supervisor of Elections
2670 Courthouse
2671 Admin Buildings
2780 Planning Dept
2781 Local Programs
3101 Sheriff/EOC
3102 Veterans Affairs
3211 Forestry
3440 Building Dept
3441 Impact Fees
3990 Medical Examiner
4212 Animal Control
4216 Mosquito Control-Local
4217 Mosquito Control-State
5101 Health Dept
5222 Other Welfare
6101 Parks & Recreation
6212 Library-Local
6213 Library-State
6302 Extension

Fund 11

4102 Road Dept

Fund 12

0018 CDBG
0098 SHIP & Other

Fund 14

3101 Sheriff

Fund 18

4102 Capital Projects

Fund 19

3211 Fire Rescue

Fund 22

4212 Solid Waste

Fund 23

2911 E911

Fund 24

4104 2012 & 2022 Bond Debt Service

Fund 26

6214 Literacy

Fund 27

4103 County Road Bond

Fund 28

3211 EMS

Fund 29

2781 Tourist Development

Fund 30

4104 2018 Bond Debt Service

ORG: State Attorney's Office,2nd Judicial Circuit
ORG CD:

BATCH SHEET

EO: (Regular)
SF: FUND:
FID: 000000 BEN OBJ : 000000 BEN CAT : 000000 25-JE25 (County Operations - Jefferson)
AGENCY REF: 25-0376
PAGE 1 OF 1
JAC NO:

CO	Item	Object	Amount	Vendor total	Vendor name	Vendor #	Tran dt	Invoice #	Facts Contract Number	UCA case type Case # Defendants
33		221000	\$328.83	\$328.83	Verizon Wireless	F223372889009	04/09/25	610931150		

BATCH TOTAL:			\$328.83
I hereby certify that the above transactions are in accordance with the Florida Statutes and all applicable laws and rules of the State of Florida. I also certify by evidence of the signature(s) below that, to the best of my knowledge, the information on this form is true and correct; all goods and services have been satisfactorily received, if applicable; payment is in accordance with this agency?s authorized rate of compensation; and this agency will maintain the documentation that authorizes these purchases and agreed rates, which will be made available upon request.			
Special Instructions:			Date received by JAC

Approved by: <<< e-signed: Mary Dean Barwick on 04/10/25 4:11 PM >>>
TITLE: EXECUTIVE DIRECTOR

Prepared by: <<< e-signed: Michelle R. Jeziorski on 04/10/25 12:30 PM >>>
TITLE: FISCAL ADMINISTRATOR II

Date: 4/10/2025

FOR THE FOLLOWING DESCRIBED ITEMS:

DESCRIPTION	INVOICE NUMBER	INVOICE DATE	EXPENDITURE LINE ITEM	AMOUNT
Office Phones	6109311504	3/23/2025	01-2332-516.401	\$328.83
				\$328.83

PREPARED BY: Shelley Jeziorski

AUTHORIZED BY: Shelley Jeziorski



PO BOX 489
NEWARK, NJ 07101-0489

00051173/3580/ 2.022/AB/54723834.1



FL STATE ATTY 2ND JUDICIAL CIR
301 S MONROE ST
SUITE 475
TALLAHASSEE, FL 32301

00051173
MSP 10

RECEIVED

2025 APR -9 PM11:06

JACK CAMPBELL
STATE ATTORNEY

Manage Your Account	Account Number	Date Due
b2b.verizonwireless.com	742499911-00003	Past Due
Change your address at http://sso.verizonenterprise.com	Invoice Number	6109311504

Quick Bill Summary

Feb 24 - Mar 23

Previous Balance <i>(see back for details)</i>	\$985.17
Payment - Thank You	-\$328.83
Balance Forward (due Immediately)	\$656.34
Monthly Charges	\$306.05
Usage and Purchase Charges	
Messaging	\$.00
Surcharges	
and Other Charges & Credits	\$22.78
Taxes, Governmental Surcharges & Fees	\$.00
Total Current Charges Due by April 15, 2025	\$328.83

Total Amount Due

\$985.17

Pay from phone	Pay on the Web	Questions:
#PMT (#768)	At b2b.verizonwireless.com	1.800.922.0204 or *611 from your phone



FL STATE ATTY 2ND JUDICIAL CIR
301 S MONROE ST
SUITE 475
TALLAHASSEE, FL 32301

Bill Date
Account Number
Invoice Number

March 23, 2025
742499911-00003
6109311504

Total Amount Due

Make check payable to Verizon Wireless.
Please return this remit slip with payment.

\$985.17

\$.

PO BOX 16810
NEWARK, NJ 07101-6810



61093115040107424999110000300000032883000000985172

Get Minutes Used

Get Data Used

Get Balance

#MIN + SEND

#DATA + SEND

#BAL + SEND

Payments

Payments, continued

Previous Balance

\$985.17

Payment - Thank You

Payment Received 03/04/25

-328.83

Total Payments

-\$328.83

Balance Forward (due immediately)

\$656.34

Written notations included with or on your payment will not be reviewed or honored. Please send correspondence to:
Verizon Wireless Attn: Correspondence Team PO Box 15069 Albany, NY 12212

Automatic Payment Enrollment for Account: 742499911-00003 FL STATE ATTY 2ND JUDICIAL CIR

By signing below, you authorize Verizon Wireless to electronically debit your bank account each month for the total balance due on your account. The check you send will be used to setup Automatic Payment. You will be notified each month of the date and amount of the debit 10 days in advance of the payment. You agree to receive all Auto Pay related communications electronically. I understand and accept these terms. This agreement does not alter the terms of your existing Customer Agreement. I agree that Verizon Wireless is not liable for erroneous bill statements or incorrect debits to my account. To withdraw your authorization you must call Verizon Wireless. Check with your bank for any charges.

1. Check this box.

2. Sign name in box below, as shown on the bill and date.

3. Return this slip with your payment. Do not send a voided check.





COLR708A 1154 5014 125 36 20250327 Pg 1 of 18
00051173 54723634.1 8-1



Overview of Lines

Lines	Charges	Page Number	Monthly Charges	Usage and Purchase Charges		Equipment Charges	Surcharges and Other Credits		Taxes, Governmental and Fees	Third-Party Charges (Includes Tax)	Total Charges	Usage			
												Voice Plan	Messaging	Data	Voice Roaming
850-342-0196	Bryanna Riley	4	--	--	--	--	--	--	--	--	--	--	--	--	--
850-491-2214	Bryanna Riley	5	\$36.05	--	--	--	\$0.02	--	--	--	\$36.07	--	--	--	--
850-491-2669	Bryanna Riley	6	--	--	--	--	--	--	--	--	--	--	--	--	--
850-491-3169	Bryanna Riley	7	\$20.00	--	--	--	\$2.26	--	--	--	\$22.26	--	--	--	--
850-553-0385	Conference Room	8	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	--	--	--
850-553-0623	Kayla Knecht	9	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	2	--	--
850-553-0765	Danielle Jones	10	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	--	--	--
850-553-0822	Holly Francis	11	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	9	--	--
850-688-5360	Intern.	12	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	1	--	--
850-688-5833	Phil Smith	13	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	--	--	--
850-688-7286	Bubba Stinson	14	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	6	--	--
850-688-8842	Susan Hayes	15	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	--	--	--
850-743-3723	Bryanna Riley	16	--	--	--	--	--	--	--	--	--	--	--	--	--
850-815-0230	Cayelan Cwikka	17	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	6	--	--
850-815-2483	Fax Room	18	\$25.00	--	--	--	\$2.05	--	--	--	\$27.05	--	--	--	--
Total Current Charges			\$306.05	\$0.00	\$0.00	\$22.78	\$0.00	\$0.00	\$0.00	\$0.00	\$328.83				



Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[11025] 2k webgroup								
4/17/2025	4/17/2025	12533	5/17/2025	monthly email hosting - Website - Jeffersoncountyfl.gov	560.08	560.08	01-2104-513.310	560.08
Total for[11025] 2k webgroup					560.08	560.08		560.08
[10480] Advanced Business Systems								
4/17/2025	4/17/2025	458749	5/17/2025	Monthly Printer Services-Manager Office Contract # CT2548-001	15.75	15.75	01-2102-513.520	15.75
4/21/2025	4/21/2025	460634	5/21/2025	copier maintenance - Kyocera/P6235 #73198 - acct# CO27-005 Contract# CT3356-01	22.04	22.04	11-4102-541.461	22.04
Total for[10480] Advanced Business Systems					37.79	37.79		37.79
[10405] Amazon Capital Services								
4/17/2025	4/17/2025	1C36-GXND-4WYD	5/17/2025	Community garden supplies	68.68	68.68	01-6213-571.520	68.68
4/17/2025	4/17/2025	1C76-YTMQ-1R4Q	5/17/2025	Library checkout material (DVD)	209.63	209.63	01-6213-571.660	209.63
4/17/2025	4/17/2025	1DQC-VJHT-GXP7	5/17/2025	STEM activity	20.39	20.39	01-6213-571.520	20.39
4/17/2025	4/17/2025	1FML-3DLV-MD31	5/17/2025	Receipt paper	11.79	11.79	01-6213-571.510	11.79
4/17/2025	4/17/2025	1FVN-NVKK-J9MF	5/17/2025	Library checkout material	106.90	106.90	01-6213-571.660	106.90
4/17/2025	4/17/2025	1HCG-WK3Q-FK4D	5/17/2025	Fax toner	77.32	77.32	01-6213-571.525	77.32
4/17/2025	4/17/2025	1JPP-MCFT-LX6D	5/17/2025	Crafts / Storytime	14.84	14.84	01-6213-571.520	14.84
4/17/2025	4/17/2025	75.94	5/17/2025	Seasonal events	75.94	75.94	01-6213-571.520	75.94
4/17/2025	4/17/2025	Req 4572	5/17/2025	Ceiling tiles	314.82	314.82	01-6213-571.460	314.82
Total for[10405] Amazon Capital Services					900.31	900.31		900.31
[10920] Animal Medical Clinic								
4/17/2025	4/17/2025	385074	4/17/2025	4512*307 wormer	56.74	56.74	01-4212-562.520	56.74
4/17/2025	4/17/2025	385117	4/17/2025	4512*487 brownie pit assessment	183.00	183.00	01-4212-562.310	183.00
Total for[10920] Animal Medical Clinic					239.74	239.74		239.74
[12325] ARTEZIA WATER								
4/17/2025	4/17/2025	0629555	5/17/2025	Public Defender Water Services FY 24/25	27.25	27.25	01-2333-516.341	27.25
Total for[12325] ARTEZIA WATER					27.25	27.25		27.25
[12839] Atmax Equipment Co								
4/17/2025	4/17/2025	IN021101	4/17/2025	mmb skid shoe, optiair main filter element, optiair 1000 filter element, water separator filter, engine fuel filter, engine oil filter, hydrostatic pump filter, lenz intank filter, cab filter - #114 - Acct# C003707	1,317.50	1,317.50	11-4102-541.463	1,317.50
4/17/2025	4/17/2025	IN022452	4/17/2025	optiair main filter element, optiair 1000 filter element, water separator filter, engine fuel filter, engine oil filter, hydrostatic charge pump filter, lenz intank filter element - #114, Acct# CO03707	940.74	940.74	11-4102-541.463	940.74
Total for[12839] Atmax Equipment Co					2,258.24	2,258.24		2,258.24

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[10820] Avenu Insights & Analytic								
4/17/2025	4/17/2025	INVB-061277	5/17/2025	PACE-SAAS application software hosting, technical support acct# C100468 order# CN00238846	2,537.00	2,537.00	01-2104-513.525	2,537.00
Total for[10820] Avenu Insights & Analytic					2,537.00	2,537.00		2,537.00
[11425] B&B Porta-Toilets, Inc								
4/17/2025	4/17/2025	297654	5/17/2025	porta toilet rental - hall Park 2/14/25-03/13/25	195.00	195.00	01-6101-572.523	195.00
Total for[11425] B&B Porta-Toilets, Inc					195.00	195.00		195.00
[10315] Beard Equipment Company								
4/17/2025	4/17/2025	2102779	5/17/2025	service repair - #115 grader - acct# 700352	265.00	265.00	11-4102-541.462	265.00
4/17/2025	4/17/2025	2104539	5/17/2025	duramax cut 8" grader blades - Rd Dept - Act# 700352	2,045.92	2,045.92	11-4102-541.463	2,045.92
Total for[10315] Beard Equipment Company					2,310.92	2,310.92		2,310.92
[11060] Beggs Funeral Homes, Inc								
4/17/2025	4/17/2025	Body Removal-Donald K Ware	5/17/2025	Body Removal-Donald K Ware	400.00	400.00	01-3990-527.310	400.00
Total for[11060] Beggs Funeral Homes, Inc					400.00	400.00		400.00
[10250] Big Bend Tire								
4/17/2025	4/17/2025	160719044	5/17/2025	Vehicle Maint.	110.00	110.00	01-3440-524.462	110.00
4/17/2025	4/17/2025	160719661	5/17/2025	Vehicle Maint.	60.00	60.00	01-3440-524.462	60.00
4/17/2025	4/17/2025	160719707	5/17/2025	tire R-15	85.00	85.00	22-4212-534.462	85.00
4/17/2025	4/17/2025	160719770	5/17/2025	Oil Change Chief Truck	80.00	80.00	19-3211-522.463	40.00
							28-3211-526.463	40.00
4/17/2025	4/17/2025	160719781	5/17/2025	3-1 Regen Labor	110.00	110.00	28-3211-526.462	110.00
4/17/2025	4/17/2025	160719869	5/17/2025	Brush 1 AC	335.12	335.12	19-3211-522.462	335.12
4/17/2025	4/17/2025	1607198825	5/17/2025	JCEO Kubota tractor tire patch repair	30.00	30.00	01-6302-537.641	30.00
4/17/2025	4/17/2025	1607198873	5/17/2025	front brake pads A-1	257.15	257.15	22-4212-534.462	257.15
4/07/2025	4/07/2025	1607198937	5/07/2025	tire R-15	103.00	103.00	22-4212-534.462	103.00
4/07/2025	4/07/2025	1607198949	5/07/2025	2 tires FL-2	170.00	170.00	22-4212-534.462	170.00
4/17/2025	4/17/2025	1607199105	5/17/2025	3-2 Oil Change	266.43	266.43	28-3211-526.463	266.43
Total for[10250] Big Bend Tire					1,606.70	1,606.70		1,606.70
[10125] BIG BEND TRANSIT, INC								
4/17/2025	4/17/2025	25-189	5/17/2025	transportation services provided for Jefferson Express for March 2025	13,325.00	13,325.00	12-0098-551.302	13,325.00
Total for[10125] BIG BEND TRANSIT, INC					13,325.00	13,325.00		13,325.00
[10610] Big Bend-Eubanks Termite & Pest Control Inc								
4/17/2025	4/17/2025	265257	5/17/2025	Sub-Terr Termite Booster - Acct# 12080 Rec park	500.00	500.00	01-6101-572.523	500.00
Total for[10610] Big Bend-Eubanks Termite & Pest Control					500.00	500.00		500.00
[12937] C&F Services LLC								
3/28/2025	3/28/2025	03282028	4/17/2025	bassett fence repair	12,462.00	12,462.00	22-4212-534.341	12,462.00
4/04/2025	4/04/2025	04012025	4/17/2025	lamont fence repair	3,300.00	3,300.00	22-4212-534.341	3,300.00
Total for[12937] C&F Services LLC					15,762.00	15,762.00		15,762.00

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[10330] C. W. Roberts Contracting Inc								
4/17/2025	4/17/2025	2024-10-01	5/17/2025	Stabilization of Private Roads Project - Payment 1 Aucilla Shores	602,651.88	602,651.88	18-4102-541.643	602,651.88
Total for[10330] C. W. Roberts Contracting Inc					602,651.88	602,651.88		602,651.88
[11810] Capital City Pest Control Services LLC								
4/17/2025	4/17/2025	25122	5/17/2025	Wacissa VFD Pest Control	65.00	65.00	19-3211-522.620	65.00
Total for[11810] Capital City Pest Control Services LLC					65.00	65.00		65.00
[11825] CenturyLink Communications, LLC								
4/17/2025	4/17/2025	8304.0325	5/17/2025	monthly service - Rd Dept - Acct# 312168304	599.77	599.77	11-4102-541.410	599.77
4/17/2025	4/17/2025	monthly service	5/17/2025	monthly service Supreme Ct of Fla - acct# 311120982	60.00	60.00	01-2322-516.410	60.00
4/17/2025	4/17/2025	Monthly Services-State's Attorney Acct #	5/17/2025	Monthly Services-State's Attorney Acct # 312248787	136.50	136.50	01-2332-516.410	136.50
4/17/2025	4/17/2025	Rec Park Acct 463021743	5/17/2025	Rec Park Acct 463021743	406.90	406.90	01-6101-572.410	406.90
Total for[11825] CenturyLink Communications, LLC					1,203.17	1,203.17		1,203.17
[10770] Cintas								
4/17/2025	4/17/2025	4216331595	5/17/2025	uniform rental - Rd Dept - Acct# 19616374	120.55	120.55	11-4102-541.341	120.55
4/21/2025	4/21/2025	4226581762	5/21/2025	uniform rental - rd dept - acct# 19616374	124.49	124.49	11-4102-541.341	124.49
Total for[10770] Cintas					245.04	245.04		245.04
[10090] Conrad Yelvington Distrib								
4/17/2025	4/17/2025	2288269	5/17/2025	Limestone roadbase - Gum Swamp - Acct# 314478	773.50	773.50	11-4102-541.530	773.50
Total for[10090] Conrad Yelvington Distrib					773.50	773.50		773.50
[11585] Crystal Springs								
4/17/2025	4/17/2025	15070266 032525	5/17/2025	cooler rental & water - acct# 671493115070266	130.39	130.39	11-4102-541.520	130.39
Total for[11585] Crystal Springs					130.39	130.39		130.39
[12956] CTC Disaster Response Inc dba Custom Tree Care								
4/17/2025	4/17/2025	22705	4/17/2025	Hurricane Helene Debris Removal - 2.23.25-3.1.25	6,205.45	6,205.45	12-0098-525.350	6,205.45
4/17/2025	4/17/2025	22708	4/17/2025	Hurricane Helene Debris Removal - 1.26.25-2.1.25	101,904.63	101,904.63	12-0098-525.350	101,904.63
4/17/2025	4/17/2025	22725	4/17/2025	Hurricane Helene Debris Removal - 2.2.25-2.8.25	73,194.69	73,194.69	12-0098-525.350	73,194.69
4/17/2025	4/17/2025	22732	4/17/2025	Hurricane Helene Debris Removal - 2.8.25-2.15.25	74,429.06	74,429.06	12-0098-525.350	74,429.06
4/17/2025	4/17/2025	22733	4/17/2025	Hurricane Helene Debris Removal - 02/14/2025 Debby Ash	32,385.98	32,385.98	12-0098-525.350	32,385.98
4/17/2025	4/17/2025	22761	4/17/2025	Hurricane Helene Debris Removal - 2.16.25-2.22.25	35,062.57	35,062.57	12-0098-525.350	35,062.57
4/17/2025	4/17/2025	22784	4/17/2025	Hurricane Helene Debris Removal - 02/17/25 Tipping Fee	209,253.00	209,253.00	12-0098-525.350	209,253.00

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
4/17/2025	4/17/2025	22834	4/17/2025	Hurricane Helene Debris Removal - 02/19/25 Tipping Fee	92,342.00	92,342.00	12-0098-525.350	92,342.00
Total for[12956] CTC Disaster Response Inc dba Custom					624,777.38	624,777.38		624,777.38
[12976] David Taussig and Associates, Inc.								
4/17/2025	4/17/2025	2411020	5/17/2025	DE24-00026.00 Jefferson County Development Impact Fee Study (DIF)	15,002.50	15,002.50	01-2104-513.310	15,002.50
Total for[12976] David Taussig and Associates, Inc.					15,002.50	15,002.50		15,002.50
[10970] DEMCO, INC								
4/17/2025	4/17/2025	7623623	5/17/2025	Book labels	409.44	409.44	01-6213-571.510	409.44
Total for[10970] DEMCO, INC					409.44	409.44		409.44
[13029] Dirty Pecan Inc								
4/17/2025	4/17/2025	N/A	5/17/2025	Special Event Grant	500.00	500.00	29-2781-519.801	500.00
4/17/2025	4/17/2025	N/A	5/17/2025	County grant program - reimbursement	2,000.00	2,000.00	01-2781-519.881	2,000.00
Total for[13029] Dirty Pecan Inc					2,500.00	2,500.00		2,500.00
[10720] Donalson Diesel Performan								
4/17/2025	4/17/2025	17724	5/17/2025	Seals for S-1	61.00	61.00	19-3211-522.463	61.00
Total for[10720] Donalson Diesel Performan					61.00	61.00		61.00
[12640] DoorKing INC								
4/07/2025	4/07/2025	2473083	5/07/2025	monthly service - 030325-040225 - Gate Acct# RoadDept1	34.95	34.95	11-4102-541.410	34.95
Total for[12640] DoorKing INC					34.95	34.95		34.95
[10530] ECB PUBLISHING INC								
4/17/2025	4/17/2025	022825	5/17/2025	march statement - Rec Park	240.00	240.00	01-6101-572.490	240.00
4/17/2025	4/17/2025	31663	5/17/2025	Legal Advertising-PC	64.38	64.38	01-2780-515.490	64.38
Total for[10530] ECB PUBLISHING INC					304.38	304.38		304.38
[10040] ELI ROBERTS & SONS								
4/17/2025	4/17/2025	126173	5/17/2025	unleaded fuel - Rd Dept - Acct# 2022114	9,415.43	9,415.43	11-4102-541.521	9,415.43
4/17/2025	4/17/2025	476524	5/17/2025	Diesel fuel - Rd Dept - Acct# 2022114	12,931.85	12,931.85	11-4102-541.521	12,931.85
Total for[10040] ELI ROBERTS & SONS					22,347.28	22,347.28		22,347.28
[12931] Florida Building Code Compliance Authority Inc								
4/17/2025	4/17/2025	141720008000014 05-1413	4/17/2025	Consultant Services 3/17/2025	826.20	826.20	01-3440-524.310	826.20
4/17/2025	4/17/2025	141720008000014 14-1422	4/17/2025	Consultant Services 3/18/2025	826.20	826.20	01-3440-524.310	826.20
4/17/2025	4/17/2025	141720008000014 23	4/17/2025	Consultant Services 3/19/2025	826.20	826.20	01-3440-524.310	826.20
4/17/2025	4/17/2025	141720008000014 41-1449	4/17/2025	Consultant Services 3/24/2025	734.40	734.40	01-3440-524.310	734.40
4/17/2025	4/17/2025	141720008000014 50-1458	4/17/2025	Consultant Services 3/25/2025	826.20	826.20	01-3440-524.310	826.20
4/17/2025	4/17/2025	141720008000014 59-64	4/17/2025	Consultant Services 3/26/2025	550.80	550.80	01-3440-524.310	550.80
4/17/2025	4/17/2025	141720008000014 65-1469	4/17/2025	Consultant Services 3/27/2025	459.00	459.00	01-3440-524.310	459.00

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
4/17/2025	4/17/2025	141720008000014	4/17/2025	Consultant Services 2/26/2025	275.40	275.40	01-3440-524.310	275.40
		84-1486						
4/17/2025	4/17/2025	141720008000014	4/17/2025	Consultant Services 3/20/2025	1,193.40	1,193.40	01-3440-524.310	1,193.40
		87-1499						
Total for[12931] Florida Building Code Compliance					6,517.80	6,517.80		6,517.80
[11310] Fotia Services, LLC								
4/17/2025	4/17/2025	15744	5/17/2025	Fire Extinguisher recharge WVFD	179.70	179.70	19-3211-522.620	179.70
4/17/2025	4/17/2025	15822	5/17/2025	WVFD Extinguisher Recharge	197.24	197.24	19-3211-522.620	197.24
Total for[11310] Fotia Services, LLC					376.94	376.94		376.94
[10555] GCL MONTICELLO								
4/17/2025	4/17/2025	170540	5/17/2025	single cut key - Rec Park Acct# 300166	9.00	9.00	01-6101-572.520	9.00
4/17/2025	4/17/2025	170593	5/17/2025	single cut key - Rec Park Acct# 300166	22.50	22.50	01-6101-572.520	22.50
4/17/2025	4/17/2025	171781	5/17/2025	valve angle 1/2fipx3/8, plumbers tape - Rec Park Acct# 300166	12.98	12.98	01-6101-572.520	12.98
4/10/2025	4/10/2025	172054	5/10/2025	6x10 galvanized fha eave drip - Rec Park Acct# 300166	199.90	199.90	01-6101-572.520	199.90
4/17/2025	4/17/2025	172377	5/17/2025	1/2 chuck key - Rec Park Acct# 300166	4.79	4.79	01-6101-572.520	4.79
4/17/2025	4/17/2025	172390	5/17/2025	3/4x66ft prem vinly elect tape, tape duct, gorilla glue, pt 2x12ox flt grey primer - Rec Park Acct# 300166	27.94	27.94	01-6101-572.520	27.94
4/17/2025	4/17/2025	172523	5/17/2025	single cut key, gas replacement spout - Rec Park Acct# 300166	57.96	57.96	01-6101-572.520	57.96
4/10/2025	4/10/2025	172524	5/10/2025	4x4x8 pt ground contact - Rec Park Acct# 300166	25.98	25.98	01-6101-572.520	25.98
4/17/2025	4/17/2025	172548	5/17/2025	60# concrete mix - Rec Park Acct# 300166	33.30	33.30	01-6101-572.520	33.30
4/10/2025	4/10/2025	172673	5/10/2025	slvtip 3in varnish brush - Rec Park Acct# 300166	11.99	11.99	01-6101-572.520	11.99
4/17/2025	4/17/2025	172819	5/17/2025	Batteries and shovel	61.97	61.97	19-3211-522.520	61.97
4/17/2025	4/17/2025	173096	5/17/2025	Degreaser	15.27	15.27	19-3211-522.520	7.64
							28-3211-526.520	7.63
4/17/2025	4/17/2025	SOLID WASTE	5/17/2025	300166 toilet plungers	15.98	15.98	22-4212-534.510	15.98
Total for[10555] GCL MONTICELLO					499.56	499.56		499.56
[10590] GOVCONNECTION, INC								
4/17/2025	4/17/2025	76308350	5/17/2025	IT Upgrades - Act# 15054549	1,579.81	1,579.81	01-2670-519.640	1,579.81
Total for[10590] GOVCONNECTION, INC					1,579.81	1,579.81		1,579.81
[13033] Grainger								
4/17/2025	4/17/2025	9438794357	5/17/2025	EMERGENCY MGMT- Power Breezers Hoses & Adapters	1,033.24	1,033.24	12-0098-525.352	1,033.24
4/17/2025	4/17/2025	9438794357	5/17/2025	EMERGENCY MGMT- Power Breezers	10,666.66	10,666.66	12-0098-525.352	10,666.66
Total for[13033] Grainger					11,699.90	11,699.90		11,699.90
[13026] Henderson Diesel Service LLC								
4/17/2025	4/17/2025	1530	5/17/2025	3-1 Emissions	850.00	850.00	28-3211-526.462	850.00
4/17/2025	4/17/2025	1531	5/17/2025	Alternator 3-1	583.15	583.15	28-3211-526.462	138.15
							28-3211-526.463	445.00
Total for[13026] Henderson Diesel Service LLC					1,433.15	1,433.15		1,433.15

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[10925] HiTouch Business Services								
4/17/2025	4/17/2025	6026593549	5/17/2025	Account ATL 1845590 - Courthouse Supplies FY 24/25	535.08	535.08	01-2670-519.520	535.08
Total for[10925] HiTouch Business Services					535.08	535.08		535.08
[11815] Holland Lawn Service &								
4/17/2025	4/17/2025	697052	5/17/2025	Repair Bay Door at LVFD	450.00	450.00	19-3211-522.621	450.00
Total for[11815] Holland Lawn Service &					450.00	450.00		450.00
[10505] Howdys Rent A Toilet								
4/17/2025	4/17/2025	699811	5/17/2025	4285 lloyd site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699812	5/17/2025	4285 wacissa site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699813	5/17/2025	4285 nash site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699814	5/17/2025	4285 new monticello site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699815	5/17/2025	4285 fulford site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699816	5/17/2025	4285 bassett site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699817	5/17/2025	4285 pinckney hill site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699818	5/17/2025	4285 main yard site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	699819	5/17/2025	4285 aucilla site toilet	255.00	255.00	22-4212-534.430	255.00
4/17/2025	4/17/2025	700021	5/17/2025	Facilities @ Wacissa Park	384.00	384.00	01-6101-572.441	384.00
Total for[10505] Howdys Rent A Toilet					2,679.00	2,679.00		2,679.00
[10220] Ingram Library Services								
4/17/2025	4/17/2025	87001858	5/17/2025	Account #200-5054-Library Checkout Material	52.03	52.03	01-6213-571.660	52.03
4/17/2025	4/17/2025	87001859	5/17/2025	Account #200-5054-Library Checkout Material	226.53	226.53	01-6213-571.660	226.53
4/17/2025	4/17/2025	87161172	5/17/2025	Account #200-5054-Library Checkout Material	253.05	253.05	01-6213-571.660	253.05
4/17/2025	4/17/2025	87161173	5/17/2025	Account #200-5054-Library Checkout Material	37.74	37.74	01-6213-571.660	37.74
4/17/2025	4/17/2025	87161174	5/17/2025	Account #200-5054-Library Checkout Material	178.46	178.46	01-6213-571.660	178.46
4/17/2025	4/17/2025	87299712	5/17/2025	Account #200-5054-Library Checkout Material	19.17	19.17	01-6213-571.660	19.17
4/17/2025	4/17/2025	87299713	5/17/2025	Account #200-5054-Library Checkout Material	32.98	32.98	01-6213-571.660	32.98
4/17/2025	4/17/2025	87299714	5/17/2025	Account #200-5054-Library Checkout Material	505.06	505.06	01-6213-571.660	505.06
4/17/2025	4/17/2025	87432144	5/17/2025	Account #200-5054-Library Checkout Material	58.07	58.07	01-6213-571.660	58.07
4/17/2025	4/17/2025	87458881	5/17/2025	Account #200-5054-Library Checkout Material	22.14	22.14	01-6213-571.660	22.14
4/17/2025	4/17/2025	87458882	5/17/2025	Account #200-5054-Library Checkout Material	1,752.38	1,752.38	01-6213-571.660	1,752.38
Total for[10220] Ingram Library Services					3,137.61	3,137.61		3,137.61
[11420] J Corinne Stephens dba Corinne's Winner Center								
4/10/2025	4/10/2025	031825	5/10/2025	trophies, remade trophies - rec park	754.50	754.50	01-6101-572.640	754.50
Total for[11420] J Corinne Stephens dba Corinne's Winner					754.50	754.50		754.50
[12786] Jairamy Goode								
4/17/2025	4/17/2025	Sheriff Memo	4/17/2025	Court Education Fund-2025 Property and Evidence Training Per Diem	240.00	240.00	14-3101-521.540	240.00
Total for[12786] Jairamy Goode					240.00	240.00		240.00
[10980] Jefferson Communities Water System, Inc.								
4/17/2025	4/17/2025	1800.0325	5/17/2025	monthly service -2-25-25 - 3-28-25 Hall park - 1800.0325	88.99	88.99	01-6101-572.430	88.99
Total for[10980] Jefferson Communities Water System, Inc.					88.99	88.99		88.99

