I. INTRODUCTION

A. PURPOSE, PLAN FORMAT AND ADMINISTRATION

1. PURPOSE

This Comprehensive Plan is developed pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), and Title 9J-5 of the Florida Administrative Code (F.A.C.). Other than the purposes expressly set forth in Chapter 163, F.S. and 9J-5 F.A.C., this Comprehensive Plan has these goals:

- Improve the physical environment for the community as a setting for human and natural resource activities;
- Protect the public health, safety and welfare;
- Insure that long-range considerations are included in the determination of short range actions;
- Promote political cooperation by bringing professional and technical knowledge to bear on governmental decisions concerning the physical development of the Town; and,
- To ensure appropriate protection of the public interest with consideration of private property rights as determined by the Town Commission and state law.

2. PLAN FORMAT

This Plan sets forth goals, objectives, and policies, as well as narratives, tables, and maps. The goals, objectives, and policies are specifically adopted as the Comprehensive Plan, together with the maps required by law, and are bound together as one book entitled *The Comprehensive Plan,* Volume I. The narrative, tables, and remaining maps are supportive materials to further explain the goals, objectives, and policies, and are contained in a separately bound book entitled *Support Documentation*, Volume II. Any discrepancy between the goals, objectives, and policies and the narrative, tables, and remaining maps shall be resolved in favor of the goals, objectives, and policies.

Each element in the adopted Comprehensive Plan contains one or more goal, lists objectives to be achieved in order to reach the associated goals, and identifies policies that act as enforcement requirements for the achievement of the associated objective. Goals, objectives, and policies are not listed in order of importance. All policies shall be considered of equal importance except where the conflict of two or more policies arises in the course of simultaneously applying those policies to a specific set of circumstances. When two or more policies are conflicting when applied to a particular set of factual circumstances, such conflict shall be initially resolved by administrative interpretation of the Plan's policies. The objective of any such interpretation shall be to obtain a result that maximizes the degree of consistency between the proposed development activity and this

Comprehensive Plan when considered as a whole. However, the final arbiter as to which policy applies shall be the elected or appointed board with whom the final decision rests.

The objectives in this Comprehensive Plan are not always measurable. While the Town will make efforts towards measuring the effectiveness (or lack thereof) of the objectives connected with the Comprehensive Plan through the evaluation and appraisal process, it is recognized the results of the monitoring and evaluation do not always ensure continuing success, correct apparent failures, or achieve goals. As a result, and consistent with F.S. Chapter 163, the Town's planning program shall be a continuous and ongoing process.

The provisions of this Comprehensive Plan shall be viewed as a minimum requirement for the purposes and intent of this Comprehensive Plan. Thus, this Comprehensive Plan must be reviewed broadly to achieve its goals, policies and objectives.