



CITY OF MACCLENNY COMPREHENSIVE PLAN VOLUME I GOALS, OBJECTIVES & POLICIES

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PROSSER

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1.0 Future Land Use Element

GOAL 1

TO DEVELOP AND MAINTAIN LAND USE PROGRAMS AND ACTIVITIES WHICH WILL CREATE A GOOD WORKING ENVIRONMENT AND LIVING ENVIRONMENT BY PRESERVING THE NATURAL ENVIRONMENT BY DIRECTING GROWTH INTO THOSE AREAS DESIRABLE FOR DEVELOPMENT AND WHICH WILL IMPROVE THE QUALITY OF LIFE AND SUPPORT A SOUND ECONOMIC BASE FOR THE CITY.

Objective 1.01

Protect areas of natural beauty by including consideration of the natural features and physical characteristics of the City such as topography, soil conditions, vegetation, natural drainage areas, wetlands and aquifer recharge areas.

Policy 1.01.01

Conservation areas shall be delineated on the Future Land Use Map (Series). Development will be allowed only upon completion of a site plan review which requires permits from the appropriate agencies (i.e. SJRWMD, DEP) prior to issuance of a building permit in these areas unless geological survey and Department of Environmental Protection (DEP) proves otherwise.

Policy 1.01.02

Upon adoption of the Comprehensive Plan, development orders will not be issued in areas where soil conditions are not adequate for building construction, percolation for septic tanks or drainage.

Policy 1.01.03

The City shall require development to use appropriate methods of controlling erosion and sedimentation to help minimize the destruction of soil resources during site development and use.

Policy 1.01.04

The City shall require all development within the 100-year floodplain to be in strict conformance with all applicable federal, state, regional and local development regulations.

Policy 1.01.05

Through Land Development Regulations and incentives and other means, the City shall require integration of natural topographic and other physical features in project designs in order to enhance the relationship of development to the natural environment.

Objective 1.02

Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Verify prior to development order issuance that all new development and redevelopment will be served with transportation, potable water, wastewater, solid waste disposal, and stormwater management facilities that meet or exceed the Level of Service standards adopted as part of the Capital Improvements Element.

Policy 1.02.01

The City will require new development and redevelopment to be served by centralized potable water distribution and wastewater collection systems. New septic tanks/drainfields are prohibited in the City.

Policy 1.02.02

No development orders shall be issued which does not meet the established Level of Service standards and necessary to serve the proposed development. Specifically, the necessary facilities will be in place when the development impacts occur, the necessary facilities are under construction or the necessary facilities are guaranteed by an enforceable development agreement.

Policy 1.02.03

Development of schools shall meet the following criteria:

1. Public water and sewer is available;
2. There is direct access to a paved, publicly-owned road; and
3. There is a residential land use within two (2) miles of the site.

Policy 1.02.04

Future development surrounding the two Interstate 10 interchanges within the City (State Road 228 and State Road 121) is expected to eventually develop primarily as commercial and/or industrial as the primary land uses with multi-family residential as a permissible subservient use.

Policy 1.02.05

The City will encourage developments to participate in recovered water reuse programs when such programs are established in the site's service area.

Objective 1.03

The City will offer incentives to encourage the redevelopment and renewal of blighted areas within the City.

Policy 1.03.01

The City will assist the private sector whenever possible in the redevelopment of blighted areas.

Policy 1.03.02

The City will provide the necessary recreation and public services to those blighted areas to encourage a better living standard and environment.

Policy 1.03.03

Land Development Regulations shall provide for redevelopment and renewal of blighted areas offering incentives which include but are not limited to the following:

- a) Density/intensity bonuses
- b) Waiver of building restrictions and setbacks which do not adversely affect health and safety of residents.
- c) Planned unit developments/mixed use
- d) Historic Guidelines

Policy 1.03.04

The City will seek funds from the state and federal government to assist in the redevelopment of blighted areas.

Objective 1.04

The City will encourage the pattern of compatible land uses and discourage land uses which are inconsistent with the City's character.

Policy 1.04.01

The City will promote the use of Planned Unit Development (PUD), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow appropriate combinations of complimentary land uses, and innovation in site design, subject to the standards of this Element and all applicable federal, state, regional and local regulations.

Policy 1.04.02

Where residential abuts proposed uses of higher density or intensity, buffer fences and/or landscaping buffers will be provided for in the Land Development Regulations.

Policy 1.04.03

When nonconforming uses exist, the prohibition of expansion of such uses shall be enforced.

Policy 1.04.04

The City shall ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning (PUD) for all mixed and multi-use projects and conforming to the following criteria:

- a) The types of land use, density and intensity are consistent with the provisions of the land use category, particularly the category's predominant land use.
- b) The proposed development is in conformity with the goals, objectives, policies and operative portions of this and other Elements of the Comprehensive Plan.
- c) The proposed development is compatible with surrounding existing land uses and zoning.

Policy 1.04.05

The City will require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- a) Creation of like uses;
- b) Creation of complementary uses;
- c) Enhancement of transportation connections;
- d) Use of noise, odor, vibration and visual (aesthetic) controls; and/or
- e) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

Policy 1.04.06

The City shall promote, through the use of development incentives and other regulatory measures, development of commercial and light/service industrial uses in the form of nodes, centers or parks, while discouraging strip commercial development patterns in order to limit the number of curb cuts and reduce conflicts in land uses.

Policy 1.04.07

The City shall permit consideration of commercial uses, including hotels and motels, at intensities at or above the neighborhood serving scale at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange. Such development within the commercial node must be pursuant to a PUD zoning and subject to all other applicable federal, state, regional and local regulations.

Objective 1.05

The City's Land Development Regulations shall include criteria which will encourage imaginative and creative design for new developments which will take advantage and protect the City's natural and historical resources.

Policy 1.05.01

Planned Unit Developments will be included in the Land Development Regulations and creative design, with mixed uses, will be encouraged with this process. PUDs shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm through open space, urban public plazas, and/or recreational areas.

Policy 1.05.02

In-fill incentives will be developed in the Land Development Regulations to discourage urban sprawl and make more efficient use of infrastructure.

Policy 1.05.03

All Land Development Regulations (LDRs) will be examined and revised where necessary to streamline the permit process, promote imaginative design and implement the Future Land Use Plan. The LDRs should be revised to include design concepts for the Central Business District and commercial zoning districts to

include high profile roadway pedestrian design amenities such as street trees, canopies/arcades, pervious pavers to address extreme rain events and stormwater flooding.

Policy 1.05.04

Site plan review shall be provided for in the Land Development Regulations in all areas where land is noted in the Conservation Element for conservation of natural resources.

Policy 1.05.05

Historic resources defined in the Housing Element shall be delineated on maps of the Land Development Regulations and such sites shall be protected by these regulations.

Policy 1.05.06

Historic resources shall be protected through designation as historic sites by the National Register of Historical Places, Department of State, Division of Historical Resources (Florida Master Site File), or as so designated by the City.

Policy 1.05.07

The City shall seek technical assistance from the Florida Department of State, Division of Historical Resources in the identification and designation of historically significant properties.

Policy 1.05.08

The City shall encourage the reuse of Historic Resources instead of activities which would destroy or harm the historic value of such resources.

Policy 1.05.09

The City's Land Development Regulations shall develop a review process whereby potential adverse impacts to known historical resources are identified and properly addressed so as to preserve said resources.

Objective 1.06

Coordinate greater compatibility between the land development process and natural environment by directing development densities and intensities to those areas having the most capability for absorbing development while protecting those environmentally sensitive areas which have lower tolerance for urbanization. Compatibility means 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 impacts directly or indirectly by another use or condition. Compatibility does not mean "the same as". Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. These include, but are not limited to, type of use; density; intensity; height; general appearance and aesthetics; odors; noise; smoke; dust; vibratio; traffic generation; sanitation; fire risk; air quality; drainage; maintenance of public infrastructure; availability of necessary public services; and nuisances.

Policy 1.06.01

All future land use decisions, zoning changes, special uses, special exceptions, development review and amendments to the land use plan shall be consistent with the Conservation Element. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

Policy 1.06.02

Amendments to the Future Land Use Map must be based on the amount of land required to accommodate anticipated growth and the projected population of the City. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally accepted methodology.

Policy 1.06.03

The Land Development Regulations shall address, at a minimum, the following provisions:

- a) **Stormwater Management and Drainage:** Land Development Regulations shall ensure that all development proposals conform to the appropriate portions of the Stormwater Management Subelement before such proposals can be considered to be consistent with the Future Land Use Plan.
- b) **Safe and convenient on-site traffic flow and vehicle parking:** Land uses shall be discouraged if traffic is generated on roads in amounts that would adversely affect traffic flow, traffic control and traffic safety.
- c) **Signs and subdivisions of land:** The regulation of subdivisions and signage shall continue to be evaluated and implemented through the City of Macclenny's Code of Ordinances.
- d) **Buffering/screening:** Land Development Regulations shall ensure that land uses which are potentially incompatible with due to type of use or intensity of use, shall be buffered from one another through the provision of open space, landscaping, berms, site design or other suitable means.
- e) **Regulation of the development of flood prone areas:** The City's Land Development Regulations shall establish flood hazard areas in order to protect and maintain the natural functions of the floodplains and creeks.
- f) **Landscape:** Land Development Regulations shall incorporate and be consistent with the City's Tree and Landscape Ordinance.

Policy 1.06.04

New and replacement gasoline tanks, hazardous material storage tanks, industrial land uses, commercial agricultural activities shall be prohibited within 200 feet of potable water fields and environmentally sensitive lands.

Policy 1.06.05

Land Development Regulations shall include locational criteria and standards for densities and intensities of the following categories:

- a) **Low Density Residential** (0 to 5 dwelling units per acre). This category consists primarily of single family residential units on individual lots. Accessory uses, garage apartments and home occupations may also be included. Elementary, junior and senior high schools are also permitted uses.
- b) **Medium Density Residential** (5.1 to 12 dwelling units per acre). This category consists primarily of duplex units and multi-family dwelling units. Single family dwellings, group homes, elementary, junior and senior high schools, housing for the elderly and similar uses may also be included.
- c) **Mobile Home** (0 to 8 units per acre). This land use category consists primarily of mobile homes on individual lots, mobile home parks, mobile home subdivisions and accessory uses.
- d) **Commercial, Low Intensity**. This category consists primarily of business, professional medical and dental offices, home occupations, single family, duplex and multi-family dwellings and accessory uses (0 to 5 dwelling units per acre). Additionally, schools shall be allowed by special exception in accordance with policies of this Plan and land development regulations. The development intensity shall not exceed a floor area ratio of 0.45.
- e) **Commercial, Medium Intensity**. This category consists primarily of retail and service establishments, medical and dental offices and clinics including animal hospitals, and clinics, shopping centers and commercial parking lots. Auto service stations, repair garages, auto sales lots, nightclubs, hospitals, hotels and motels, and multi-family dwellings (5.1 to 12 dwelling units per acre) with accessory uses may also be allowed. The development intensity shall not exceed a floor area ratio of 0.65.
- f) **Commercial, High Intensity**. This category consists of a wide array of commercial, civic, public, recreational and residential uses (5.1 to 20 dwelling units per acre) allowed in other categories but more compact in area. Additionally, churches and private schools are allowed by special exception in accordance with policies of this Plan and land development regulations. The development intensity shall not exceed a floor area ratio of 0.85.
- g) **Industrial**. This category consists primarily of storage, warehousing and light industrial activities. Manufacturing, railroad switching facilities, truck terminals and outdoor storage yards with accessories may be included. The development intensity shall not exceed a floor area ratio of 0.40.
- h) **Public and Semi-Public**. This category consists of civic, cultural, government, religious, recreation, utilities and other public necessity uses. The development intensity shall not exceed a floor area ratio of 0.85.
- i) **Multi-Use**. Land designated for Multi-Use (MU) is intended to accommodate, in a more innovative fashion, development or redevelopment of areas in a larger size and scale. The major purposes of this designation are facilitate mixed-use development with horizontal and vertical land use integration, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Design, aesthetics, environmental protection and enhancements are to be emphasized as part of the MU designation. This designation will only be applied to areas that are of regional significance including Community Redevelopment Areas, areas surrounding regional community facilities, and areas near major arterial roadways which are planned for intensive development. For an area to qualify for the MU designation, the following eight criteria must be met:

1. This land use designation shall not be approved where other land use designations within the City's Comprehensive Plan provide sufficient flexibility for the existing and proposed land uses.
 2. The density and intensity of land uses permitted within this category shall include three different land uses at the following minimum proportions of land area: 25% residential, 15% non-residential, and 15% open space. No one land use can exceed 70% of the land area involved in the particular amendment. Open space may include squares, greens, plazas, recreation trails, and up to 50% of preserved wetland systems.
 3. Neighborhood parks, a minimum of one acre in size, should be included to serve the residential population. These parks should be equipped with active recreational facilities such as, but not limited to, playgrounds, ballfields, courts, skate parks, and fitness stations.
 4. A variety of housing options shall be permissible in MU areas including detached single-family, townhouses, condominiums, and apartment complexes. The maximum density of residential uses shall be twelve (12) units to the net acre (exclusive of wetlands).
 5. Permissible non-residential uses include industrial parks, business parks, office complexes, public/private schools, retail/service, governmental use, manufacturing and distribution operations, and professional services. The maximum intensity of non-residential uses shall be 0.70 FAR.
 6. Any MU development must be served by central water and sanitary sewer provided from the City of Macclenny. No well and septic systems will be allowed to serve a MU development.
 7. MU development must provide vehicular, bicycle, and pedestrian connections among uses and activity areas.
 8. All MU developments must be approved via the planned development procedures contained in Section 4-82 or Section 4-124 of the Macclenny Unified Land Development Regulations.
- j) **Agriculture.** Land designated for Agriculture (AGR) is intended to be used for cultivation of silviculture crops, row crops, and/or livestock. AGR lands may be developed at a residential density of one (1) dwelling unit per ten (10) acres provided such development is compatible with adjacent agriculture activities.