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[10280] Jefferson County Health Department								
4/17/2025	4/17/2025	JBOCC-33-0425-7	5/17/2025	FY 24/25 County Contribution to JC Health Dept-4th Qtr	10,250.00	10,250.00	01-5101-562.340	10,250.00
Total for[10280] Jefferson County Health Department					10,250.00	10,250.00		10,250.00
[10540] Jones Welding & Industrial Supplies Inc								
4/17/2025	4/17/2025	R 00712888	5/17/2025	Oxygen Cylinder Rental	591.47	591.47	28-3211-526.522	591.47
4/17/2025	4/17/2025	R00712889	5/17/2025	cylinder AC2, OX125, OX282 - Rd Dept - Acct# 58688	115.01	115.01	11-4102-541.520	115.01
4/17/2025	4/17/2025	VM 50374	5/17/2025	Oxygen	181.48	181.48	28-3211-526.522	181.48
Total for[10540] Jones Welding & Industrial Supplies Inc					887.96	887.96		887.96
[10725] Keaton Tire Repair								
4/17/2025	4/17/2025	8000515	5/17/2025	repair, service call, tire tube - Rd Dept #60	425.00	425.00	11-4102-541.462	425.00
Total for[10725] Keaton Tire Repair					425.00	425.00		425.00
[11630] Keith Roddenberry								
4/17/2025	4/17/2025	107170	5/17/2025	Courthouse ground maintenance	50.00	50.00	01-2670-519.460	50.00
Total for[11630] Keith Roddenberry					50.00	50.00		50.00
[13036] Lanetra Cooks								
4/17/2025	4/17/2025	Sheriff Memo	5/17/2025	Court Education Fund-2025 Jail Summit Training Per Diem	92.00	92.00	14-3101-521.540	92.00
Total for[13036] Lanetra Cooks					92.00	92.00		92.00
[11540] Makaccloud, Inc.								
4/17/2025	4/17/2025	N/A	5/17/2025	County nonprofit grant program - reimbursement	1,800.00	1,800.00	01-2781-519.881	1,800.00
Total for[11540] Makaccloud, Inc.					1,800.00	1,800.00		1,800.00
[10575] Mobile Communications								
4/17/2025	4/17/2025	307070066758	5/17/2025	fleet gps	314.25	314.25	22-4212-534.520	314.25
4/17/2025	4/17/2025	307070066770	5/17/2025	monthly fleet tracker service - Rd Dept - GPS	544.70	544.70	11-4102-541.341	544.70
Total for[10575] Mobile Communications					858.95	858.95		858.95
[10440] Monticello Carquest Inc.								
4/17/2025	4/17/2025	10338-326157	5/17/2025	battery lawn & garden, core charge, return core charge - Rec park - Acct 253	52.47	52.47	01-6101-572.520	52.47
4/17/2025	4/17/2025	10338-326203	5/17/2025	fuse mini 32v bx 20a - rec park - acct# 253	4.70	4.70	01-6101-572.520	4.70
4/17/2025	4/17/2025	10338-327390	5/17/2025	hdmo 15w40, conv oil 10w30, cwp 26-220 - Rec Park - Acct 253	89.56	89.56	01-6101-572.520	89.56
4/17/2025	4/17/2025	10338-327748	5/17/2025	filter, funnel - oil shed	25.34	25.34	22-4212-534.520	25.34
3/31/2025	4/17/2025	10338-327971	4/17/2025	acct#132 trimmer line, acryl gray paint, washer fluid bug - shop, inmate -	71.66	71.66	11-4102-541.520	71.66
4/17/2025	4/17/2025	10338-327988	5/17/2025	263 hydrolic hose, fittings G2	96.40	96.40	22-4212-534.463	96.40
4/17/2025	4/17/2025	10338-328040	5/17/2025	headlight - halogen #107 - Act# 132	16.19	16.19	11-4102-541.463	16.19
4/17/2025	4/17/2025	10338-328070	5/17/2025	ISO heet gas antifreeze - #114, #109 - act# 132	5.36	5.36	11-4102-541.463	5.36
4/17/2025	4/17/2025	10338-328070	5/17/2025	battery-gold 2018 chevy tahoe #MC4 - act# 132	202.40	202.40	01-4217-534.460	202.40
4/17/2025	4/17/2025	10338-328150	5/17/2025	battery, core charge, MC#1 - Act# 132	161.71	161.71	01-4217-534.460	161.71

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
4/17/2025	4/17/2025	10338-328308	5/17/2025	fs gear lubricant, fs gear lubricant, r-134a freon - shop - Acct# 132	269.74	269.74	11-4102-541.520	269.74
4/17/2025	4/17/2025	10338-328380	5/17/2025	263 taillight R15	33.19	33.19	22-4212-534.463	33.19
4/17/2025	4/17/2025	10338-328461	5/17/2025	Car Wash Solution	9.99	9.99	28-3211-526.520	9.99
4/07/2025	4/17/2025	10338-328520	4/17/2025	c#263 hydraulic fitting A-1	22.36	22.36	22-4212-534.463	22.36
4/17/2025	4/17/2025	10338-328521	5/17/2025	12" 300 MM diamond wheel blade (4) - Concrete Saw - Act# 132	374.12	374.12	11-4102-541.520	374.12
4/21/2025	4/21/2025	10338-328560	5/21/2025	starter - #95 - Acct# 132	201.45	201.45	11-4102-541.463	201.45
4/21/2025	4/21/2025	10338-328597	5/21/2025	spark plug, fuel filter, 30w-hd oil, aiar filter, kohler prefilter, blade scag 24-1/2"x5/8" mulche - gravely lawnmower - Acct# 132	163.28	163.28	11-4102-541.463	163.28
4/17/2025	4/17/2025	10338-328715	5/17/2025	rott4tr 15w40 oil - shop - acct# 132	101.94	101.94	11-4102-541.520	101.94
2/28/2025	4/03/2025	10338-ROA	4/17/2025	C#262 credit memo paid by both check and p-card brush 10 batteries	-493.90	-493.90	19-3211-522.623	-493.90
Total for[10440] Monticello Carquest Inc.					1,407.96	1,407.96		1,407.96
[11295] Monticello Milling Co.								
4/17/2025	4/17/2025	15224	5/17/2025	dog feed kennels	116.00	116.00	01-4212-562.520	116.00
Total for[11295] Monticello Milling Co.					116.00	116.00		116.00
[12948] Moyle Law Firm PA								
4/17/2025	4/17/2025	4187	4/17/2025	Jeff Co Value Adjustment Board - Acct# 91691.000	252.00	252.00	01-2104-513.310	252.00
Total for[12948] Moyle Law Firm PA					252.00	252.00		252.00
[13027] North Florida Wildlife Center Inc								
4/17/2025	4/17/2025	N/A	5/17/2025	Special Event Grant	500.00	500.00	29-2781-519.801	500.00
4/17/2025	4/17/2025	N/A	5/17/2025	County non-profit grant - reimbursement	2,000.00	2,000.00	01-2781-519.881	2,000.00
Total for[13027] North Florida Wildlife Center Inc					2,500.00	2,500.00		2,500.00
[12837] NWN Corporation								
4/17/2025	4/17/2025	IN643916	4/17/2025	Public Defender Operating Equip.	152.60	152.60	01-2333-516.520	152.60
Total for[12837] NWN Corporation					152.60	152.60		152.60
[10710] O'Reilly Auto Parts								
4/17/2025	4/17/2025	2275-255136	5/17/2025	capsule, mini bulb, turn signal, window reg assy - Co Mngr - 2018 Chevy tahoe - Acct# 2834089	189.86	189.86	01-2102-513.462	189.86
4/17/2025	4/17/2025	2275-255215	5/17/2025	wiper blade (4), aerosol (2) - #119, #96 acct# 2834089	61.76	61.76	11-4102-541.463	61.76
4/17/2025	4/17/2025	2275-256136	5/17/2025	heater hose - #74 - Acct# 2834089	106.78	106.78	11-4102-541.463	106.78
Total for[10710] O'Reilly Auto Parts					358.40	358.40		358.40
[11150] Potty Man Portables								
4/17/2025	4/17/2025	120420	5/17/2025	portable toilet rental - Rd Dept	95.00	95.00	11-4102-541.430	95.00
Total for[11150] Potty Man Portables					95.00	95.00		95.00
[12737] Pro Chem Inc								
4/17/2025	4/17/2025	189904	5/17/2025	224397 nitrile gloves, grease, wash-n-wax	806.44	806.44	22-4212-534.520	806.44
Total for[12737] Pro Chem Inc					806.44	806.44		806.44

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[10915] Quality Pavement Repair								
4/17/2025	4/17/2025	30972656	5/17/2025	(3) pallets cold patch - QPR NO VOC HP Pmnt Re 50# bag - Acct# 666815	3,402.00	3,402.00	11-4102-541.530	3,402.00
Total for[10915] Quality Pavement Repair					3,402.00	3,402.00		3,402.00
[10350] Ring Power Corporation*								
4/17/2025	4/17/2025	00SE00469159	5/17/2025	MQ180 GENERATOR SET	86,550.00	86,550.00	12-0098-525.352	86,550.00
4/04/2025	4/04/2025	02WL0566192	5/04/2025	24323 forklift repair powershift transmission	1,910.84	1,910.84	22-4212-534.462	1,910.84
4/17/2025	4/17/2025	8593899	5/17/2025	Annual Full Service JCPR Generator	1,406.60	1,406.60	19-3211-522.460	703.30
							28-3211-526.460	703.30
Total for[10350] Ring Power Corporation*					89,867.44	89,867.44		89,867.44
[12743] Site Truck Services LLC								
4/17/2025	4/17/2025	2486	5/17/2025	repair - ignition coil - #111	635.71	635.71	11-4102-541.462	635.71
3/31/2025	3/31/2025	2487	4/30/2025	replace damaged winch cable R15	2,280.15	2,280.15	22-4212-534.462	2,280.15
4/17/2025	4/17/2025	2489	5/17/2025	repair front axle & steering, alignment - #74	260.00	260.00	11-4102-541.462	260.00
Total for[12743] Site Truck Services LLC					3,175.86	3,175.86		3,175.86
[11500] SOUTH GA LOW COST SPAY & NEUTER CLINIC								
4/17/2025	4/17/2025	2271858	5/17/2025	spay 2 dogs, neuter 3 dogs	330.00	330.00	01-4212-562.492	330.00
Total for[11500] SOUTH GA LOW COST SPAY & NEUTER					330.00	330.00		330.00
[12285] SOUTHERN QUALITY PROPANE								
4/17/2025	4/17/2025	222651	5/17/2025	26239 forklift propane	55.95	55.95	22-4212-534.521	55.95
Total for[12285] SOUTHERN QUALITY PROPANE					55.95	55.95		55.95
[10385] State of Florida-DMS								
4/17/2025	4/17/2025	2g-3558	5/17/2025	Phone Services-An2 Multiple Accounts	1,691.79	1,691.79	01-2102-513.410	30.35
							01-2322-516.410	64.79
							01-2324-516.410	99.25
							01-2670-519.410	496.09
							01-2671-519.410	303.46
							01-2780-515.410	45.52
							01-2781-519.830	30.34
							01-3440-524.410	45.52
							01-4216-534.410	26.17
							01-6101-572.410	60.69
							01-6212-571.410	121.39
							01-6302-537.410	123.44
							19-3211-522.410	77.90
							22-4212-534.410	60.69
							28-3211-526.410	106.19
4/17/2025	4/17/2025	2g-3559	5/17/2025	FY 24/25-Monthly Services-Acct An2-Multiple Accts	33.70	33.70	01-2671-519.410	33.70
4/17/2025	4/17/2025	2g-3560	5/17/2025	FY 24/25-Monthly Services-Acct An2-14844	37.25	37.25	01-2670-519.410	37.25
4/17/2025	4/17/2025	2G-3561	5/17/2025	FY 24/25-Monthly Services-Acct An2- 1550	37.25	37.25	01-2671-519.410	37.25
Total for[10385] State of Florida-DMS					1,799.99	1,799.99		1,799.99

Jefferson County Board of County Commissioners

Accounts Payable Status with Accounting Distribution by Vendor

<u>Invoice Date</u>	<u>Activity Date</u>	<u>Invoice</u>	<u>Due Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Amount Owed</u>	<u>Accounting Distribution</u>	<u>Distribution Amount</u>
[11470] The Dollywood Foundation								
5/01/2025	4/17/2025	05252623	4/17/2025	Acct#FLJEFFERSON Imagination Library - May	160.05	160.05	01-6213-571.660	160.05
Total for[11470] The Dollywood Foundation					160.05	160.05		160.05
[12836] Thomas M Coyne MD PA								
4/17/2025	4/17/2025	25-1215	4/17/2025	medical examiner services - March 2025	5,250.00	5,250.00	01-3990-527.310	5,250.00
Total for[12836] Thomas M Coyne MD PA					5,250.00	5,250.00		5,250.00
[13034] Tim Carter								
4/17/2025	4/17/2025	Sheriff Memo	5/17/2025	Court Education Fund-2025 Property and Evidence Training Per Diem	454.50	454.50	14-3101-521.540	454.50
Total for[13034] Tim Carter					454.50	454.50		454.50
[10465] UniFirst Corporation								
4/17/2025	4/17/2025	3050062447	5/17/2025	Courthouse Supplies Acct 1311916	126.39	126.39	01-2670-519.520	126.39
4/17/2025	4/17/2025	3050064699	5/17/2025	Courthouse Supplies Acct 1311916	224.09	224.09	01-2670-519.520	224.09
4/17/2025	4/17/2025	3050065078	5/17/2025	Courthouse Supplies Acct 1311916	329.19	329.19	01-2670-519.520	329.19
4/17/2025	4/17/2025	3050065439	5/17/2025	Courthouse Supplies Acct 1311916	294.27	294.27	01-2670-519.520	294.27
4/17/2025	4/17/2025	3050065811	5/17/2025	Courthouse Supplies Acct 1311916	348.89	348.89	01-2670-519.520	348.89
4/17/2025	4/17/2025	3050066163	5/17/2025	1237569 employee uniforms	88.77	88.77	22-4212-534.341	88.77
4/17/2025	4/17/2025	3050066183	5/17/2025	Courthouse Supplies Acct 1311916	224.09	224.09	01-2670-519.520	224.09
4/17/2025	4/17/2025	3050066560	5/17/2025	Courthouse Supplies Acct 1311916	225.99	225.99	01-2670-519.520	225.99
Total for[10465] UniFirst Corporation					1,861.68	1,861.68		1,861.68
[11450] USA OIL LLC								
4/17/2025	4/17/2025	40716	5/17/2025	400 gallons recycled oil	200.00	200.00	22-4212-534.521	200.00
Total for[11450] USA OIL LLC					200.00	200.00		200.00
[13035] Wilmont Farmer								
4/17/2025	4/17/2025	Sheriff Memo	5/17/2025	Court Education Fund-2025 Jail Summit Training Per Diem	92.00	92.00	14-3101-521.540	92.00
Total for[13035] Wilmont Farmer					92.00	92.00		92.00
[12988] WSB								
4/17/2025	4/17/2025	R-810390-010-2	5/17/2025	Jefferson County - WO 10 Government Farm Rd.	67,475.00	67,475.00	12-0098-525.310	67,475.00
Total for[12988] WSB					67,475.00	67,475.00		67,475.00
Report Total					1,535,335.06	1,535,335.06		1,535,335.06

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

The Board met on this date in Regular Session, Executive Session, and Budget Workshop. Chairman Austin Hosford, Commissioners JT Surles, Jessica Gramling, Ben White, and Gene Hall were present. Clerk Trey Hightower, County Manager Shannon Metty, HR Director Renee Long, County Attorney Heather Encinosa, Assistant County Attorney Evan Rosenthal, and County Budget Officer Gus Rojas were also present.

At the recent board meeting, a proclamation honored Mrs. Shawn Greenwood for her community contributions. During citizen input, David Hall contested a denied permit, sparking discussion about zoning, licensing, and appeals. The Consent Agenda was approved unanimously. General business included debate over the costly A-Building project, with opinions split between demolition and partial preservation. The board also discussed pursuing civil restitution liens and potential theft lawsuits related to the Kirk Reams, Charles Culp, and Tyler McNeill cases, approving a motion to investigate further and pursue civil restitution liens. Change orders for private road stabilization projects were approved, and the board delayed a decision on extending the County Attorney's contract. The DOGE resolution passed unanimously. Clerk Hightower addressed the governor's letter, clarifying a fund misallocation. The County Engineer discussed public safety and infrastructure projects. The County Manager raised funding needs for new pickleball courts and issues with Humane Society's internet. Commissioner updates covered restitution funds, comp plan timing, and infrastructure inquiries. The meeting ended with a recess before entering an executive session on pending litigation.

1. 9AM Call to Order

2. Approval of the Agenda

- Agreement with Probation Company. Officer retiring, this is his last week. Judge Allman has approved the document as well as Judge Plaines.
- **Commissioner Surles motions to add an Item I, Probation Agreement, seconded by Commissioner Gramling and unanimously passed by the board.**
- Counsel states that Item F needs to be pulled. It is left on the agenda.

3. Public Announcements, Presentations, Awards

- Recognizing Mrs. Shawn Greenwood, who works at the First Bank as a Branch Manager. Proclamation read by Renee Long.
- Commissioner Hall states that it is important to recognize her, and we thank her.

4. Citizens Request & Input on Non-Agenda Items

- David Hall brings up a denial of a permit that he requested. The information was not turned in on time. Claims you cannot have a liquor license until zoning signs off in the county. He expresses to the board that it is not fair to punish him unless he proves that there is a problem with the services that he provides.
- Shannon Metty inquires who signed the liquor license.
- Commissioner Surles inquires why he is coming to Lloyd instead of his home county in Leon.

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

- Chairman Hosford states that local businesses have to shut down early due to some of these events. The board agrees with Mr. Wheeler's denial.
- Kim Anderson states that David Hall has had three or four festivals on her property. There has not been one issue. None of her neighbors have complained.
- Commissioner Hall inquires if there is an appeal process.
- There is an appeal process set out in the code—it is not in front of you currently today. He has the option to set an appointment to appeal from the planning department's decision.

5. Consent Agenda

- **Commissioner Surles motions to approve the Consent Agenda, seconded by Commissioner Gramling and unanimously passed by the board.**

6. General Business

a. A-Building Options Discussion

- Are we going to continue this project? Costs another \$3.5 million to finish it.
- Chairman Hosford says it is a black hole of a money pit, and we should get out of this project while we still can. We have bigger projects to prioritize such as the courthouse renovations.
- Commissioner Surles says this project is a soft spot for him because we are so far into it. We need to kick the can a little further and see if we can come up with a solution.
- Shannon Metty confirms that she will continue to apply for grants and look at what it costs to cut ties.
- It will also be expensive to demolish the building.
- Commissioner Gramling says this building is important to a lot of folks her age and older who went to school with her. We might have to look into demolition for safety reasons.
- Teresa Sterling—Grants Administrator. It does not have to be all or nothing, it could be partially demolished, and other parts kept such as walkways. This will honor the site.
- Commissioner Surles urges her to look into vocational training specific to construction trades.
- Counsel states that it requires a county contribution of \$250,000, or we will risk losing the grant funding that has already been allocated to us. The current deadline is the end of June.
- Shannon Metty states that the water could be rerouted to a fountain.
- Commissioner Surles instructs Shannon Metty to put JJ Scott at the next regular session meeting.

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

- Clayton Tolbert inquires how much we have spent on this so far. He wants to know where this money has been going. He will retrieve this information through a public records request.

b. Civil Theft and Civil Restitution Lien Order

- Commissioner Gramling recuses herself and then withdraws her recusal after receiving advice from counsel.
- Counsel states that this item requests board action on pursuing restitution from defendants in the matter of the State of Florida versus Kirk Bradley Reams, State of Florida versus Warren Charles Culp, and State of Florida versus Justin Tyler McNeil. Restitution means compensation to a victim for losses that are paid by the responsible party.
- Three individuals were each charged with one count of grand theft over \$100,000 and one count of engaging in an organized scheme to defraud over \$50,000. Mr. Culp entered a no-contest plea and was adjudicated guilty on both counts. Mr. McNeill entered a no contest plea, and he was adjudicated guilty of one count of grand theft between \$20,000 and \$100,000. Following a jury trial, Mr. Reams was convicted of one count of grand theft between \$20,000 and \$100,000. He was acquitted on the organized fraud charge. He has appealed his judgment and sentence, and that case is currently pending.
- The trial court conducted a restitution hearing on January 13 and entered its restitution order on February 5th. There is a total of \$1,240,151 stolen county funds to be paid to the county as restitution. \$794,000 to be paid to the county immediately from frozen bank accounts. \$650,000 has already been recovered. This leaves roughly \$446,000 outstanding.
- What steps does the county want to take toward recovering these funds? There are several options. The state is not going to actively pursue restitution, this is the county's responsibility. The first option is to do nothing. Defendants have until the end of their probation term to satisfy restitution. Counsel is unsure what would happen if they do not satisfy restitution by the end of their probation—it is possible that they could be found in violation of probation and sentenced to prison. They could also be placed back on probation, or the funds may never be recovered.
- The county could be more proactive by petitioning the court to for entering a civil restitution lien order against each of the defendants. The liens also accrue interest at the statutory rate. Obtaining the lien should not be a heavy lift; it could likely be done for \$5,000 or less. How aggressive does the county want to be in enforcing those liens? The county could also pursue foreclosure against non-homestead property that is subject to the liens, as well as the defendant's personal property. The county first needs to go through a process to determine the non-homestead

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

assets of defendants that could be subject to foreclosure. There will be costs associated with this route.

- Counsel also wanted to bring attention to the ability to bring civil theft lawsuits against the defendants. This could be done in addition to the civil restitution order. Must be done within two years of the termination of the criminal cases of the defendants.
- Counsel is seeking direction from the board as to which of these options it would like to pursue. Recommends bringing in a company to identify the assets and welcomes questions.
- Commissioner Hall asks a clarifying question regarding civil theft action.
- Commissioner Hall motions to explore hiring an investigator to research the defendants' assets.
- Heather Encinosa reiterates the importance of the civil restitution liens.
- **Commissioner Hall amends his motion (to hire a private investigator) to include filing a petition to obtain the civil restitution liens, seconded by Commissioner Surles and unanimously passed by the board.**
- Commissioner Surles asks what the cost would be to obtain the liens. Counsel replies \$5,000 at most.
- Clerk Hightower updates the board on the collection from the restitution order. We have received the money from Tallahassee National Bank plus interest. They are working with Truist Bank to get \$50,000. They did not want to wire it, so they are going to mail the check. Working with the Sheriff and FDLE to collect \$19,000. The money is placed into a restitution account.
- Counsel reiterates the outstanding amount uncollected.
- Commissioner Gramling inquires whether we have any money that could be coming in from the other accounts or will the \$446,000 be remaining after all those monies are collected. The latter is correct.

c. Private Road Stabilization Project Change Order #1

- The Change Order #1 had initially planned to put three inches of lime rock on Deerwood, but the contractor came in at a lower cost than originally expected.
- **Commissioner Surles motions to approve, seconded by Commissioner White and unanimously passed by the board.**
- Chairman inquires if that money is getting pulled from any other roads, to which Metty responds no.
- Citizen to be Heard: BJ Nelson

d. Private Road Stabilization Project Change Order #2

- Shannon Metty is having trouble getting all the signatures for Vista Road. In speaking with the new President of the Ridge Road Homeowners Association, they

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

are all in. They will be signing letters hopefully next week; the cost is approximately the same.

- **Commissioner Gramling motions to approve, seconded by Commissioner Surles and unanimously passed by the board.**
- Counsel confirms that this is also a June 30th deadline. The money needs to be dispersed by June 30th.
- Chairman asks Metty if she feels confident in the timeline, to which she responds yes.
- Counsel inquires which roads we still need property consent on. Teresa Sterling approaches the podium to respond.

e. County Attorney Contract Extension

- Requests board direction regarding the agreement for County Attorney services between the county and NGN. It is set to expire on June 30th. If the board wants to renew the agreement, a draft extension is included in the agenda packet. The current agreement allows for one-year extensions or any extension that is agreed upon by the parties. NGN is willing to accept a one-year extension for up to three years. They are not proposing any changes to their compensation structure. Kirsten Mood would be redesignated as the Deputy County Attorney, and Evan Rosenthal would replace Heather Encinosa as County Attorney.
- Commissioner Gramling would like to hold off on any discussion at this time. She would like additional time to consider the renewal. Commissioner Surles concurs.
- No action from the board. Counsel suggests not delaying the decision for too long given the approaching deadline.

f. Floodplain Ordinance Amendment

- Counsel states that there is an exemption for ordinances that are acquired to implement federal statutes and regulations, but it is not covered here due to the nature of the changes to the ordinance.
- **Commissioner White motions to continue Item F to April 17th at 6PM, seconded by Commissioner Gramling and unanimously passed by the board.**

g. Meeting Time Public Hearing Discussion

- **Commissioner Hall motions to change meeting time on the first of the month from 9AM to 6PM. No second. Motion fails.**
- Commissioner Surles compliments staff moving hot button items to evening meetings.

h. DOGE Resolution

- Resolution in support of the DOGE initiative.
- **Commissioner Surles motions to approve, seconded by Commissioner Gramling and unanimously passed by the board.**

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

i. Probation Agreement

- Commissioner Surles motions to approve the Probation Agreement, seconded by Commissioner Gramling. It is not brought to a vote.
- Counsel explains that the board will need to waive the requirements of the competitive procurement policy, which it has the option to do.
- **Commissioner Surles amends his motion to include the counsel's suggestion, seconded by Commissioner White and unanimously passed by the board.**

7. Clerk of Court

- Attached his response to the governor's March 18 letter. 1-4 is no, 5 is yes. It is not due to a lack of funds, but an accounting issue. It appeared that we had a deficit in certain funds, but we technically did not.
- **Commissioner Surles motions to approve the Clerk's response, seconded by Commissioner Hall and unanimously passed by the board.**

8. County Engineer

- Discusses public safety issues, as well as Boston Highway Phases I and II.

9. County Attorney

- Suggests not adjourning the meeting before the executive session. The executive session is closed to the public regarding pending litigation.

10. County Manager

- All in cost for four Pickleball courts of \$180,000. We have \$63,000 to put towards it. She wants to know where we will come up with the extra \$117,000. She suggests utilizing funds from a previous property sale. Commissioner Surles expresses support for this proposed solution.
- Humane Society internet has become obsolete.
- Chairman Hosford expresses that this is not the board's responsibility.

11. County Commissioners

- Commissioner Hall inquires about the restitution funds—what accounts do they go into? The Clerk says these funds are in an interest-bearing restitution account.
- Commissioner Gramling inquires if we have a comp plan update. It will be brought to the April 17 meeting. It will not be approved at that hearing.
- Asks for updates on Basset Dairy Road. Shannon has received six quotes. Asks for kennel update. She called the city this week and they are supposed to do our sewer tap by tomorrow.
- Commissioner Surles states that the vendor list does not need to be printed every meeting. The electronic version will suffice.
- Chairman Hosford asks about Lloyd guardrails update. Shannon does not have an update; they were damaged during the hurricane.

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Regular Session

Thursday, April 3rd, 2025

9 AM

- Chairman Hosford asks if there was there a set amount per private road that we were allocated. He would like a consensus from the board on the rock mines—can we contract a company to provide us information on it?
- Shannon replies that she has had a couple of people approach her wanting to work on this issue. She wants to meet with Commissioner Surles since he was the main contact. She is working on a bid document including royalties and costs of lime rock. It will hopefully benefit the county as much as possible. If they are going to help us open it, they will help us close it.
- Commissioner Gramling requests that they include the cost of closing it.
- County Engineer is willing to conduct research.
- Counsel clarifies the nature of the executive session, including the members in attendance.

12. Recess Regular Session

13. Executive Session

- Counsel recommends a motion not to appeal the court's order in the case of Jefferson County v. Mark Winchester, but in the event that the defendants should file an appeal, to at that point file a cross appeal.
- **Commissioner Hall motions to accept the counsel's recommendation, seconded by Commissioner Gramling and unanimously passed by the board.**

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Budget Workshop

Thursday, April 3rd, 2025

The Board met on this date for a Budget Workshop. Chairman Austin Hosford, Commissioners JT Surles, Jessica Gramling, and Ben White were present. Clerk Trey Hightower, County Manager Shannon Metty, HR Director Renee Long, County Attorney Heather Encinosa, Assistant County Attorney Evan Rosenthal, and County Budget Officer Gus Rojas were also present.

14. Call to Order

15. FY 24/25 Budget Update

- Gus Rojas presents the FY 24/25 Budget Update. We are in a good position right now. Asks if there are any board comments.
- Revenue was strong; we are at 80% ad valorem. Fuel and sales tax trending above what was estimated which was something that they thought would happen. No real expenses that were unexpected.
- Chairman mentions the jump in our health insurance costs this year and requests an explanation on the broker.
- That was the projected amount, it has always come in a bit lower. We expect them to be able to negotiate it down a bit. The 10% is an estimate, but it went up 10% last year, so it is possible that it will happen again.
- Commissioner Surles states that they are not fighting for us.
- Chairman would like to have them present in front of the board at the next workshop.
- One extra highlight is that we have received an interest earned to date from the Clerk, we are at just under \$208,000.
- Clerk Hightower states that we anticipate doubling the amount of interest earned.
- In FY 23, we did change how we help our employees. Continue covering insurance as is (\$216,000 max).
- 3% Cost of Living Adjustment (COLA). \$334,695 budget.
- Health insurance increase is built in budgets but not 3% COLA.
- Shannon Metty states that we are at the mercy of CHP.
- Gus Rojas reads the budget summary regarding consolidation of funds and the utilization of existence of budget deficits. The only funds we anticipate doing transfers for are transportation.

16. FY 25/26 Department Workshops

a. Fire and EMS

- Commissioner Surles requests that the Chief provide an overview.
- 300 times in the last 12 months we have had no one available to take calls. They rely on volunteer crews a lot.
- Even with four crews, we still have the same issue where we don't have anyone available. He does not know how we can logistically and financially solve this. We do not have room to add another crew; another employee is \$100,000.
- We are competitive, but we have to be conscious that these people have families and needs.
- Eventually, we will require a station in Lloyd and Ashville.

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

Budget Workshop

Thursday, April 3rd, 2025

- Asks that impact fees and assessments be looked at.
- Asking for a 3% COLA

b. Library

- No major changes to the budget.
- We have new study carols so that people have a private place to work, as well as parent/child study carols.
- Federal level cuts should not affect our library.
- Shannon Metty states that there have been changes to emergency management and those funds have been frozen. We need access to those funds to keep helping to funds the EOCs.

c. Mosquito Control

d. Planning Dept.

- Consultant fees currently are \$150,000.
- Budget is less than it was last year—most of that is due to having two different employees.
- Our fees to our engineering firm can be passed onto our applicants.
- The development code permits income that we received can stand to take in a little more—our fees are low.
- Chairman asks counsel what it takes to rework those figures.
- Budgeting for land development code updates.
- Commissioner Surles comments on the citizen's denial covered in the Regular Session meeting. Staff are going to continue to carry the burden of the taxpayers of this individual fighting us on that.
- Counsel states that those fees are non-refundable.
- Shannon Metty states that an appeal is a \$250 fee.

e. Parks and Recreation

f. County Manager

17. Adjourn Workshop

- **Commissioner Surles motions to adjourn, seconded by Commissioner White and unanimously passed by the board.**



Mac McNeill, Sheriff
Jefferson County Sheriff's Office

171 Industrial Park
Monticello, Florida 32344
Phone: (850) 997-2523
Fax: (850) 997-0756



April 11, 2025

Mr. Gus Rojas
Budget Officer
1 Courthouse Circle
Monticello, FL 32344

RE: EOC Mid-year Budget Amendment for Fiscal Year 2024-25

Dear Mr. Rojas,

The Jefferson County Emergency Management Office is requesting a mid-year budget amendment in the amount of \$9,154.53 to reflect additional outside revenue available for expenditure. This amendment should increase the total budget for the EOC Office to \$197,911.00 for FY24-25. We received notice that the EMPG Federal grant award was increased to \$47,510 and the CERT grant award was increased to \$7,500. We also received the final reimbursement check from Florida DEM for Hurricane Idalia. The increases are detailed below. Please make this amendment to the Jefferson County EOC's 2024-25 budget after BOCC approval.

EMPG Federal grant	\$ 5,170.00
CERT (Community Emerg Response) grant	\$ 2,500.00
Florida DEM (Idalia)	<u>\$ 1,484.53</u>
	\$ 9,154.53

Please let me know if you have any questions.

Sincerely,

Kristy Anderson
Director, Jefferson County Emergency Management

KA/see



Mac McNeill, Sheriff

Jefferson County Sheriff's Office

171 Industrial Park
Monticello, Florida 32344
Phone: (850) 997-2523
Fax: (850) 997-0756



April 11, 2025

Mr. Gus Rojas
Budget Officer
1 Courthouse Circle
Monticello, FL 32344

RE: Mid-year Budget Amendment for Fiscal Year 2024-25

Dear Mr. Rojas,

The Jefferson County Sheriff's Office is requesting a mid-year budget amendment in the amount of \$361,272.69. This amendment should increase the total budget for the Sheriff's Office from \$7,853,752 to \$8,215,024.69. The additional revenue sources and amounts received as of March 31, 2024 are detailed below. Please make this amendment to the Jefferson County Sheriff's Office 2023-24 budget after BOCC approval.

Prior Yr carry-forward from BOCC	\$241,058.06
FEMA reimb. (Idalia & Debby)	\$ 69,412.58
VOCA grant (Victims Advocate)	\$ 7,952.05
Insurance proceeds (vehicles)	\$ 42,850.00

Please let me know if you have any questions.

Sincerely,



Mac McNeill
Sheriff, Jefferson County

MM/see

Board of County Commissioners

Agenda Request

Date of Meeting: April 17, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board

From: Shannon Metty, County Manager
Heather Encinosa, County Attorney
Evan Rosenthal, Deputy County Attorney

Subject: Request the Board Conduct a Public Hearing and Adopt an Ordinance Amending Chapter 40 of the Jefferson County Code of Ordinances Prohibiting Public Camping or Sleeping

Statement of Issue:

This agenda item requests the Board conduct a public hearing and adopt an ordinance amending Chapter 40 of the Jefferson County Code of Ordinances prohibiting Public Camping or Sleeping.

Background:

The Florida Legislature adopted Section 125.0231, Florida Statutes, which made it impermissible for counties to authorize or otherwise allow public camping or sleeping at public buildings, on public grounds, property or rights-of-way, with the exception of very particular circumstances such as for designated recreational uses. The stated intent of the Florida Legislature in adopting Section 125.0231, Florida Statutes, was to fulfill an important state interest of ensuring the health, safety, welfare, quality of life, and aesthetics of Florida communities while simultaneously making adequate provision for the homeless population of the state.

This new statute places an obligation on counties to proactively avoid violations of the new law, failure to do so subjects counties to civil actions by residents of the county, owners of a business located in the county or the Attorney General may enjoin violations of the new law, damages including attorneys' fees and costs may be imposed.

Prior to bringing any recommendations before the Board of County Commissioners, the County Attorney has closely monitored the progress of a United States Supreme Court case challenging the constitutionality of similar Oregon restrictions prohibiting encampments on public property. The United States Supreme Court in City of Grants Pass, Oregon v. Johnson, et. al, 603 U.S. 520 (U.S. 2024), found that such laws are constitutional and do not violate the Eighth Amendment restriction on cruel and unusual punishment against homeless individuals.

Analysis:

While the County Code does not currently affirmatively allow public camping or sleeping, it is appropriate to amend the County Code to further align with Section 125.0231, Florida Statutes and ensure it is clear that public camping or sleeping on any county facility, grounds, or right of way is prohibited unless designated as public camping for recreational use.

With the exception of areas specifically designated by the County for public camping, the proposed ordinance adopts a new Section 40-7 to prohibit public camping or sleeping in any county building or on any County owned or controlled property, including public sidewalks, rights-of-way, and easements.

The proposed ordinance also amends Section 40-1 of the Jefferson County Code of Ordinances, Definitions, to include a new definition of “Personal Property” and a new definition of “Public Camping or Sleeping,” which is in accordance with Section 125.0231, Florida Statutes.

Finally, the proposed ordinance amends Section 40-4 of the Jefferson County Code of Ordinances, Prohibited Activities in County Parks and Recreation Facilities, to prohibit the leaving of personal property in County Parks, Recreation Facilities, and other County property, and to clarify that Public Camping or Sleeping is restricted to County Parks where the County has authorized overnight camping only.

When this item comes back for public hearing, the Board will also be asked to approve a letter to the Jefferson County Sheriff authorizing his office to take any and all actions necessary in accordance with chapter 810, Florida Statutes to trespass any person found violating the County’s prohibition on public camping or sleeping. This remedy will be in addition to all existing remedies for violating county ordinances as provided in Section 40-5 of the Jefferson County Code of Ordinances set forth below:

Sec. 40-5. - Penalties and enforcement.

(a) In addition to all other means of enforcement provided for in Florida law and the Jefferson County Code of Ordinances, violations of this chapter may be enforced by the county and the sheriff’s office as provided for in F.S. § 125.69. Such enforcement includes prosecution in the same manner as misdemeanors and imposition of fines not to exceed \$500.00 or imprisonment in county jail not to exceed 60 days or by both a fine and imprisonment. Furthermore, any violation of this chapter shall be cause for immediate removal or ejection from the county park or recreation facility and denial of future use of county parks and recreation facilities, as determined by the department director.

(b) *Civil infraction.*

(1) In addition to all other means of enforcement provided for in Florida law and the Jefferson County Code of Ordinances, a civil citation issued pursuant to chapter 21 of the Code may be issued to any person violating the provisions of this chapter. In such circumstances, the violation shall be deemed a civil infraction.

(2) Any person to whom a citation is issued shall pay the fine by the designated date

Public Hearing Considering the Adoption of an Ordinance Amending Chapter 40 of the Jefferson County Code of Ordinances Prohibiting Public Camping or Sleeping
March 20, 2025
Page 3

or appear in county court at the time, date, and location designated in the citation. Any person requesting a hearing in county court waives the right to pay the minimum civil penalties. Penalties shall be in addition to court costs established by statute.

(3) *Minimum civil penalties for a violation not otherwise listed are as follows:*

- a. First offense:\$50.00
- b. Second offense:\$100.00
- c. Second offense (commercial activity)\$100.00
+ One Year Trespass Warning
- d. Third and subsequent offenses:\$200.00

Options:

- 1. Conduct a Public Hearing and Approve an Ordinance Amending Chapter 40 of the Jefferson County Code of Ordinances Prohibiting Public Camping or Sleeping
- 2. Conduct a Public Hearing and Do Not Approve an Ordinance Amending Chapter 40 of the Jefferson County Code of Ordinances Prohibiting Public Camping or Sleeping
- 3. Board Direction

Recommendation:

Option # 1

Attachments:

- 1. Proposed Ordinance
- 2. Proposed Letter to Jefferson County Sheriff

BUSINESS IMPACT ESTIMATE FORM

Posted To Webpage: Same day as Public Notice Posting

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, RELATING TO PUBLIC CAMPING OR SLEEPING; PROVIDING CERTAIN FINDINGS; CREATING A NEW SECTION 40-7 OF THE JEFFERSON COUNTY CODE OF ORDINANCES PROHIBITING PUBLIC CAMPING OR SLEEPING; AMENDING SECTION 40-1 OF THE JEFFERSON COUNTY CODE OF ORDINANCES ENTITLED “DEFINITIONS;” AMENDING SECTION 40-4 OF THE JEFFERSON COUNTY CODE OF ORDINANCES ENTITLED “PROHIBITED ACTIVITIES IN COUNTY PARK AND RECREATION FACILITIES;” PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Part I.

Summary of the proposed ordinance and statement of public purpose¹:

The proposed ordinance is intended to update the County Code to comply with the provisions of Section 125.0231, Florida Statutes, pertaining to the prohibition on public camping or sleeping.

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County: *(fill out subsections a-c as applicable, if not applicable write “None”)*

¹ Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the County.

- a. Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

None

- b. Identification of any new charges or fees on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

None

- c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

None

Part III.

Good Faith Estimate of the number of businesses likely to be impacted by the ordinance:

None

ORDINANCE 2025 - ____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, RELATING TO PUBLIC CAMPING OR SLEEPING; PROVIDING CERTAIN FINDINGS; CREATING A NEW SECTION 40-7 OF THE JEFFERSON COUNTY CODE OF ORDINANCES PROHIBITING PUBLIC CAMPING OR SLEEPING; AMENDING SECTION 40-1 OF THE JEFFERSON COUNTY CODE OF ORDINANCES ENTITLED “DEFINITIONS;” AMENDING SECTION 40-4 OF THE JEFFERSON COUNTY CODE OF ORDINANCES ENTITLED “PROHIBITED ACTIVITIES IN COUNTY PARK AND RECREATION FACILITIES;” PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Florida Legislature in adopting Section 125.0231, Florida Statutes, has made it impermissible for counties to authorize or otherwise allow public camping or sleeping at public buildings, on public grounds, property or rights-of-way, with the exception of very particular circumstances such as for designated recreational uses; and

WHEREAS, the intent of the Florida Legislature in adopting Section 125.0231, Florida Statutes, was to fulfill an important state interest of ensuring the health, safety, welfare, quality of life, and aesthetics of Florida communities while simultaneously making adequate provision for the homeless population of the state; and

WHEREAS, Section 125.0231, Florida Statutes, places an obligation on counties and cities to proactively avoid violations of the new law, failure to do so subjects counties to civil actions by residents of the county, owners of a business located in the county or the Attorney General may enjoin violations of the new law, damages including attorneys’ fees and costs may be imposed; and

WHEREAS, prior to bringing any recommendations before the Board of County Commissioners, County staff has closely monitored the progress of a United States Supreme Court case challenging the constitutionality of similar Oregon restrictions prohibiting encampments on public property; and

WHEREAS, the United States Supreme Court in City of Grants Pass, Oregon v. Johnson, et. al, 603 U.S. 520 (U.S. 2024), found that such laws are constitutional and do not violate the Eighth Amendment restriction on cruel and unusual punishment against homeless individuals; and

WHEREAS, the Board finds that while the County Code does not currently affirmatively allow public camping or sleeping, it is appropriate to amend the County Code to further align with

Section 125.0231, Florida Statutes and ensure it is clear that public camping or sleeping on any county facility, grounds, or right of way is prohibited unless designated as public camping for recreational use.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Jefferson County as follows:

SECTION 1. FINDINGS. The above recitals are true and correct and are hereby incorporated herein as if they had been set forth in their entirety.

SECTION 2. PROHIBITION OF PUBLIC CAMPING OR SLEEPING. A new Section 40-7 of the Jefferson County Code of Ordinances, entitled “Prohibition of Public Camping or Sleeping,” is hereby adopted to read as follows:

Sec. 40-7. - Prohibition of Public Camping or Sleeping.

- (a) It shall be unlawful for any Person to engage in Public Camping or Sleeping in any County owned building or upon any County owned or controlled property, including, but not limited to, County Parks and Recreation Facilities, unless designated for Public Camping or Sleeping for recreational purposes by the County. For purposes of this prohibition, County owned property shall include the entirety of the parcel of property owned by the County, including, but not limited to, grass areas, sidewalks, and Parking Areas.
- (b) It shall be unlawful for any Person to engage in Public Camping or Sleeping upon any County owned or controlled street, sidewalk, right-of-way, public easement, or other County owned public ways unless designated for Public Camping and Sleeping for recreational purposes by the County.
- (c) In addition to the means of enforcement and penalties as provided in Section 40-5, any Person violating the prohibition established in this Section 40-7 may be subject to trespass violations in accordance with chapter 810, Florida Statutes. Law enforcement is authorized to take legal and necessary action to remove a person violating this subsection.

SECTION 3. AMENDMENT OF SECTION 40-1 OF THE JEFFERSON COUNTY CODE OF ORDINANCES. Section 40-1 of the Jefferson County Code of Ordinances, entitled “Definitions,” is here by amended to add additional definitions as follows:

Sec. 40-1.- Definitions. The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them

in this section, except where the context clearly indicates a different meaning:

* * *

Personal Property: All types of tangible personal property, including, but not limited to, tents (including tent frames), canopies, cabanas, umbrellas and other shading devices, picnic tables, tiki huts, volleyball nets, hammocks, chairs, tables and other furniture, kayaks, canoes, catamarans, floats, surf boards, kites, coolers, toys, signs, blankets, vehicles, vessels, collapsible structures, sheds, and trailers.

* * *

Public Camping or Sleeping:

a. Lodging or residing overnight in a temporary outdoor habitation used as a dwelling or living space and evidenced by the erection of a tent, camper, or other temporary shelter, the presence of bedding or pillow, or the storage of personal belongings; or

b. Lodging or residing overnight in an outdoor space without a tent, camper, or other temporary shelter.

The term does not include: 1. lodging or residing overnight in a motor vehicle that is registered, insured, and located in a place where it may lawfully be during the authorized hours of operation for the County Park, Recreation Facility, or other County property; or 2. camping for recreational purposes on property designated by the County for such purposes.

* * *

[underline indicates additions; ~~strikethrough~~ indicates deletions]

SECTION 4. AMENDMENT OF SECTION 40-4 OF THE JEFFERSON COUNTY CODE OF ORDINANCES. Section 40-4 of the Jefferson County Code of Ordinances, entitled “Prohibited Activities in County Parks and Recreation Facilities,” is here by amended to amend subsection (a) and add a new subsection (c) to read as follows:

Sec. 40-4. – Prohibited Activities in County Parks and Recreation Facilities.

(a) Except for activities of a governmental agency within the scope of its governmental authority, it shall be unlawful for any person to do any one or more of the following in a County Park or Recreation Facility:

* * *

(21) Leave items of Personal Property unattended in a County Park, Recreation Facility, or on other County property outside the authorized hours of operation for the County Park, Recreation Facility, or other County property.

* * *

(c) Public Camping or Sleeping is restricted to County Parks where the County has authorized overnight camping. Otherwise, it shall be unlawful to engage in Public Camping or Sleeping as provided in Section 40-7.

[underline indicates additions; ~~striketrough~~ indicates deletions]

SECTION 5. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 6. CODIFICATION. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Jefferson County Code of Ordinances, and that the sections of this Ordinance may be renumbered to accomplish such intent.

SECTION 7. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall be effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Jefferson County, Florida this ____ day of _____, 2025.

**BOARD OF COUNTY COMMISSIONERS OF
JEFFERSON COUNTY, FLORIDA**

Austin Hosford, Chairman

ATTEST

Cecil “Trey” Hightower, Clerk

APPROVED AS TO FORM

Heather Encinosa, County Attorney

INSERT COUNTY LETTERHEAD

INSERT DATE

Via Hand Delivery

Sheriff Mac McNeill
Jefferson County Sheriff's Office
171 Industrial Park
Monticello, FL 32344

Re.: Prohibition of Public Camping or Sleeping within or on Jefferson County buildings, grounds, right-of-way, sidewalks, roads and parks

Dear Sheriff McNeill:

The newly enacted Section 124.0231, Florida Statutes, made it impermissible for counties to authorize or otherwise allow public camping or sleeping at public buildings, on public grounds, property or rights-of-way, except for very particular circumstances such as for designated recreational uses. The new law places an obligation on counties to proactively avoid violations of the new law. For that reason, the Board of County Commissioners has taken steps to actively enforce the law, including adopting Ordinance No. 2025-_____ (the "Ordinance"), a copy of which is attached.

The Ordinance makes clear that public camping or sleeping in any County buildings, on its grounds, on other county properties, streets, sidewalks and rights-of-ways is expressly prohibited with the exception of those parks designated for recreational camping. Based on the foregoing, please consider this letter the County's formal request, as owner of County property, that the Jefferson County Sheriff's Office take any and all actions necessary in accordance with chapter 810, Florida Statutes to trespass any person found violating the County's prohibition on public camping or sleeping.

Should you need additional information or have any questions, please do not hesitate to contact the County Manager.

Sincerely,

Austin Hosford, Chairman
on behalf of the Jefferson County
Board of County Commissioners

Enclosures

cc:

Shannon Metty, County Manager
Heather Encinosa, County Attorney

Planning Commission of County Commissioners

Agenda Request

Date of Meeting: April 17, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board of County Commissioners

From: Shannon Metty, County Manager
Heather Encinosa, County Attorney

Subject: Request Board Conduct a Public Hearing and Adopt an Ordinance Providing for Replacement of Existing Communication Towers

Statement of Issue:

This agenda item requests that the Board conduct the public hearing to adopt an ordinance making revisions to the County's regulations providing for replacement of existing communication towers.

Background:

In 2015, the Land Development Code was amended to impose severe restrictions on placement of communication towers and making replacement of certain existing towers prohibitively difficult. The proposed ordinance provides that existing towers may be replaced without strictly conforming to the requirements imposed in 2015.

Analysis:

The ordinance makes the following changes to the County's Land Development Code:

1. Adopts a definition for communication tower.
2. Provides for the replacement of existing towers on the same parcel either in compliance with the requirements of the code or with a tower not more than 50 feet above the existing tower height and within 250 feet of the existing tower site without conformance with setbacks or height-related requirements. Such replacement towers must be the same type as the existing tower or a monopole or lattice tower, and the existing tower must be removed within 90 days of the replacement.

The Ordinance is expected to have no negative impact on businesses as it does not create any compliance costs and may result in savings for applicants seeking to replace an existing communications tower. A business impact estimate is attached hereto and has been posted on the County's website.

Options:

1. Conduct a Public Hearing and Approve an Ordinance Providing for Replacement of Existing Communication Towers

Request Board Conduct a Public Hearing and Adopt an Ordinance Providing for Replacement of Existing Communication Towers

April 3, 2025

Page 2

2. Conduct a Public Hearing and Do Not Approve an Ordinance Providing for Replacement of Existing Communication Towers
3. Board Direction.

Recommendation:

Option #1

Attachments:

Draft Tower Replacement Ordinance

Business Impact Estimate

Business Impact Estimate Directions

The Business Impact Estimate Form, attached to these directions must be filled out at the time of drafting of any proposed ordinance, unless the proposed ordinance is on the exemption list below. The completed Business Impact Estimate must be posted on the County's website at the time the advertisement for the proposed ordinance is published.

The following proposed ordinances are exempt and do not require a Business Impact Estimate:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local or private grant, or other financial assistance accepted by a county government;
5. Emergency Ordinances;
6. Ordinances relating to procurements; or
7. Ordinances enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the county;
 - c. §§ 190.005 and 190.046, Fla. Stat. Community Development Districts;
 - d. § 553.73, Fla. Stat. relating to the Florida Building Code; or
 - e. § 633.202, Fla. Stat. relating to the Florida Fire Prevention Code.

Legal citation: § 125.66(3) (a) – (c), Fla. Stat. and § 166.041(4)(a)-(c), Fla. Stat.

BUSINESS IMPACT ESTIMATE FORM

Posted To Webpage **March 28, 2025**

This Business Impact Estimate is given as it relates to the proposed ordinance titled:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY FLORIDA, RELATED TO EMERGENCY COMMUNICATIONS TOWERS; AMENDING SECTION 50-1.3.0 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO DEFINITIONS; AMENDING SECTION 50-2.10.1 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO APPLICABILITY AND USE OF EXISTING STRUCTURES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Part I.

Summary of the proposed ordinance and statement of public purpose¹:

The proposed ordinance adopts a definition for communication tower and provides for the replacement of existing towers on the same parcel.

Part II.

Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County: *(fill out subsections a-c as applicable, if not applicable write "N/A")*

- a. Estimate of direct compliance costs that businesses may reasonably incur if the proposed ordinance is enacted:

This Ordinance does not create any compliance costs for businesses and may result in savings for applicants seeking to replace an existing communications tower.

- b. Identification of any new charges or fees on businesses subject to the proposed ordinance, or for which businesses will be financially responsible; and

N/A

¹ Address the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the County.

- c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

The County's regulatory costs are expected to decrease as the Ordinance provides a simplified process for replacement of existing communication towers. No new charges or fees will be imposed as a result of this Ordinance.

Part III.

Good Faith Estimate of the number of businesses likely to be impacted by the ordinance:

No businesses are expected to be impacted by the Ordinance.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY FLORIDA, RELATED TO COMMUNICATIONS TOWERS; AMENDING SECTION 50-1.3.0 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO DEFINITIONS; AMENDING SECTION 50-2.10.1 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO APPLICABILITY AND USE OF EXISTING STRUCTURES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the intent of Jefferson County Board of County Commissioners (the “Board”) to make provisions for appropriate land uses, to promote, protect, and improve the public health, safety, and welfare of Jefferson County’s residents, while maximizing economic benefits and minimizing threats to natural and man-made resources; and

WHEREAS, to minimize visual and height impacts associated with communication towers within the County, the Board desires to encourage the use of sites that already have communication towers located thereon to accommodate new or improved tower structures; and

WHEREAS, the Jefferson County Board of County Commissioners has determined that this Ordinance is necessary to protect the health, safety, and welfare of Jefferson County, Florida and its citizens.

NOW, THEREFORE, BE IT ORDAINED by the Jefferson County Board of County Commissioners as follows:

SECTION 1. AMENDMENT OF SECTION 50-1.3.0 OF THE JEFFERSON COUNTY CODE. Section 50-1.3.0 of the Jefferson County Land Development Code, entitled “Definitions used throughout this code,” is hereby amended as follows:

50-1.3.0. Definitions used throughout this code.

* * *

Communication tower. See tower below.

* * *

* * *

Tower or communication tower. A principal structure which is intended to support communication equipment for telephone, radio, television and similar communication purposes. The term communication tower shall not include utilized by amateur radio operators licensed by the Federal Communications Commission (FCC). Communication towers are generally described as either monopole (free standing), lattice (self-supporting), or guyed (anchored with guy wires or cables).

* * *

[underline indicates addition; ~~striketrough~~ indicates deletion]

SECTION 2. AMENDMENT OF SECTION 50-2.10.1 OF THE JEFFERSON COUNTY LAND DEVELOPMENT CODE. Section 50-2.10.1 of the Jefferson County Code of Ordinances, entitled “Applicability; use of existing structures,” is hereby amended as follows:

2.10.1. Applicability; use of existing structures.

- A. All new antennas and communication towers in Jefferson County shall be subject to these land development regulations and all other applicable building and construction codes. In the event of any conflict between other land development regulations and the regulations contained in this Section, the provisions of this Section shall override and supersede such other regulations unless otherwise specifically set forth herein.
1. All communications towers existing on Dec. 31, 1997, shall be allowed to continue to be used as they presently exist. Routine maintenance or minor modifications to accommodate the co-location of an additional user or users shall be permitted on such existing towers subject to the criteria in Subsection B) below. New construction, other than routine maintenance and modifications to accommodate co-location on an existing tower, shall comply with the requirements of this Section.
 2. Replacement of antennas on a structure with different antennas shall be considered routine maintenance or minor modifications to accommodate the collocation of an additional user or users so long as the replacement antenna(s) does not increase the height of any structure other than a tower on which it is placed by more than twenty (20) feet.
 3. An existing tower may be replaced as follows:
 - a. An existing tower which, when modified or replaced, will conform to the requirements of the code may be modified or replaced on the same parcel.
 - b. An existing tower which, when modified or replaced, will not conform to the requirements of the code, may be may increased in height one time so long as the height of the modified or replacement tower is not more than 50 feet above the existing tower height and/or may be relocated on the same parcel one time so long as the relocated tower is within 250 feet

of the existing tower site, with administrative review and without conformance with any other setbacks or height-related requirements.

c. After an existing tower is replaced as provided herein, the pre-existing tower shall be removed within 90 days.

d. The replacement of an existing tower as provided herein shall be of the same type as the existing tower or a monopole or lattice tower.

- B.** No rezoning or zoning variance shall be required to locate an antenna on an existing nonresidential structure; provided, however, that the antenna does not extend more than twenty (20) feet. Such structures may include, but are not limited to, nonresidential buildings, water towers, recreational light fixtures, other public utility structures, and existing communication towers.
- C.** An antenna which is to be attached to an existing tower may be approved by the Planning Department and does not need a building permit, unless a separate equipment building is required.
- D.** Except as otherwise provided herein, if a ~~If the~~ tower must be modified to accept an additional antenna, then it must meet the standards of the code.
- E.** All applications for new towers shall be major developments and shall be presented to the Planning Commission for approval. These applications will not have to go before the County Commission for approval.
- F.** All applications for new tower sites will be a co-application by the owner and the tower company.

[underline indicates addition; ~~striketrough~~ indicates deletion]

SECTION 3. CODIFICATION. It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Jefferson County Land Development Code, and that the sections of this Ordinance may be renumbered to accomplish such intent.

SECTION 4. SEVERABILITY.

Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 5. CONFLICT.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such of conflict, hereby repealed.

SECTION 6. EFFECTIVE DATE.

A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall take effect as provided by law.

PASSED AND DULY ADOPTED with a quorum present and voting by the Board of County Commissioners of Jefferson County this ____ day of ____, 202__.

BOARD OF COUNTY COMMISSIONERS
OF JEFFERSON COUNTY, FLORIDA

Austin Hosford, Chairman

ATTESTED BY:

Cecil "Trey" Hightower, Clerk of Court

APPROVED AS TO FORM

Heather Encinosa, County Attorney

Board of County Commissioners

Agenda Request

Date of Meeting: April 17, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board

From: Heather Encinosa, County Attorney
Evan Rosenthal, Deputy County Attorney

Subject: Amendment to Agreement for County Attorney Services

Statement of Issue:

This agenda item requests Board direction regarding the Agreement for County Attorney Services, by and between Jefferson County, Florida (“County”) and Nabors, Giblin & Nickerson PA (“NGN”), entered into on July 7, 2022 (“Agreement”). The Agreement is attached for reference.

Background:

Pursuant to Jefferson County Request for Proposals No. 22-04292022-01, the County selected NGN as the new County Attorney after the retirement of Buck Bird and Scott Shirley. The County and NGN entered into the Agreement on July 7, 2022.

The original term of the Agreement ran from July 1, 2022, through June 30, 2023. The Agreement was subsequently extended by mutual agreement for two additional one year terms, and is currently set to expire on June 30, 2025. The Agreement may be extended upon mutual agreement of the parties for three (3) additional one (1) year terms or any other extension agreed to by the parties.

The Agreement is also terminable without cause at any time upon the provision of sixty (60) days’ notice by either party.

Analysis:

The current Agreement will expire on June 30, 2025. NGN is willing to agree to an extension of either one (1) year or up to an additional three (3) years at the Board’s election.

A proposed amendment is attached. In addition to extending the term, the amendment re-designates Evan Rosenthal as the County Attorney and Kirsten Mood as Deputy County Attorney. Heather Encinosa will remain available to assist as needed.

This item is being brought to the Board in advance so that the County will have time to reprocur

Amendment to Agreement for County Attorney Services

April 17, 2025

Page 2

these County Attorney services and provide for an orderly transition in the event the Board elects not to approve the amendment. If the County prefers to reprocore the County Attorney services, NGN will be available until June 30, 2024, to assist in an orderly transition.

Options:

1. Approve the Amendment to the Agreement for County Attorney Services.
2. Do Not Approve the Amendment to the Agreement for County Attorney Services and Direct the County Manager to Issue an RFP to Reprocure County Attorney Services.
3. Board Direction.

Recommendation:

Option #1

Attachments:

1. Agreement for County Attorney Services
2. Proposed Amendment

AMENDMENT #3
AGREEMENT FOR COUNTY ATTORNEY SERVICES

THIS AMENDMENT to that certain **AGREEMENT FOR COUNTY ATTORNEY SERVICES**, dated as of July 7, 2022 (hereinafter referred to as the “Original Agreement”) is made and entered into this _____ **day of** _____, **2025**, by and between **JEFFERSON COUNTY, FLORIDA**, a political subdivision of the State of Florida, (hereinafter referred to as “County”) and **NABORS, GIBLIN & NICKERSON PA**, a Florida professional association, (hereinafter referred to as “NGN”).

RECITALS

WHEREAS, the County and NGN entered into the Original Agreement on or about July 7, 2022, to provide legal services as county attorney; and

WHEREAS, the term of the Original Agreement with approved extensions expires on June 30, 2025; and

WHEREAS, in accordance with Section 4.1 of the Original Agreement, the term of the Original Agreement may be renewed for three (3) additional one-year terms or any other extension agreed to by the parties; and

WHEREAS, the parties hereby mutually agree to extend the term of the Original Agreement through and including June 30, 202__ and to modify the Original Agreement to authorize an annual inflation adjustment; and

WHEREAS, the parties desire to update the designated personnel described in Article V of the Original Agreement.

NOW THEREFORE, in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. TERM. In accordance with Section 4.1, of the Original Agreement, NGN and the County hereby agree to extend the term of the Original Agreement for ____ (__) year(s), through and including June 30, 202__.

SECTION 2. AMENDMENT OF ARTICLE V. DESIGNATED PERSONNEL. Article V of the Agreement is hereby replaced in its entirety with the following:

ARTICLE V. DESIGNATED PERSONNEL.

Services provided by NGN to the County shall be rendered by Evan J. Rosenthal, designated as the County Attorney. Kirsten H. Mood is designated as Deputy County Attorney. Additional attorneys employed by NGN shall be used in the provision of legal services to the County on an as needed basis and at the direction of Evan J. Rosenthal or his designee.