Policy 1.06.06

The City will encourage the collocation of public facilities such as parks, libraries and community centers with schools when planning and reviewing a proposed site for new or expanded facilities.

Policy 1.06.07

The City shall allow a density bonus for land dedicated to the provision of affordable housing. The developer shall make affordable to the moderate-income level individuals and families (i.e., annual income between 80 and 120 percent of Baker County median income) dwelling units that have a fifteen (15) year

resale provision to ensure long-term affordability for income-eligible homeowners and renters, such as, but not limited to, a cap on the resale price of a home that is tied to not more than a fixed percentage above the Consumer Price Index (“CPI”). Such a density shall allow an addition one (1) dwelling unit per acre to property classified Low Density Residential and an additional two (2) dwelling units per acre to property classified Medium Density Residential.

Policy 1.06.08

The City shall implement Development Review Committee policies addressing traffic and neighborhood compatibility to stabilize and preserve the City’s neighborhoods and traditional development pattern. In existing neighborhoods, development shall be compatible with present neighborhood density and with specific plans for redevelopment and revitalization.

Objective 1.07

The City shall ensure that the type, rate and distribution of growth results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms and public/private coordination.

Policy 1.07.01

Land Development Regulations shall include incentives for infilling such as: reducing street rights-of-way and widths for subdivisions; eliminating requirements for curbs and sidewalks; reducing lot widths; etc.

Policy 1.07.02

Figure 4.2 is the City’s water and sewer urban service area boundary. By January 1, 2030, the City shall develop an interlocal agreement which shall:

- a) Develop connection and extension policies for existing and future land uses within the urban service area;
- b) Control land uses within the boundary so as to discourage urban sprawl;
- c) Develop an urban service boundary which is consistent with the goals, objectives, policies, levels of service, capacities, and land uses established in both the Baker County Comprehensive Plan and the City of Macclenny’s Comprehensive Plan.

Policy 1.07.03

At the time of development review, public/semi-public facilities, such as parks, libraries and community centers, shall be required to coordinate with the Baker County School Board in order to collocate with existing or new educational facilities to the extent possible.

Policy 1.07.04

When annexing undeveloped land, the City shall classify sufficient land proximate to residential development to meet the projected needs for schools in coordination with the Baker County School Board.

Policy 1.07.05

By January 1, 2023, the Land Development Regulations shall provide strategies which maximize the use of existing facilities and services through redevelopment, urban infill development and other strategies for urban revitalization.

Policy 1.07.06

The City shall discourage the following land development patterns:

- a) Leapfrog or scattered development;
- b) Ribbon or strip commercial development;
- c) Large expanses of predominantly low-intensity, low-density, or single-use development.

Policy 1.07.07

Gradual transition of densities and intensities between land uses in conformance with the provisions of this Element shall be achieved through zoning and development review process.

Policy 1.07.08

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 1.07.09

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods.

Objective 1.08

Consistent with state law and when conditions dictate, the City shall designate "Redevelopment Districts" as overlay districts based on an analysis of demographics, land use, crime, housing, infrastructure, and other appropriate factors.

Policy 1.08.01

The site for private or public schools shall be located within lands designated Low Density Residential (LDR), Medium Density Residential (MDR), Commercial, Low Intensity (CLI), Commercial, High Intensity (CHI) and Public/Semi-Public (P) and not within or abutting lands designated Industrial (I), except where needed to enhance technical and vocational schools. In addition, lands contiguous to existing school sites shall be appropriate for school siting within the land use categories listed above in which schools are allowed.

Policy 1.08.02

Proposed school sites should be located away from major arterial roadways, railroads and similar land uses to avoid noise, odors, dust, traffic impacts and hazards, and industrial uses, except where needed to enhance technical and vocational schools.

Policy 1.08.03

Disrupting influences caused by school yard noise and traffic should be minimized when possible by avoiding adjacent land uses such as hospitals, adult congregate living facilities and similar uses or by providing an appropriate buffer from these areas.

Policy 1.08.04

The City Manager, planners for the Baker County School Board, the Director of the Emily Taber Public Library and the public shall be included in the school siting process.

Policy 1.08.05

The City shall ensure that school siting does not adversely affect any known or potential archaeological or historical resources.

Objective 1.09

(Reserved)

Objective 1.10

The City shall enhance protection of sites and structures of major historic and cultural significance in the City through enactment of improved regulatory controls and incentives.

Policy 1.10.01

By January 1, 2030, the City shall complete and maintain a complete inventory of major historic and cultural resources defined in the Housing Element, delineated on maps of the Land Development Regulations and such sites shall be protected by these regulations.

Policy 1.10.02

The City shall continue to identify, evaluate, protect and preserve housing that is historically significant. Historically significant housing would include those houses listed on the National Register of Historic Places and the Florida Master Site File.

Policy 1.10.03

The City shall continue to pursue available sources of funding through federal, state and local agencies that support efforts to preserve and protect historically significant housing.

Policy 1.10.04

The Land Development Regulations shall protect and preserve significant archaeological and historic sites. The City shall work closely with all government agencies to provide and exchange information necessary to ensure sufficient knowledge for the protection of all significant historic and archaeological resources.

Policy 1.10.05

The City shall require the adaptive reuse of historic landmarks instead of demolition where physically, structurally and economically feasible.

Objective 1.11

The City shall coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City Commission determines appropriate.

Policy 1.11.01

Future land uses will be coordinated with the elimination or reduction of uses that are inconsistent with the Baker County Local Mitigation Strategy.

Objective 1.12

(Reserved)

Objective 1.13

The City will ensure implementation of the Future Land Use Element of the Comprehensive Plan.

Policy 1.13.01

The City shall make all existing and future Land Development Regulations consistent with the Comprehensive Plan and all development orders consistent with those regulations. Where a provision in the Land Development Regulations is in conflict with the adopted Comprehensive Plan, the provision of the Plan shall prevail. Land Development Regulations shall not permit any use that is not permitted in the future land use category listed in Policy 1.06.05.

Policy 1.13.02

Determination of consistency between the Comprehensive Plan and the Land Development Regulations will be made by the Building and Zoning Coordinator. The decision made by the Coordinator may be appealed to the City Commission.

Policy 1.13.03

The City shall require that all development conform to the densities and intensities established in Policy 1.06.05 and be consistent with the Comprehensive Plan.

Policy 1.13.04

During the planning period, the City shall initiate studies to determine the feasibility of implementing transfer of development rights, overlay districts, and incentives for infill and contiguous development.

Policy 1.13.05

A symbol other than an asterisk may be placed on the Annotated Future Land Use Map, as identified in the City ordinance adopting the Future Land Use Map. The Annotated Future Land Use Map shall be maintained by the Building and Zoning Department and shall be available for public review on the City's web site and in the Department's office at City Hall. The City ordinance shall place the symbol on the Annotated Future Land Use Map and shall include text related to development on the specific site.

Policy 1.13.06

In addition to Policy 1.13.05, a site-specific policy may be adopted into the Comprehensive Plan. Site specific policies for sites within the Multi-Use future land use category shall be listed under Objective 1.02.

2.0 Traffic Circulation Element

GOAL 2

THE CITY WILL PROMOTE THE DEVELOPMENT OF A TRANSPORTATION SYSTEM WHICH WILL PROVIDE FOR THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS AND THE USE OF ALTERNATIVE MODES OF TRANSPORTATION.

Objective 2.01

Level of Service. The City will establish minimum acceptable Levels of Service for all roadway segments within the major roadway network. The City shall utilize the Florida Department of Transportation standards as they relate to guidelines for determining the operating conditions of its roadways and intersections.

Policy 2.01.01

Peak Hour Level of Service standards. The minimum levels of service acceptable on all roads shall be as stated below, and applicable to the peak hour and 24 hour periods.

Roadway Classification	Urban Areas
Principal Arterials	D
Minor Arterials & others	D

Policy 2.01.02

The City shall use the Institute of Transportation Engineers, Trip Generation Manual, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a manually-calculated trip generation and distribution analysis of traffic.

Policy 2.01.03

The City is within the Transitioning Area type. The City adopts the following standards from the Florida Department of Transportation Level of Service Report for State transportation facilities within the city limits:

Roadway Facility	Maximum Service Volume		Minimum LOS
	AADT	Peak Hour	
State Road 121	33,800	3,280	D
State Road 121 ⁽¹⁾	33,800	3,280	D
State Road 121 ⁽²⁾	15,960	1,554	D
State Road 121 ⁽³⁾	15,200	1,480	D
State Road 228 ⁽⁴⁾	13,800	1,350	D
State Road 228 ⁽⁵⁾	15,200	1,480	D
State Road 10 (US Hwy 90)	15,200	1,480	D
Interstate 10	49,900	4,860	C

(1) From I-10 to Lowder Street (4 lanes, divided)

- (2) From Lowder Street to State Road 10/US 90 (2 lanes, divided)
- (3) From State Road 10/US 90 to CR 228 (2 lanes, undivided)
- (4) From I-10 to Barber Road (2 lanes, undivided)
- (5) From Barber Road to State Road 10/US 90 (2 lanes, undivided)

Policy 2.01.04

The City shall coordinate with the Florida Department of Transportation to determine operational capacities, traffic signalization and roadway capacities for alternative routes that heavy truck traffic along Macclenny Avenue (U.S. Highway 90) in order to reach the Interstate 10/State Road 228 interchange bypassing the City's central business district.

Policy 2.01.05

Public transit facilities in the City shall not be subject to concurrency management requirements.

Policy 2.01.06

For the purpose of issuing a development order or permit, a proposed development which is deemed to have a de minimus impact shall not be subject to the concurrency requirements. In this regard, the City shall implement a de minimus exemption provision as a component of its Concurrency Management System.

Policy 2.01.07

All transportation facilities necessary to meet concurrency must be in place or under construction within three years after building permit approval.

Objective 2.02

Safety and Efficiency: The City will emphasize the safe and efficient movement of people and goods.

Policy 2.02.01

Traffic Operation Improvements. Traffic operation improvements such as traffic signals, turn lanes, service roads, signing and pavement marking shall be undertaken when warranted to improve the safety and efficiency of the existing roadway network.

Policy 2.02.02

High Accident Locations. Accident records shall be investigated on a regular basis to determine whether improvements to the roadway network are warranted to relieve high accident conditions.

Policy 2.02.03

The City shall coordinate with Baker County and the Florida Department of Transportation in order to ensure that levels of service on backlogged facilities are improved to the minimum adopted standards identified in Policy 2.01.01. This coordinated effort will be achieved by giving priority to identified backlogged facilities when prioritizing projects in the FDOT Five-Year Work Program and the County and City's updates to their respective Capital Improvement Schedules.

Policy 2.02.04

The maintenance of all roadway surfaces shall continue to be funded at levels which will permit resurfacing within seven (7) years of a facility segment being evaluated at less than the minimum accepted level according to the criteria established by the Building and Zoning Department and authorized by the City Commission.

Policy 2.02.05

The City shall strive to bring each roadway segment into design conformity (shoulder widths, clear zone, turning lanes, etc.) concurrent with the implementation of its road resurfacing and reconstruction programs except where the roadway or roadway segment is constrained.

Policy 2.02.06

The City shall require warrants for installation of all new traffic control devices and shall strive to eliminate unwarranted traffic signals on a regular basis.

Policy 2.02.07

The City shall require that all traffic control devices installed on private property be in conformity with the most recent edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, published by the U.S. Department of Transportation, Federal highway Administration. Existing traffic control devices installed on private property shall be required to comply with these standards if moved or replaced.

Policy 2.02.08

By January 1, 2030, the City shall support efforts to improve aesthetics of selected roadway vistas through the development of corridor plans that include planting of trees and other visual accents.

Objective 2.03

Roadway Network and Land Use Consistency: The City shall develop, construct and maintain a major roadway network which is consistent with the existing and future land use patterns.

Policy 2.03.01

Roadway Project Evaluation Criteria. Proposed roadway improvement projects shall be evaluated, ranked and added to the Roadway Improvement Program based on the criteria established in Policy 8.01.02 in the Capital Improvements Element.