SECTION 3. MISCELLANEOUS.

A. This Amendment is solely for the benefit of the parties and no right or cause of action shall accrue to or for the benefit of any third party that is not a formal party hereto. Nothing in this Amendment, express or implied, is intended or shall be construed to confer upon or give any person or corporation other than the parties any right, remedy, or claim under or by reason of this Amendment or any provisions or conditions of it; and all of the provisions, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties.

B. The validity, construction, and performance of this Amendment shall be governed by the laws of the State of Florida.

C. If any portion of the Amendment, the deletion of which would not adversely affect the receipt of any material benefit by either party, is for any reason held or declared to be invalid or unenforceable, such determination shall not affect the remaining portions of this Amendment. If this Amendment or any portion of this Amendment is held or declared to be inapplicable to any person, property or circumstance, such determination shall not affect its applicability to any other person, property or circumstance.

D. This Amendment shall become effective when it is last approved and executed by the parties.

E. All other provisions of the Original Agreement not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year first written above.

ATTEST:

JEFFERSON COUNTY, FLORIDA

Cecil "Trey" Hightower
Clerk

By _____
Austin Hosford
Chairman

Date: _____

**NABORS, GIBLIN & NICKERSON,
PA**

By: _____

Print Name: _____

Date: _____

Board of County Commissioners

Agenda Request

Date of Meeting: April 17th, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board

From: Shannon Metty, County Manager

Subject: ILA Addendum-Career Source Capital Region

Statement of Issue:

This agenda item provides the Board with information pertaining to a requested Addendum to an existing Interlocal Agreement between the County and Career Source Capital Region

Background:

During an annual audit, Florida Commerce noted that there was missing language in the previously approved Interlocal Agreement (ILA). In order to avoid completely re-writing the agreement, a amendment was proposed.

Analysis:

This amendment will correct the missing language in the agreement and align with Reach Act and the revised Florida Commerce and Career Source Florida Policies.

Options:

1. Approve as Recommended
2. Deny
3. Board Direction

Recommendation:

Option #__1__

Attachments:

1. Addendum

CHAIR OF THE CONSORTIUM ADDENDUM
AGREEMENT BETWEEN BIG BEND JOBS EDUCATION COUNCIL, INC. D/B/A CAREERSOURCE CAPITAL
REGION, GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS, JEFFERSON COUNTY BOARD OF
COUNTY COMMISSIONERS, LEON COUNTY BOARD OF COUNTY COMMISSIONERS, AND WAKULLA COUNTY
BOARD OF COUNTY COMMISSIONERS

ADDENDUM 1.0

CHAIR OF THE CONSORTIUM

One of the four (4) Chief Local Elected Officials on the Consortium will serve as chair of the Consortium (“Consortium Chair”). The Consortium Chair will have **such duties** as set forth in this addendum to the Interlocal Agreement. The Consortium Chair shall serve as the Lead Chief Local Elected Official (CLEO) and the “signatory” representative for all four counties. The position of the Consortium Chair will rotate amongst its members on a **bi-annual basis as of July 1** of each year hereafter. As of the effective date of this Amended/Restated Agreement, the Chief Local Elected Official of Wakulla County shall be the consortium chair and shall serve until **June 30, 2026**. The Consortium Chair will thereafter rotate **alphabetically** every two years (with the Chief Local Elected Official of Gadsden County being next) in the following repeating order: Wakulla, Gadsden, Jefferson and Leon.

Duties of the Chair of the Consortium:

- Sign on behalf of the Consortium

Workforce Development Board Chair

Signature

Name (printed or typed)

Date

Chief Local Elected Official (Gadsden County)

Signature

Name (printed or typed)

Date

Chief Elected Official (Wakulla County)

Signature

Name (printed or typed)

Date

Chief Local Elected Official (Jefferson County)

Signature

Name (printed or typed)

Date

Chief Elected Official (Leon County)

Signature

Name (printed or typed)

Date

Board of County Commissioners

Agenda Request

Date of Meeting: April 17, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board

From: Evan Rosenthal, Deputy County Attorney
David Wheeler, Planning Official

Subject: Board Discussion Regarding Proposed Amendments to Jefferson County Comprehensive Plan

Statement of Issue:

This agenda item requests Board discussion, input, and direction related to proposed revisions to the Jefferson County Comprehensive Plan.

Background:

The County is required by law to periodically review its Comprehensive Plan and make any changes required to reflect changes in state law or local conditions as part of the evaluation and appraisal (“EAR”) process. The EAR Report was delivered to the County in November 2023.¹

At the Board’s February 6, 2025 meeting, the Board held a public hearing to consider updates to the Jefferson County Comprehensive Plan prepared by the County’s outside planning consultant and transmittal of such plan amendments to the state for review and comment. At the public hearing, the Board disapproved of the proposed Plan amendments and adopted a motion directing the County Attorney to revise the County’s existing Comprehensive Plan as follows:

- Address statutory changes requiring County to permit solar facilities in AG land use categories
- Address the property rights element as required by statute
- Require paved roads in new subdivisions
- Address the mixed use business residential (MUBR) and mixed use suburban residential (MUSR) land use categories
- Include the mission statement

¹ Following completion of the EAR, per Section 163.3191, Fla. Stat., if amendments to the comprehensive plan are necessary to reflect changes in state requirements or changes in location conditions, the County has one year to transmit such plan amendment to Florida Commerce for review. The deadline to submit such plan amendments to Florida Commerce was November 10, 2024. As a result, the County may not initiate any other publicly initiated plan amendments to the comprehensive plan until this process is completed.

- Address of any other legal and statutory requirements

The Board further directed that amendments to the Comprehensive Plan incorporating the above-described changes be brought back to the Board for discussion and consideration before beginning the adoption process, which requires a total of three public hearings (one before the Planning Commission and two before the Board).

Analysis:

The attached amendments to the Comprehensive Plan are intended to address the Board's February 6, 2025 motion. To assist the Board in its review of the amendments, also attached is a document summarizing and explaining the changes.

Further input and direction from the Board is requested with respect to the following two issues:

Require Paved Roads in Subdivisions

To address this requirement, Policy T-2-3 was created within the Transportation Element, which reads as follows:

Policy T-2-3

The roads in all newly developed subdivisions shall be paved. Unpaved roads shall not be permitted within newly developed subdivisions.

It should be noted that because a "subdivision" is defined by law as any division of land that creates three or more lots, this Policy as written will require paved roads in any subdivision consisting of 3 or more lots. Board direction is requested as to whether this is acceptable or whether the Board would like to consider establishing a higher minimum number of lots or other standards (such as related to lot size) that will trigger the paved road requirement.

Address the MUBR/MUSR Land Use Categories

The Board directed that the MUBR and MUSR land use categories be addressed, but did not provide clear direction on what changes should be made.

The MUBR category was amended to include Inserted language modeled off City of Monticello MUBR district which allows for residential development and "residentially compatible commercial uses." The MUBR district currently provides a non-exclusive list of allowable commercial uses (offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities). No changes were made to this list.

Currently, both the MUBR and MUSR categories provide for the approximate percentage of residential and nonresidential uses within each mapped MUBR and MUSR area: 60%

nonresidential and 40% residential within MUBR and no more than 20% nonresidential in MUSR. The Land Development Code also addresses the mix of residential and nonresidential uses within MUBR and MUSR but makes these requirements mandatory rather than aspirational. Depending on the Board's direction on this issue, the Land Development Code should be updated accordingly.

The proposed amendments to the Comprehensive Plan delete the percentages related to nonresidential and residential use within the MUBR and MUSR land use categories. This was done for the following reasons:

- It appears that the mix of uses would be determined by looking at each broader MUBR/MUSR mapped area rather than on a parcel specific basis. However, it is currently unclear how a "mapped MUBR/MUSR area" is defined. Must all parcels be contiguous to be included within a mapped MUBR/MUSR area? What if parcels with a different land use classification are interspersed within what is otherwise a predominantly MUBR/MUSR area?
- It is currently unclear how the percentage of non-residential and residential uses within a mapped MUBR/MUSR area should be calculated. Would this be based on acreage? The number of residential buildings and non-residential buildings? Square footage of residential and non-residential buildings? The method of calculation is important because some methods may not produce an "apples to apples" comparison. For example, if acreage is used, this does not take into account the size and intensity of nonresidential uses on the property (e.g. a 10 acre parcel that contains a 50,000 square foot big box store would be treated the same as a 10 acre parcel that contains a 1,000 square foot restaurant).
- Standalone vacant parcels that are classified as MUBR or MUSR that are not contiguous to other MUBR/MUSR parcels may be required to contain a mixture of residential and non-residential uses upon development.
- By looking at the broader MUBR/MUSR mapped areas to calculate the mix of uses, the development decisions of other properties within the area may limit how individual property owners may develop their properties. For example, once the allowable amount of nonresidential development within an area is exceeded, other property owners within that area would no longer be allowed to put nonresidential uses on their property.
- The existing MUBR district in the Lamont area is more than 90% residential, which is not close to the desired 60% nonresidential use provided by the Comprehensive Plan.²

Next Steps

Below is a summary of the adoption process for the amendments to the Comprehensive Plan:

1. Planning Commission Public Hearing (to provide a recommendation)
2. Transmittal Hearing Before the BOCC

² This is based upon total acreage of parcels classified as non-residential by the property appraiser as compared to total acreage of parcels classified as residential.

3. If BOCC approves transmittal, Comp Plan is sent to the State for review and comments
4. Upon receipt of comments from the State, Final Adoption Hearing Before the BOCC

Options:

This item is provided to the Board for information and discussion.

Attachments:

1. Amendments to Comprehensive Plan
2. Summary of Changes to Comprehensive Plan

**JEFFERSON COUNTY 2025 COMPREHENSIVE PLAN UPDATE
SUMMARY OF CHANGES**

Section	Change	Explanation
Future Land Use Element		
Goal	a. <u>Protect and preserve the rural community, atmosphere, natural environment and cultural diversity and, develop the County's economic resources, expand sustainable business environment and create job opportunities.</u>	Mission statement, per Board direction.
Objective FLU-1	b. <u>Urban sprawl shall be discouraged through land development regulations that establish a gradient of densities on lands designated as residential on the Future Land Use Map and lying more distant from the centers of urbanizing areas.</u>	Required pursuant to Sec. 163.3177(6)(a)9., Fla. Stat.
Policy FLU-1-1	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.	Section 9J-5.055(2)(e), Florida Administrative Code, has been repealed.
Policy FLU-1-2	<p>AGRICULTURE AREAS GENERALLY:</p> <p>1. Farming is the basic intent of Agricultural land use 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.</p> <p>2. Traditional communities, <u>as established in or pursuant to the Land Development Code</u>, 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.</p> <p>3. Family <u>Homestead Exemptions Member Subdivisions: Pursuant to Section 163.3179, Florida Statutes, Regardless of the densities established for Agricultural Areas and subject to additional restrictions stated herein the owner of property classified as Agricultural a property owner may one parcel that was a lot of record on or before December 13, 1990 may convey a portion of such property subdivide for transfer by deed to a member or members of the owner's immediate family (immediate family is defined as grandparents, parents, brothers and sisters, children and grandchildren) for use by such family member solely as a homestead, notwithstanding the density provisions contained in this Element and in the Land Development Code. A Any such conveyance subdivision for family members must be consistent</u></p>	<p>Traditional Communities – There is no map of traditional communities in the Comp Plan. Rather they are listed in Section 50-2.7.0 of the LDC.</p> <p>Family Homestead - Revised for consistency with Sec. 163.3179, Fla. Stat. The family homestead exemption provides an exemption from density requirements in the Comp Plan, not from subdivision requirements. *Similar changes will also need to be made to Section 50-9.3.1.C. of the LDC.</p>

	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 <u>Family Homestead Exemption shall not apply to lots</u> provision may not be utilized to further subdivide a parcel in a platted subdivision.	
Policy FLU-1-2 AGRICULTURE 20 (AG20)	Properties in this Land Use Category are 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, livestock and/or crop production, pasture lands, silviculture, orchards and groves, forestry, agricultural related activities, outdoor recreation, bed and breakfast inns, and hunting lodges and clubs, and <u>Solar Facilities as defined in Section 163.3205, Florida Statutes</u> . Surface mining as defined below is allowed in this category <u>when approved as a Special Exception</u> . as a permitted use only on a parcel specific basis when approved by the Board of County Commissioners for inclusion on the mining overlay district zoning map.	Required pursuant to Sec. 163.3205, Fla. Stat., which mandates that solar facilities be allowed in all agricultural zoning districts and land use categories. This change was also made to the AG-5 and AG-3 categories.
Policy FLU-1-2 MUSR	<p>This mixed use category is comprised of areas where suburban or exurban residential is the predominant type of use and includes many traditional communities. Infill development is particularly desirable and encouraged in these areas, particularly when community utilities become available.</p> <p>All housing types will be allowed at a variety of densities with a maximum density of 4 units per acre utilizing individual septic tanks if on a community water system and up to 8 units per acre with community water and sanitary sewer. Parks and recreation uses are also appropriate. <u>Permitted nonresidential uses are professional service and office, general commercial, light industrial, and sawmills</u>. Non-residential use should not exceed 20 percent of the total area; intensity of nonresidential such development, as measured by land coverage, should not exceed 65 percent impervious surface area.</p>	<p>Board directed MUSR category be addressed but did not provide clear direction on what changes should be made.</p> <p>Currently, the MUSR category provides that nonresidential use should not exceed 20 percent of the total area. The aspirational percentage split between residential/non-residential uses has been deleted. This is because it is currently unclear how a mapped MUSR area is defined and how the percentage of non-residential and residential use should be calculated (Acreage? Number of residential buildings and non-residential buildings? Square footage of</p>

		<p>residential and non-residential buildings? Something else?). The Board may wish to provide further input and direction on these land use categories at an upcoming workshop.</p> <p>Permitted nonresidential uses are required by statute to be included for every future land use category (see Sec. 163.3177(6)(a)1., Fla. Stat.). The permitted nonresidential uses for MUSR from the LDC have been inserted.</p>
<p>Policy FLU-1-2 MUBR</p>	<p>A mixed use category which provides for a variety of business types, A mixed-use category which allows for residential development and residentially compatible commercial uses, 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 including such as clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, and parks and recreation facilities. The mix would allow for approximately a 60-40 split between business (60%) and residential (40%) uses within each mapped MUBR area. Intensity of business use, as measured by land coverage, should not exceed 80 percent impervious surface area. These MUBR areas will be required to be served by community utilities, therefore, new residential development shall not be less than one dwelling unit per acre. Residential development is allowed up to 10 units per acre with connection to central water and sewer, up to four units per acre with connection to central water but without connection to central sewer, and up to two units per acre without connection to central water and sewer. Residential development shall include 5% of contiguous land for open space.</p>	<p>Board directed MUBR category be addressed but did not provide clear direction on what changes should be made.</p> <p>Inserted language modeled off City of Monticello MUBR district which allows for residential development and “residentially compatible commercial uses.” The Plan currently provides a non-exclusive list of allowable commercial uses (offices, retail, lodging, restaurants, services, commerce parks, shopping centers, or other similar business activities). No changes were made to this list.</p> <p>Currently, the MUBR category provides “for approximately a 60-40 split between business (60%) and residential (40%) uses within each</p>

		<p>mapped MUBR area.” The aspirational percentage split between residential/non-residential uses has been deleted. This is because it is currently unclear how a mapped MUBR area is defined and how the percentage of non-residential and residential use should be calculated (Acreage? Number of residential buildings and non-residential buildings? Square footage of residential and non-residential buildings? Something else?). The Board may wish to provide further input and direction on these land use categories at an upcoming workshop.</p> <p>Clarified that residential is an allowable use within MUBR and adjusted allowable residential densities to match what is currently in the LDC.</p>
Policy FLU-1-6	<p>The County shall protect community and public water wells and water well cones of influence by creating wellhead protection areas and wellhead 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 <u>hazardous materials</u> 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,</p>	<p>The “Florida Substance List” no longer exists. Revised to reference hazardous materials generally.</p> <p>Chapter 48-3.504, F.A.C. no longer exists. Revised to Chapter 62, F.A.C.</p> <p>Revised “hazardous toxic waste” to “hazardous waste” to match defined term used in Appendix.</p>

	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 <u>Chapter 62, F.A.C.</u> provisions of Chapter 48-3.504, F.A.C., regarding the regulation of wells.	
Policy FLU-2-1	Expansion or <u>enlargement</u> replacement of existing land uses inconsistent with the Future Land Use Map will be prohibited.	The goal is to eliminate non-conforming uses over time. Replacement of non-conforming uses with conforming uses should be encouraged (rather than prohibited).
Policy FLU-4-1	The County shall develop and implement a concurrency management system consistent with <u>Section 163.3180, Florida Statutes</u> 9J-5, F.A.C. , which includes monitoring of facilities and services to ensure maintenance of adopted levels of service.	Section 9J-5, F.A.C. has been repealed. The correct reference is Section 163.3180, Fla. Stat.
Policy FLU-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 concurrency management system outlined in the Capitol Improvements Element policies.	Section 9J-5, F.A.C. has been repealed. Per state law, the County cannot deny development orders if the applicant agrees to pay for or construct proportionate share of facilities necessary to serve their development. This is addressed in the CIE.
Policy FLU-6-4	In order to provide additional protection to the Lloyd Historic <u>Overlay</u> District and the settlement of Lloyd, the county shall adopt additional regulations to be implemented through an overlay zone with the following provisions: <ul style="list-style-type: none"> a. The <u>Lloyd Historic Overlay District</u> overlay zone shall include the area <u>classified shown as Mixed Use-Suburban Residential as of March 30, 2025, depicted as the orange area in Figure 6-4-1 below.</u> b. Regulations will ensure adequate buffering at the edges (boundaries) of the Lloyd <u>Historic Overlay</u> District to provide for the visual and aesthetic character of Lloyd. c. Regulations shall include a Class C buffer along the common boundary of any non-single family development property if it is within 100' of an 	Revised references to Lloyd Historic Overlay District to ensure consistent use of terminology. Also included a map showing the location of the District (Figure 6-4-1) as required by state law.

	<p>historically significant site or a preexisting residence in the <u>Lloyd Historic Overlay Historical District</u>.</p> <p>d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the <u>Lloyd Historic Overlay Historical District</u> shall be consistent with the scale of the <u>Historic District</u>.</p> <p>e. Regulations will specifically address any unique needs for access management in the area.</p>	
Policy FLU-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.	State law preempts the County's regulation of these facilities. See Sections 403.510, 403.536, and 403.942, Fla. Stat
Policy FLU-8-2	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. Work with Jefferson County Schools in regard to the siting of new public schools to ensure consistency with the Future Land Use Map and the Goals, Objectives, and Policies of this Plan.	The County cannot dictate the location of new schools, this is a function of the School Board.
Transportation Element		
Title	TRAFFIC CIRCULATION <u>TRANSPORTATION ELEMENT</u>	Terminology Change. Comprehensive Plan must include "Transportation Element" per Section 163.3177(6)(b), Fla. Stat.
Policy T-1-1	Existing land uses and activities which benefit from access improvements shall be required to participate in the cost of the roadway improvement <u>where appropriate.</u> in the form of user fees or special assessments.	Legally, cannot always charge existing land uses for cost of transportation improvements. Language changed to allow for existing uses to be charged "where appropriate."
Policy T-2-2	<u>Policy T-2-2</u> The County shall consult with FDOT when <u>proposed Comprehensive Plan amendments affect facilities on the strategic intermodal system.</u>	Required per state law, Section 163.3180(5)(h)1., Fla. Stat.

<p>Policy T-2-3</p>	<p><u>Policy T-2-3</u> <u>The roads in all newly developed subdivisions shall be paved. Unpaved roads shall not be permitted within newly developed subdivisions.</u></p>	<p>Per Board direction *This will require paved roads in any subdivision consisting of 3 or more lots. The Board may want to consider setting a higher minimum number of lots that will trigger the paved road requirement.</p>
<p>Objective T-8 and Implementing Policies</p>	<p><u>OBJECTIVE T-8:</u> <u>Enhance the efficiency and accessibility of its transportation system by promoting alternative modes of travel and implementing transportation management programs.</u></p> <p><u>Policy T-8-1:</u> <u>Coordinate with the CRTPA to support and expand public transit systems, reduce congestion, and improve regional mobility.</u></p> <p><u>Policy T-8-2:</u> <u>Actively participate in CRTPA planning efforts to expand and improve public transit systems, ensuring that regional transit services meet the needs of County residents and provide viable alternatives to personal vehicle use.</u></p> <p><u>Policy T-8-3:</u> <u>To reduce congestion, develop and promote transportation demand management programs in partnership with CRTPA and local employers, focusing on initiatives such as ridesharing, telecommuting, and flexible work hours to reduce peak-hour traffic and support transit use.</u></p> <p><u>Policy T-8-4:</u> <u>The County shall work with CRTPA and transit providers to expand public transit routes and service coverage, particularly in underserved areas, to increase accessibility and encourage higher transit ridership.</u></p>	<p>Required per state law, see Section 163.3177(6)(b), Fla. Stat. (regarding addressing public transportation systems/multimodal transportation in Transportation element).</p>

	<p><u>Policy T-8-5:</u></p> <p><u>The County shall actively seek federal, state, and regional funding opportunities to support the expansion of public transit systems and the development of alternative transportation infrastructure in coordination with CRTPA.</u></p>	
Housing Element		
GOAL H-1: AFFORDABLE HOUSING	<p>a. <u>Improve the economic health of Jefferson County by allowing varying housing types that address housing needs of all household incomes throughout the planning horizon for all current and anticipated future residents.</u></p> <p>b. Ensure the availability in Jefferson County of affordable <u>(as defined pursuant to Chapter 420, Florida Statutes)</u> housing units for very low, low, and moderate income households for purchase or to rent by working with non-profit and/or for-profit organizations that possess the ability to provide such housing units.</p>	<p>Required per Sec. 163.3177(6)(f), Fla. Stat.</p> <p>Defines “affordable” for housing purposes pursuant to state law.</p>
Policy H-1.1.10	<u>The County shall implement a process for administrative approval of affordable housing projects that meet the requirements of Section 125.01055(7), Florida Statutes, consistent with the requirements of said statute.</u>	<p>Recognizes “Live Local Act,” Section 125.01055(7), Florida Statutes, which requires County to allow developments containing a certain percentage of affordable housing in commercial, industrial, and mixed use zoning districts.</p> <p>*The County will need to adopt a separate policy to provide for administrative approval of qualifying Live Local projects.</p>
Policy H-1.1.11	<u>As a recipient of State Housing Initiatives Partnership (SHIP) funds, the County shall expedite all development orders and permits associated with the construction or rehabilitation of housing meeting the definition of “affordable,” as defined pursuant to Section 420.9071, Florida Statutes.</u>	Required pursuant to Section 420.9071, Florida Statutes.

Policy H-2.1.1:	<p>a. Ensure provisions in the Land Development Code allow for the availability of group, foster care, and special needs housing in appropriate locations throughout the county.</p> <p>b. <u>Group homes which have six (6) or fewer residents but otherwise meet the definition of "Community Residential Homes" in Section 419.001(1), Florida Statutes, shall be deemed a single family unit and a non-commercial residential use, in accordance with Section 419.001(2), Florida Statutes.</u></p> <p>c. <u>The siting of Community Residential Homes, as defined in in Section 419.001(1), Florida Statutes, in multifamily residential zoning and land use districts shall be in conformance with Section 419.001(3), Florida Statutes.</u></p>	Required pursuant to Section 419.001, Fla. Stat.
Utilities Element		
Policy U-1.1-1:	<p>The following level of service standards are hereby adopted by the County and shall be used for determining the availability of service capacity:</p> <ol style="list-style-type: none"> 1. Sanitary Sewer: <ul style="list-style-type: none"> o Public or private community collection systems: collect and treat a minimum of 100 gallons per capita per day <u>As established by the utility providing service.</u> o Individual septic tank systems: The requirements set by the <u>Florida Department of Environmental Protection, Florida Department of Health, or other state agency having authority.</u> Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C. 2. Solid Waste: 4.5 pounds per capita per day (Jefferson, Dixie, Madison, and Taylor Counties formed the Aucilla Area Solid Waste Administration (AASWA) and constructed a regional landfill facility located in Greenville. The facility has been improved to serve the four counties at the adopted LOS for solid waste services until 2075. 3. Drainage: All new developments shall meet the standards and regulations of the appropriate Water Management District regarding the quantity and quality of stormwater runoff. 4. Potable Water: 	<p>Corrected references to State regulatory authorities, remove reference to repealed provision of Florida Administrative Code.</p> <p>Per Section 163.3180(3), Fla. Stat., the County is prohibited from establishing binding level of service standards on public facilities that it does not itself provide (i.e. water/sewer). Revised those levels of service to reference the standards established by the utility providing service or the appropriate regulatory authority (i.e. FDEP/DOH for septic systems).</p>

	<p>o Public or private community water systems: <u>As established by the utility providing service. 400 gallons per capita per day</u></p> <p>o Individual wells: The requirements set by the <u>Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C. Water Management District, Florida Department of Health, or other state agency having authority.</u></p>	
Policy U-3.1-1:	The County shall require that appropriate Water Management District permits are applied for prior to approval of development orders.	Per state law, County cannot require applicant obtains state/federal permits as a condition of applying for or approving County permits and development orders. Sec. 125.022(5), Fla. Stat.
OBJECTIVE U-5.1:	<u>Protect the public health, safety, and welfare, the springs, rivers, lakes, and other surface water and ground water resources located within Jefferson County, and further the goals and objectives set forth of in the Wacissa BMAP and the Wakulla Springs BMAP by requiring new Wastewater Treatment Plants to meet effluent standards applicable to wastewater treatment facilities.</u>	Sets foundation for regulations on wastewater treatment plant effluent standards County previously enacted into the LDC in 2023.
<u>Policy U-5.1-1:</u>	<p><u>All new wastewater Utility Plants located within the County shall comply with the following effluent standards:</u></p> <p><u>1. Total Nitrogen Concentration Limits for Rapid Infiltration Basins (RIBs) and Absorption Fields – 3 mg/L.</u></p> <p><u>2. Total Nitrogen Concentration Limits for All Other Land Disposal Methods – 3 mg/L.</u></p>	Consistent with County regulations on wastewater treatment plant effluent standards previously enacted into the LDC in 2023.
Conservation Element		
Policy C-1.1.4:	<u>Industrial uses shall be located where they minimize the impact on air quality.</u>	Further implement Section 163.3177(6)(d)2.a., which requires the Conservation Element to contain principles, guidelines, and standards for

		conservation that protects air quality.
OBJECTIVE C-1.3	Protect all areas that fall within the 100-year floodplain as shown on the Flood Insurance Rate Map. <u>Protect and conserve wetlands and the natural function of wetlands.</u>	Further implement Section 163.3177(6)(d)2.j., which requires the Conservation Element to contain principles, guidelines, and standards for conservation that protects and conserves wetlands and the natural functions of wetlands.
Policy C-1.3.5	<u>The County shall protect and conserve wetlands and the natural functions of wetlands through regulations adopted in the land development code, which may include, but are not limited to, setback requirements.</u>	Further implement Section 163.3177(6)(d)2.k., which requires the Conservation Element to contain principles, guidelines, and standards for conservation that protects and conserves wetlands and the natural functions of wetlands.
Policy C-1.4.1	<u>The County shall coordinate with the Water Management Districts to conduct water conservation programs, including, but not limited to, assistance in the distribution of water conservation information to residents and businesses within the County and evaluation of proposed development to identify water conservation techniques.</u> The County shall adhere to any emergency water conservation measures imposed by the Northwest Florida and Suwannee River Water Management Districts.	Implement Section 163.3177(6)(d)2.c., which requires the Conservation Element to contain principles, guidelines, and standards providing for the emergency conservation of water sources in accordance with the plans of the regional water management district.
OBJECTIVE C-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. <u>Protect surface water quality to ensure</u>	Implement Section 163.3177(6)(d)1.a., which requires the Conservation Element to identify and analyze

	<p><u>that water quality is not allowed to degrade below present conditions, including that of the Wacissa River, Aucilla River, and Lake Miccosukee. Conserve and protect the parks, recreation facilities, and conservation areas identified in the Recreation and Open Space Element and Future Land Use Map.</u></p>	<p>rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs within the local government's boundaries including information on quality of the resource available; and 163.3177(6)(d)2.f., relating to protection of existing natural reservations identified in the recreation and open space element.</p>
Policy C-1.5.2:	<p>The Land Development Code shall include the following criteria to ensure future mining activities are environmentally sound:</p> <p>a. <u>The applicant shall obtain all</u> All <u>required State, Federal and Regional permits</u> have been issued prior to any disturbance of the property.</p> <p style="text-align: center;">* * *</p>	<p>Per state law, County cannot require applicant obtains state/federal permits as a condition of applying for or approving County permits and development orders. Sec. 125.022(5), Fla. Stat.</p>
Policy C-1.5.5	<p><u>The County shall protect public parks, historic sites, recreation areas and wildlife refuges, by land development codes that allow only compatible land uses to lessen any adverse effects from incompatible land uses and by development restrictions on private lands in areas designated as conservation areas on the Future Land Use Map.</u></p>	<p>Implement Sec. 163.3177(6)(d)2.f., which requires Conservation Element to contain principles and strategies relating to protection of existing natural reservations identified in the recreation and open space element.</p>
Coastal Management Element		
Policy CME-1.2.3:	<p>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 <u>FDEP or the EPA.</u> the County's Public Health Department. Whatever system is chosen all direct discharge into receiving waters shall be avoided.</p>	<p>Deleted inaccurate citation to Health Department, replaced with FDEP/EPA which would be the proper regulatory authorities.</p>

GOAL CME-2:	Reduce vulnerability to hurricanes <u>and flooding events</u> and protect human life from such natural disasters.	Added reference to flood events
GOAL CME-3: <u>and implementing Policies</u>	<p><u>GOAL CME-3:</u> <u>Consistent with Section 163.3178(2)f., Florida Statutes, eliminate inappropriate and unsafe development in coastal areas when opportunities arise.</u></p> <p><u>OBJECTICE CME-3.1:</u> <u>Development and redevelopment within the County shall proceed in a manner which reduces the risk to public and private investments and encourages the use of best practices to address the negative impacts of flooding in coastal areas.</u></p> <p><u>Policy CME-3.1.1:</u> <u>As set forth in the Preface to this Coastal Management Element, the County's coastal areas are almost entirely owned by the Federal Government, and thus not subject to development. The County shall support the Federal Government's continued ownership and control of such areas.</u></p> <p><u>Policy CME-3.1.2:</u> <u>The County will identify infrastructure and critical facilities at risk for high-tide events, storm surge, flooding, stormwater runoff and sea level rise. Redevelopment plans for such improvements will take alternative locations outside of the special flood hazard area into consideration. Where relocation of infrastructure and critical facilities is deemed unfeasible, structurally defensive measures to mitigate the impacts of flooding and rising seas may be pursued. Structurally defensive measures could include shoreline armoring and beach renourishment.</u></p> <p><u>Policy CME-3.1.3:</u> <u>Freeboard requirements for new development and substantial redevelopment in special flood hazard areas shall be evaluated by the County for incorporation into the Code of Ordinances to reduce vulnerability of structures.</u></p> <p><u>Policy CME-3.1.4:</u></p>	Required pursuant to Section 163.3178(2)(f), Fla. Stat. ("Peril of Flood Act")

	<p><u>Acquisition of severe repetitive loss properties which have sustained repeated flood losses, for use as public open space shall be considered as procurement opportunities arise, such as through the use of grants or tax deed sales.</u></p> <p><u>Policy CME-3.1.5:</u></p> <p><u>The County shall require consistency with the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 CFR Part 60.</u></p> <p><u>Policy CME-3.1.6:</u></p> <p><u>Any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, Florida Statutes, shall be consistent with Chapter 161, Florida Statutes.</u></p> <p><u>Policy CME-3.1.7:</u></p> <p><u>The County shall seek to continue its participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to provide discounted flood insurance premiums to property owners.</u></p>	
Recreation and Open Space Element		
Policy R-2-2:	Require the dedication of public or private land for recreation and/or open space, <u>or a fee in lieu of land for</u> all future residential developments as required by the designated level of service.	For smaller developments, a fee (such as an impact fee) may be collected to offset park impacts rather than requiring a dedication of land
Intergovernmental Coordination Element		
OBJECTIVE ICE-1.1:	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. <u>Enter into interlocal agreements with the City of Monticello, adjoining counties, and the Jefferson County School Board where appropriate for the purpose of maximizing governmental efficiency.</u>	Required per Section 163.3177(6)(h), Fla. Stat

<u>Policy ICE-1.1.4:</u>	<u>Policy ICE-1.1.4:</u> <u>Annually request the Jefferson County School Board provide information detailing existing and projected facilities capacities, enrollments, and their locations and projected needs to be utilized for collaborative planning and decision making.</u>	Required per Section 163.3177(6)(h), Fla. Stat
<u>Policy ICE-1.3.3:</u>	<u>Policy ICE-1.3.3:</u> <u>In coordination with the City of Monticello and adjacent local governments, identify areas suitable for Joint Planning Areas (JPAs) where future annexation, development, and/or infrastructure services can be coordinated based on growth projections and land use compatibility.</u>	Required per Section 163.3177(6)(h), Fla. Stat
Capital Improvements Element		
Policy CIE-1-2:	<p>The County will continue to seek funding for capital improvement projects not otherwise available in an annual budget. These projects are not specifically required to maintain LOS Standards; however, they are projects that have been pursued to enhance and increase overall infrastructure capacity. These projects are:</p> <ul style="list-style-type: none"> A. Support the continued expansion of the water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeelah areas of the County B. Continue resurfacing (including widening, where appropriate) of County roads once owned by the State of Florida; C. Continue expansion of facilities at County parks; D. Provide a sanitary sewer system for the Lloyd vicinity, with special emphasis on the interchange; E. Continue to provide advanced mapping facilities, capabilities, and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding, as well as to provide GIS mapping support to assist other departments such as Planning, Road, Solid Waste, Fire/Rescue, and Sherriff, etc., for planning, maintenance, etc. F. Coordinate with the School District in restoration of the old high school "A" building to create economic development. 	Deleted reference to County seeking funding for sewer system for Lloyd, in accordance with Board direction from Resolution 2023-01.

<p>Policy CIE-2-2: (Table of Level of Service Standards)</p>	<p>See Comp Plan.</p>	<p>Revised LOS for solid waste to match Utilities Element.</p> <p>Per Section 163.3180(3), Fla. Stat., the County is prohibited from establishing binding level of service standards on public facilities that it does not itself provide (i.e. water/sewer). Revised those levels of service to reference the standards established by the utility providing service or the appropriate regulatory authority (i.e. FDEP/DOH for septic systems).</p>
<p>Policy 5-1:</p>	<p>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 <u>the County's adopted LOS standards</u> 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</p>	<p>Section 9J-5.055(2)(e), Florida Administrative Code, has been repealed.</p>

	<p>guarantees that the necessary facilities and services will be in place when the impacts of the development occur.</p>	
<p>Policy CIE-4-1</p>	<p><u>Policy CIE-4-1</u></p> <p>a. Future development shall bear a proportionate cost of facility improvements (including roads) necessitated by the development in order to maintain adopted LOS standards.</p> <p>b. <u>Applicants for development shall be required to pay for or construct their proportionate fair share of required transportation improvements as provided herein and in a manner consistent with Section 163.3180, Florida Statutes. If anything herein conflicts with Section 163.3180, Florida Statutes, the statute shall control.</u></p> <p>c. <u>Mitigation of impacts on local roads and state highways shall be included. The County shall coordinate with FDOT as to the state highway system.</u></p> <p>d. <u>The proportionate-share contribution shall be calculated based upon the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost, at the time of development payment, of the improvement necessary to maintain or achieve the adopted level of service.</u></p> <p>e. <u>The proportionate share formula provided herein shall only be applied to roads that are determined to be significantly impacted by the project traffic under review. Roadway links are significantly impacted if the net new external PM peak hour project trips in the peak direction are five percent (5%) or more of the service volume (PM peak hour, peak direction) at the adopted level of service (LOS) standard.</u></p>	<p>Required provisions for continued implementation of transportation concurrency per Section 163.3180(5), Fla. Stat.</p>

	<p>f. <u>Costs associated with correcting existing transportation deficiencies shall be removed from a project's proportionate share calculation. An "existing transportation deficiency" means a road for which the adopted level-of-service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida's Bureau of Economic and Business Research medium population projections. The County shall estimate the cost and funding requirements to rectify existing transportation deficiencies and shall amend the Comprehensive Plan and capital improvements element such that existing deficiencies may be corrected.</u></p> <p>g. <u>Applicants for development may satisfy proportionate share requirements via construction of transportation improvements, donations of land, or payment of fees.</u></p>	
<p>JEFFERSON COUNTY, FLORIDA</p> <p>FUTURE PUBLIC FACILITY NEEDS</p> <p>DRAFT MAY 2009</p>	Deleted in its entirety.	This appeared to be the data and analysis underlying the last Comp Plan update.
Concurrency Management System		
Traffic Impact Analysis	<p>Using the <u>The Institute of Transportation Engineers Trip Generation Manual shall be used to determine trip generation. If, for example, the development would generate approximately 10 directional trips during the PM Peak Hour per day per new unit, the following analysis would result:</u> Therefore:</p> <p>50 new residential single family units x 10 <u>PM Peak Hour</u> trips per day = 500 new traffic trips.</p>	<p>Language clean up; specify use of peak hour trips as required by Section 163.3180, Fla. Stat; delete last sentence due to inconsistency with Section 163.3180, Fla. Stat. (applicant must be allowed to pay for or</p>

	<p>The traffic trips would split directionally and be allocated to any and all of the different roadway segments that could be potentially impacted</p> <p>The total number of new trips, based upon the directional split was added to the existing most recent traffic counts provided by FDOT or to the current total traffic count for each segment, to get the new traffic volume.</p> <p>Then, the new volume would be subtracted from the existing Roadway segment adopted LOS maximum trip capacity to determine the remaining capacity. If there had been any previously permitted <u>but unconstructed</u> developments, which required reserved capacity, then that reserved capacity would have been subtracted from the maximum capacity as well.</p> <p>If a development concurrency analysis reveals that the proposed development would cause any roadway segment to drop below the adopted LOS, the development order would be denied, unless the developer provided for the needed capacity.</p>	<p>construct its proportionate share of required improvements to meet concurrency).</p>
--	---	---

Recreation and Open Space Impact Analysis	<p>Using the BEBR <u>most recent projections, the average person per household (2.53 persons/HH) for Jefferson County is used to calculate and applying the adopted Recreation and Open Space LOS of 5Ac/1000 population.</u> the <u>The creation of a new 50 lot subdivision would create a new recreational demand of:</u></p> <p>50 new units x 2.53 <u>(as an example)</u> persons/HH = 126.5, or 127 new residents</p> <p>127 new residents x the LOS (5 ac/1000 pop.) = 0.635 acres of new demand (note 5ac/1000 = 0.005 ac./resident, so 127 residents x.005ac./resident = 0.635 acres)</p> <p>If the current 2008 population is assumed to be exactly 14,000 x LOS (5 ac./1000 pop) = 70 acres of current demand. (14,000 x 0.005 = 70.0)</p> <p>The existing recreational land total of 200 acres – the current demand (70 acres) plus the new development demand (0.635 acre) = 129.365 acres of remaining capacity for future recreation demand (200 - 70.635 = 129.365).</p> <p>Based upon this example there are no concurrency and/or capacity concerns related to this development.</p> <p>This simple Concurrency Management System can be easily maintained used a database spreadsheet and it can be continuously updated and can produce specific periodic reports for each facility.</p>	<p>Update person per household number to refer to most recent projections; clarify language; delete reference to 2008 population.</p>
Property Rights Element		
Chapter 10 and implementing Goals/Objectives Policies	<p><u>GOAL:</u></p> <p><u>Make decisions with respect for private property rights and with respect for people’s rights to participate in decisions that affect their lives and property.</u></p> <p><u>Objective 8-1:</u></p> <p><u>Respect judicially acknowledged and constitutionally protected private property rights in local decision making.</u></p> <p>Section 163.3177(6)(i)1., Florida Statutes:</p> <p><u>Policy 8-1-1</u></p>	<p>In 2022, the County adopted Ordinance No. 2022-0106-01 creating the Property Rights Element (as required by Section 163.3177(6)(i)1, Fla. Stat.), however, it was never codified into the Comp Plan. These changes codify the Property Rights Element and include related goals and objectives. Also clarifies that the property rights element</p>

	<p>In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:</p> <p>The following rights shall be considered in local decisionmaking:</p> <ol style="list-style-type: none">1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.4. The right of a property owner to dispose of his or her property through sale or gift. <p><u>Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights. Further, nothing herein shall require the County to ascertain or determine the existence of any purported private interest in property.</u></p> <p><u>Objective 8-2:</u></p> <p><u>Protect the vested rights of property owners.</u></p> <p><u>Policy 8-2-1:</u></p>	<p>does not create new rights or require the county to ascertain the existence of property rights, which is the role of the courts.</p> <p>Objective 8-2 and Policies 8-2-1, 8-2-2, and 8-2-3 address vested rights, legal nonconforming uses, and lots of record. These provisions are standard and in conformance with applicable state law, as established pursuant to both state statute (including Sec. 163.3167, Fla. Stat.) and case law.</p>
--	--	--

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

A. Statutory Vesting: As established pursuant to applicable state statute.

B. Common Law Vesting: A right to develop or to continue the development of property may be found to exist whenever the applicant provides, by a preponderance of the evidence, that the applicant, acting in good faith and reasonable reliance upon some valid and official act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

C. A property owner's rights of development shall further be vested when a final development order is issued by the County, which development order is unexpired and remains in full force and effect, and substantial development in accordance with said development order has commenced and is continuing in good faith prior to any amendment to this Plan or the Land Development Code.

Policy 8-2-2:

Land uses which were lawful prior to the adoption of this Plan (on July 19, 1990) or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming. The County shall adopt non-conforming land use reduction procedures as part of the land development regulations to ensure that those existing uses which are non-conforming are gradually reduced or eliminated where possible.

Policy 8-2-3:

	<p><u>Parcels of record or recorded platted lots within a land use category that allows for residential development that existed on or prior to the adoption of this Plan (July 19, 1990) shall be permitted at least one residential dwelling per parcel or recorded lot, unless the Future Land Use category allows for greater density on that parcel of record.</u></p>	
APPENDIX A: DEFINITIONS/ACRONYMS		
Change		Explanation
<p>100-Year Floodplain Flood Zone or Area: Those areas that have a land elevation less than the Official 100-Year Flood Elevations. An area of land subject to a 1% chance of a flood occurring at or above the base flood elevation.</p>		Corrected definition.
<p>AICP: American Institute of Certified Planners</p>		Term is not used in the Comprehensive Plan.
<p>Availability: At a minimum, the facilities and services will be provided in accordance with the standards set forth in <u>the County's adopted level LOS standards.</u> Rule 9J-5.0055(2), F.A.C.</p>		Rule 9J-5.0055(2), F.A.C. has been repealed. Revised to reference LOS standards found in the Comprehensive Plan.
<p>Building Placement A measure, such as a setback, intended to control the location of structures within a development site.</p>		Term is not used in the Comprehensive Plan.
<p>Commercially Development/Commercial Use Developed Parcel: A parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential or agricultural purposes. Activities associated with the sale, rental, or distribution of products or the performance of services.</p>		Revised to reference terms used in Comprehensive Plan, revised definition to more accurately reflect commercial use.
<p>DCA: Florida Department of Community Affairs</p>		Department of Community Affairs no longer exists. Now Florida Commerce.
<p>DRI (Development of Regional Impact): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county as defined in Chapter 380.06 Florida Statutes.</p>		Term is not used in Comprehensive Plan. State statute governing DRIs has been repealed.
<p>Environmentally sensitive lands: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems (Rule 9-J-5 FAC).</p>		Rule 9-J-5 FAC has been repealed.
<p>FHBA: Florida Homebuilders Association</p>		Term is not used in the Comprehensive Plan.

Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the walls, or from the centerline of a wall separating two (2) buildings, including outdoor areas dedicated to primary use but excluding; exterior stairwells, balconies, uncovered porches and patios, interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.	Term is not used in the Comprehensive Plan.
Gpd: gallons per day	Term is not used in the Comprehensive Plan.
Official 100-Year Flood Elevation: The most recent and reliable flood elevations established by the Federal Emergency Management Agency (FEMA) or, determination of 100-year flood elevations certified by a Florida Registered Engineer, based on field studies, are acceptable.	Term is not used in the Comprehensive Plan.
<u>Plan: This Comprehensive Plan</u>	Defined "Plan" as the Comprehensive Plan.
Public Facilities and Services: Those items covered by the Jefferson County Comprehensive Plan, required by Section 163.3177, F.S., and for which level of service standards have been adopted must be adopted under 9J-5, F.A.C. These include: roads; sanitary sewer; solid waste; drainage; potable water; parks and recreation, and schools.	Section 163.3177, Fla. Stat., has been amended such that the only facilities for which concurrency is required are water, sewer, drainage, and solid waste. Concurrency for other facilities is optional. Revised to delete reference to Section 9J-5, F.A.C., which has been repealed, and reference facilities for which the County has actually adopted LOS standards.
Subdivision: The platting or division of real property into two three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.	Revised definition for consistency with Chapter 177, Florida Statutes, which defines subdivision as division of land into three or more lots.
Uninhabitable Structure(s): Property that cannot meet federal, state or local housing standards for building and/or health codes due to its wrecked, partially dismantled, and/or unsafe conditions and is deemed to be a public nuisance by proper authorities.	Term is not used in the Comprehensive Plan.
Unit: That part of a multiple occupancy complex housing one occupant.	Already defined (see definition of "Dwelling Unit or Unit")

COMPREHENSIVE PLAN 2045 JEFFERSON COUNTY FLORIDA

Originally adopted July 19, 1990

This Amended Plan is in compliance with the
2023 Evaluation and Appraisal Report

*Jefferson County Planning Commission Public Hearing _____
Recommended for Approval by the Jefferson Co. Board of County Commissioners*

Adopted in Public Hearings before the
Jefferson County Board of County Commissioners

First Public Hearing (Transmittal): _____
Second Public Hearing (Adoption): _____

TABLE OF CONTENTS

Section	Page
CHAPTER 1: FUTURE LAND USE ELEMENT (FLU).....	1
CHAPTER 2: TRAFFIC CIRCULATION TRANSPORTATION ELEMENT (T).....	17
CHAPTER 3: HOUSING ELEMENT (H).....	23
CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT (U).....	30
CHAPTER 5: CONSERVATION ELEMENT (C).....	37
CHAPTER 6: COASTAL MANAGEMENT ELEMENT (CME).....	45
CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT (R).....	51
CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)	53
CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT (CIE).....	56
APPENDIX A: DEFINITIONS/ACRONYMS.....	75

CHAPTER 1: FUTURE LAND USE ELEMENT (FLU)

GOALS, OBJECTIVES, AND POLICIES

GOAL:

a. Protect and preserve the rural community, atmosphere, natural environment and cultural diversity and, develop the County's economic resources, expand sustainable business environment and create job opportunities.

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

OBJECTIVE FLU-1:

a. Future growth and development shall continue to be managed using the land development regulations set forth in the Jefferson County Land Development Code (hereinafter referred to as LDC). 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.

b. Urban sprawl shall be discouraged through land development regulations that establish a gradient of densities on lands designated as residential on the Future Land Use Map and lying more distant from the centers of urbanizing areas.

Policy FLU-1-1:

Existing regulations in the Jefferson County Land Development Code (LDC) will continue to be enforced to ensure the following:

1. The orderly subdivision of land at densities and intensities set forth in the land use categories within this Comprehensive Plan;
2. Standards for the mitigation of the effects of new development to maximize compatibility with existing adjacent land uses;
3. The preservation and management of public and/or private open space areas;
4. Flood-prone area protection;
5. Signage;
6. Traffic circulation;
7. Basic standards for all types of developments including, but not limited to:
 - a. lot size requirements;
 - b. building types, sizes, heights, and placement;
 - c. types and sizes of required setbacks and/or easements;
 - d. stormwater drainage requirements.

- e. preservation of environmentally-sensitive features such as, but not limited to, floodplains, floodways, wetlands, wildlife habitat (particularly endangered or threatened species), and aquifer intrusion;
- f. 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.

Policy FLU-1-2:

The categories on the Future Land Use Map are defined as follows:

FUTURE LAND USE CATEGORIES

AGRICULTURE AREAS GENERALLY:

1. Farming is the basic intent of Agricultural land use 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.

2. Traditional communities, as established in or pursuant to the Land Development Code, 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 Homestead Exemptions ~~Member Subdivisions~~: Pursuant to Section 163.3179, Florida Statutes, ~~Regardless of the densities established for Agricultural Areas and subject to additional restrictions stated herein~~ the owner of property classified as Agricultural ~~a property owner may one parcel that was a lot of record on or before December 13, 1990 may convey a portion of such property~~ subdivide for transfer by deed to a member or members of the owner's immediate family (immediate family is defined as grandparents, parents, brothers and sisters, children and grandchildren) for use by such family member solely as a homestead, notwithstanding the density provisions contained in this Element and in the Land Development Code. A ~~Any such conveyance 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 Family Homestead Exemption shall not apply to lots ~~provision may not be utilized to further subdivide a parcel in a platted subdivision.~~

AGRICULTURE 20 (AG20):

Properties in this Land Use Category are 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, livestock and/or crop production, pasture lands, silviculture, orchards and groves, forestry,

agricultural related activities, outdoor recreation, bed and breakfast inns, ~~and hunting lodges and clubs,~~ and Solar Facilities as defined in Section 163.3205, Florida Statutes. Surface mining as defined below is allowed in this category when approved as a Special Exception. ~~as a permitted use only on a parcel-specific basis when approved by the Board of County Commissioners for inclusion on the mining overlay district zoning map.~~ Mining activities must be conducted strictly in accordance with the requirements of the Land Development Code. 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 as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant adopted requirements for conservation subdivisions.

AGRICULTURE 5 (AG5):

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,~~ and Solar Facilities as defined in Section 163.3205, Florida Statutes. 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 this comprehensive plan and the Land Development Code so long as the gross density is does not exceed one unit per 5 acres. A density bonus as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant to adopted requirements for conservation subdivisions. 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 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

AGRICULTURE 3 (AG3):

This includes areas appropriate for a variety of agricultural and residential 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,~~ and Solar Facilities as defined in Section 163.3205, Florida Statutes. Surface. 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 Land Development Code so long as the gross density is not exceeded. A density bonus as provided below (see Conservation Subdivisions) may be granted where the development is a conservation subdivision approved pursuant to adopted requirements for conservation subdivisions. 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 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

RESIDENTIAL 1 (R1):

These are areas devoted primarily to platted lands developed for residential purposes and are expected to continue to develop according to the subdivision plat. In new subdivisions, gross density shall not exceed one unit per acre, 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 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious lot coverage.

RESIDENTIAL 2 (R2):

These are areas devoted primarily to platted lands developed for residential purposes expected to continue to develop according to the subdivision plat. Gross density shall not exceed two units per acre, 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 5% of the development area may be used for neighborhood commercial development in new subdivisions. Intensity of neighborhood commercial development shall not exceed 65% impervious area.

RESIDENTIAL 204 (R204)

This land use category is limited to two specific parcels totaling 377 acres which were re-designated to R1 in Ordinance No. 06-04 and specifically further limited by such ordinance. In conformity with Ordinance No. 06-04, Residential 204 shall be limited to a maximum of 204 single family residential units (residential density of 1.848 units per acre). Development in this category shall comply with all conditions, restrictions and limitations imposed in Ordinance No. 06-04, which is not superseded by this category. No additional lands shall be added to this category.

CONSERVATION (CON):

These are 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 and communications facilities shall be 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, 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.

PRISON (PR):

Land currently devoted to the Jefferson Correctional Institution and future prison facility sites (public or private) approved by FLUM amendment adoption.

INDUSTRIAL (IN):

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 or medical waste disposal facilities are prohibited. Intensity of development, as measured by land coverage, should not exceed 90 percent. A dwelling as an accessory use (directly related to the primary) to the principal structure is allowable.

MIXED USE SUBURBAN RESIDENTIAL (MUSR):

This mixed use category is comprised of areas where suburban or exurban residential is the predominant type of use and includes many traditional communities. Infill development is particularly desirable and encouraged in these areas, particularly when community utilities become available.

All housing types will be allowed at a variety of densities with a maximum density of 4 units per acre utilizing individual septic tanks if on a community water system and up to 8 units per acre with community water and sanitary sewer. Parks and recreation uses are also appropriate. Permitted nonresidential uses are professional service and office, general commercial, light industrial, and sawmills. ~~Non-residential use should not exceed 20 percent of the total area; intensity of nonresidential such development, as measured by land coverage, should not exceed 65 percent impervious surface area.~~

MIXED USE BUSINESS/RESIDENTIAL (MUBR):

~~A mixed use category which provides for a variety of business types, multi-family residential not to exceed 10 units per acre, medical facilities including such as clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, and parks and recreation facilities. The mix would allow for approximately a 60-40 split between business (60%) and residential (40%) uses within each mapped MUBR area. Intensity of business use, as measured by land coverage, should not exceed 80 percent impervious surface area. These MUBR areas will be required to be served by community utilities, therefore, new residential development shall not be less than one~~ A mixed-use category which allows for residential development and residentially compatible commercial uses, 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 medical facilities including such as clinics, hospitals, nursing homes, public or private schools, churches or other similar uses, and parks and recreation facilities.

~~dwelling unit per acre.~~ Residential development is allowed up to 10 units per acre with connection to central water and sewer, up to four units per acre with connection to central water but without connection to central sewer, and up to two units per acre without connection to central water and sewer. Residential development shall include 5% of contiguous land for open space.

MIXED USE-INTERCHANGE BUSINESS:

A mixed use category located at an interchange of I-10, with a variety of primarily commercial businesses. Appropriate commercial 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.

MINING:

Any area on the Future Land Use Map intended primarily for surface mining or for use as a borrow pit. Mining is also allowed as an overlay district on certain properties in the Agriculture 20 Land Use Category as stated above, in accordance with provisions in the Land Development Code. 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.

NOTE: THE FOLLOWING ARE NOT LAND USE CATEGORIES; HOWEVER, THEY ARE DEVELOPMENT PATTERNS FOR USE IN THE AGRICULTURAL, RESIDENTIAL, AND MIXED USE LAND USE DISTRICTS.

CLUSTER SUBDIVISIONS:

The purpose of clustering is to allow a developer to use the total density on a parcel and at the same time set aside the maximum amount of land for agriculture, recreation, aesthetics, and or to protect sensitive lands. The developed area shall consist of the

streets and relatively small lots with the actual number of residential units not exceeding the gross density of the underlying land use category. The undeveloped area allows the developer to preserve the rural character of the County while providing open space or Common Areas for stormwater management, preservation of environmental resources, and areas for the residents to use for community activities. The Land Development Code shall provide standards for all types of cluster developments including those developments where the total lands in open space areas do not meet the requirement criteria for Conservation Subdivisions as described below and set forth in the Land Development Code.

CONSERVATION SUBDIVISIONS:

A form of clustering residential development in the County's agricultural land use categories that concentrates buildings or lots on part of the site to allow the remaining land to be used for common open space, recreation, and preservation of environmentally sensitive features in perpetual Conservation Easements. The concentration of lots is facilitated by reduction in lot size. A conservation subdivision will consist of one or more cluster groups surrounded by common open space in Conservation Easements. The parcel on which a conservation subdivision is proposed must be 80 or more acres in size to ensure that the preserved open space be environmentally viable. Density bonuses for conservation subdivisions as provided above shall be 10% for every 15% of additional open space up to a maximum density bonus of 40% for a minimum of 70% open space meeting the requirements for conservation subdivisions in the Land Development Code. The primary requirement regarding the condition of the Open Space shall be that 50% of the Open Space area shall be otherwise developable lands with no environmental constraints. The County's requirements for conservation subdivisions shall be consistent with the following purposes:

- A. Encourage development that permanently conserves natural resources such as wetlands, floodplains, streams, groundwater; old-growth forests; steep slopes; wildlife habitat – particularly for endangered species; scenic views; and archaeological sites;
- B. Allow for greater flexibility and creativity in the design of residential developments;
- C. Encourage compact, efficient development practices that consume less land and provide for the efficient use of infrastructure;
- D. Provide for a greater range of development types in the community;
- E. Further community goals for protecting open space;
- F. Provide opportunities for compatible agricultural activities adjacent to residential uses;
- G. Encourage interaction in the community by clustering houses, providing public gathering places and encouraging the use of parks, open spaces, and community facilities as focal points in the neighborhood;
- H. Encourage preservation of important archaeological sites;

- I. Permit clustering of houses and structures on less environmentally sensitive sites which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development;
- J. Reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development;
- K. Promote interconnected greenways and corridors throughout the community, especially providing viable wildlife corridors;
- L. Promote contiguous green space with adjacent jurisdictions;
- M. Promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles; and
- N. Protect prime agricultural land and preserve farming as an economic activity.

Policy FLU-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.

Policy FLU-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 FLU-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 FLU-1-6:

The County shall protect community and public water wells and water well cones of influence by creating wellhead protection areas and wellhead 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 hazardous materials ~~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 Chapter 62, F.A.C. ~~provisions of Chapter 48-3.504, F.A.C., regarding the regulation of wells.~~

Policy FLU-1-7:

Jefferson County shall continue to enforce the County Land Development Regulations requiring buffering and open space.

Policy FLU-1-8:

Churches will be allowed in all land use categories, except Conservation.

Policy FLU-1-9:

Adult care facilities, day care facilities (young or old), and nursing homes, will be allowed in any land use category allowing residential.

Policy FLU-1-10:

Public facilities needed to serve all land use categories will be allowed in all land use categories except Conservation.

Policy FLU-1-11:

One single family dwelling shall be allowed on all lots of record prior to July 19, 1990, regardless of land use category classification.

OBJECTIVE FLU-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, existing development which is inconsistent with the Future Land Use Map will be addressed through control on expansion, replacement or improvement.

Policy FLU-2-1:

Expansion or enlargement ~~replacement~~ of existing land uses inconsistent with the Future Land Use Map will be prohibited.

OBJECTIVE FLU-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 FLU-3-1:

Encourage development and allow growth only in areas with suitable soil conditions.

Policy FLU-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 FLU-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 springs, 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.

Policy FLU-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 FLU-3-5:

Jefferson County shall work with the Department of Environmental Protection (DEP), the Northwest Florida Water Management District (NFWMD), the Suwannee River Water Management District (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 FLU-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 FLU-4-1:

The County shall develop and implement a concurrency management system consistent with Section 163.3180, Florida Statutes ~~9J-5, F.A.C.~~, which includes monitoring of facilities and services to ensure maintenance of adopted levels of service.

Policy FLU-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 FLU-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 concurrency management system outlined in the Capitol Improvements Element policies.~~

OBJECTIVE FLU-5:

Throughout the planning period, the County shall, through enforcement of the adopted Comprehensive Plan and the Land Development Code, provide for an orderly well-planned community with compatible land uses.

Policy FLU-5-1:

The compatibility matrix in the existing Land Development Code will include the land uses shown on the Future Land Use Map.

Policy FLU-5-2:

Continue active code enforcement to alleviate FLUM violations.

Policy FLU-5-3:

Planned Unit Developments, Cluster Housing, Mixed Land Use Developments, and other innovative Land Development Regulations shall be permitted and encouraged in all new development applications.

Policy FLU-5-4:

The land development regulations shall 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 FLU-5-5:

In addition to standards on access management, the Land Development Code shall include standards for on-site circulation and parking, and where appropriate (such as mixed use areas), pedestrian and bicycle access and the needs, types and locations of interconnections between residential and commercial areas.

Policy FLU-5-6:

Include land development regulations to provide setbacks for new building structures in new developments and redevelopments along major roads that are of adequate distance to allow the possible future expansion of right of way widths while allowing moveable or removable improvements such as parking lots, signage, etc., to have lesser setbacks.

Policy FLU-5-7:

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

Policy FLU-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.~~

OBJECTIVE FLU-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, at major roadway intersections, or at interstate interchanges, specifically to serve the traveling public.

Policy FLU-6-1:

The County shall continue to revise the Land Development Code to include regulations consistent with the objectives and policies of the Comprehensive Plan, and designed to encourage concentrated development patterns in areas with appropriate existing or new infrastructure, continue to provide areas for low density rural development, and provide for agricultural retention, as reflected on the Future Land Use Map.

Policy FLU-6-2:

Through the development review and approval process in the standards and regulations of the Land Development Code, the county shall ensure that appropriate facilities and services are available to serve the impacts of development.

Policy FLU-6-3:

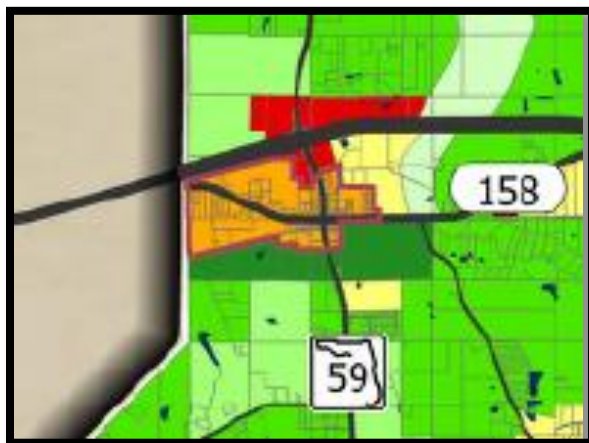
Through the standards and regulations in the Land Development Code, the county shall preserve working landscapes outside areas of mixed use and/or concentrated development identified on the Future Land Use Map. Such regulations shall consider and use one or more of a variety of techniques, such as: clustering 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 landscapes; 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 FLU-6-4:

In order to provide additional protection to the Lloyd Historic Overlay 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 Lloyd Historic Overlay District ~~overlay zone~~ shall include the area ~~classified shown as~~ Mixed Use-Suburban Residential as of March 30, 2025, ~~depicted as the orange area in Figure 6-4-1 below.~~
- b. Regulations will ensure adequate buffering at the edges (boundaries) of the Lloyd Historic Overlay District to provide for the visual and aesthetic character of Lloyd.
- c. Regulations shall include a Class C buffer along the common boundary of any non-single family development property if it is within 100' of an historically significant site or a preexisting residence in the Lloyd Historic Overlay ~~Historical~~ District.
- d. Height limitations and Floor Area Ratio (F.A.R.) limitations in the Lloyd Historic Overlay ~~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.