Policy 2.03.02

Review and Update of Roadway Improvement Program. The Roadway Improvement Program shall be reviewed on at least an annual basis: to indicate the completion of projects; and, to add projects, as appropriate by the criteria listed in Policy 8.01.02 in the Capital Improvements Element, and as funding allows.

Policy 2.03.03

Review of Development Proposals. Procedures shall be implemented and maintained such that all development proposals are reviewed prior to receipt of construction approval to insure consistency with the Objectives and Policies of the Traffic Circulation Element including the Future Transportation Plan Map contained in Volume II.

Policy 2.03.04

The City shall require that access to new residential parcels with frontage along two or more roadways be located on the roadway with the lower functional class, or the lower average daily traffic inclusive of development traffic for roadways of the same functional class, unless it can be demonstrated in a traffic study submitted for review and approval of the City Engineer that such access restrictions would:

- a) Present a safety hazard,
- b) Cause undue congestion or delay on adjacent road facilities,
- c) Cause environmental degradation, or
- d) Hinder adequate traffic circulation.

Policy 2.03.05

The City shall require that access to new and redeveloped non-residential parcels with frontage along two or more roadways be limited to one access point per roadway. Access for the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right turn-in/right turn-out only, unless it can be demonstrated in a traffic study submitted for review and approval of the City Engineer that such access restrictions would:

- a) Present a safety hazard,
- b) Cause undue congestion or delay on adjacent road facilities,
- c) Cause environmental degradation, or
- d) Hinder adequate traffic circulation.

Policy 2.03.06

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments.

Policy 2.03.07

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

Policy 2.03.08

In cooperation with the FDOT, continue to implement strategies to facilitate local traffic to use alternatives to the Florida Intrastate Highway System (FIHS) as a means of protecting its interregional and intrastate functions. Among the strategies that the City will help implement are:

- a) Maintain and strive to improve the level of service on City roads that parallel FIHS roads.
- b) Coordinate and synchronize the signalization system along City roads that parallel FIHS roads.

Objective 2.04

Right-of-Way Protection: The City shall institute a program of protection and acquisition of rights-of-way for the major roadway network: to ensure continuity of the roadway network; and, to protect the existing and future roadway network from development and other encroachments.

Policy 2.04.01

Right-of-Way Standards. The following minimum right-of-way standards are recommended to be included in the Land Development Regulations for future new segments of the roadway network:

<u>Roadway Classification</u>	<u>Right-of-Way Width</u>
Arterial	100 feet
Collector	60 feet
Local	50 feet

Policy 2.04.02

Right-of-Way Acquisition. Minimum right-of-way shall be acquired as part of roadway improvement projects undertaken on existing segments of the major roadway network, unless such acquisition is unreasonable because of cost or funding. If a property owner contributes right-of-way and expands a State transportation facility, such contribution may be applied as a credit against any future transportation concurrency requirement.

Policy 2.04.03

Right-of-Way Dedication and Preservation. A program shall be instituted in connection with development approvals which promotes and encourages the dedication, preservation, or other protection of rights-of-way for the existing and future major roadway network as defined in the Traffic Circulation Element including the Future Transportation Plan Map contained in Volume II.

Objective 2.05

Bicycle and Pedestrian Ways: The City shall encourage and promote the safe integration and utilization of bicycle and pedestrian movement on the major roadway network, within public facilities, commercial development, residential areas, recreational facilities and other areas that allow public access.

Policy 2.05.01

Bicycle Route Network. By January 1, 2030, a bicycle route conceptual plan shall be designed to allow for safe bicycle use throughout the City.

Policy 2.05.02

Bicycle Safety Education. Every effort shall be made to promote education in the safe and proper use of bicycles on roadways. This education should especially be oriented to schoolchildren.

Policy 2.05.03

The City shall require developers of commercial property to provide for access by and securing of bicycles on site when the Building and Zoning Department determines the need based on the size and location of the development.

Policy 2.05.04

The City shall require new dedicated local streets serving non-residential areas to include sidewalks five (5) feet in width within the dedicated right-of-way or an alternative pedestrian circulation system approved by the Building and Zoning Coordinator.

Policy 2.05.05

The City shall require new dedicated local streets serving residential areas to include sidewalks on both sides of the street within the dedicated right-of-way or an alternative pedestrian circulation system approved by the Building and Zoning Coordinator.

Policy 2.05.06

Bicycle lanes shall be required on both sides of all arterial and major collector roadways unless an alternative path acceptable to the City is provided.

Policy 2.05.07

The City should identify missing segments and prioritize capital improvements that involve maintenance and expansion of pedestrian sidewalks to promote a safe environment that encourages walking and biking.

Objective 2.06

Site Development Traffic Circulation: The City shall require that all major developments and planned unit developments provide a circulation system which: provides adequate access to the major roadway network; provides for sound design of local and collector streets within such development; and otherwise provides for the objectives and policies of the Traffic Circulation Element including the Future Transportation Plan Map.

Policy 2.06.01

Encourage Circulation within Development. The City shall adopt regulations that provide for on-site parking for motorized and non-motorized vehicles, internal automobile circulation, bicycle use, pedestrian movement and other features to minimize utilization of the major roadway network.

Policy 2.06.02

Consistency with Transportation System. The roadway and circulation systems of proposed developments should be developed in a manner consistent with the Objectives, Policies and standards of the Traffic Circulation Element including the Future Transportation Plan Map contained in Volume II.

Policy 2.06.03

Access to Major Roadway System. Development which provides access directly to the major roadway network shall be designed to:

- a) Provide adequate and safe entrance intersection(s) including turn lanes, acceleration/deceleration lanes, signalization, signage and pavement marking, as appropriate;
- b) Prevent the creation of hazardous traffic conditions, such as excessive curb cuts which impede traffic flow; and
- c) Ensure the long-term adequacy of the major roadway network.

Objective 2.07

Coordination with Other Transportation Agencies: The City will coordinate with the Department of Transportation's Five-Year Transportation Plan and with other agencies and local governments.

Policy 2.07.01

Coordination with Department of Transportation Standards and Programs. Transportation activities will be accomplished by the minimum standards of the Florida Department of Transportation unless other standards are set by the City Commission.

3.0 Housing Element

GOAL 3

PROVIDE AND MAINTAIN AN ADEQUATE INVENTORY OF DECENT SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.

Objective 3.01

Housing Demand. The City shall act within its authority to increase the supply of new or rehabilitated dwelling units of various types, sizes and costs to meet the housing needs of the anticipated 2040 population.

Policy 3.01.01

Land Development Regulations shall provide a process which encourage the use of Planned Unit Developments (PUDs) and mixed-use developments, and which will offer a variety of housing types.

Policy 3.01.02

Develop local government relationships with the private sector to improve the efficiency of the housing delivery system.

Policy 3.01.03

The City shall assist private and non-profit developers of affordable housing by streamlining the permitting process as follows:

Expedited permitting for affordable housing projects reducing plan reviews from approximately fourteen (14) days to seven (7) days.

Extensions of concurrency reservations for longer timeframes to enable owners to apply for and receive financing (i.e. low income tax credits, Section 202, etc.).

Waiving of certain application fees to minimize expense of process.

Policy 3.01.04

Land Development Regulations shall establish criteria for the location of housing for the elderly and institutional housing which shall consider accessibility, convenience and infrastructure availability.

Policy 3.01.05

The City shall allow a density bonus for land dedicated to the provision of affordable housing. The developer shall make affordable to the moderate-income level individuals and families (i.e., annual income between 80 and 120 percent of Baker County median income) dwelling units that have a fifteen (15) year resale provision to ensure long-term affordability for income-eligible homeowners and renters, such as, but

not limited to, a cap on the resale price of a home that is tied to not more than a fixed percentage above the Consumer Price Index (“CPI”). Such a density shall allow an addition one (1) dwelling unit per acre to property classified Low Density Residential and an additional two (2) dwelling units per acre to property classified Medium Density Residential.

Policy 3.01.06

By January 1, 2022, establish principles and criteria guiding the location of housing for very-low income, low-income and moderate-income households, mobile homes, manufactured homes, group homes and foster care facilities, and households with special housing needs, including supporting infrastructure and public facilities.

Objective 3.02

Substandard Housing. Eliminate 60% of substandard housing by the year 2040.

Policy 3.02.01

Substandard housing (to be rehabilitated) shall mean a structure that requires more than routine or minor repairs or improvements. Typical deficiencies include foundation defects indicated by sagging or leaning, extensive rotting of eaves or porch flooring, numerous holes or cracks in walls, broken screens or windows, and similar defects which can be economically repaired relative to the overall value of the structure. Substandard housing (warranting clearance) shall mean a structure that the Building and Zoning Coordinator has determined unsafe for occupancy or dilapidated to the point that it would not be economically prudent to repair relative to its overall value and, therefore, may warrant clearance.

Policy 3.02.02

Establish a housing safety code and provide increased code enforcement activities.

Policy 3.02.03

Seek federal and state funding for the demolition or rehabilitation of substandard housing or demolition if rehabilitation is not a viable alternative.

Policy 3.02.04

Encourage the establishment of neighborhood groups to coordinate upgrading projects by providing code enforcement assistance, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

Policy 3.02.05

A thorough inventory of substandard housing conditions in Macclenny should be conducted every two years, to identify those housing units suitable for rehabilitation and where demolition is the only alternative.

Policy 3.02.06

Demolition of a house should be permitted only where there is no structural integrity, where rehabilitation is not viable and where there is an endangerment of public health, safety and welfare by the structure.

Objective 3.03

Low- and Moderate-Income Housing. The City and its Land Development Regulations shall assure that adequate sites for housing (including mobile homes and manufactured homes) for very low-, low- and moderate-income persons will be available.

Policy 3.03.01

The Land Development Regulations shall establish incentives for the construction of housing for very low-, low- and moderate-income persons, for persons with special housing needs, including the elderly, the handicapped, large families and rural and farm worker families.

Policy 3.03.02

The City shall be the agent designated to apply for, obtain and distribute State “affordable housing” assistance loans and grants.

Policy 3.03.03

Promote the establishment of services and programs to assist very low-, low- and moderate-income persons to find adequate housing.

Policy 3.03.04

To promote infill development, the Land Development Regulations shall offer encouragement for the development of existing vacant lots with infrastructure as a means of providing safe, sanitary and affordable housing to very low-, low- and moderate-income households.

Policy 3.03.05

The Land Development Regulations shall continue to allow mobile homes to be placed throughout the City and consistent with the existing zoning ordinance for mobile homes.

Policy 3.03.06

The Land Development Regulations shall ensure that adequate sites are available for very low-, low- and moderate-income families by:

- a) Continue to allow established residential densities of up to 10 dwelling units per acre in both residential and commercial zones.
- b) Continue to allow manufactured housing in residential neighborhoods as a means of affordable housing.
- c) Continue evaluating the adequacy of public facilities (including sewer and water) to ensure adequate infrastructure is available for infill development.
- d) Reviewing the City’s zoning ordinance with the intent to reduce any requirements which may add to the overall costs of building a house. Items may include: reducing the road rights-of-way and widths for residential subdivisions; eliminating requirements for sidewalks or curbs so as to allow unpaved shoulders to serve as parking areas, etc.
- e) Planned Unit Developments (PUDs) shall continue to be allowed and encouraged as a means for providing housing types which offer a variety of housing types to meet various income levels.

Policy 3.03.07

The City shall encourage the creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the City.

Policy 3.03.08

The City shall utilize job training, job creation and economic solutions to address a portion of the affordable housing concerns.

Policy 3.03.09

Accessory dwelling units such as granny flats or garage apartments shall be permitted in all residential future land use classifications and shall not count toward density calculations.

Objective 3.04

Group Homes and Special Needs. Sites for group homes, special needs population and foster care facilities will be available at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy 3.04.01

Continue to maintain existing non-discriminatory standards and criteria (as already established by city ordinance) addressing the location of group homes and foster care facilities.

Policy 3.04.02

Examine the zoning code and develop guidelines for placement of different classes of group homes that will be permitted in residential neighborhoods, and that no residential neighborhoods be closed to such facilities.

Policy 3.04.03

Community-based residential care facilities shall be provided adequate sites in locations within the residential or institutional areas of the City.

Policy 3.04.04

Consistent with established criteria, the City shall monitor the development and distribution of group homes and residential care facilities to ensure that adequate sites and infrastructure are provided and that over-concentration in any residential area is avoided.

Policy 3.04.05

The Land Development Regulations shall establish criteria for the location of group and community-based residential facilities within residential or residential-like neighborhoods.

Objective 3.05

Relocation. Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Sec. 421.55, F.S.

Policy 3.05.01

The City will assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Objective 3.06

Historical Housing. Historically significant housing will be identified, preserved and protected.

Policy 3.06.01

The Land Development Regulations shall protect and preserve significant archaeological and historic sites.

Policy 3.06.02

By January 1, 2030, provide incentives and assistance to the private sector to preserve the historic nature of the area.