Figure 6-4-1



Policy FLU-6-5:

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 FLU-6-6:

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

Policy FLU-6-7:

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

OBJECTIVE FLU-7:

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 in those rights of way. The County shall further ensure ~~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 FLU-7.1:

A development order shall be required for the location of a linear communication facility in Jefferson County in accordance with the standards for such uses in the Land Development Code. 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.

Policy FLU-7.2:

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 FLU-7.3:

The County may 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 FLU-7.4:

The County may 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.

OBJECTIVE FLU-8:

Provide for location of new schools

Policy FLU-8-1:

Encourage schools to locate near population centers where water and sewer services are available.

Policy FLU-8-2:

~~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.~~ Work with Jefferson County Schools in regard to the siting of new public schools to ensure consistency with the Future Land Use Map and the Goals, Objectives, and Policies of this Plan.

Policy FLU-8-3:

Schools shall be allowed to locate in all land use categories except Conservation, Industrial, Mining, and 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 FLU-8-4:

Schools shall not be located in flood prone areas.

Policy FLU-8-5:

Storm water treatment for new schools will be handled by the school board during the construction process.

Policy FLU-8-6:

Site selection for new schools will follow the provisions of the 2003 Interlocal Agreement for Public School Facility Planning.

CHAPTER 2: ~~TRAFFIC CIRCULATION~~ TRANSPORTATION ELEMENT (T)

GOALS, OBJECTIVES, AND POLICIES

GOAL:

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

OBJECTIVE T-1:

Roadway facilities and levels of service shall be maintained and improved when necessary to maintain the minimum level of service (LOS).

Policy T-1-1:

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

- | | | |
|----|-------------------------|-----------------|
| a. | Local paved roads: | LOS Standards C |
| b. | Local dirt roads: | LOS Standards 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 |

Policy T-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 on collectors, principal and minor arterials, and freeways as necessary in accordance with approval of an FDOT driveway/roadway connection permit and when required by standards in the Land Development Code.
- d. Shared access shall be used wherever possible to minimize the number of access points to all types of roadways in accordance with the requirements and provisions in the Land Development Code.
- e. Access points to parcels with frontage along two or more roadways shall be located on the roadway of lower classification in accordance with the requirements and provisions in the Land Development Code.
- 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 in accordance with the requirements and provisions in the Land Development Code

OBJECTIVE T-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.

Policy T-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. Implementation ordinances may be adopted separately or as part of the Land Development Code.
- b. Existing land uses and activities which benefit from access improvements shall be required to participate in the cost of the roadway improvement where appropriate. ~~in the form of user fees or special assessments.~~ New construction located on lands which have been enhanced by offsite access improvements may be required to pay a pro-rata share of the cost of those access improvements.
- c. Provisions shall be made in development orders to include the mitigation of adverse impacts on adjacent or connecting local roads as well as 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.

Policy T-2-2

The County shall consult with FDOT when proposed Comprehensive Plan amendments affect facilities on the strategic intermodal system.

Policy T-2-3

The roads in all newly developed subdivisions shall be paved. Unpaved roads shall not be permitted within newly developed subdivisions.

OBJECTIVE T-3:

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

Policy T-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 T-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 T-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 Land Development Code.

OBJECTIVE T-4:

Provisions shall be adopted in the Land Development Code which ensures safe and adequate movement of pedestrians and bicyclists.

Policy T-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 T-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 T-4-3:

The County will consider the feasibility of a countywide local bikeway/horse riding path plan to be developed and established in coordination with other applicable agencies.

Policy T-4-4:

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

OBJECTIVE T-5:

The County's transportation system will emphasize safety and aesthetics through the enforcement of the design criteria in the Land Development Regulations.

Policy T-5-1:

The County shall implement design criteria for landscaping and signs along new roadways.

OBJECTIVE T-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.

Policy T-6-1:

Future amendments to the traffic circulation programs for unincorporated areas of the county and within the City of Monticello shall be reviewed by the County for compatibility with this element.

OBJECTIVE T-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 T-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 T-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.

OBJECTIVE T-8:

Enhance the efficiency and accessibility of its transportation system by promoting alternative modes of travel and implementing transportation management programs.

Policy T-8-1:

Coordinate with the C RTPA to support and expand public transit systems, reduce congestion, and improve regional mobility.

Policy T-8-2:

Actively participate in C RTPA planning efforts to expand and improve public transit systems, ensuring that regional transit services meet the needs of County residents and provide viable alternatives to personal vehicle use.

Policy T-8-3:

To reduce congestion, develop and promote transportation demand management programs in partnership with C RTPA and local employers, focusing on initiatives such as ridesharing, telecommuting, and flexible work hours to reduce peak-hour traffic and support transit use.

Policy T-8-4:

The County shall work with C RTPA and transit providers to expand public transit routes and service coverage, particularly in underserved areas, to increase accessibility and encourage higher transit ridership.

Policy T-8-5:

The County shall actively seek federal, state, and regional funding opportunities to support the expansion of public transit systems and the development of alternative transportation infrastructure in coordination with C RTPA.

CHAPTER 3: HOUSING ELEMENT (H)

GOALS, OBJECTIVES AND POLICIES

GOAL H-1: AFFORDABLE HOUSING

- a. Improve the economic health of Jefferson County by allowing varying housing types that address housing needs of all household incomes throughout the planning horizon for all current and anticipated future residents.
- b. Ensure the availability in Jefferson County of affordable (as defined pursuant to Chapter 420, Florida Statutes) housing units for very low, low, and moderate income households for purchase or to rent by working with non-profit and/or for-profit organizations that possess the ability to provide such housing units.

OBJECTIVE H-1.1

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 H-1.1.1:

Recognize that housing activities in this County are best accomplished through 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 H-1.1.2:

Continue to investigate and implement incentives as inducements to construct ~~for~~ very low, low, and moderate-income affordable housing units.

Policy H-1.1.3:

The County will encourage the inclusion of affordable housing in mixed used categories.

Policy H-1.1.4:

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 H-1.1.5:

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 used for affordable houses.

Policy H-1.1.6:

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 H-1.1.7:

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 H-1.1.8:

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 H-1.1.9:

The planning staff shall:

- a. Ensure that existing rules, regulations, and policies have no adverse impacts to providing low cost housing.
- b. Eliminate excessive site development standards by using the principles of ecological design.

Policy H-1.1.10

The County shall implement a process for administrative approval of affordable housing projects that meet the requirements of Section 125.01055(7), Florida Statutes, consistent with the requirements of said statute.

Policy H-1.1.11

As a recipient of State Housing Initiatives Partnership (SHIP) funds, the County shall expedite all development orders and permits associated with the construction or

rehabilitation of housing meeting the definition of “affordable,” as defined pursuant to Section 420.9071, Florida Statutes.

GOAL H-2: SPECIAL NEEDS

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

OBJECTIVE H-2.1:

The County Commission shall investigate ways and means of providing adequate sites for group housing.

Policy H-2.1.1:

- a. Ensure provisions in the Land Development Code allow for the availability of group, foster care, and special needs housing in appropriate locations throughout the county.
- b. Group homes which have six (6) or fewer residents but otherwise meet the definition of "Community Residential Homes" in Section 419.001(1), Florida Statutes, shall be deemed a single family unit and a non-commercial residential use, in accordance with Section 419.001(2), Florida Statutes.
- c. The siting of Community Residential Homes, as defined in in Section 419.001(1), Florida Statutes, in multifamily residential zoning and land use districts shall be in conformance with Section 419.001(3), Florida Statutes.

Policy H-2.1.2:

The Land Development Code shall contain provisions to allow group homes, foster care, and other special-need housing facilities near employment centers, transportation facilities, and other community services.

Policy H-2.1.3:

Ensure that special needs housing facilities are equitably integrated into the community to prevent isolation or concentration in one area.

Policy H-2.1.4:

Implement nondiscriminatory standards and criteria that shall address the location of group homes, foster care facilities, and other special need facilities.

Policy H-2.1.5:

The Land Development Code shall contain location criteria for special needs housing in all Land Use Categories that allow residential land use.

GOAL H-3: CONSERVE, REHABILITATE OR DEMOLISH

Ensure the protection of historically significant houses, buildings, and sites; improve the structural and aesthetic qualities of existing houses; and, if necessary, demolish structures to protect the health, safety, and welfare of the public.

OBJECTIVE H-3.1:

Identify, catalog, and disseminate information concerning historically significant buildings, and sites.

Policy H-3.1.1:

Develop over the time frame of this Plan, a GIS file of properties with historically significant buildings and sites.

Policy H-3.1.2:

Establish and maintain a cooperative working relationship with historically oriented organizations to further the conservation and rehabilitation of historically significant buildings and sites.

Policy H-3.1.3:

Continue an economic program to utilize historic structures as a magnet for tourists and locals and identify how that role can be strengthened.

Policy H-3.1.4:

Integrate historic preservation review criteria and data into the local planning and development review process for historical districts in the County.

Policy H-3.1.5:

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.

Policy H-3.1.6:

The existence and significance of historic resources and mitigation requirements shall be factors considered when reviewing a project for any new development activities.

Policy H-3.1.7:

Continue to implement guidelines as set forth in *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and incentives to ensure compatible design for new buildings proposed for construction near historic structures in historical districts.

Policy H-3.1.8:

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

Policy H-3.1.9:

Continue a program that will protect significant archaeological resources known by the County, including those not yet currently identified resources by requiring cultural resource assessments in major developments.

Policy H-3.1.10:

Promote and enhance community awareness and appreciation of the County's historic and archeological resources.

Policy H-3.1.11:

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

Policy H-3.1.12:

Utilize volunteers in the development and implementation of historic preservation programs for the conservation and rehabilitation of historically significant houses, buildings, and sites.

OBJECTIVE H-3.2

Utilize resources such as the local library, professional individuals, the County Grants Office, and the Building Official to obtain the applicable information necessary to restore or repair damaged sites, non-historic structures, and historic structures.

Policy H-3.2.1:

Minimize the disturbance or reconfiguration of the site's topography while maintaining the viability of the local ecosystem.

Policy H-3.2.2:

Permit the use of innovative construction techniques that are consistent with the protection of the public health, safety, and welfare that have the potential of lowering cost while maintaining quality.

OBJECTIVE H-3.3:

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 H-3.3.1:

Pursue the following major funding sources:

- 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 H-3.3.2:

Define substandard housing by the following criteria:

1. Noticeably sagging floor and roof levels,
2. Missing structural columns or posts,
3. Missing windows and doors,
4. Lacking visible clues of electrical services,
5. Holes in roofs, and
6. Build-up of trash and debris scattered across the yard adjacent to the house.
7. Signs of lack of proper sanitation.

Policy H-3.3.3:

Institute and monitor 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.

Policy H-3.3.4:

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 H-3.3.5:

Require all landlords to provide at a minimum a basic living shelter in accordance with the standard housing code.

Policy H-3.3.6:

The County shall support efforts to conserve, protect, and rehabilitate housing units in the annual capital budget 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 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.

CHAPTER 4: UTILITIES (SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE) ELEMENT (U)

GOALS, OBJECTIVES, AND POLICIES

GOAL U-1:

Jefferson County shall provide needed public facilities in a manner that ensures protection of investments in existing facilities, and which promotes orderly growth.

OBJECTIVE U-1.1:

The County shall continue implementation of procedures in the land development regulations, adopted by the statutory deadline, ensuring ~~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 U-1.1-1:

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

1. Sanitary Sewer:
 - Public or private community collection systems: ~~collect and treat a minimum of 100 gallons per capita per day~~ As established by the utility providing service.
 - Individual septic tank systems: The requirements set by the Florida Department of Environmental Protection, Florida Department of Health, or other state agency having authority. ~~Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.~~
2. Solid Waste: 4.5 pounds per capita per day (Jefferson, Dixie, Madison, and Taylor Counties formed the Aucilla Area Solid Waste Administration (AASWA) and constructed a regional landfill facility located in Greenville. The facility has been improved to serve the four counties at the adopted LOS for solid waste services until 2075.
3. Drainage: All new developments shall meet the standards and regulations of the appropriate Water Management District regarding the quantity and quality of stormwater runoff.
4. Potable Water:
 - Public or private community water systems: As established by the utility providing service. ~~100 gallons per capita per day~~
 - Individual wells: The requirements set by the ~~Florida Department of Health and Rehabilitative Services, Chapter 10D-6, F.A.C.~~ Water Management

District, Florida Department of Health, or other state agency having authority.

Policy U-1.1-2:

The County Building Inspector shall not issue a building permit unless existing facilities meet state and local standards.

Policy U-1.1-3:

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 U-1.1-4:

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 U-1.1-5:

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

Policy U-1.1-6:

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

OBJECTIVE U-1.2:

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

Policy U-1.2-1:

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 U-1.3:

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

Policy U-1.3-1:

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 U-1.3-2:

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 U- 1.3-3:

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 U-1.3-4:

Future water demand for non-potable 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.

GOAL U-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 U-2.1:

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 U-2.1-1:

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

Policy U-2.1-2:

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 U-2.2:

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 U-2.2-1:

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 U-3:

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

OBJECTIVE U-3.1:

The County will continue to enforce land development regulations for protection of natural drainage features and to ensure that future developments provide adequate stormwater drainage facilities.

~~Policy U-3.1-1:~~

~~The County shall require that appropriate Water Management District permits are applied for prior to approval of development orders.~~

Policy U-3.1-12

The County shall continue to enforce the existing floodplain ordinance restricting development in flood prone areas. The ordinance shall continue to prohibit the following within the Floodway: fill; most structures (other than as allowed below); common water supplies or sewage treatment facilities; and roads, except as necessary to provide access to private or public property or serve as a public roadway. Septic tanks, to serve residential structures, are permitted if they can meet all Federal, State and local requirements and if the lot does not contain sufficient area outside the floodplain to accommodate the system. Permitted uses in the 100 year floodplain shall include: agriculture; silviculture; residential structures on existing lots of record where the lot does not contain sufficient buildable area outside the floodplain and farm structures, where the first floor elevation of the residential or farm structure is at least one foot two feet above the 100 year flood elevation, and only at very low densities; recreational uses that are consistent with conservation and protection of the natural functions of the floodplain and are permitted by the applicable water management district; native vegetation and, wildlife habitat. The ordinance shall continue to protect the functions of flood prone 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. See also Chapter 5, Policies 1.3.1, 1.3.2 and 1.2.3.

Policy U-3.1-23:

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 certify that the standards of the Comprehensive Plan and Land Development Code are being met for all new developments.

Policy U-3.1-34:

Silviculture and agricultural uses shall be required to use best management practices to prevent drainage and pollution problems. No activities shall alter the hydrologic function of floodplain areas.

GOAL U-4:

Jefferson County shall continue to conserve and preserve the values and functions of the County's natural groundwater aquifer recharge areas.

OBJECTIVE U-4.1:

The County shall conserve and protect the values and functions of natural groundwater aquifer recharge areas from adverse impacts through adoption of land development regulations by the statutory deadline and coordination with federal, state and local agencies throughout the planning period.

Policy U-4.1-1:

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 U-4.1-2:

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 U-4.1-3:

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.

OBJECTIVE U-5.1:

Protect the public health, safety, and welfare, the springs, rivers, lakes, and other surface water and ground water resources located within Jefferson County, and further the goals and objectives set forth of in the Wacissa BMAP and the Wakulla Springs BMAP by requiring new Wastewater Treatment Plants to meet effluent standards applicable to wastewater treatment facilities.

Policy U-5.1-1:

All new wastewater Utility Plants located within the County shall comply with the following effluent standards:

1. Total Nitrogen Concentration Limits for Rapid Infiltration Basins (RIBs) and Absorption Fields – 3 mg/L.

2. Total Nitrogen Concentration Limits for All Other Land Disposal Methods – 3 mg/L.

CHAPTER 5: CONSERVATION ELEMENT (C)

GOALS, OBJECTIVES, AND POLICIES

GOAL

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

OBJECTIVE C-1.1

Comply with air quality standards set forth by the State and Federal agencies throughout the planning period of this Comprehensive Plan.

Policy C-1.1.1

Jefferson 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 C-1.1.2

Jefferson County shall develop programs showing the advantages of maintaining existing trees as well as planting new trees, both of which are effective in removing pollutants from the air.

Policy C-1.1.3

Jefferson County shall encourage mixed use development patterns that promote the mixture of residential and workplaces to encourage pedestrian or bicycle use and/or transportation alternatives to automobiles.

Policy C-1.1.4:

Industrial uses shall be located where they minimize the impact on air quality.

OBJECTIVE 1.2:

Conserve and protect the quality and quantity of the current water sources by the following methods:

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

Policy C-1.2.1

Protect water quality in the following areas:

1. Natural groundwater recharge areas;
2. Wellhead protection areas; and
3. Areas zoned as conservation

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

Policy C-1.2.2

Jefferson County shall require all new developments to provide a stormwater management system designed in accordance with the applicable Water Management District standards requiring that post development rates of runoff shall not exceed pre-development rates consistent with the adopted LOS standards in this plan. 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 C-1.2.3

In all new developments, all on-site stormwater management facilities shall be constructed and functional prior to the construction of all other infrastructure and buildings.

Policy C-1.2.4

Land Development Code standards shall be revised as necessary to reflect new technologies or practices that can reduce the impacts of development as they become available, particularly regarding impervious surface areas.

Policy C-1.2.5

Jefferson 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 C-1.2.6

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 C-1.3

Protect all areas that fall within the 100-year floodplain as shown on the Flood Insurance Rate Map. Protect and conserve wetlands and the natural function of wetlands.

Policy C-1.3.1

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: agricultural, silvicultural, residential structures on existing lots of record where the lot does not contain sufficient buildable area outside the floodplain and farm structures, and recreational uses that are consistent with conservation and protection of the natural functions of the floodplain and are permitted by the applicable water management district.

Policy C-1.3.2

Development on sites which include the 100-year floodplain shall be required to be located outside the floodplain whenever possible.

Policy C-1.3.3

New subdivisions shall be required to include at least one-half acre of buildable area outside the 100-year floodplain within each lot or parcel whenever possible.

Policy C-1.3.4

Any development or use within the 100 year floodplain must also satisfy the requirements of Chapter 4, Policy 3.1-4.

Policy C-1.3.5

The County shall protect and conserve wetlands and the natural functions of wetlands through regulations adopted in the land development code, which may include, but are not limited to, setback requirements.

OBJECTIVE C-1.4

Develop guidelines in the use of water.

Policy C-1.4.1

The County shall coordinate with the Water Management Districts to conduct water conservation programs, including, but not limited to, assistance in the distribution of water conservation information to residents and businesses within the County and evaluation

of proposed development to identify water conservation techniques. The County shall adhere to any emergency water conservation measures imposed by the Northwest Florida and Suwannee River Water Management Districts.

Policy C-1.4.2

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 C-1.4.3

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.~~ permit by FDEP or such other state agency having authority.

Policy C-1.4.4

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 C-1.4.5

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 C-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. Protect surface water quality to ensure that water quality is not allowed to degrade below present conditions, including that of the Wacissa River, Aucilla River, and Lake Miccosukee. Conserve and protect the parks, recreation facilities, and conservation areas identified in the Recreation and Open Space Element and Future Land Use Map.

Policy C-1.5.1:

The Land Development Code 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 cannot 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.

Policy C-1.5.2:

The Land Development Code shall include the following criteria to ensure future mining activities are environmentally sound:

- a. ~~The applicant shall obtain all~~ All required State, Federal and Regional permits ~~have been issued prior to any disturbance of the property.~~
- b. The applicant must document that the proposed activity will not cause significant damage to the following:
 1. potable water supplies
 2. surface waters;
 3. endangered, threatened, or species of special concern;
 4. adjacent properties.
- c. 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 Code.
- d. 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 Board of County Commissioners during approval of an application to allow surface mining.
- e. Naturally occurring surface water basin flows and boundaries shall be maintained.
- f. The Florida Fish and Wildlife Conservation Commission (FWC or FWCC) 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.
- g. 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.
- h. 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 Code.

Policy C-1.5.3

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 C-1.5.4

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.

Policy C-1.5.5

The County shall protect public parks, historic sites, recreation areas and wildlife refuges, by land development codes that allow only compatible land uses to lessen any adverse effects from incompatible land uses and by development restrictions on private lands in areas designated as conservation areas on the Future Land Use Map.

OBJECTIVE C-1.6:

The County shall conserve, appropriately use, and protect the following specific areas:

1. Fisheries
2. Wildlife
3. Wildlife habitat
4. Marine habitat

Policy C-1.6.1:

The essential intent of this Objective is to treat such defined areas as positive visual open spaces in which the on-going ecological processes can continue uninterrupted.

Policy C-1.6.2:

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 than 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 C-1.6.3:

The Federal Government owns all property along the coastline of the Gulf of Mexico and Jefferson County's staff, through its intergovernmental coordination efforts, has and will

continue to cooperate with the appropriate Federal personnel to ensure that fisheries and marine habitats are protected.

Policy C-1.6.4:

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 C-1.6.5:

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 C-1.6.6:

The County 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 C-1.6.7:

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:

- a. For State funds to the Florida Association of Conservation Districts, and
- b. For federal funds to the Jefferson Soil and Water Conservation District, the Agricultural Stabilization and Conservation Service, or to Farmers Home Administration.

OBJECTIVE C-1.7:

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 C-1.7.1:

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 C-1.7.2:

The Land Development Code shall contain regulations concerning hazardous wastes including, but not limited to:

1. A list of prohibited hazardous wastes;
 2. Standards for proper handling and storing of hazardous wastes at the project site;
- and
3. Standards regarding the transportation of hazardous wastes to disposal centers.

Policy C-1.7.3:

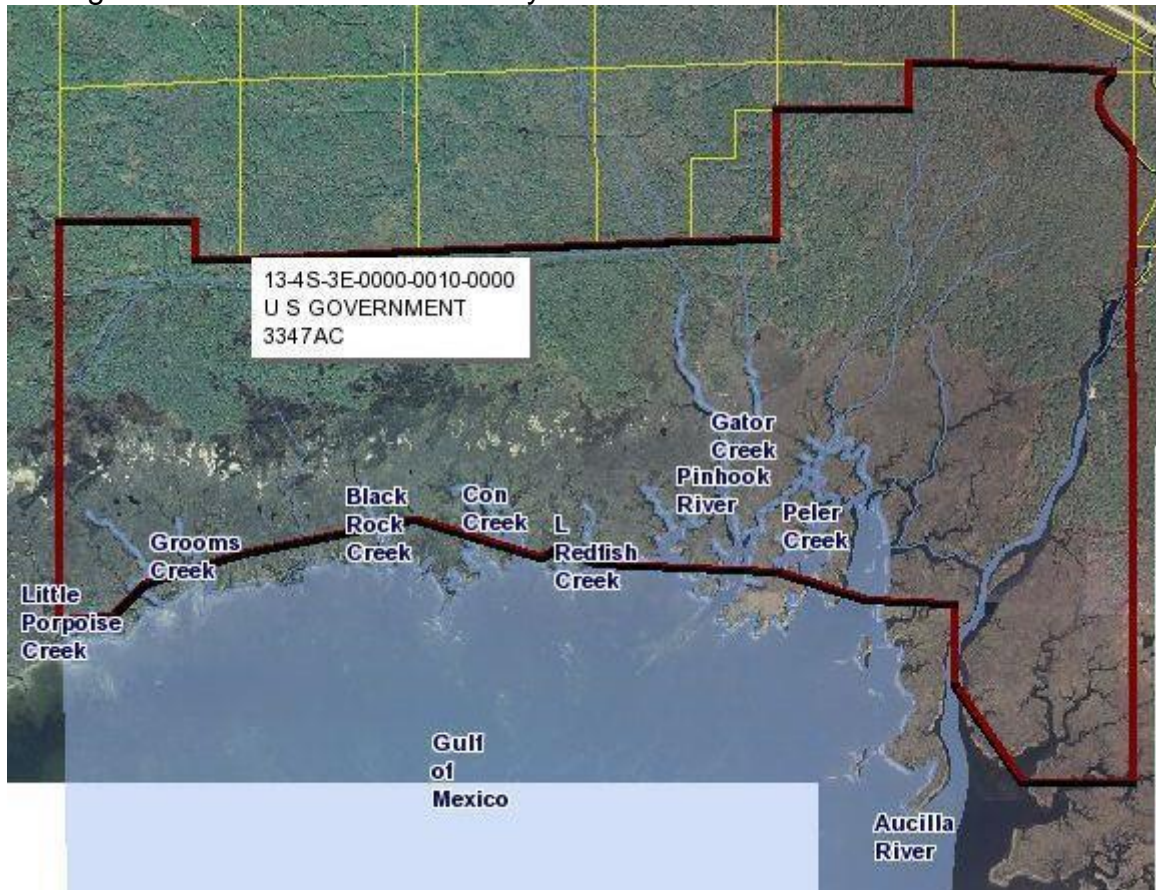
Through the intergovernmental coordination and public education efforts, the County, shall continue to encourage citizens of the County and the City of Monticello to use the hazardous waste transfer sites.

CHAPTER 6: COASTAL MANAGEMENT ELEMENT (CME)

GOALS, OBJECTIVES AND POLICIES

PREFACE

Jefferson County is unique in that the coastal shoreline and adjacent lands are owned by the United States Government and cannot be developed. 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 CME-1:

Protect, preserve, and enhance the natural resources of the coastal area.

OBJECTIVE CME-1.1

Protect native vegetation, archaeological sites, and historical resources by prohibiting development in the Coastal High Hazard Area using the land development regulations.

Policy CME-1.1.1:

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 CME-1.1.2:

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 CME-1.1.3:

The Land Development Code 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 CME-1.1.4:

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 CME-1.1.5:

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 CME-1.2:

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 CME-1.2.1:

Use the land development regulations, to regulate land uses that could discharge untreated stormwater or other effluents into sea grass beds or their marine nursery areas.

Policy CME-1.2.2:

Use 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 CME-1.2.3:

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 FDEP or the EPA, ~~the County's Public Health Department~~. Whatever system is chosen all direct discharge into receiving waters shall be avoided.

OBJECTIVE CME-1.3:

Where necessary, 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 CME-1.3.1:

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 CME-1.3.2:

In order to protect the Aucilla River Estuary, the County shall 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 CME-1.4:

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 CME-1.4.1:

Coordinate with the Federal and State governments and 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.

GOAL CME-2:

Reduce vulnerability to hurricanes and flooding events and protect human life from ~~such~~ natural disasters.

OBJECTIVE CME-2.1:

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.

Policy CME-2.1.1:

The County shall continue to implement the hurricane evacuation timetable in the Federal Emergency Management 1993 Hurricane Evacuation Study.

Policy CME-2.1.2:

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 CME-2.1.3:

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 CME-2.1.4:

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.

GOAL CME-3:

Consistent with Section 163.3178(2)f., Florida Statutes, eliminate inappropriate and unsafe development in coastal areas when opportunities arise.

OBJECTIVE CME-3.1:

Development and redevelopment within the County shall proceed in a manner which reduces the risk to public and private investments and encourages the use of best practices to address the negative impacts of flooding in coastal areas.

Policy CME-3.1.1:

As set forth in the Preface to this Coastal Management Element, the County's coastal areas are almost entirely owned by the Federal Government, and thus not subject to development. The County shall support the Federal Government's continued ownership and control of such areas.

Policy CME-3.1.2:

The County will identify infrastructure and critical facilities at risk for high-tide events, storm surge, flooding, stormwater runoff and sea level rise. Redevelopment plans for such improvements will take alternative locations outside of the special flood hazard area into consideration. Where relocation of infrastructure and critical facilities is deemed unfeasible, structurally defensive measures to mitigate the impacts of flooding and rising seas may be pursued. Structurally defensive measures could include shoreline armoring and beach renourishment.

Policy CME-3.1.3:

Freeboard requirements for new development and substantial redevelopment in special flood hazard areas shall be evaluated by the County for incorporation into the Code of Ordinances to reduce vulnerability of structures.

Policy CME-3.1.4:

Acquisition of severe repetitive loss properties which have sustained repeated flood losses, for use as public open space shall be considered as procurement opportunities arise, such as through the use of grants or tax deed sales.

Policy CME-3.1.5:

The County shall require consistency with the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 CFR Part 60.

Policy CME-3.1.6:

Any construction activities seaward of the coastal construction control lines established pursuant to Section 161.053, Florida Statutes, shall be consistent with Chapter 161, Florida Statutes.

Policy CME-3.1.7:

The County shall seek to continue its participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to provide discounted flood insurance premiums to property owners.

CHAPTER 7: RECREATION AND OPEN SPACE ELEMENT (R)

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 R-1:

Provide public access to all future County-maintained recreation facilities within the County.

Policy R-1-1:

The County will provide parking areas and bicycle racks for recreation sites.

Policy R-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 R-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 R-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 R-2-2:

Require the dedication of public or private land for recreation and/or open space, or a fee in lieu of land, for all future residential developments as required by the designated level of service.

OBJECTIVE R-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 ~~2040~~ 2030.

Policy R-3-1:

The County hereby adopts the following recreation levels of service:

1. New residential development of 50 or more units shall dedicate parkland at the rate of 5 acres/1000 population with a minimum parkland site of two (2) acres to provide local facilities.
2. The County-wide LOS is 20 acres/1000 population for activity-based recreation.

Policy R-3-2:

The County shall acquire the adequate number of acres of land for new park and recreation facilities.

Policy R-3-3:

The County shall continue to maintain and improve existing public park sites and recreation facilities.

Policy R-3-4:

The County shall take advantage of Federal and/or State grants when available to fund the additional recreation sites.

Policy R-3-45:

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 R-4:

The County and the Private sector shall coordinate to provide adequate open space within the County.

Policy R-4-1:

The County will require green areas and appropriate landscape buffers in all new developments.

Policy R-4-2:

The County shall define common open space and include regulations concerning the preservation of natural vegetation in new developments in the Land Development Code.

CHAPTER 8: INTERGOVERNMENTAL COORDINATION ELEMENT (ICE)

GOALS, OBJECTIVES AND POLICIES

GOAL ICE-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 ICE-1.1:

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. Enter into interlocal agreements with the City of Monticello, adjoining counties, and the Jefferson County School Board where appropriate for the purpose of maximizing governmental efficiency.

Policy ICE-1.1.1:

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 ICE-1.1.2:

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

Policy ICE-1.1.3:

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.

Policy ICE-1.1.4:

Annually request the Jefferson County School Board provide information detailing existing and projected facilities capacities, enrollments, and their locations and projected needs to be utilized for collaborative planning and decision making.

OBJECTIVE ICE-1.2:

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. The County Planning 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 ICE-1.2.1:

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 stated in writing to the adjacent local government and developer.

Policy ICE-1.2.2:

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.

OBJECTIVE ICE-1.3

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 ICE-1.3.1:

Sharing operations and maintenance responsibilities between Jefferson 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 ICE-1.3.2:

The appropriate staff of Jefferson County and the City of Monticello shall maintain communication to coordinate the provision of services to developments during annexation into the City of Monticello.

Policy ICE-1.3.3:

In coordination with the City of Monticello and adjacent local governments, identify areas suitable for Joint Planning Areas (JPAs) where future annexation, development, and/or infrastructure services can be coordinated based on growth projections and land use compatibility.

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT (CIE)

INTRODUCTION

The following goal, objectives and policies provide strategic planning for the future location, maintenance, and enhancement of public facilities in order to uphold the Level of Service (LOS) standards for public facilities within Jefferson County.

The Capital Improvements Element (CIE) is not to be considered the same as the Capital Improvement Program for Jefferson County. Furthermore, this element only considers public facilities derived from this Comprehensive Plan as required by the State of Florida.

GOALS, OBJECTIVES & POLICIES

GOAL:

In the pursuit of timely and efficient provision of adequate public facilities, Jefferson County shall develop, adopt, and implement a Capital Improvements Program (CIP) that includes a prioritization of the needed provisions described in the other sections of this Comprehensive Plan.

OBJECTIVE CIE-1:

Jefferson County shall ensure all necessary capital improvements:

- A. Address any existing public facility deficiencies identified in the Comprehensive Plan,
- B. Maintain the adopted LOS Standards, and
- C. Direct future infrastructure resources and schedules that support the growth pattern(s) depicted on the Future Land Use Map.

Policy CIE-1-1:

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 JEFFERSON COUNTY CAPITAL IMPROVEMENT PROJECTS

- A. Make annual assessments of the level of service status of public facilities;
- B. Prioritize capital improvement projects that both meet the goals, objectives, and policies of this Comprehensive Plan and possess financial feasibility;
- C. Identify the needs of existing or projected public facilities which have not or will not meet designated level of service standards;
 - 1. Give first order of priority to capital improvement projects that will maintain or enhance public health and safety as well as those projects required by the

County's legal commitment to provide facilities based on state and federal law requirements and water management district regulations;

2. Give second order of priority to capital improvement projects that maintain operational levels of existing facilities, or improve facilities with current or projected deficiencies that may cause an inability to meet the adopted level of service standards, or capital improvement projects which through these efforts may reduce future costs for facility maintenance;
3. Give third order of priority to capital improvement projects which address public facilities with the greatest deficiencies or the greatest need for improvement using the adopted level of service standard as the basis for comparison;
4. Give fourth order of priority to capital improvement projects that are needed for areas that have already been approved for development prior to the adoption of this Comprehensive Plan and that are lacking public facilities that meet level of service standards;
5. Give fifth order of priority to any other capital improvement projects warranted by this Comprehensive Plan that do not meet the previous criteria.

Policy CIE-1-2:

The County will continue to seek funding for capital improvement projects not otherwise available in an annual budget. These projects are not specifically required to maintain LOS Standards; however, they are projects that have been pursued to enhance and increase overall infrastructure capacity. These projects are:

- A. Support the continued expansion of the water system for Aucilla, Lamont, Lloyd, Wacissa, and Waukeenah areas of the County
- B. Continue resurfacing (including widening, where appropriate) of County roads once owned by the State of Florida;
- C. Continue expansion of facilities at County parks;
- ~~D. Provide a sanitary sewer system for the Lloyd vicinity, with special emphasis on the interchange;~~
- E. Continue to provide advanced mapping facilities, capabilities, and equipment for the Property Appraiser's Office to facilitate better appraisals in case of a disaster such as a hurricane, tornado, flooding, as well as to provide GIS mapping support to assist other departments such as Planning, Road, Solid Waste, Fire/Rescue, and Sheriff, etc., for planning, maintenance, etc.
- F. Coordinate with the School District in restoration of the old high school "A" building to create economic development.

Policy CIE-1-3:

Jefferson County shall coordinate with the appropriate Water Management District before undertaking capital improvement projects to create or enhance drainage facilities that have fallen below the established level of service standards described within this Comprehensive Plan.

OBJECTIVE CIE-2:

Jefferson County shall ensure that all land use decisions are properly coordinated and are consistent with all level of service requirements before approval.

Policy CIE-2-1:

The Planning Commission will recommend to the County Commission for approval only those land use decisions which are consistent with the Goals, Objectives, and Policies of the Future Land Use Element (FLUE), this Capital Improvements Element and the overall intent of the Comprehensive Plan.

Policy CIE-2-2:

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

TABLE OF LEVEL OF SERVICE STANDARDS TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS

These Service Standards should be established as described below at peak hour for the following roadway types within the County as suggested by the Florida Department of Transportation and Jefferson County.

	TYPE OF ROAD	LEVEL OF SERVICE STANDARD
A	Local Paved Roads:	LOS Standard C
B	Local Dirt Roads:	LOS Standard C
C	County Collector:	LOS Standard D
D	County Arterial:	LOS Standard D
E	Two-Lane State Roads:	LOS Standard C
F	Multi-Lane State Roads:	LOS Standard C
G	Freeways:	LOS Standard B

SANITARY SEWER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Individual Septic Tanks	Level of Service Standards as specified in the current Chapter 64E-6, of the Florida Administrative Code <u>As established by the Florida Department of Environmental Protection, Florida Department of Health, or other state agency having authority.</u>
Central Facilities	
City of Monticello	<u>As established by the City</u> 155 gallons per capita per day

SOLID WASTE DISPOSAL LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Regional Solid Waste Landfill	0.8 <u>4.5</u> tons per capita

DRAINAGE LEVEL OF SERVICE STANDARD

The County hereby establishes the following level of service standard for drainage facilities: Jefferson County lies within the jurisdiction of both the Northwest Florida Water Management District and the Suwannee River Water Management District; therefore properties must adhere to the requirements of the appropriate water management district governing the location of the development.

POTABLE WATER LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Private Individual Water Wells	100 gallons per capita per day <u>As established by the Water Management District, Florida Department of Health, or other state agency having authority.</u>
City of Monticello	189 gallons per capita per day <u>As established by the City</u>

RESOURCE-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Swimming (non-pool)	No less than 1 access point at a natural water body
Fishing (non-boat)	No less than 1 access point
Fishing (boat)	No less than 1 boat ramp
Camping (Recreation Vehicle and tent)	No less than 1 acre of campground within a 25 mile radius of the County
Picnicking	No less than 1 picnic table
Hiking	No less than 1 mile of available hiking trail within a 25 mile radius of the County
Nature Study	No less than 7 acres of wildlife management area within a 25 mile radius of the County

ACTIVITY-BASED RECREATION ACTIVITY/FACILITY LEVEL OF SERVICE STANDARDS

ACTIVITY	LEVEL OF SERVICE STANDARD
Football/Soccer	No less than 1 multi-purpose playing field
Baseball/Softball	No less than 1 baseball/softball field
Tennis	No less than 1 tennis court

Policy CIE-2-3:

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.

Policy CIE-2-4:

Proposed Future Land Use Map (FLUM) amendments, and requests for new development or redevelopment shall be evaluated to determine that adequate public facilities will be available.

OBJECTIVE CIE-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:

- A. addressing the fiscal impact of capital improvement projects on revenue and expenditures, and
- B. updating the fiscal assessment section of the Capital Improvements Element.

Policy CIE-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, as labeled in the Five Year Schedule of Improvements section of this element.
- B. Projection of the debt service capacity including projected revenue bond debt service as a percentage of total debt, ratio of total debt to total revenue, and 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 CIE-3-2:

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 into the County's Five Year Capital Improvements Plan.

Policy CIE-3-3:

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.

Policy CIE-3-4:

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 CIE-3-5:

Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

OBJECTIVE CIE-4:

The Jefferson County Land Development Code standards shall require the developer to provide necessary construction of, or upgrades to, capital improvements to support the impact of new developments.

Policy CIE-4-1:

- a. Future development shall bear a proportionate cost of facility improvements (including roads) necessitated by the development in order to maintain adopted LOS standards.
- b. Applicants for development shall be required to pay for or construct their proportionate fair share of required transportation improvements as provided herein and in a manner consistent with Section 163.3180, Florida Statutes. If anything herein conflicts with Section 163.3180, Florida Statutes, the statute shall control.
- c. Mitigation of impacts on local roads and state highways shall be included. The County shall coordinate with FDOT as to the state highway system.
- d. The proportionate-share contribution shall be calculated based upon the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost, at the time of development payment, of the improvement necessary to maintain or achieve the adopted level of service.
- e. The proportionate share formula provided herein shall only be applied to roads that are determined to be significantly impacted by the project traffic under review.

Roadway links are significantly impacted if the net new external PM peak hour project trips in the peak direction are five percent (5%) or more of the service volume (PM peak hour, peak direction) at the adopted level of service (LOS) standard.

- f. Costs associated with correcting existing transportation deficiencies shall be removed from a project's proportionate share calculation. An "existing transportation deficiency" means a road for which the adopted level-of-service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida's Bureau of Economic and Business Research medium population projections. The County shall estimate the cost and funding requirements to rectify existing transportation deficiencies and shall amend the Comprehensive Plan and capital improvements element such that existing deficiencies may be corrected.
- g. Applicants for development may satisfy proportionate share requirements via construction of transportation improvements, donations of land, or payment of fees.

Policy CIE-4-2

The County shall implement a program for the provision of recreation and open space in new residential developments. Developers submitting subdivision plats for approval may be required by the Board of County Commissioners to provide mandatory dedication of lands, or pay fees in lieu of such dedications, as conditions of approval of the subdivision plat.

Policy CIE-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.

Policy CIE-4-4:

Jefferson County will not issue development orders or permits for developments unless they meet the following standards:

- A. Necessary facilities and services are in place consistent with the adopted LOS standards of this Comprehensive Plan and the appropriate Sections of Florida Administrative Code.
- B. Prior to issuance of development orders or permits, conditions are established that prevent a certificate of occupancy from being granted unless necessary facilities which meet LOS standards are in place to service the development.
- C. Prior to issuance of a development order or permit a binding executed contract for the construction of facilities which provides for the commencement of construction

within one year of the issuance of the development order or permit has been agreed upon.

- D. In regards to Transportation and Recreation facilities, necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section Chapter 163.3220 or Section 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

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 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 the County's adopted LOS standards 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.

Policy 5-2:

The County Concurrency Management provisions in the Land Development Code 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 with 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 CIE-6:

The County will participate in intergovernmental meetings which address the provision of public facilities in order to monitor the progression of services in not only Jefferson County but surrounding counties as well, and to facilitate documentation of coordination between involved governments.

Policy CIE-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 CIE-6-2:

All departments and the Board of County Commissioners shall work together to address issues concerning the funding of public services.

Policy CIE-6-3:

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 future provisions of public services are coordinated with the County's development patterns.

Policy CIE-6-4:

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

IMPLEMENTATION

FIVE YEAR SCHEDULE OF IMPROVEMENTS

The five year schedule of improvements of the Capital Improvements Element displayed in Table-A is to be utilized as the implementation mechanism of Capital Improvement Projects. The five year schedule of improvements is designed to describe the projects description, timing, location, projected expenses, and revenue sources of any capital improvement needs identified throughout the corresponding elements of this Comprehensive Plan. The following five year schedule of improvements documents the financial feasibility of Jefferson County's Comprehensive Plan. The basis of the five year schedule of improvements is Jefferson County's Data and Analysis Report which despite being separate of this Comprehensive Plan acts as the County's foundation for determining financial feasibility for any projects listed below.

TABLE-A

FIVE YEAR SCHEDULE OF IMPROVEMENT

PROJECT DESCRIPTION	CONSTRUCTION SCHEDULE - YEAR(S)	GENERAL LOCATION	PROJECTED EXPENSE	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS

JEFFERSON COUNTY, FLORIDA
FUTURE PUBLIC FACILITY NEEDS

DRAFT MAY 2009

~~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, relatively steady increase in population through the last several decades, and is projected to continue this growth pattern. In the last few years prior to the overall economic downturn the rate of residential building permit activity had been increasing.~~

~~Jefferson County does not currently own or operate any central potable water and sewer systems. There are water systems that are not owned or operated by the County including the Jefferson Community Water System, the City of Monticello Water System, and several smaller private water systems. If any of 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. The City of Monticello has lines that provide limited sanitary sewer service along U.S. Highway 19 from approximately 1-¼ miles south of the U.S. 19/I-10 interchange to the Jefferson County Kennel Club on U.S. 19 North. Individual septic tanks are utilized for residences and most outlying small commercial establishments in the county. There are several private package treatment plants in the county.~~

Central Potable Water System:

~~Jefferson County does not operate any central water systems. The Jefferson Community Water System is a private system with three well/tank sites (Lloyd, Lamont, and near the Jefferson Correctional Institution) serving the communities of Lloyd, Wacissa, Waukeelah, Lamont and Aucilla communities and their surrounding areas, mostly south of Monticello and U.S. Highway 90. The City of Monticello has potable water lines that provide service along the U.S. Highway 19 corridor from south of the U.S. 19 South/I-10 interchange to the Jefferson County Kennel Club on U.S. 19 North and to some surrounding areas adjacent to, but outside, the city limits.~~

Solid Waste Collection and Disposal:

~~On June 1, 1991, Jefferson County entered into an interlocal agreement with Dixie, Madison, and Taylor Counties to form the Aucilla Area Solid Waste Administration (AASWA) and constructed a regional landfill facility located in Greeneville. The facility has been constructed and improved to serve the four counties at adopted LOS for solid waste~~

~~services until 2075, thereby insuring capacity at the adopted LOS of 4.5 pounds per capita per day for Jefferson County throughout the current planning period.~~

~~Therefore, no solid waste system capital improvements will be needed for the planning period to ensure the adopted LOS standards.~~

~~Traffic Circulation:~~

~~The Apalachee Regional Planning Council provides Jefferson County with an annual report on LOS levels on all State Roads within the county. These annual reports include AADT reports for the past 10 years and include projections at five years and ten years in the future as well as PH/PD analysis of the past three years. Most of the state roadways within the County are broken into segments allowing analysis of growth area patterns. Based on the latest available report (2007), all state roads are currently operating at LOS A or B with the exception of the small piece of US 90 West at the northwestern corner of the county west of SR 59 indicating LOS C and remaining at LOS C through projections to 2017. The study indicates an approximate 5% decrease in traffic counts from the Leon County line to the City of Monticello, indicating that difference in the number of vehicles west of SR 59 is caused by vehicles utilizing SR 59 between US 90 and I-10 and not continuing east on US 90. The projections for all roadways indicate continued operation at current LOS with the exception of the SR 59 segment between US 90 and I-10 increasing to approximately 50% of the level C range by 2017 and a projection of an increase to approximately 70% of the range of LOS C for that segment of US 90 from Leon County to the City of Monticello. The Adopted LOS is currently B for both segments of Interstate 10 (east and west of US 19) and LOS C for all arterial and collector roadways. Projections indicate increased traffic on I-10 west of US 90 will reach LOS C in 2012. Therefore, no traffic system capital improvements are 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 multiple parks that are private, or church owned, and/or part of school system facilities that are open to the public. The National Forest Wildlife Refuge contains more than 8,000 acres with hundreds of other acreages open to the public for open space recreation. The adopted LOS standard is 5 acres per 1000 population for facility based parks and 20 acres per 1000 population for natural resource based recreation. The current population is only approximately~~

14,000 and is projected in 2025 to be only 15,800. Therefore, there are more than enough recreational lands for the planning period and no recreational facility capital improvements are needed for the planning period.

MONITORING AND EVALUATION

~~This Monitoring and Evaluation process defines the annual review of the Capital Facilities Elements and the 5-year Capital Improvements Schedule.~~

~~The annual review and update of the Capital Improvements Element, as required by law, is the opportune time to readjust and make corrections in the County revenues and expenditures. This is extremely necessary because of the changes that can take place in the economy, the market place, and with regard to government fiscal decisions.~~

~~The County Commission should carry out the annual review of the Capital Improvements Element in coordination with the review and preparation of the annual budget.~~

~~The following factors will be addressed and evaluated, as a minimum, in the County's annual review of the Capital Facilities Element:~~

~~Corrections, updates and modifications relative to costs; revenue sources, acceptance of facilities pursuant to dedications which are consistent with the Capital Improvements Elements; or the date of construction of any facility enumerated to the CIE.~~

~~The consistency of the Capital Improvement Element (CIE) with the other elements of the Comprehensive Plan in support of the Future Land Use Element.~~

~~The priority assignment of any existing public facility deficiencies.~~

~~The County's progress in meeting any needs determined to be existing deficiencies.~~

~~The County's criteria for evaluating capital improvement projects, so as to insure that projects are being ranked in the appropriate level of priority.~~

~~The efforts for exploring and/or implementing new revenue/funding sources.~~

~~The efforts of State agencies to fund needed improvements so as not to lower the LOS Standards and not to unduly delay the approval of development requiring improved public facilities or services.~~

~~The use of unexpended funds/carryover funds for use in providing needed Capital Improvements.~~

~~Capital Improvements needs for the next 5-year period, for inclusion in the 5-year Schedule of Capital Improvements~~

Concurrency Management System

This process defines the ongoing review of all development orders to ensure Concurrency and to support Capital Facilities Elements and the 5- year Capital Improvements Schedule.

Jefferson County is a rural county with no public water or sanitary sewer systems serving the majority of the unincorporated area. A private community water system serves a fairly large portion of the south/central unincorporated area. The City of Monticello water and sewer systems serve county properties along the US 19 corridor from just south of Interstate 10 to approximately 3 miles north of the city limits. The County has adopted LOS standards for water and sewer systems should they become available in unincorporated areas.

The Concurrency Management System currently does not track water or sewer capacities since there are no County-operated facilities and connection to the private community water system is not mandatory for most areas of the county. The Jefferson County Comprehensive Plan provides for on-site septic systems and private wells, both of which must be permitted by the appropriate state and/or regional agencies, before final development orders are issued. The County also requires the design standard LOS requirements for stormwater drainage to be in place before a final development order is issued.

Therefore, the only development impacts that the County Concurrency Management System tracks are ~~traffic~~ transportation and recreation and open space. The following is a summary of how the Jefferson County Concurrency Management System tracks impacts from new development.

When any new development application is submitted to the County, the County requires proof of permitting for the on-site septic system(s) and private wells, and requires a certified civil engineer to design the stormwater system and certify that the development will meet or exceed the adopted LOS standards. For traffic analysis the County uses the Institute of Transportation Engineers Trip Generation, trip generation rates. For

Recreation and Open Space impacts the County employs the Comprehensive Plan LOS of 5 acres per 1000 new residents for facilities-based and 20 acres per 1,000 for natural-resource open space recreation lands either dedicated to the public or private within the development creating the impact.

When the County adopts School Concurrency, the Concurrency Management System will be amended and the impacts of development will be tracked regarding this LOS standard as well.

The following calculations show how the County tracks the impacts for a submitted residential subdivision, utilizing a new 50 lot subdivision as an example.

Traffic Impact Analysis:

~~Using the~~ The Institute of Transportation Engineers Trip Generation Manual shall be used to determine trip generation. ~~If, for example,~~ the development would generate approximately 10 directional trips during the PM Peak Hour per day per new unit, the following analysis would result: ~~Therefore:~~

50 new residential single family units x 10 PM Peak Hour trips per day = 500 new traffic trips.

The traffic trips would split directionally and be allocated to any and all of the different roadway segments that could be potentially impacted

The total number of new trips, based upon the directional split was added to the existing most recent traffic counts provided by FDOT or to the current total traffic count for each segment, to get the new traffic volume.

Then, the new volume would be subtracted from the existing Roadway segment adopted LOS maximum trip capacity to determine the remaining capacity. If there had been any previously permitted but unconstructed developments, which required reserved capacity, then that reserved capacity would have been subtracted from the maximum capacity as well.

~~If a development concurrency analysis reveals that the proposed development would cause any roadway segment to drop below the adopted LOS, the development order would be denied, unless the developer provided for the needed capacity.~~

Recreation and Open Space Impact Analysis:

Using the BEBR most recent projections, the average person per household (2.53 persons/HH) for Jefferson County is used to calculate ~~and applying~~ the adopted

Recreation and Open Space LOS of 5Ac/1000 population, ~~the~~ The creation of a new 50 lot subdivision would create a new recreational demand of:

50 new units x 2.53 (as an example) persons/HH = 126.5, or 127 new residents

127 new residents x the LOS (5 ac/1000 pop.) = 0.635 acres of new demand
(note 5ac/1000 = 0.005 ac./resident, so 127 residents x.005ac./resident = 0.635 acres)

If the current ~~2008~~ population is assumed to be exactly 14,000 x LOS (5 ac./1000 pop) = 70 acres of current demand.
(14,000 x 0.005 = 70.0)

The existing recreational land total of 200 acres – the current demand (70 acres) plus the new development demand (0.635 acre) = 129.365 acres of remaining capacity for future recreation demand (200 - 70.635 = 129.365).

Based upon this example there are no concurrency and/or capacity concerns related to this development.

This simple Concurrency Management System can be easily maintained used a database spreadsheet and it can be continuously updated and can produce specific periodic reports for each facility.

CHAPTER 10: PROPERTY RIGHTS ELEMENT¹

GOAL:

Make decisions with respect for private property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 8-1:

Respect judicially acknowledged and constitutionally protected private property rights in local decision making.

~~Section 163.3177(6)(i)1., Florida Statutes:~~

¹ This Chapter containing the Property Rights Element was originally adopted by the County pursuant to Ordinance No. 2022-0106-01, approved by the Board on January 6, 2022, and is now being codified as Chapter 10 of the Jefferson County Comprehensive Plan, subject to revisions described herein.

Policy 8-1-1

In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights. Further, nothing herein shall require the County to ascertain or determine the existence of any purported private interest in property.

Objective 8-2:

Protect the vested rights of property owners.

Policy 8-2-1:

Applications for vesting determinations shall be evaluated pursuant to the following criteria:

A. Statutory Vesting: As established pursuant to applicable state statute.

B. Common Law Vesting: A right to develop or to continue the development of property may be found to exist whenever the applicant provides, by a preponderance of the evidence, that the applicant, acting in good faith and reasonable reliance upon some valid and official act or omission of the County, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the property.

C. A property owner's rights of development shall further be vested when a final development order is issued by the County, which development order is unexpired and remains in full force and effect, and substantial development in accordance with said development order has commenced and is continuing in good faith prior to any amendment to this Plan or the Land Development Code.

Policy 8-2-2:

Land uses which were lawful prior to the adoption of this Plan (on July 19, 1990) or a subsequent amendment, but which are no longer lawful as a result of the adoption of the Plan or a subsequent amendment, shall be considered non-conforming. The County shall adopt non-conforming land use reduction procedures as part of the land development regulations to ensure that those existing uses which are non-conforming are gradually reduced or eliminated where possible.

Policy 8-2-3:

Parcels of record or recorded platted lots within a land use category that allows for residential development that existed on or prior to the adoption of this Plan (July 19, 1990) shall be permitted at least one residential dwelling per parcel or recorded lot, unless the Future Land Use category allows for greater density on that parcel of record.

APPENDIX A: DEFINITIONS/ACRONYMS

- 100-Year Floodplain Flood Zone or Area: ~~Those areas that have a land elevation less than the Official 100-Year Flood Elevations.~~ An area subject to a 1% chance of a flood occurring at or above the base flood elevation.
- Abandoned Structure(s): Buildings and/or Property that have no apparent signs of current residence due to its unused or derelict condition.
- Abut: To physically touch or border upon; or to share a common property line.
- ~~AICP: American Institute of Certified Planners~~
- Amendment: Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series.
- Availability: At a minimum, the facilities and services will be provided in accordance with the standards set forth in the County's adopted level LOS standards. ~~Rule 9J-5.0055(2), F.A.C.~~
- BEBR: Bureau of Economic and Business Research - Founded in 1929, The Bureau of Economic and Business Research (BEBR) is an applied research center in the Warrington College of Business Administration at the University of Florida. BEBR's mission is to collect, analyze and generate economic and demographic data on Florida and its local areas; conduct economic and demographic research that will inform public policy and business decision making; and to distribute data and research findings throughout the state and the nation.
- Buffer: A strip of land, including any specified type and amount of planting which may be required to protect one type of land use activity from another, or minimize or eliminate conflicts between them; or protect natural or historic resources.
- ~~Building Placement~~ ~~A measure, such as a setback, intended to control the location of structures within a development site.~~
- Canopy Road: A road where the branches of the trees from both sides of the road come together above the driving surface for at least 300 continuous lineal feet in one or more locations. A public right-of-way which, because of its natural, aesthetic, scenic, recreational or historic association and importance, is protected by the Land Development Code.
- CIE: Capital Improvements Element

- CIP: Capital Improvements Program
- Cluster Development: A residential subdivision designed to decrease the impacts of development while maintaining the allowed density. The homes are grouped together on smaller lots while a substantial portion of the overall development site remains in a natural condition and is placed in common ownership of the homeowners. The overall design should reduce both the amount of required infrastructure and the area of disturbance of natural features normally caused by development.
- ~~Commercially Developed Parcel: A parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential or agricultural purposes. Activities associated with the sale, rental, or distribution of products or the performance of services.~~ Development/Commercial Use
- Compatibility: A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
- Concurrency: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.
- Concurrency Management System: The procedures and/or process that Jefferson County uses to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.
- ~~DCA: Florida Department of Community Affairs~~
- FDEP: Florida Department of Environmental Protection
- Density, Gross: A measure of the concentration of development applied to residential land uses and expressed in terms of dwelling units per gross acre. The total number of dwelling units divided by the total site area, including public right-of-way.
- Development or Development Activity: Includes all actions and activities as described in the Jefferson County Land Development Code.
- Developer: Any person, corporation, or other legal entity, including a governmental agency, undertaking any development activity as defined in Chapter 380.04 Florida Statutes and/or the Jefferson County Land Development Code, either as the owner or as the agent of an owner of property.

- ~~DRI (Development of Regional Impact): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county as defined in Chapter 380.06 Florida Statutes.~~
- Dwelling Unit or Unit: A single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- Environmentally sensitive lands: Areas of land or water which are determined necessary by the local government, based on locally determined criteria, to conserve or protect natural habitats and ecological systems (~~Rule 9-J-5 FAC~~).
- FAC: Florida Administrative Code
- FDEP: Florida Department of Environmental Protection
- FDOT: Florida Department of Transportation
- ~~FHBA: Florida Homebuilders Association~~
- FLUE: Future Land Use Element
- FLUM: Future Land Use Map
- F.S. (FS): Florida Statutes
- Fill: Any material deposited for the purpose of raising the level of the natural land surface.
- Floor Area Ratio (FAR): A measure of the intensity of development on a site calculated by adding together all floor areas of all floors and dividing this total by the gross site area.
- ~~Floor Area, Gross: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the walls, or from the centerline of a wall separating two (2) buildings, including outdoor areas dedicated to primary use but excluding; exterior stairwells, balconies, uncovered porches and patios, interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.~~
- ~~Gpd: gallons per day~~
- Hazardous Waste: A material identified by the Department of Environmental Regulations as a hazardous waste. These may include but are not limited to a

substance defined by the Environmental Protection Agency based on the 1976 Resource Recovery and Reclamation Act, as amended, as:

1. being ignitable, corrosive, toxic, or reactive;
2. fatal to humans in low doses or dangerous to animals based on studies in the absence of human data;
3. listed in Appendix 8 of the Resource Recovery and Reclamation Act as being toxic and potentially hazardous to the environment.

- Impervious Surface: A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.
- Impervious Surface Ratio: A proportion of the impervious surface (in square feet) of the total development site to the total development site (in square feet) expressed as a percentage, where an impervious surface is one which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. Impervious surfaces include compacted clay, surfaced streets, roofs, sidewalks, parking lots and other similar structures.
- Improvement: Any man-made, immovable item, which becomes part of, is placed upon, or is affixed to real estate.
- Intensity: A measure of the concentration of development applied generally to non-residential uses and expressed as an impervious surface area and/or a ratio of allowable land uses within mixed use areas.
- LDC: The Jefferson County Land Development Code
- LOS: Level of Service
- NFWFMD: Northwest Florida Water Management District
- ~~Official 100-Year Flood Elevation: The most recent and reliable flood elevations established by the Federal Emergency Management Agency (FEMA) or, determination of 100-year flood elevations certified by a Florida Registered Engineer, based on field studies, are acceptable.~~
- Open Space: That portion of a total development site which shall be open, unoccupied and unobstructed by any structure. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel

- **Overlay District:** A district legislatively established by the Board of County Commissioners as an overlay regulation to provide for particular uses or types of uses, or to provide development regulations for particular uses or types of uses, or to provide development regulations for uses in particular areas, so as to accommodate development of those types of uses and areas while still providing for the protection of public health, welfare, and safety concerns which, because of the nature of the use or area, cannot reasonably be addressed by generalized development criteria or by general inclusion in designated land use districts. The Board of County Commissioners retains the legislative discretion to establish, extend, restrict, or otherwise modify the placement of such overlay district boundaries so as to weigh and balance all apparent public health, welfare, and safety concerns and so as to adequately preserve and protect such concerns. Overlay districts may be applied to any existing Land Use Districts, but inclusion of land in an overlay district does not change the underlying Land Use District for such land other than the additional overlay requirements.
- **Owner:** A person who, or entity which, alone, jointly or severally with others, or in a representative capacity (including without limitation, an authorized agent, attorney, executor, personal representative or trustee) has legal or equitable title to any property in question, or a tenant, if the tenancy is chargeable under his lease for the maintenance of the property.
- **Parcel:** A unit of land within legally established property lines. If, however, the property lines are such as to defeat the purposes of this Code or lead to absurd results, a "parcel" may be as designated for a particular site by the Planning Official
- **Plan:** This Comprehensive Plan
- **Planning Official:** the official designated by the local governing body of Jefferson County for the administration and enforcement of the Jefferson County Land Development Code.
- **Potable Water:** Water that is intended for drinking, culinary or domestic purposes, subject to compliance with County, State or Federal drinking water standards.
- **Public Facilities and Services:** Those items covered by the Jefferson County Comprehensive Plan, ~~required by Section 163.3177, F.S., and for which level of service standards have been adopted must be adopted under 9J-5, F.A.C. These include: roads; sanitary sewer; solid waste; drainage; potable water; parks and recreation, and schools.~~
- **RPC:** Regional Planning Council (ARPC) Apalachee Regional Planning Council
- **S.F./sf/sq.ft/sqft:** square feet

- SRWMD: Suwannee River Water Management District
- Subdivision: The platting or division of real property into ~~two~~ three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land, and includes establishment of new streets and alleys, additions, and resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.
- Street: A public or private right of way for vehicular traffic, including highways, thoroughfares, lanes, roads, ways, and boulevards.
- ~~Uninhabitable Structure(s): Property that cannot meet federal, state or local housing standards for building and/or health codes due to its wrecked, partially dismantled, and/or unsafe conditions and is deemed to be a public nuisance by proper authorities.~~
- ~~Unit: That part of a multiple occupancy complex housing one occupant.~~
- Traditional Communities: Those communities, as of July 19, 1990, identified in the Plan as Traditional Communities. The boundaries of the communities are defined by the map of Traditional Communities in the Plan. Other historical communities established before July 19, 1990, and not included on the current list, may be added as deemed appropriate.