Policy 3.06.03

Work closely with all government agencies to provide and exchange information necessary to ensure sufficient knowledge for the protection of all significant historic and archaeological resources.

Policy 3.06.04

The City shall provide for protection and preservation of its historic resources by:

- a) Participating in the National Register Program.
- b) Ensuring that surrounding infrastructure is maintained.

Objective 3.07

Existing Housing. The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

Policy 3.07.01

Review and amend where necessary the city housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

Policy 3.07.02

Rehabilitation should be concentrated in areas with a large percentage of historic or substandard housing. The City shall utilize *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* as a basis for any rehabilitation activities on historic structures.

Policy 3.07.03

The City will apply for available federal, state and local funding sources and grants for the rehabilitation and construction of homes.

Objective 3.08

Housing Implementation Program. The City shall continue current programs and activities which are directed towards providing safe and affordable housing for the various housing needs in the City.

Policy 3.08.01

The City shall continue the evaluation of housing needs and implementation of activities to meet the housing needs, through efforts of the Fair Housing Advisory Committee.

Policy 3.08.02

The City shall encourage infill development of vacant lots by continuing the review of the City's zoning ordinance with the intent to reduce any requirements which may add to the overall costs of building a house. Items may include: reducing the road rights-of-way and widths for residential subdivisions; eliminating requirements for sidewalks or curbs so as to allow unpaved shoulders to serve as parking areas; etc.

Policy 3.08.03

Mobile homes and manufactured homes shall continue to be allowed within the city limits as an alternative for affordable housing for very low-, low- to moderate-income households.

Policy 3.08.04

The City shall encourage green design guidelines (i.e. green building practices such as car charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs).

Objective 3.09

Neighborhood Stabilization: The City shall preserve, protect and stabilize residential neighborhoods keeping the maximum possible number of dwelling units in the housing supply, as measured by the implementation of the following policies.

Policy 3.09.01

Commercial and other non-residential uses lying adjacent to residential neighborhoods shall not be expanded into residential neighborhoods unless:

- a) Such uses enhance or do not diminish or degrade the residential character of the neighborhood, and
- b) The expansion shall not result in a reduction of the level of service on the residential streets.

Policy 3.09.02

The Building and Zoning Department shall take steps to reduce the impact of commercial areas or uses on residential neighborhoods through increased inspection activity to identify zoning violations of landscaping, buffering, and signage requirements in such areas.

Objective 3.10

The City shall encourage energy efficiency and the use of renewable energy resources in the design, new construction, and rehabilitation of housing.

Policy 3.10.01

The City shall promote and encourage the use of low impact development techniques by providing incentives for water-efficient developments such as those that implement the Florida Water StarSM program, a point-based, new home certification program.

Policy 3.10.02

The City shall promote the use of indigenous landscaping to eliminate the need for irrigation and chemical treatments to result in a reduction of demand on water resources and improved water quality.

Policy 3.10.03

The City shall provide incentives for the use of Leadership in Energy and Environmental Design (LEED) for homes since LEED standards yield energy efficient and ecologically responsible housing that better supports long-term viability and affordability.

4.0 Infrastructure Element

GOAL 4

THE CITY OF MACCLENY SHALL PROVIDE SANITARY SEWER, SOLID WASTE, DRAINAGE AND POTABLE WATER FACILITIES AND SERVICES TO MEET EXISTING AND FUTURE POPULATIONS AND IN A MANNER WHICH PROTECTS THE NATURAL FUNCTIONS OF THE CITY'S NATURAL RESOURCES.

Objective 4.01

The City shall maintain a Concurrency Management System which includes procedures to 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. All system improvements for replacement, expansion or increase in capacity of facilities shall comply with the adopted Level of Service standards for the facilities.

Policy 4.01.01

The City shall use the following Level of Service standards as the basis for determining the availability of facility capacity and the demand generated by development.

<u>Facilities</u>	<u>Level of Service Standard</u>
Sanitary Sewer	113 gallons per capita per day with a peak factor of 1.35
Solid Waste	7.08 pounds per capita per day
Potable Water	154 gallons per capita per day with a peak factor of 1.20
Drainage:	
Water Quantity	Peak post-development run-off rates shall not exceed peak pre-development rates
Drainage:	
Closed Conduits	10-year frequency, 24-hour duration; IDF curve zone 3, FDOT Drainage Manual 1997
Drainage:	
Open Channels	25-year frequency, 24-hour duration; IDF curve zone 3, FDOT Drainage Manual 1997
Drainage:	
Water Quality	All new development or redevelopment shall meet the requirements of Chapters 40C-40, 62-25, and 62-302
Drainage:	
Stormwater Discharge Facilities	Permits for construction of new stormwater facilities shall follow Chapter 62-25.040, Florida Administrative Code, or other applicable state law.

Drainage:

Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow Chapter 62-25.042, Florida Administrative Code.

Any development that is exempted by state law from the above drainage standards and that is adjacent to or drains directly into a surface waterbody, canal or stream shall first allow the runoff to enter a grassed swale or other conveyance that is designed to percolate 80 percent of the runoff from a 3-year, 1-hour design storm within 72 hours after the storm event.

The Florida Administrative Code citations refer to these regulations as they exist at the time of adoption of this Comprehensive Plan. In order to ensure that these Level of Service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

Policy 4.01.02

All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted Level of Service standards for facilities.

Policy 4.01.03

The City with its consulting engineers will develop procedures to update facility demand and capacity information as building permits are issued.

Policy 4.01.04

The City shall not issue a development order or development permit without affirmation from the City Engineer that adequate water supplies to serve the development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Objective 4.02

The City shall maintain a five-year schedule of capital improvement needs for new public facilities as well as corrections to existing deficiencies, to be updated annually in conformance with the review process for the Capital Improvements Element of this Plan.

Policy 4.02.01

Proposed capital improvements will be evaluated and ranked according to the following priority level guidelines:

Level One – whether the project is needed to protect public health and safety, to fulfill the City legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and correct existing deficiencies;

Level Two – whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to development areas lacking full service or promotes in-fill development; and

Level Three – whether the project represents a logical extension of facilities and services within a designated service area.

Policy 4.02.02

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

Policy 4.02.03

The provision of centralized sanitary sewer and potable water service shall be consistent with the City's growth policies stated in the Future Land Use Element of this Plan and the Future Land Use Map, and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this Plan.

Policy 4.02.04

The City shall encourage the conversion of street lighting and traffic signals to LED and/or solar lighting where feasible.

Objective 4.03

The City shall work to promote the conservation of potable water resources through the development of Land Development Regulations.

Policy 4.03.01

The City shall work with the St. Johns River Water Management District in establishing and utilizing potable water conservation strategies and techniques and prohibit the discharge of inadequately treated stormwater runoff into waters of the State.

Policy 4.03.02

The City shall establish incentives for customers to install water-conserving devices.

Policy 4.03.03

The City shall adopt ordinances requiring the use of water saving devices in new construction and the use of drought resistant naïve vegetation for landscaping.

Policy 4.03.04

The City shall adopt a program whereby restrictions are placed on water consumption during times of drought.

Policy 4.03.05

The City shall establish water quality standards for stormwater discharge in which shall be set for all new and existing stormwater management systems. The City hereby adopts Chapter 62-25, F.A.C. as standards for water quality. This policy shall not be interpreted to:

1. Mandate that the City require existing facilities to be retrofitted to meet stormwater discharge water quality standards or drainage Level of Service standards.
2. Eliminate any presumptions provided by the state or the regional law or regulatory design and performance criteria to satisfy applicable stormwater discharge water quality standards.
3. Prevent the City from providing that compliance with adequate locally or regionally established Level of Service standards other than the design and performance criteria in Chapter 62-25, F.A.C., shall also be presumed to satisfy the stormwater discharge water quality standards.
4. Prevent the City from incorporating by reference stormwater management water quality standards exemptions to the extent they appear in state or regional stormwater management water quality laws or regulations.
5. Mandate that the City conduct water quality sampling or testing of stormwater discharge receiving water to implement the standards described in this subsection.

Policy 4.03.06

The City will participate in the development of updates to the St. Johns River Water Management District's Water Supply Assessment and District Water Supply Plan and in other water supply development-related initiatives facilitated by the District that affect the City. If required, the City will adopt a water supply facilities work plan that is coordinated with the District Water Supply Plan within eighteen (18) months of an update to the District Water Supply Plan that affects the City.

Policy 4.03.07

The City shall promote and encourage the use of low impact development stormwater collection including bio-swales, permeable pavement, and rainwater gardens by providing incentives for water-efficient developments such as those that implement the Florida Water StarSM program, a point-based, new home certification program.

Objective 4.04

The City shall protect the natural drainage features from adverse impacts.

Policy 4.04.01

The City's Land Development Regulations shall be prepared and implemented to include and be consistent with the City's Floodplain Ordinance and the adopted Level of Service standards. It is the intent that the Land Development Regulations shall ensure adequate retention/detention of stormwater runoff to maintain surface water quality, to encourage percolation and reduce impacts to drainage canals, wetlands, surface water and groundwater.

Policy 4.04.02

Man-made drainage systems including swales and ditches shall be routinely maintained to prevent the interruption of stormwater flows.

Policy 4.04.03

The Master Stormwater Plan shall identify necessary stormwater-related capital improvements.

Objective 4.05

Future development shall be required to connect with central water and wastewater systems and provide drainage facilities which maximize the use of existing facilities and discourage urban sprawl.

Policy 4.05.01

Land Development Regulations shall continue to maintain already established criteria for the approval of developments which ensure all new development is logically, economically and safely located near public facilities.

Policy 4.05.02

Figure 4.2 is the City's water and sewer urban service area boundary. The City shall develop an interlocal agreement which shall:

- a) Develop connection and extension policies for existing and future land uses within the urban service area;
- b) Control land uses within the boundary so as to discourage urban sprawl;
- c) Develop an urban service boundary which is consistent with the Goals, Objectives, Policies, levels of service, capacities and land uses established in both the Baker County Comprehensive Plan and the City of Macclenny's Comprehensive Plan.

Objective 4.06

The City shall implement measures in the Land Development Regulations which serve to protect the City's wellheads and groundwater resources.

Policy 4.06.01

The City shall establish a 200-foot protection zone around its existing and future wellheads. The Land Development Regulations shall define incompatible land uses and prohibit those uses within the 200-foot zone.

Policy 4.06.02

All future drainage facilities shall be designed so as to meet applicable local and state regulations pertaining to the maintenance of water quality, natural hydroperiods and flows.

Policy 4.06.03

If the SJRWMD determines that areas in the City of Macclenny are high recharge areas, the City will coordinate with the District and its programs to amend the Land Development Regulations which will provide for natural aquifer recharge protection. High recharge areas shall receive a level of protection commensurate with their significance to natural systems or their status as current or future sources of potable water.

5.0 Conservation Element

GOAL 5

THE CITY SHALL CONSERVE, UTILIZE AND PROTECT THE NATURAL RESOURCES OF THE AREA, INCLUDING AIR, WATER, WETLAND, WATERWELLS, WATERBODIES, SOILS, MINERALS, VEGETATIVE COMMUNITIES, WILDLIFE, WILDLIFE HABITAT AND ENVIRONMENTAL RESOURCES TO ENSURE THAT RESOURCES ARE PROTECTED AND AVAILABLE FOR FUTURE GENERATIONS.

Objective 5.01

Groundwater. The City will develop and adopt a water conservation plan to ensure that it has adequate water supplies, of a quality and quantity, sufficient for its intended use to meet existing and projected future demands.

Policy 5.01.01

The City will uphold and support the St. Johns River Water Management District's emergency water shortage and plans as may be issued by the District.

Policy 5.01.02

Future wellfields will be located in areas where they will be least impacted by development and contamination. Existing well heads shall be protected from hazardous materials by prohibiting commercial and industrial uses within a 200-foot buffer of wellfields.

Policy 5.01.03

Upon completion of the SJRWMD inventory of groundwater supplies, the City shall, in conjunction with the District, develop Policies and programs which will allow safe levels of water withdrawal.

Policy 5.01.04

The City shall continue to work with the Florida Department of Environmental Protection to correct water quality problems associated with the effluent from the City's wastewater treatment plant.

Policy 5.01.05

The City shall ensure that all future development and redevelopment activities obtain all necessary stormwater permits from the appropriate federal and state agencies prior to the issuance of building permits. Further, all development and redevelopment activities shall be required to meet or exceed the levels of service standards set forth in the Stormwater Management Subelement.

Policy 5.01.06

To ensure that new construction does not cause flooding, pollute waterways or harm wetlands, development requiring permits from DEP or the SJRWMD shall meet the requirements of Rules 40C-2 and 62-40, F.A.C. This will help ensure good quality, affordable water for all residents of the City.

Policy 5.01.07

The City shall implement a public education program on the proper disposal of potentially hazardous materials to reduce the amount of those materials entering the water supply.

Policy 5.01.08

Any comprehensive plan amendments must address the adequacy of planned water supply sources and facilities as described in the SJRWMD Water Supply Plan, the City's consumptive use permit, and any associated water supply reports.

Policy 5.01.09

In order to protect the City's groundwater resources, the installation of all wells shall comply with permits and/or rules and regulations of all local, State and Federal regulatory agencies.

Policy 5.01.10

The City shall cooperate with the SJRWMD Water Shortage Plan. Such cooperation may include, but not be limited to, conserving water resources and by assisting with the enforcement of water shortage declarations, orders and plans. Adherence shall not be necessary to any SJRWMD shortage declarations assigned to portions of the District that do not include the City and/or Baker County.

Objective 5.02

Floodplains, Wetlands and Upland Communities. The City shall protect ecological systems which are sensitive to development impacts and provide important natural functions for maintenance of environmental quality and wildlife habitats.

Policy 5.02.01

The City shall maintain a map which delineates conservation and preservation areas on the City's Future Land Use Plan for the purpose of identifying conservation areas.

Policy 5.02.02

The Land Development Regulations shall include guidelines and standards for the regulation of open space, tree protection and scenic corridors and wildlife habitat for use in development review and approval.

Policy 5.02.03

Illegal development in wetland areas shall be reported to the appropriate state agency(ies), including the DEP and SJRWMD. It will be required that these areas be restored and/or mitigated under these actions.

Policy 5.02.04

Conservation areas shall be protected from development and intended for uses such as natural drainage areas, passive recreation and open space.

Policy 5.02.05

Future land uses that are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands. Land use factors that will be considered when directing these incompatible land uses away from wetlands shall include:

- a) The type, intensity or density, extent, distribution and location of allowable land uses; and
- b) The types, values, functions, sizes, conditions and locations of wetlands.

All factors must be based on supporting data and analysis found sufficient by the applicable state and/or federal agencies.

Policy 5.02.06

Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.

Policy 5.02.07

Water-dependent and water-related uses that are consistent with the Future Land Use Map shall be given priority in the development/redevelopment of land within the City.

Policy 5.02.08

The Land Development Regulations shall be revised to support the restriction or prohibition of development in wetlands along Turkey Creek and Wallingham Branch, specifically.

Policy 5.02.09

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- a) Land acquisition or conservation easement acquisition;
- b) Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- c) Incentives, including tax benefits and transfer of development rights.

Policy 5.02.10

All areas designated as Conservation on the Future Land Use Map shall be protected from adverse impacts from adjacent development by requiring native vegetative buffers of not less than twenty-five (25) feet between proposed development and the adjacent Conservation areas.

Objective 5.03

Wastewater. Protect the water resources of the City from contamination by sewage disposal systems ensuring existing septic tanks meet state standards and eventually are connected to a central system.

Policy 5.03.01

Inspection and maintenance of septic tanks and drainfields shall be encouraged through the development of a public education and awareness program.

Policy 5.03.02

Residents using septic tank systems shall be required to tie into public sewer systems serving residents once that system becomes available within 150 feet.

Policy 5.03.03

All new developments shall be required to connect with public or private central sewage system.

Policy 5.03.04

The City shall continue to identify and prioritize septic tank problem areas and shall revise, when appropriate, regulations governing the design, location and maintenance of septic systems.

Objective 5.04

Stormwater. Land Development Regulations shall ensure the impacts of point and non-point pollution sources to surface waters within the City are minimized.

Policy 5.04.01

Stormwater management systems in new developments shall be designed and constructed to provide maximum water quality and habitat benefits through appropriate side slopes, littoral zones and adjacent uplands components.

Policy 5.04.02

Stormwater management systems in new developments shall provide retention/detention of stormwater runoff to maintain surface water quality, to ensure percolation and reduce contamination to drainage canals, surface water and groundwater.

Policy 5.04.03

In conformance with state and federal regulations, commercial establishments which use, treat, store, generate or transport toxic or hazardous substances shall prepare a plan which identifies the materials and how these materials will be handled and disposed of to preclude invasion of stormwater systems.

Policy 5.04.04

Prohibit any development activity that would potentially endanger lives and/or harm property, water quality and quantity, or any other valued environmental system resulting from an alteration to existing drainage structures and natural drainage patterns.

Policy 5.04.05

The City shall reduce the potential for water quality degradation from stormwater runoff by implementing SJRWMD rule changes as set out in Chapter 40C-42, F.A.C., regarding more stringent treatment standards for stormwater facilities discharging to water quality limited streams.

Policy 5.04.06

By January 1, 2030, the City will adopt a Master Stormwater Management Plan.

Objective 5.05

Acquisition and Preservation. The City shall assist in the identification, acquisition and protection of unique natural habitats, and ecological systems by implementing programs in conjunction with other governmental and non-governmental entities toward this effort.

Policy 5.05.01

The City should cooperate with the State and County in efforts to acquire and/or preserve environmentally sensitive land to assure their conservation and protect their availability for future generations.

Policy 5.05.02

The areas designated as Conservation on the Future Land Use Map shall be maintained as natural open space areas, natural drainage areas and passive recreation.

Policy 5.05.03

The City will coordinate with Baker County in preserving areas of continuous and contiguous vegetative communities to ensure natural open space and wildlife corridors are protected from encroachment.

Policy 5.05.04

The City shall encourage innovative site planning techniques such as clustering of development to preserve unique natural site features.

Policy 5.05.05

The City shall seek to increase the existing tree canopy by 7% through 2040. The Building and Zoning Department shall maintain annual records of tree removals and plantings in the City to determine if increase goal has been achieved.

Objective 5.06

Threatened and Endangered Species. The City will protect significant habitats of viable populations of threatened or endangered species.

Policy 5.06.01

The City shall coordinate with the Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service and the U.S. Department of Agriculture in effort to identify and map the presence of threatened, endangered or significant wildlife species located in the City.

Policy 5.06.02

The City shall establish criteria to identify those areas in the City with a high probability of threatened or endangered species habitat. These criteria shall be utilized during the review process of development orders or permits to ensure the necessary for the support of an existing threatened species. Habitats identified as necessary for the support of an existing threatened or endangered species shall be preserved consistent with all relevant federal and state requirements.

Policy 5.06.03

The City shall encourage landowners and developers to protect or preserve listed species, native plant communities, including viable tracts of native communities within developments.

Objective 5.07

Air Quality. The City will continue efforts to maintain compliance with current or future National Ambient Air Quality Standards.

Policy 5.07.01

New point-source and renewal permits shall be fully evaluated at the developer's expense and mitigation systems shall be required as a prerequisite for approval.

Policy 5.07.02

The City will coordinate with DEP and the EPA to ensure enforcement of air quality regulations.

Policy 5.07.03

To help offset carbon emissions from the use of fossil fuels and other carbon-based fuels, the City shall preserve native vegetative communities by adhering to the policies of this Element.

Policy 5.07.04

The City will encourage non-emission forms of transportation via a bicycle and pedestrian circulation system.

Policy 5.07.05

The City shall work with Florida Department of Transportation and the North Florida Transportation Planning Organization in maintaining the adopted level of service standards to minimize the effects of non-point emission of pollution by reducing unnecessary idling.

Objective 5.08

Energy. The City will set standards to reduce energy consumption both for the public and private sectors.

Policy 5.08.01

The City will cooperate with the public utility in the development of an educational program to inform the public on means of energy conservation in public and private buildings.

Policy 5.08.02

New construction standards, particularly for public buildings, shall be developed and adopted which provide for more energy-efficient buildings.

Policy 5.08.03

The City shall consider the use of incentives to encourage new development and redevelopment with site-produced renewable energy sources such as solar power. The City shall investigate methods to improve energy efficiency in building construction and development site design.

Policy 5.08.04

The City shall promote and encourage the use of low impact development techniques by providing incentives for water-efficient developments such as those that implement the Florida Water StarSM program, a point-based, new home certification program.

Objective 5.09

Environmental Conditions. Land Development Regulations shall include development standards for environmental conditions such as topography, soil conditions, native vegetative communities (including forests), natural drainage areas and wetlands.

Policy 5.09.01

The City's Land Development Regulations shall incorporate the provisions of its Tree and Landscape Ordinance in an effort to continue the preservation of the City's native and significant vegetative communities.

Policy 5.09.02

The City shall continue to enforce its Floodplain Ordinance for the regulation of land use and development in floodprone areas.

Policy 5.09.03

Land Development Regulations shall ensure all proposed development activities and uses are consistent with the type and nature of the soils and that Best Management Practices of the Soil Conservation Service are utilized before and after construction activities.

Policy 5.09.04

The City shall require all commercial/industrial hazardous waste generators to prepare and be capable of implementing a spill prevention control and countermeasure plan.

Policy 5.09.05

The City shall maintain a hazardous waste management program for the proper storage, recycling, collection, transfer and disposal of hazardous wastes.

Objective 5.10

The City shall protect and conserve the natural functions of its existing wetlands.

Policy 5.10.01

In determining whether an encroachment in the wetland and that no practicable on-site alternative exists, the City shall evaluate the following prior to the issuance of a final development order:

- a) The land use category according to the Future Land Use Map and existing zoning of the site and surrounding parcels; and
- b) Alternative designs which could accomplish the purposes of the development including the encroachment on the wetland of such alternative designs; and
- c) The wetland functions being served by the area proposed to be encroached upon.

Policy 5.10.02

The City shall consider wetland mitigation proposals on a case-by-case basis. Mitigation can consist of wetland preservation, enhancement, restoration or creation, or in certain circumstances, may include placement of conservation easements on wetlands or contiguous upland areas. The City may consider the preservation of upland habitat, adjacent to preserved or enhanced wetlands, as mitigation where the uplands serve environmental functions associated with wetlands for species which do not spend their entire life cycle in the wetland habitat. Wetland creation means the construction of a functional wetland in what was an upland area.

Policy 5.10.03

The City shall require that wetland mitigation restore the type of functions lost due to the construction in wetlands. Generally, the preferred mitigation is preservation, enhancement, restoration or creation of the same type of wetland and/or preservation of uplands which provide habitat associated with the type of wetland impacted. There may be situations where it is appropriate to mitigate a different type of wetland to improve the local or regional environment. The City may consider such proposals when the application has clearly demonstrated the benefit to the local or regional ecosystem.

Policy 5.10.04

Development within wetland areas may be permitted if the following criteria are met:

- a) Encroachment in the wetland is the least damaging to the wetland and that no practicable on-site alternative exists;
- b) Development is designed and located in such a manner that there is no net loss to the wetland functions including, but not limited to:
 - i. The habitat of fish, wildlife and threatened or endangered species
 - ii. The abundance and diversity of fish, wildlife and threatened or endangered species
 - iii. The food sources of fish, wildlife including those which are threatened or endangered
 - iv. The water quality of the wetland
 - v. The flood storage and flood conveyance capabilities of the wetland
- c) Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in accordance with the Land Development Regulations floodplain protection requirements;
- d) Stormwater runoff shall be subjected to best management practices prior to discharging into natural or created mitigation wetlands. Best management practices shall mean a practice, or combination of practices determined by the Building and Zoning Coordinator to be the most effective, practical means of preventing or reducing the amount of pollution generated by the development to a level compatible with Florida Surface Water Quality Standards found in Chapters 17-301 and 17-302, F.A.C.;
- e) No site alteration shall result in violation of State and local water quality standards or pollution of downstream wetlands, or reduce the natural retention or filtering capability of wetlands;
- f) No site alteration shall allow water to become a health hazard or contribute to the breeding of mosquitoes;
- g) All site alteration activity shall provide for such water retention, filtration and settling structures, and flow attenuation devices as may be necessary to ensure that the foregoing standards and requirements are met;
- h) Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems;
- i) Where certain types of isolated wetlands are considered for integration into stormwater management systems, hydroperiods and stage elevations shall match the appropriate wetland community, and provide for first flush diversions; and
- j) The design of any fill shall include measures to maintain the wetlands hydrology on the site.

6.0 Recreation and Open Space Element

GOAL 6

PROVIDE SUFFICIENT PARKS AND RECREATION FACILITIES AND OPEN SPACE TO MEET THE NEEDS OF MACCLENY'S RESIDENTS AND VISITORS.

Objective 6.01

Maintain its existing recreational facilities and provide adequate facilities and parks for its future population.

Policy 6.01.01

Continue to provide funding on an annual basis for the maintenance of existing recreational facilities and budget for future parks recreation and open space in accordance with the Capital Improvements Element. The City shall endeavor to enhance existing parks and public plazas with additional seating, shade trees, and other amenities.

Policy 6.01.02

The City shall maintain a Level of Service of three (3) acres per 1,000 population for recreation.

Policy 6.01.03

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the site in open space. In addition, multi-family developments of one hundred (100) units or more must provide 150 square feet of recreation/open space per dwelling unit. Open space may include trails, passive recreation areas, squares, upland buffers, linear open space that may include such features as walkways, bike paths, green, plazas and other similar amenities, and up to 50% of the required open space may include conserved wetlands.

Policy 6.01.04

The City shall, on an annual basis, review existing parks, recreation facilities and open space and establish a procedure for improving any deficiencies, including but not limited to undergoing renovations of existing facilities or constructing new facilities.