Board of County Commissioners

Agenda Request

Date of Meeting: April 17th, 2025

Date Submitted: April 11, 2025

To: Honorable Chairman and Members of the Board

From: Shannon Metty, County Manager

Subject: Request to Waive Procurement-Art Gallery Roof Project

Statement of Issue:

This agenda item provides the Board with a request to waive procurement for a roof project.

Background:

As with many of our county buildings, the building located at 575 W. Washington Street also referred to as The Jefferson Art Gallery is in need of a roof replacement. As part of the Commercial Lease Agreement which was executed on March 20, 2025 the County is responsible for maintenance, repair, and upkeep of the exterior of the Building.

Analysis:

Following the Jefferson County Procurement Policy, bids were requested for the Art Gallery Roof Project. There were four (4) bids received with the lowest estimate being Gutter Hawk who bid \$21,995.00.

Options:

1. Approve as Recommended
2. Deny
3. Board Direction

Recommendation:

Option #__1__

Attachments:

1. Gutter Hawk Bid – Lowest
2. Tadlock Roofing Bid – Second
3. SE Roofing and Construction Bid – Third
4. Juarez Roofing Bid - Highest



Gutterhawk Roofing & Gutter Specialists, Inc

ESTIMATE	#6750
ESTIMATE DATE	Mar 28, 2025
TOTAL	\$21,995.00

Jefferson Co Board County Commisioners
575 W Washington St
Monticello, FL 32344

CONTACT US

5928 N Monroe St
Tallahassee, FL 32303

☎ (850) 342-0223
✉ Qatkinson@jeffersoncountyfl.gov

☎ (850) 656-4295
✉ Team@gutterhawk.com

ESTIMATE

Services	amount
Roof - GAF Timberline HDZ Shingle	\$21,995.00
~ High Definition Shingle	
~ Smart Choice Protection for the first 10 years	
~ Lifetime Limited Transferable Warranty	
~ 130 MPH Ltd. Wind Coverage	
~ Stainguard Algae Discoloration Ltd. Warranty	
* Remove & properly dispose of one layer of shingles & underlayment. (Any additional layers, pricing listed below)	
* Remove all pipe boots, off ridge vents & kitchen vents.	
* Prepare & re-nail all roof decking to meet Florida Building Code.	
* Install ice and water shield in all valleys.	
* Install 1 layer of Synthetic underlayment, with self-adhering polymer 4" roofing tape applied over all joints on roof decking.	
* Install New 26 gauge 6" FHA eaves drip with factory finish.	
* Install new pipe boots & kitchen vents.	
* Install ___140'___ Cobra Attic Ventilation.	
* Replace ___34___ sheets of CDX Plywood roof decking complimentary. (Any additional sheets, pricing listed below)	
* Rotten wood replacement as needed. (Pricing is listed below)	

ADDITIONAL CHARGES

- * Any additional layers of shingles, underlayment will be priced at \$0.34 per sq. ft.
- * Any additional 1/2" CDX Plywood is priced at \$4.00 per sq. ft.
- * 1x6 fascia \$9.00 per LF, / 2x6 fascia @ \$10.00 per LF
- * 2x4 Framing @ \$8.00 per LF, / 2x6 Framing @ \$9.00 per LF
- * NOTE: Wood Replacement does NOT include any paint, Stain or Sealer

* Items such as metal flashings, counter flashings, or kick out flashings that may be imbedded in or behind walls will not be replaced unless otherwise noted.

NOTE - THIS DOES INCLUDE BUILDING 2 CRICKETS ON BACK SIDE OF BOTH CHIMNEYS AND RE FLASHING !

ALSO DOES INCLUDE 34 SHEETS OF CDX PLYWOOD DECKING (REMOVING METAL INSTALLING CDX DECKING) for shingle install

NOTE - UPGRADE OPTION FOR (PEEL AND STICK UNDERLAYMENT ON TOTAL ROOF) PLEASE ADD \$2495.00 to this proposal

Roof - GAF 50 Year Systems Plus Warranty

\$0.00

Materials

This warranty ensures that you won't experience premature roof failure despite daily wear and tear. This warranty offers 50-year coverage on our Lifetime Roofing Shingles for material defects. Our Timberline® architectural shingles are included in this series. System Plus Warranty doesn't only cover the shingles, but also the entire roofing system. Additionally, it comes with a lifetime guarantee on the cost of your roofing installation.

Wind Damage

With System Plus Warranty, you no longer have to spend anything just to fix shingle blow-offs. It comes with maximum wind coverage of up to 130 mph, equivalent to level 3 hurricane wind speeds. Additionally, this package is fully transferrable. This will also protect your roof if you are the original owner of a single-family detached dwelling where the shingles are set up.

Workmanship

It comes with a 10-year warranty on workmanship that covers tear-off costs from material defects as well as misapplied flashings and other components.

System Plus is a recommended warranty as the benefits are substantial.

Services subtotal: \$21,995.00

Subtotal

\$21,995.00

Total

\$21,995.00

Customer Feedback Equal's More SAVINGS

If you are satisfied with services , rate us on Google, inform the office when paying your bill and we will apply a \$20 discount.

If paying with credit card, there is a 3.0% credit card processing fee.

Property Owner and Address:

Jefferson Arts Museum

Property Address:

575 West Washington Street

Monticello, FL 32344

WHEN TRUST
Since
1980
COUNTS

GOLD



SHINGLES

Owens Corning Oakridge System

Products:

(2) Layers Tadlock Max Synthetic Underlayment
Owens Corning Ice and Water Protection in Valleys
Owens Corning Pro Edge Hip and Ridge Shingles
Lead Pipe Boots w/ Squirrel Guards
6 Nails Per Shingle - Max Wind Protection
Hot Dipped Coil Nails
StreakGuard Algae Resistant Shingles*

+ or similar products/manufacturer(s)



PLATINUM



SHINGLES

Owens Corning Duration System

Products:

SureNail Technology- Breakthrough Technology*
Self-Adhered Underlayment Across entire deck system
Owens Corning Pro Edge Hip and Ridge Shingles
Lead Pipe Boots w/ Squirrel Guards
6 Nails Per Shingle - Max Wind Protection
Hot Dipped Coil Nails
StreakGuard Algae Resistant Shingles*

+ or similar products/manufacturer(s)



Please see Page 4 for warranty information & Process Information ** Due to computer monitor color or printed median variations Tadlock Roofing Strongly encourages customers to visit a show room prior to selecting a color below. Please see reverse this page for additional terms & Conditions.

We will also perform the following services when the box is marked:

- ☒ Remove/discard one layer of shingles & underlayment (additional layers extra)
- ☒ Prepare/re-nail deck to meet Florida Building Code (see item 4 on back)
- Remove existing off-ridge vents/turbines and deck over holes
- Rework ☒ Replace* chimney flashing (*If Replace checked please see terms)
- ☒ Provide & Install new factory painted eave drip
- ☒ Provide & Install new pipe boots and kitchen vents with squirrel guard
- ☒ Remove all job related debris and clean job site

Remove satellite equipment from roof
(Tadlock not responsible for reinstallation)

Keep on site Throw Away

Shingle color: _____ Drip-edge color: _____

Mod-bit color: _____ Acc color: _____

-Install New Ridge Vents

Check marks or checked boxes in areas above indicate selected items and/or provided services

Contract Amount

* Only: \$ 22,221

ALL DISCOUNTS APPLIED

WE WILL PERFORM THIS SCOPE OF WORK PER LOCAL CODES AND MFG SPECIFICATIONS FOR THE PRICE SHOWN ABOVE (additional terms and conditions Apply (see .Payment Terms: Balance due upon substantial completion.To cover the cost of credit card acceptance, we pass on a 3.0% credit card fee. This fee is not more than the cost of accepting these cards. There is no fee for debit cards.* Subject to Approved Credit. 3rd party lender terms and conditions may apply.

Additional Options

- ☐ Option Peel-N-Stick - \$1,660
- ☐ Lifetime workmanship warranty Included

Special Notes

-Reroof: 50 Year Architectural Shingles
-Includes (28) Sheets of decking plywood

Continued next page

Initial _____

Page 1 of 4

ACCEPTANCE OF PROPOSAL: With my signature below, I hereby accept this proposal and authorize Tadlock Roofing, to do work as described in this proposal. I have read and agree to the Terms and Conditions on this document or attached. Should full payment not be received upon substantial completion of the job, then interest shall accrue at 1.5% per month. Should this account be referred to an attorney for collection, I will be responsible for all attorney's fees, costs, and expenses incurred by Tadlock Roofing.
Terms and Conditions apply. By signing below you acknowledge and agree to all terms conditions presented or implied by this document.

IF YOU SIGNED THIS CONTRACT DURING A STATE OF EMERGENCY AS DECLARED BY THE FLORIDA GOVERNOR: You, the residential property owner, may cancel this contract without penalty or obligation within 10 days after the execution of the contract or by the official start date, whichever comes first, because this contract was entered into during a state of emergency by the Governor. The official start date is the date on which the work that includes the installation of materials that will be included in the final work on the roof commences, a final permit has been issued, or a temporary repair to the roof covering or roof system has been made in compliance with the Florida Building Code.

Jefferson Arts Museum

Print Name: Property Owner/Contractor/ Prop.Mgr

Dan Bennett

Print Name: Tadlock Project Specialist

Property Owner/Contractor/ Prop.Mgr. -Signature

Date:

Date:

Tadlock Project Specialist -Signature

WOOD REPLACEMENT

The total contract price as specified in the proposal does not include any extras such as carpentry repairs, or any other repairs not specified and not covered by the proposal that are necessary to complete the repair process as required by local building codes and/or building officials/building inspectors, or to satisfy, cosmetically, Owner. This includes wood replacement for: (1) decking, which is to be priced at \$4 per sq. ft or linear ft; and (2) fascia, siding, and soffit, which is to be priced at \$7 per sq. or linear ft. Wood replacement is assumed to be builders grade material. If specialty wood ie: cedar, cypress, tongue and groove, T1-11, etc. is needed those costs are priced at market pricing. Blocking/sistering work is priced at \$4 per linear foot. Tadlock may replace wood without the Owner's permission and at Owner's expense, which: 1) is rotten, 2) does not satisfy the standards of the applicable provisions of the Florida Building Code, 3) becomes damaged by peel and stick underlayment, or 4) for any other reason required to complete the work specified under the Agreement. Unless stated otherwise in the Agreement, Owner is responsible for painting wood when replaced.

Authorized Owner/Agent Signature: _____ Date: _____

DRIVEWAYS AND OTHER IMPROVEMENTS

Homeowner understands that the delivery and removal of materials for roofing work requires the placement of trucks, trailers and or dumpsters on the Homeowner property. These vehicles, dumpsters and trailers may have substantial weight. Homeowner agrees to release Tadlock from any and all liability for damage to any improvements on or at the property including without limitation damage done to curbs, walkways, driveways, structures, lawn sprinkler systems, gardens, shrubbery, lawns, flower beds, drain fields and/or septic tanks.

Authorized Owner/Agent Signature: _____ Date: _____

Continued next page

TERMS AND CONDITIONS

The contract documents shall include the proposal on the front side of this page ("Proposal"), plans and specifications, change orders or modifications issued in accordance with the Agreement, job coordination checklist, the terms and conditions below, and all other documents referenced in the terms and conditions (collectively the "Agreement"). This Agreement is between Allstar Home Services LLC dba Tadlock Roofing ("Tadlock") and the Property Owner(s)/Contractor/Property Manager identified in the Proposal ("Owner"). The Agreement shall be governed by the laws of the State of Florida.

- 1) The Agreement is subject to the credit and pricing approval of the management of Tadlock. If the Agreement requires an initial deposit greater than 10 percent of the contract price, Tadlock shall apply for necessary permits within 90 days of receiving initial deposit.
- 2) The parties agree that any representation(s), statement(s), or other communication(s) not provided for by the Agreement is/are: (1) invalid, (2) not relied on by either party, and (3) does not survive the execution of the Agreement.
- 3) Venue of any proceeding arising out of or related to the Agreement shall be the county where the work provided by this Agreement is performed. WAIVER OF JURY TRIAL: EACH PARTY AGREES THAT AS A MATERIAL PART OF THE CONSIDERATION HEREUNDER AND AS AN INDUCEMENT TO ENTER INTO THIS AGREEMENT, EACH PARTY HEREBY WAIVES THE RIGHT TO A JURY TRIAL.
- 4) To the extent concealed or unknown conditions exist outside the scope of Contractor's roofing license, Owner will be responsible for hiring a qualified contractor to perform the necessary work to correct the conditions at Owner's expense. Should Owner fail to have such corrective work timely performed, it shall be deemed a breach of this Agreement and the Agreement shall be terminated and Tadlock shall be absolved of any further duty, responsibility or liability with regard to the Agreement's scope of work. Owner shall pay for any work performed and costs incurred by Tadlock to that point.
- 5) Any issues relating to mold are not covered in the Agreement and Tadlock disclaims any and all liability for claims, disputes, damages, and/ or causes of action pertaining to, resulting from, or in any way related to mold.
- 6) Unless caused by Tadlock's own negligence, Owner agrees Tadlock shall not be responsible for HVAC, utility lines, appurtenances, electrical wires, AC ducts, gas lines, heater lines, gutters, satellites and/or Owner's personal property. Also, Tadlock shall not be liable for any hairline cracks, or any cracks, in the ceiling due to the removal and reinstallation of the roof or any damage caused by dust or debris. Owner further agrees Tadlock shall not be responsible for any damage done to trusses and understands the scope of work for the Agreement does not include truss repairs.
- 7) If Owner elects to reset or reuse gutters, Owner understands and assumes risk due to handling of gutters. Gutters are formed with soft metals that may reveal imperfections upon reset.
- 8) All excess materials remain the property of Tadlock. In the event that materials specified in the Proposal become unavailable, Tadlock reserves the right to substitute substantially equivalent materials for the unavailable materials.
- 9) If sidewall flashing is deemed unwarrantable during tear off, Tadlock Roofing will replace at their sole discretion. Flashing replacement is billed at \$10 per linear ft. If flashing stucco and removal of flashing is required, the stucco and paint needed is the sole responsibility of the Owner. If stone reflashing is required, Owner is responsible for the removal and reset of stone. If additional shingle layers are found, labor and dump fees will apply.
- 10) If Owner elects financing as the payment option, Owner shall obtain approval from the appropriate lender and secure financing within thirty (30) days of signing the proposal. If Owner fails to obtain approval and secure financing within the required thirty (30) days, Tadlock may terminate the Agreement. In no event shall Tadlock be required to perform work under the Agreement or be liable for any damages if Owner has failed to secure financing.
- 11) All warranties/guarantees provided by Tadlock shall be deemed null and void if Owner fails to strictly adhere to the payment terms contained in the Agreement. Workmanship warranties transfer one (1) time as stated in workmanship warranty. Any expressed warranty included in the Agreement shall be the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Owner agrees and understands there are no implied warranties provided by Tadlock. Tadlock will provide Owner a written warranty upon receipt and verification of Owner's payment in full.
- 12) Owner agrees to allow Tadlock to use photos of Owner's property for marketing materials and purposes without exception and without compensation. Owner agrees and consents to electronic communication (text, email or other digital transmittals) pertaining to invoicing, payment, review request and/or other customer related communication.
- 13) If, after completion of the roof, there are punch out items, Owner agrees that no more than 5% of the invoice will be withheld until the punch out is completed. The invoice, less any withheld amount, is due upon substantial job completion. Owner gives Tadlock the explicit and unrestricted right to enter the property until final payment is made in full.
- 14) All paperwork (Permit, Notice of Commencement, Photographs, and all affidavits) posted at the job site must remain outside and accessible to the building inspector to allow for sign-off of all inspections. If paperwork is removed before all inspections have been completed there will be a \$150.00 re-inspection fee assessed to the Owner.
- 15) A signed change order is a formality. Not signing a change order does not relinquish the Owner of the responsibility to pay for the additional cost.
- 16) Should any provision in the Agreement be held to be invalid or unenforceable by a court of competent jurisdiction, the parties agree the validity and enforceability of the remaining provisions shall not be affected thereby.

(Terms and Conditions Cont.)

HOME OWNER'S ASSOCIATION (HOA) VERIFICATION

Do you have a Homeowner's Association (HOA) for the address listed on this contract? YES _____ NO _____

If "**Yes**", we require **written proof of approval** from your Homeowner's Association. This can be submitted via email or mail. If a Homeowner's Association exists, approval of roof work is required **prior** to roof production. Please provide at your earliest convenience.

Disclaimer- Please note that should you have an HOA, the approval of the HOA and verification of shingle manufacturer, shingle product and material color shall be the sole responsibility of the property owner. Tadlock Roofing shall not be responsible for variance in color or color selection of/by the Property owner/agent with regards to re-roof or repairs. Tadlock Roofing disclaims any and all liability concerning the property HOA regulations, requirements or delays presented by the property holder seeking HOA approval. Furthermore, any and all HOA fees (if required) and/or penalties or costs associated with complying with HOA regulations shall be the sole responsibility of the Property owner/agent.

Authorized Owner/Agent Signature: _____. Date: _____

System Warranty Information

Gold System-

Owens Corning TRU Protection System Warranty*
Limited Lifetime & 50 Year Warranty*
15 Year Blow Off Coverage Warranty* 130MPH
25 Year StreakGuard Algae Resistance Warranty*
10 Year Tadlock Workmanship Warranty
Transferrable Material and Workmanship Warranties*
See Owens Corning Manufacturer website for additional shingle warranty details

Platinum System-

Owens Corning TRU Protection System Warranty*
Limited Lifetime & 50 Year Warranty*
15 Year Blow Off Coverage Warranty* 130MPH
25 Year StreakGuard Algae Resistance Warranty*
LIFETIME Tadlock Workmanship Warranty*- See warranty for term, conditions and detail.
Transferrable Material and Workmanship Warranties*
See Owens Corning Manufacturer website for additional shingle warranty details

STANDARD STATUTORY WARNINGS

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

SECTION 489.147, FLORIDA STATUTES

A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY ENGAGE IN ANY OF THE FOLLOWING PRACTICES: OFFERING TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR: 1. ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR 2. MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 487-1395, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

Property Owner/Contractor/Prop. Mgr. Name: Jefferson Arts Museum Property Owner/Contractor/Prop. Mgr. Signature: _____

Date: _____



License #: CCC1329657, CGC062063 & CRC1326731
1560 Spring Hollow Dr.
Monticello, FL. 32344
(850) 251-4624

Estimate

Date	Estimate No.
3/25/2025	2266

Rep	
-----	--

Name/Address
Jefferson Art Gallery 575 West Washington Street Monticello, FL 32344

Ship To
575 West Washington Street Monticello, FL 32344

Description	Qty	Rate	Total
Reroof of metal & shingle sections. Estimate does not include any wood replacement. Due to the age of the structure there will be unforeseen water damage in multiple locations. Total:		24,900.00	24,900.00

Total	\$24,900.00
--------------	--------------------

30% deposit due to start and remaining amount due upon completion.

Late Payments Are Subject to 18% Finance Charge

Estimate/Terms of Service Approved and Accepted by:

All credit card payments are subject to a 3% transaction fee. This fee is calculated based on the final amount of payment, including the fee, not the initial amount.

Name Date

Phone #
850-251-4624

E-mail	Web Site
seroofingoffice@gmail.com	seroofingandconstructionfl.com

ESTIMATE

JUAREZ ROOFING LLC

1715 Tallavana Trl
Havana, FL 32333603



(850) 728-0879

CCC1332058

Jefferson County Building Department

Bill to

Jefferson County BOCC
445 W Palmer Mill Rd
Monticello, FL 32344

Estimate details

Estimate no.: 1357

Estimate date: 03/25/2025

Expiration date: 04/25/2025

Product or service	Description	Amount
	Jefferson Arts Gallery located at 575 W Washington Steet, Monticello, FL 32344	
Roofing	Roof Replacement. Includes permit fees, tear off and disposal of old roof. Labor and Materials-Owens Corning Oakridge Architectural Shingles- Customer chooses color. Double layer synthetic underlayment water barrier throughout. Ice/Water shield on valleys. Lead plumbing boots and ridge vent system, galvanized fasteners, eave drip, and flashing. Woven Valleys-not cut valleys	\$19,600.00
Roofing	Optional Upgrade: from double layer underlayment to Peel & Stick Ice/Water Shield Barrier throughout roof deck. (Recommended due to existing deck being 1x6 and 1x8. This application will reduce the amount of nails into the decking which causes cracking due to age of existing 1xs.	\$840.00
Roofing	Removal and disposal of existing metal roof porch/overhang. Includes removal of 1x4 system used to fasten metal. Install new shingles and underlayment.	\$3,650.00
Carpentry	New plywood decking. Note: Exact carpentry cost is unknown until all metal is removed (I will need to inspect trusses to determine what/if reinforcement is necessary)	\$3,680.00
Total		\$27,770.00

Board of County Commissioners

Agenda Request

Date of Meeting: April 17th, 2025

Date Submitted: March 20th, 2025

To: Honorable Chairman and Members of the Board

From: Shannon Metty, County Manager

Subject: Public Hearing-Amending Chapter 11 of the County Code of Ordinances related to Floodplain Management

Statement of Issue:

This agenda item provides the Board with a review of the Amendment to Chapter 11 of the County Code of Ordinances relating to Floodplain Management.

Background:

The Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Analysis:

The Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for the County, with an effective date of April 23, 2025. The County has determined that it is in the public interest to amend Chapter 11 of the Jefferson County Code of Ordinances, related to Floodplain Management, to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps and establish minimum building elevations in flood hazard areas. The County has also determined that it is necessary to repeal Sections 10-22 and 10-23 of the Code to ensure consistency with the amendments to Chapter 11 referenced above.

Options:

1. Approve Amendment to Floodplain Ordinance
2. Deny Amendment to Floodplain Ordinance
3. Board Direction

Recommendation:

Option #__1__

Attachments:

1. Proposed Ordinance

ORDINANCE NO. 2025-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, FLORIDA, RELATED TO FLOODPLAIN MANAGEMENT AND REGULATION; AMENDING CHAPTER 11 OF THE JEFFERSON COUNTY CODE OF ORDINANCES RELATED TO FLOODPLAIN MANAGEMENT; AMENDING SECTION 11-20 OF THE CODE RELATED TO THE BASIS FOR ESTABLISHING FLOOD HAZARD AREAS; CREATING SECTION 11-168 OF THE CODE RELATED TO MINIMUM BUILDING ELEVATIONS IN FLOOD HAZARD AREAS; REPEALING SECTION 10-22 OF THE CODE RELATED TO FLORIDA BUILDING CODE-BUILDING, AMENDMENTS; REPEALING SECTION 10-23 OF THE CODE RELATED TO FLORIDA BUILDING CODE-RESIDENTIAL, AMENDMENTS; PROVIDING FOR SEVERABILITY, FOR CODIFICATION, AND FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, Jefferson County, Florida ("County") participates in the National Flood Insurance Program and the County desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for the County, with an effective date of April 23, 2025; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the County previously adopted local amendments to the Florida Building Code and is reformatting those amendments as part of Chapter 11; and

WHEREAS, the County has determined that it is in the public interest to amend Chapter 11 of the Jefferson County Code of Ordinances, related to Floodplain Management, to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps and establish minimum building elevations in flood hazard areas; and

WHEREAS, the County has determined that it is necessary to repeal Sections 10-22 and 10-23 of the Code to ensure consistency with the amendments to Chapter 11 referenced above.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Jefferson County, Florida, as follows:

SECTION 1. INCORPORATION OF RECITALS. The above recitals are true and correct and are hereby incorporated by reference.

SECTION 2. AMENDMENT OF SECTION 11-20, JEFFERSON COUNTY CODE OF ORDINANCES. The Board hereby amends Section 11-20 of the Jefferson County Code of Ordinances, entitled "Basis for Establishing Flood Hazard Areas," as follows:

[Stricken words indicate deletions. Underlined words indicate additions.]

Sec. 11-20. Basis for establishing flood hazard areas.

The Flood Insurance Study for Jefferson County, Florida, and Incorporated Areas, effective date ~~February 5, 2014~~ April 23, 2025, and all subsequent amendments and revisions to such study, and the accompanying flood insurance rate maps (FIRM), FIRM map series 12065C (which cover both unincorporated Jefferson County and the City of Monticello, effective date ~~February 5, 2014~~ April 23, 2025), and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of this chapter and shall serve as the minimum basis for establishing flood hazard areas. The above referenced study and maps that establish flood hazard areas are on file at the Jefferson County Building and Planning Department, 445 W. Palmer Mill Road, Monticello, Florida.

SECTION 3. CREATION OF SECTION 11-168, JEFFERSON COUNTY CODE OF ORDINANCES. The Board hereby creates a new Section 11-168 of the Jefferson County Code of Ordinances, entitled “Florida Building Code Technical Amendments; Minimum Building Elevations in Flood Hazard Areas,” to read as follows:

[Stricken words indicate deletions. Underlined words indicate additions.]

Sec. 11-168. Florida Building Code technical amendments; minimum building elevations in flood hazard areas.

(a) The minimum elevation for buildings in flood hazard areas that are within the scope of the Florida Building Code, Building, shall be, as specified in ASCE 24, the base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.

(b) The minimum elevation for one- and two-family dwellings and townhouses in flood hazard areas that are within the scope of the Florida Building Code, Residential, shall be the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.

SECTION 4. REPEAL OF SECTIONS 10-22 AND 10-23, JEFFERSON COUNTY CODE OF ORDINANCES. Section 10-22 of the Code entitled “Florida Building Code—Building, Amendments” and Section 10-23 of the Code entitled “Florida Building Code—Residential Amendments” are hereby repealed in their entirety.

~~Sec. 10-22. Florida Building Code—Building, amendments.~~

~~1612.4.3 Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus 2 feet, whichever is higher.~~

~~Sec. 10-23. Florida Building Code—Residential, amendments.~~

~~(a) Amend Section R322.2.1 as follows:~~

~~R322.2.1 Elevation requirements.~~

- ~~1. Buildings and structures in flood hazard areas not including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.~~
- ~~2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent~~

~~grade of not less than the depth number specified in feet (mm) on the FIRM plus 2 feet, or not less than 4 feet if a depth number is not specified.~~

- ~~3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 2 feet, or the design flood elevation, whichever is higher.~~

~~Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of Section 322.2.2.~~

~~(b) Amend Section R322.3.2 as follows:~~

~~R322.3.2 Elevation requirements.~~

- ~~1. Buildings and structures erected within coastal high hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus 2 feet or the design flood elevation, whichever is higher.~~
- ~~2. Basement floors that are below grade on all sides are prohibited.~~
- ~~3. The use of fill for structural support is prohibited.~~
- ~~4. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.~~
- ~~5. Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of Sections R322.3.5 and R322.3.6.~~

SECTION 5. SEVERABILITY. Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence, or word be declared by a court or competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

SECTION 6. INCLUSION INTO THE JEFFERSON COUNTY CODE OF ORDINANCES. It is the intent of the Board that the provisions of this Ordinance shall become and be made part of the Jefferson County Code of Ordinances and that the sections of this Ordinance may be renumbered or re-lettered to accomplish that intent.

SECTION 7. EFFECTIVE DATE. A certified copy of this Ordinance shall be filed with the Department of State within 10 days after its enactment by the Board and shall take effect as provided by law.

PASSED AND DULY ENACTED by the Board of County Commissioners of Jefferson County, Florida in regular session, this ____ day of _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
OF JEFFERSON COUNTY, FLORIDA**

Austin Hosford, Chair

ATTEST:

Cecil "Trey" Hightower, Ex Officio
Clerk to the Board

APPROVED AS TO FORM:

Evan J. Rosenthal, Esq.
County Attorney

**JOINT FEDERAL, STATE, LOCAL
PUBLIC NOTICE**
April 11, 2025

The Federal Emergency Management Agency and Florida Division of Emergency Management have received the following application for Federal grant funding. Final notice is hereby given of the Federal Emergency Management Agency's (FEMA) consideration to provide funding in the form of Hazard Mitigation Grant Program. Funds will be provided in accordance with Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended.

Under the National Environmental Policy Act (NEPA), federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. Under Executive Order (EO) 11988 and EO 11990 FEMA is required to consider alternatives to and to provide public notice of any proposed actions in or affecting floodplains or wetlands.

Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state and local laws, regulations, floodplain standards, permit requirements and conditions.

Applicant:

Jefferson County

Project Title:

HMGP-4486-123-R *Jefferson County, Boston Highway, Erosion Control, Phase II*

Location of Proposed Work:

The area affected by this project consists of homes in the following locations:

Project is located on Boston Highway/CR 149, approximately 800-feet south of Dills Road.

Proposed Work and Purpose:

The project involves replacement of the existing dual corrugated metal culvert pipes that convey Wards Creek due to ongoing erosion, culvert end failure and corrosion and bank erosion. The culverts will be replaced with two 60" wide by 38" high elliptical reinforced concrete pipes with headwall and endwall. The construction will require a temporary closure of Boston Highway/CR149 to install the culverts. A detour route will be provided during construction.

Project Alternatives:

The alternatives to the project that have been and will be considered are 1) the no action alternative and 2) *jack/bore the proposed dual culverts*. These alternatives to the proposed project are not viable because under Alternative 1) *ongoing erosion of the bank will continue to occur and lead to failure of the road bed and closure of Boston Highway for emergency repairs*; and Alternative 2) *the culverts have approximately 2.5-feet of cover and jack/bore is not feasible at this shallow depth, additionally this option is cost prohibitive, and therefore not practicable*.

Comment Period:

Comments are solicited from the public; local, state or federal agencies; and other interested parties in order to consider and evaluate the impacts of the proposed project. The comments should be made in writing and addressed to the Florida Division of Emergency Management, Bureau of Mitigation, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100. These are due within 30 days of this notice, dated April 11, 2025. The State will forward comments to applicable regulatory agencies as needed. Interested persons may submit comments, obtain more detailed information about the proposed action, or request a copy of the findings by contacting:

Shannon Metty, Jefferson County Manager
Jefferson County, FL

850-342-0223
smetty@jeffersoncountyfl.gov

State Environmental Specialist Team
Florida Division of Emergency Management

MitigationEnvironmental@em.myflorida.com