Objective 6.02

The City shall increase its pedestrian path and trail systems and develop strategies to ensure that these systems are included in new park development.

Policy 6.02.01

Nature walks, greenways and trails or multi-purpose pedestrian paths shall be included in each new park at least ten (10) acres in size acquired or developed by the City.

Policy 6.02.02

The City shall consider using properties acquired in the implementation of the Master Stormwater Management Plan for recreational purposes when such properties meet the criteria and standards for recreational uses.

Objective 6.03

The City shall enter into an agreement with Baker County to provide administration, maintenance and facilities to implement the recreation elements of the City and County Comprehensive Plans.

Policy 6.03.01

The City and County shall develop incentives for private sources to provide recreation facilities and/or parks when public funds are inadequate.

Objective 6.04

The City shall maintain adequate open space for its residents.

Policy 6.04.01

Ensure the conservation of open space provided by wetlands, wildlife habitats and native vegetative communities by requiring all future development to have obtained all necessary permits from relevant state, federal and regional agencies.

Policy 6.04.02

Preserve open space within the 24-acre Knabb Sports Complex/community park. Such open space shall allow for walking and nature trail.

Policy 6.04.03

Open space shall be identified as undeveloped lands suitable for passive recreation or conservation areas.

Policy 6.04.04

The areas designated as Conservation on the Future Land Use Map shall be maintained as natural open space areas in the City.

Policy 6.04.05

The City shall assist in the identification, acquisition and protection of open space as outlined in Objective 5.05 and its implementing policies of the Conservation Element.

Policy 6.04.06

The City will coordinate with Baker County in preserving areas of continuous and contiguous vegetative communities to ensure natural open space and wildlife corridors are protected from encroachment.

Objective 6.05

Ensure access to all parks and recreational facilities to accommodate all age groups and the handicapped.

Policy 6.05.01

Provide shelters, ramps for wheelchairs, handrails, handicapped-equipped restrooms and handicapped parking for all recreation facilities.

Policy 6.05.02

Land Development Regulations shall include the provisions for elderly and handicapped access for all recreation facilities.

Policy 6.05.03

All new recreation construction undertaken by the City shall conform to applicable federal guidelines for access by the disabled, through Land Development Regulations adopted and implemented consistent with Sec. 163.3202(1), F.S.

7.0 Intergovernmental Coordination Element

GOAL 7

THE CITY SHALL ENSURE, THROUGH INTEGOVERNMENTALLY COORDINATED POLICIES, PROCEDURES, ORDINANCES AND LEGAL AGREEMENTS, THAT ALL RESPONSIBILITIES ARE EQUITABLY, EFFICIENTLY AND EXPEDITIOUSLY CARRIED OUT.

Objective 7.01

The City shall ensure that its plans, processes and procedures are consistent and coordinated with Baker County, Glen St. Mary and any other public agency which provides service in and around the corporate limits.

Policy 7.01.01

Initiate a formal agreement with the FDOT and Baker County for monitoring and tracking development trips impact on Interstate 10, as well as the permitting and inspection of transportation projects of overlapping jurisdictions, but not controlled by the City.

Policy 7.01.02

Unify the efforts of its Housing Authority Board and the Baker County Housing Assistance Board for the purposes of identifying and correcting substandard housing conditions in the City.

Policy 7.01.03

The City shall, when requested, provide individuals and governmental agencies with appropriate information concerning its adopted Comprehensive Plan, proposed Comprehensive Plan amendments, Land Development Regulations and Concurrency Management System, and any other materials deemed appropriate.

Policy 7.01.04

The City shall adopt procedures to identify and implement joint planning areas, especially for the purposes of annexation and joint infrastructure service areas.

Policy 7.01.05

The City shall amend its interlocal agreement with Baker County to include notification requirements for whenever it provides potable water and sanitary sewer service to areas outside the city limits.

Objective 7.02

The City shall coordinate the Comprehensive Plan with the plans of the Baker County School Board, the comprehensive plans of Baker County, Town of Glen St. Mary, the region and State by maintaining and

improving working relationships with all entities involved in order to maintain full participation in the planning process by all such entities.

Policy 7.02.01

Coordinate with Baker County, DEP, SJRWMD and the EPA to ensure sewage treatment plants, potable water wellfields and drainage improvement projects are accomplished in an efficient and timely manner.

Policy 7.02.02

Coordinate with Baker County in the collection and disposal of solid waste, including active cooperation in the development and implementation of a recycling program.

Policy 7.02.03

Coordinate with DEP, SRJWMD and the Florida Fish and Wildlife Conservation Commission to ensure the conservation and preservation of its natural resources, including the wetlands, wildlife habitats, water resources and any other environmentally sensitive areas.

Policy 7.02.04

Coordinate with Baker County in ensuring the adequate provision of recreational facilities and activities for its residents and visitors.

Policy 7.02.05

The City shall propose coordination mechanisms to ensure that planning activities mandated by the Comprehensive Plan are coordinated with Baker County, Baker County School Board and other state and regulatory agencies not having regulatory authority over the use of land in Macclenny.

Policy 7.02.06

Cooperate with Baker County in its Local Mitigation Strategy (LMS) Program and incorporate the appropriate mitigation initiatives identified in the LMS to reduce potential damage from natural disasters:

1. Ensure that all evacuation routes within the City are well-marked and maintained;
2. Notify potential home buyers if homes are in a floodplain;
3. Annually distribute an updated hurricane guide to all citizens of the City;
4. Adopt an ordinance requiring the removal of dilapidated and uninhabitable structures;
5. Develop a master drainage plan for the City;
6. Adopt brush clearing/setback ordinance for residential areas to reduce wildfire hazard; and
7. Qualify the City for Community Rating System under FEMA.
8. Future land uses will be coordinated with the elimination of uses that are inconsistent with the LMS recommendations.

Objective 7.03

The City shall address the impacts of development proposed in the Comprehensive Plan upon development in Baker County, the region and the State by establishing necessary coordination mechanisms.

Policy 7.03.01

The City shall propose a formal agreement with Baker County whereby both government entities are notified and have the opportunity to review proposed Comprehensive Plan amendments that would have an effect on development near or adjacent to the City's corporate boundaries.

Policy 7.03.02

The City shall propose a formal agreement with Baker County whereby both government entities are notified and have the opportunity to review proposed development orders which are near or adjacent to the City's corporate boundaries.

Policy 7.03.03

The City will continue to monitor the plans of adjacent counties and municipalities during each amendment period, the plans of the Northeast Florida Regional Council, and the St. Johns River Water Management District when they are amended to ensure consistency and participate in proceedings to reduce conflicts between these plans and the Comprehensive Plan.

Objective 7.04

The City shall provide coordination in establishing Level of Service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 7.04.01

The City shall coordinate Level of Service standards for public facilities with any state, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 7.04.02

The City shall use the informal mediation process offered by the Northeast Florida Regional Planning Council to resolve differences in coordinating level of service issues.

Objective 7.05

(Reserved)

Objective 7.06

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school district and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies.

Policy 7.06.01

In cooperation with the School District and the local governments within Baker County will implement the Interlocal Agreement, as required by Sec. 1013.33, F.S., which includes procedures for:

- a) Joint Meetings
- b) Planning and Zoning Meeting Participation
- c) Population Projections
- d) Coordination and Sharing of Information
- e) Implementation of School Concurrency
- f) Comprehensive Plan Amendments, Rezoning, Development Approvals and the School
- g) Concurrency Procedure
- h) School Site Analysis
- i) Supporting Infrastructure
- j) Educational Plant Survey and Five Year District Facilities Work Program
- k) Collocation and Shared Use
- l) Oversight Process
- m) Resolution of Disputes
- n) Amendment of Agreement

The School District shall be responsible for setting up any meetings required by the Interlocal Agreement.

Policy 7.06.02

Annually, the City shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the district's unmet needs.

Policy 7.06.03

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Baker County, the School District shall be responsible for assuring the Baker County School Board, Baker County, the City, and the Town of Glen St. Mary meet jointly to develop mechanisms for coordination per Interlocal Agreement. Such efforts may include:

- a) Coordinated submittal and review of the annual capital improvement program of the City, the Five Year District Facilities Work Plan and Five Year Educational Plant Survey of the School District.
- b) Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c) Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d) Use of a unified data base including population (forecasts of student population), land use and facilities.

Policy 7.06.04

Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

Policy 7.06.05

The City and the School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

Objective 7.07

The City shall strive to continually monitor and evaluate the Public School Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

Policy 7.07.01

The City and the Baker County will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments to the Five Year Facilities Work Plan for School District Facilities.

8.0 Capital Improvements Element

GOAL 8

TO ENSURE THE ORDERLY AND EFFICIENT PROVISION OF ALL PUBLIC SERVICES AND FACILITIES NECESSARY TO SERVE THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF MACCLENNY.

Objective 8.01

The provision of capital projects, including roads, potable water facilities, sewage facilities, solid waste facilities, and drainage facilities shall be coordinated with land use decisions and shall be consistent with the adopted Five-Year Schedule of Capital Improvements to correct existing deficiencies, to accommodate desired future growth and to replace obsolete and worn-out facilities.

Policy 8.01.01

The City shall maintain an inventory of capital facilities needed to meet existing and future deficiencies and to replace obsolete and worn-out facilities.

Policy 8.01.02

Capital improvements shall be ranked using the following criteria to ensure the provision of needed facilities according to their need:

Priority A

1. Capital improvements needed to protect public health and safety.

Priority B

1. Capital improvements needed to fix existing deficiencies.
2. Capital improvements needed to replace or repair obsolete or worn-out facilities in order to maintain adopted LOS standards.

Priority C

1. Capital improvements that will increase efficient use of existing public facilities where economic benefit exceeds the economic costs of increasing the facility efficiency.
2. Capital improvements that will promote redevelopment and/or in-fill development.

Priority D

1. Capital improvements that will represent a logical extension of public facilities to accommodate projected new development that is consistent with the Future Land Use Map.
2. Capital improvements needed to serve developments that were approved prior to the adoption of this Plan.

Priority E

- Capital improvements that will further the plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the Town. Capital improvements that will further the plans of the St. Johns River Water Management District and other state agencies that may provide public facilities within the City.

Objective 8.02

The City shall use Level of Service (LOS) Standards to ensure the adequate provision of public facilities.

Policy 8.02.01

The City shall use the following Level of Service standards in reviewing the impacts of new development:

<u>Facilities</u>	<u>Level of Service Standards</u>
Traffic	
Principal Arterials	D
Minor Arterials and others	D
State Road 121	D
State Road 121 from I-10 to Lowder Street	D
State Road 121 from Lowder Street to SR10/US90	D
State Road 121 from SR10/US90 to CR 228	D
State Road 228 from I-10 to Barber Road	D
State Road 228 from Barber Road to SR10/US90	D
State Road 10 (US Hwy 90)	D
Interstate 10	C
Drainage	
Sanitary Sewer	113 gallons per capita per day with a peak factor of 1.35
Solid Waste	7.08 pounds per capita per day
Potable Water	154 gallons per capita per day with a peak factor of 1.20
Water Quantity	Peak post-development run-off rates shall not exceed peak pre-development rates
Closed Conduits	10-year frequency, 24-hour duration; IDF curve zone 3, FDOT Drainage Manual 1997
Open Channels	25-year frequency, 24-hour duration; IDF curve zone 3, FDOT Drainage Manual 1997
Water Quality	All new development or redevelopment shall meet the requirements of

Chapters 40C-40, 62-25, and 62-302

Stormwater Discharge Facilities Permits for construction of new stormwater facilities shall follow Chapter 62-25.040, Florida Administrative Code, or other applicable state law.

Wetland Stormwater Discharge Facilities Permits for wetland stormwater discharge shall follow Chapter 62-25.042, Florida Administrative Code.

Recreation/Open Space 3 acres per 1,000 population

Policy 8.02.02

The City shall annually review the adopted Level of Service standards to determine their adequacy to meet public needs and to determine the budget implications.

Objective 8.03

The City shall manage the land development process to ensure that needs created by future development or previously issued development orders do not exceed the ability of Macclenny to provide needed improvements.

Policy 8.03.01

The City shall require that new development or redevelopment meet the established Level of Service standards.

Policy 8.03.02

The City may approve development or redevelopment projects in phases as long as public facilities are provided to meet the need generated during each phase.

Policy 8.03.03

The City shall provide public facilities at the adopted Level of Service standards to serve developments that have been issued development orders prior to the adoption of the Comprehensive Plan.

Policy 8.03.04

The City shall require the performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of properties.

Objective 8.04

The City shall develop a process to ensure that fiscal resources will be sufficient to correct existing deficiencies and to meet future development and redevelopment.

Policy 8.04.01

Beginning in 1991, the City shall limit outstanding indebtedness for capital facilities to ten (10) percent of the property tax base.

Policy 8.04.02

Beginning in 1991, the City shall utilize a capital budget to schedule capital facility construction.

Policy 8.04.03

The City shall use capital expenditures to support the policies in the other elements of the Comprehensive Plan.

Objective 8.05

The City shall require that developers participate in any facility improvement costs necessary to maintain adopted LOS standards.

Policy 8.05.01

The City shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development.

Policy 8.05.02

The City shall utilize impact fees as a means to assess new developments for needed public facilities.

Policy 8.05.03

The Land Development Regulations shall include provisions to obtain fair share exactions from future development or redevelopment projects.

Policy 8.05.04

The City shall continue to require mandatory dedications as a condition of plat approval.

Objective 8.06

The City hereby adopts a Concurrency Management System, as part of this Comprehensive Plan, which shall be based on the following policies. The land development regulations shall include provisions for the implementation of the Concurrency Management System.

Policy 8.06.01

The City shall adopt land development regulations to ensure that public facilities are provided to serve future development and redevelopment projects concurrent with the impacts of such development.

Policy 8.06.02

The following criteria shall be used in the Concurrency Management System to determine when concurrency has been satisfied:

Category 1

1. The necessary facilities and services are in place at the time a development permit is issued; or
2. A development permit is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or
3. The necessary facilities are under construction when the permit is issued; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of 1, 2, and 3 above.

Category 2

1. The necessary facilities and services are subject to a binding executed contract which provides for commencement of construction or provision of the required facilities and services within one year of the development permit; or
2. The necessary facilities and services are guaranteed in an enforceable development agreement that requires commencement of construction of the required facilities or provision of the required facilities and services within one year of the issuance of the development permit.

Policy 8.06.03

For potable water, sanitary sewer, solid waste and drainage, concurrency shall be met if one of the following conditions are met:

1. A development order is issued subject to the condition that, at the time of issuance of a certificate of occupancy, the necessary facilities and services are in place and available to serve the new development; or
2. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

Policy 8.06.04

(Reserved)

Policy 8.06.05

For roads, concurrency shall be met if one of the Category 1 provisions or Category 2 provisions, as listed in Policy 8.06.02, has been satisfied or if the road is scheduled for improvement in or before the third year of the adopted Five-Year Schedule of Capital Improvements. A plan amendment shall be required to eliminate, defer or delay construction of said roadway listed in the Five-Year Schedule of Capital

Improvements which is needed to maintain the adopted Level of Service standards. Alternatively, concurrency for roads may be satisfied by adherence to Policy 8.06.22.

Policy 8.06.06

Monitoring system. The City monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element and to determine whether concurrency certificates shall be issued.

Policy 8.06.07

A concurrency certificate shall be required prior to the issuance of any final development order or final development permit. Final development orders and permits shall contain a specific plan for development including the densities and intensities of development.

Policy 8.06.08

The developer may include as part of the concurrency application any studies, calculations or measurements that can be used to determine the impact of the proposed development on public facilities.

Policy 8.06.09

If the developer decides to provide some or all of the needed facilities to satisfy the concurrency requirements, the concurrency application shall include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain the level of service, and recordable instruments guaranteeing the construction, consistent with the provisions of Policy 8.06.02 Category 1, 1-3.

Policy 8.06.10

Determination of concurrency. The City Manager shall prepare an assessment of project-related impacts and an assessment of public facility capacity. Based on these, the City Manager shall determine if available capacity for all public facilities exceeds project-related impacts and issue or deny the concurrency certificate accordingly.

Policy 8.06.11

Failure to meet condition of approval. If a development fails to meet a condition of approval of the concurrency application, no development orders, development permits or certificates of occupancy may be issued for the development until such time as the conditions of concurrency approval have been fully satisfied.

Policy 8.06.12

Development to be consistent with development order or permit. All development shall be consistent with the terms and conditions of the development permit for which a concurrency certificate was issued. Any proposed change from the development order or development permit shall cause the proposed change to be subject to concurrency review and issuance of a concurrency certificate is applicable.

Policy 8.06.13

Assessment of project-related impacts. The assessment of project-related impacts shall be based on the adopted Level of Service standards, the total number and type of dwelling units for residential development applications, and the type and intensity of use for non-residential development applications. The assessment may be based on any studies, measurements or calculations prepared by the developer or upon professionally acceptable methods. The selected methodologies must be clearly described and the data sources must be clearly identified.

Policy 8.06.14

Assessment of public facility capacity. The assessment of public facility capacity shall, at a minimum, include the following types of information for each public facility:

1. Design capacity;
2. Improvement capacity of new facilities that will become available on or before the date of occupancy of the development, if any;
3. Used capacity;
4. Reserve capacity; and
5. Available capacity.

Policy 8.06.15

Expiration of concurrency certificate. If a development fails to commence in good faith within one (1) year from the date the development order is issued, the concurrency certificate shall be null and void. If a development commences in good faith, but is not completed within one (1) year from the date the development order is issued, the Planning and Development Review Board may grant extensions to the concurrency certificate for up to one (1) year.

Policy 8.06.16

Remedies. If any concurrency requirement cannot be satisfied, the developer may take the following corrective actions:

1. Provide the necessary improvements to maintain the adopted Level of Service; or
2. Reduce the impact of the proposed project so that concurrency requirements can be met.

Policy 8.06.17

No development order shall be issued that would result in a reduction in the levels of service below the adopted LOS standards for the affected facility.

Policy 8.06.18

The City shall provide Level of Service information as contained in the Comprehensive Plan to the public for all public facilities.

Policy 8.06.19

If a road segment is deficient as of the date of application or inquiry, the developer may prepare a more detailed Highway Capacity Analysis as outlined in the "Highway Capacity Manual, Special Report 209,"

(1985) or a Speed and Delay Study following the procedures outlined in “Manual for Uniform Traffic Studies,” prepared by the Florida Department of Transportation, Traffic Engineering Office.

Policy 8.06.20

The determination of concurrency shall be determined by comparing available capacity of a facility to the demand created by the proposed project. Available public facility capacity that can be reserved on a first-come-first-serve basis shall be calculated by adding together the design capacity and the capacity of new facilities that will become available on or before the date of occupancy of the development, if any, and subtracting reserved capacity and used capacity.

Policy 8.06.21

The City may require additional studies or information, such as a traffic study, from applicants in order for an accurate assessment to be conducted. Said requests shall be reasonable and made in writing to the applicant. Review and approval of proposed development may be postponed for a reasonable time to allow the applicant to comply with such requests. If the applicant does not comply with such a request, the application shall be denied.

Policy 8.06.22

The City may allow a landowner to proceed with development of a specific site notwithstanding a failure of the proposed development to satisfy transportation concurrency when the following requirements are shown to exist:

- a) The proposed development would be consistent with future land use designation for the specific property and with pertinent portions of the Comprehensive Plan.
- b) The City has provided a means by which the landowner will be assessed a fair share of the cost of providing the transportation facilities necessary to serve the proposed development.
- c) The landowner has made a binding commitment to the City to pay the fair share of the cost of providing the transportation facilities necessary to serve the proposed development.
- d) The transportation facilities necessary to serve the proposed development shall be included by the City in a Five-Year Capital Improvements Schedule.
- e) The fair share assessment shall have a reasonable relationship to the transportation impact that is generated by the proposed development.

Objective 8.07

Public School Facilities: The City, in coordination with the School District, shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools. Projects considered will be necessary to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the five year planning periods.

Policy 8.07.01

Consistent with the Interlocal Agreement, the uniform, district wide level of service standards is initially set as follows, and shall be adopted in the City’s Public School Facilities Element and Capital Improvements

Element: The Level of Service Standard shall be the Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate.

Policy 8.07.02

The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 8.07.03

The City hereby incorporates by reference School District's financially feasible Five Year Facilities Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 8.07.04

The School District, in coordination with the Baker County, the City, and Town of Glen St. Mary shall annually update the School District's required financially feasible Five Year Facilities Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.

Policy 8.07.05

The City will update its Capital Improvements Schedule on an annual basis, by December 1 of each year, to incorporate the upcoming five years of the School District's Capital Improvement Program. The City and the School District will coordinate, during updates or amendments to the City's Comprehensive Plan, updates or amendments for long-range plans for School District facilities.

Policy 8.07.06

The City shall include and adopt Level of Service standards into the Capital Improvements Element of the Comprehensive Plan and these shall be applied district-wide to all schools of the same type.

Policy 8.07.07

The Capital Improvements Element shall set forth a financially feasible public school capital facilities program, established in conjunction with the Baker County School Board that demonstrates that the adopted level of service standards will be achieved and maintained.

Objective 8.08

The City's process for assessing, receiving and applying a landowner's fair share of the cost of providing the transportation facilities necessary to serve a proposed development fitting the requirements of Objective 8.06 shall be governed by the following:

Policy 8.08.01

For purposes of assessing a landowner's fair share of the cost of providing transportation facilities necessary to serve a proposed development, the City shall use a quantitative formula where the landowner's fair share contribution (A), shall equal the development's total peak hour trips generated (B), divided by the increase in peak hour capacity created by the proposed improvement to be constructed on the impacted road link (C), multiplied by the total cost of the proposed road improvement, including any drainage or utility cost (D).

$$\text{Landowner's Fair Share } A = (B/C) \times D$$

Policy 8.08.02

The City shall use the most recent issue of the Transportation Costs published by the Florida Department of Transportation to calculate the value of (D) in the formulas contained in Policy 8.08.01. The City Engineer will be consulted to assist with the calculation of the drainage and utility costs associated with the value of (D).

Policy 8.08.03

The City shall use the most recent edition of Trip Generation published by the Institute of Transportation Engineers to calculate the value of (B) in the formula contained in Policy 8.08.01.

9.0 Public School Facilities Element

GOAL 9

COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM: THE CITY OF MACCLENNY (CITY) SHALL COLLABORATE AND COORINDATE WITH THE BAKER COUNTY SCHOOL DISTRICT (SCHOOL DISTRICT) AND OTHER LOCAL GOVERNMENT ENTITIES TO ENSURE HIGH QUALITY PUBLIC SCHOOL FACILITIES WHICH MEET THE NEEDS OF BAKER COUNTY'S EXISTING AND FUTURE POPULATION.

Objective 9.01

Coordination and Consistency: The City shall establish coordination and review procedures to ensure consistency of the Macclenny Comprehensive Plan with the plans of the School District, the County and the Town of Glen St. Mary.

Policy 9.01.01

Pursuant to the Baker County School Interlocal Agreement governing bodies of Baker County, the City of Macclenny, and the Town of Glen St. Mary will meet with the School District annually, to discuss issues of mutual concern. The School District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

Policy 9.01.02

The City and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually and be provided early in the year at a staff working group meeting, as required by the Interlocal Agreement.

Policy 9.01.03

Annually by February 15, pursuant to the School Interlocal Agreement, the City of Macclenny Building and Zoning Department shall provide the School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

- a) The type, number, and location of residential units that have received zoning or site plan approval;
- b) Information about future land use map amendments that might affect school facilities;
- c) Building permits issued in the proceeding year, and the locations of the permitted uses;
- d) Information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and
- e) Identification of any development orders issued that requires provision of a school site as a condition of development approval.

Policy 9.01.04

At the time of adoption of the Public School Facilities Element, the City shall develop a report of projects exempt from school concurrency. Projects that are exempt from concurrency will still be required to pay impact fees when the building permit is issued, unless the project is exempted from the requirement to pay impact fees.

Policy 9.01.05

Pursuant to the Baker County School Interlocal Agreement, the Baker County School District may have one non-voting member of the City's Local Planning Agency, as required by Sec. 163.3174, F.S.

Objective 9.02

Public School Facility Siting and Availability: The City shall coordinate with the School District on the planning and siting of new public schools within the city limits. The site selection process shall:

- Ensure school facilities are coordinated with necessary services and infrastructure,
- Compatible and consistent with the Comprehensive Plan,
- Located near existing and proposed residential neighborhoods, where feasible,
- Assure safe access to schools,
- Provide for pedestrian and bicycle access with sidewalks and bicycle paths,
- Transportation access with turn lanes and signalization, if required,
- Coordinate the location of public school facilities with other public facilities such as parks, libraries and community centers,
- Promote schools as the focal point of the residential development.

Policy 9.02.01

The City shall work with the School District to ensure consistency between new school construction and related public facilities and the Comprehensive Plan.

Policy 9.02.02

The City will coordinate with the Baker County School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the Comprehensive Plan.

Policy 9.02.03

In reviewing all proposed school sites, the City will consider each site as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.

Policy 9.02.04

The City will coordinate with the School District for the selection of future school sites including, but not limited to, aspects related to:

- a) The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted Level of Service (LOS) standards and other facility needs which coordinate with the development in Macclenny and are deemed beneficial for joint-uses, as identified by the School District and the City, to the extent feasible; and

- b) The coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.

Policy 9.02.05

The City shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.

Policy 9.02.06

Public schools may be permitted in the all residential land use categories.

Policy 9.02.07

Public schools shall be sited so as to provide access to a public collector or arterial roadways, where feasible.

Policy 9.02.08

High schools should be located and planned so as to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.

Policy 9.02.09

The City and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school.

Policy 9.02.10

The City shall coordinate with the School District to ensure that future school facilities are located outside Category 2 hurricane evacuation areas or areas within the 100 year flood zone, or as consistent with Chapter 1013.5, F.S. and Rule 6A2, F.A.C., regarding flood plain and school building requirements.

Policy 9.02.11

The City shall make every effort to protect schools from the intrusion of incompatible land uses by providing the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

Objective 9.03

Enhance Community Design: The City shall enhance community and neighborhood design through effective school facility design and siting standards. The City shall encourage the siting of school facilities that are compatible with the Comprehensive Plan, surrounding land uses, and existing and proposed residential neighborhoods.

Policy 9.03.01

The City shall collaborate with the School District on the siting of City facilities such as parks, libraries, and community centers the facilities shall be planned near existing or planned public schools.

Policy 9.03.02

The City will coordinate existing and planned public facilities with plans for supporting infrastructure and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes and signalization.

Policy 9.03.03

The City will look for opportunities to collocate and share use of City facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities and infrastructure.

Policy 9.03.04

The City shall continue working with the School District to provide recreational programs and facilities.

Policy 9.03.05

All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes.

Policy 9.03.06

The City shall coordinate with the School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in the City to allow safe access for pedestrians and bicyclists.

Policy 9.03.07

Future elementary and middle schools in the City should be located and planned so as to provide for compatibility and close integration between public school facilities and allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections.

Policy 9.03.08

The City shall coordinate planning activities included in the Comprehensive Plan, related to use of School District property as potential recreation sites.

Policy 9.03.09

The City shall coordinate planning activities included in the comprehensive plan with the School District for related land use and development plans.

Policy 9.03.10

When applicable, the City will continue to coordinate efforts with the School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Sec. 1013.372, F.S.

Policy 9.03.11

Encourage the School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible, consistent with Sec. 1013.37, F.S.

Policy 9.03.12

The City in coordination with the School Board, the Town of Glen St. Mary and Baker County, will coordinate emergency preparedness plans in order to make use of school facilities for shelter when necessary.

Objective 9.04

Coordinate Land Use with School Capacity: The City shall coordinate with the School District petitions on Future Land Use Map amendments, rezonings, and developments of regional impact containing residential development to assure adequate school capacity is available for the projected population.

Policy 9.04.01

As provided for in the Florida Statutes, the City will take into consideration the School District's comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including developments of regional impact, to ensure that the Level of Service for schools will be achieved and maintained.

Policy 9.04.02

Where capacity will not be available to serve students from property seeking Future Land Use Map amendments and/or developments of regional impact for residential development, the City Commission will coordinate with the School District to ensure adequate capacity will be available by requiring the developer to enter into a Capacity Enhancement agreement with the School District to assure that capacity is planned and funded to accommodate future students.

Policy 9.04.03

In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, the City Commission will consider the following issues:

- a) School District comments and findings of available school capacity;
- b) Available school capacity or planned improvements to increase school capacity;
- c) Compatibility of land uses adjacent to existing schools and future school sites;
- d) The collocation of parks, recreation and community facilities with school sites;
- e) The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;
- f) Traffic circulation plans to serve schools and the surrounding neighborhood;
- g) The provision of off-site signalization, signage, access improvements serve schools; and
- h) The inclusion of school bus stops and turnarounds.

Policy 9.04.04

Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Long Range Facilities Planning Maps.

Policy 9.04.05

The Existing Public School Facilities, Concurrency Service Area, and Planned Public School Facilities Maps, included as appendices to the Public School Facilities Element are hereby adopted.

GOAL 10

IMPLEMENT PUBLIC SCHOOL CONCURRENCY: THE CITY OF MACCLENNY (CITY) IN COORDINATION WITH THE SCHOOL DISTRICT, SHALL ASSURE THE FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES TO SERVE NEW DEVELOPMENT CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS. THIS GOAL WILL BE ACCOMPLISHED RECOGNIZING THE SCHOOL DISTRICT'S STATUTORY AND CONSTITUTIONAL RESPONSIBILITY TO PROVIDE A UNIFORM SYSTEM OF FREE AND ADEQUATE PUBLIC SCHOOLS, AND THE CITY'S AUTHORITY FOR LAND USE DECISIONS, INCLUDING THE AUTHORITY TO APPROVE OR DENY COMPREHENSIVE PLAN AMENDMENTS, REZONINGS OR OTHER DEVELOPMENT ORDERS THAT GENERATE STUDENTS AND IMPACT TO THE BAKER COUNTY SCHOOL DISTRICT (SCHOOL DISTRICT).

Objective 10.01

Level of Service Standards: The City, through implementation of its concurrency management system, shall ensure that the capacity of schools is sufficient to support existing and proposed residential developments at the adopted level of service (LOS) standards for the five-year planning period and consistent with the long term planning periods in the Comprehensive Plan.

Policy 10.01.01

Annually, the School District's five-year plan will be evaluated to ensure that there is capacity to meet the adopted LOS standards.

Policy 10.01.02

The LOS standards set forth herein shall be applied consistently by all local governments within Baker County and by the School District district-wide to all schools of the same type.

Policy 10.01.03

Consistent with the Interlocal Agreement, the uniform, district-wide Level of Service (LOS) Standard is set and shall be adopted in the Public School Facilities and Capital Improvements Elements of the Comprehensive Plan. This adopted LOS can be achieved and maintained throughout the five-year planning period. The LOS Standard shall be the Permanent Florida Inventory of School House (FISH) Capacity based on 100% utilization rate.

Policy 10.01.04

A change to the LOS Standard shall not be effective until all plan amendments are adopted and the School Interlocal Agreement is amended to reflect the new LOS.

Policy 10.01.05

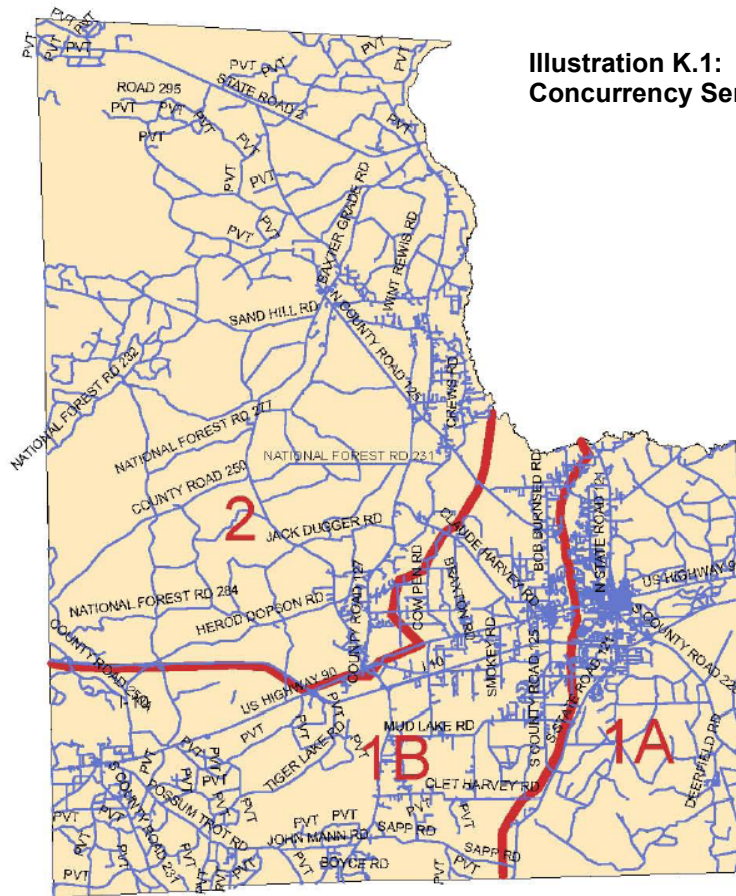
No level of service standard shall be amended without School District showing that the amended level of service is financially feasible, supported by adequate data and analysis and can be achieved and maintained within the five years of the School District's Capital Facilities Plan.

Objective 10.02

Concurrency Service Areas: The School District in coordination with the County and municipalities, shall establish School Concurrency Service Areas, as the area within which the School District shall make an evaluation of whether adequate school capacity is available based on the adopted level of service standards.

Policy 10.02.01

Three concurrency service areas have been established and documented in the data and analysis support documents for the Public School Facilities Element. The map of these three concurrency service areas is illustrated in Illustration K.1.



**Illustration K.1:
Concurrency Service Areas**

Policy 10.02.02

Concurrency service area for Baker County shall be district-wide and the concurrency service areas (CSA) shall be amended to less than district-wide no later than June 2012 and shall be established and subsequently modified for the following purposes:

- a) To maximize available school capacity,
- b) To make efficient use of new and existing public schools in accordance with the level of service standards,
- c) To take into account minimizing transportation costs,
- d) To limit maximum student travel times,
- e) To achieve socio-economic, racial and cultural diversity objectives, where applicable, and
- f) To recognize the capacity commitments resulting from the local governments' within Baker County for development approvals within the CSA and contiguous CSAs.

Policy 10.02.03

Concurrency service areas shall be designed so that the adopted Level of Service will be able to be achieved and maintained for each year of the five years of the School District's Capital Facilities Plan, and that the School District's five-year Capital Facilities Plan is financially feasible as defined in Sec. 163.3184 (32), F.S.

Objective 10.03

Process for School Concurrency Implementation: In coordination with the School District, the City will establish a process for implementation of school concurrency. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 10.03.01

Development approvals shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three (3) years.

Policy 10.03.02

School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.

Policy 10.03.03

The following residential development shall be considered exempt from the school concurrency requirements:

- a) Lots of record, according to the Baker County Property Appraisers Office, existing prior to the effective date of the amendment adopting school concurrency; or lots having received plat approval from the City prior to the effective date of the amendment adopting school concurrency.

- b) Subdivisions having received final subdivision plat approval prior to the effective date of the amendment adopting school concurrency.
- c) Multi-family residential development having received final site plan approval prior to the effective date of the amendment adopting school concurrency.
- d) Amendments to approved residential development, which have received final subdivision plat or site plan approval prior to the effective date of the amendment adopting school concurrency, and do not increase the number of residential units or change the type of residential units proposed.
- e) Amendment to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
- f) Residential types of facilities such as; group quarters, local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 10.03.04

The uniform methodology for determining if a particular school is over capacity shall be determined by the School District and adopted into the City's Public School Facilities Element.

Policy 10.03.05

The School District selects the permanent FISH capacity based on utilization rate as the uniform methodology for determining capacity of existing schools.

Policy 10.03.06

The School District selects the design capacity for future schools. Any new schools built in Baker County shall meet these design capacities:

- a) Grades K-5 800 Students
- b) Grades 6-8 1,200 Students
- c) Grades 9-12 1,500 Students

Policy 10.03.07

The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a) The School District's findings indicate adequate school facilities will be in place or under actual construction, or planned and included in the five-year planning period, in the affected concurrency service area (CSA), for each level of school;
- b) Adequate school facilities are available in an adjacent CSA or under actual construction within three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or

- c) The developer executes a Capacity Enhancement Agreement with the Baker County School District to provide mitigation proportionate for the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
- d) In the event that there is not sufficient capacity in the affected CSA or an adjacent CSA, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

Objective 10.04

Proportionate Share Mitigation: If the development opts not to delay approval, the City Commission shall require the development to pay a proportionate cost to the School District of the facility improvements needed as a result of that development, in order to maintain adopted LOS standards and receive development approval.

Policy 10.04.01

In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

Policy 10.04.02

The City in coordination with the School District, will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standards consistent with the adopted School District's financially feasible Five Year Facilities Work Plan.

Policy 10.04.03

In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development. Acceptable forms of mitigation shall include:

- a) School construction
- b) Contribution of land
- c) Expansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category
- d) Payment for construction and/or land acquisition

Policy 10.04.04

Any mitigation accepted by the School District, and subsequently agreed to by the applicable local government entity shall:

- a) Be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five Year Facilities Work Plan which satisfies the demands created by the proposed development.
- b) Be proportionate to the demand projected to be created by the proposed development.

- c) Be executed by a Capacity Enhancement Agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.
- d) Any required amendments to the Five Year Facilities Work Plan shall be included in the next update and adoption cycle.
- e) Relocatables shall not be accepted as a means of proportionate share mitigation.

Policy 10.04.05

Mitigation shall be directed to projects on the School District's financially feasible Five Year Facilities Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a Capacity Enhancement Agreement between the School Board, and the applicant executed prior to the issuance of the subdivision plat or the site plan approval. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 10.04.06

The amount of proportionate share mitigation required shall be determined by using the following formula:

$$(A) \times (B) \times (C) \times (D) - (E)$$

- A. Number of housing units
- B. Student generation rate
- C. Generation rate by student level
- D. Student station cost (adjusted to local costs, land value, and the cost of financing, if applicable)
- E. Applicable credits

This calculation should be repeated for all student levels, i.e. elementary, middle, and high school.

Pursuant to Sec. 163.3180(13)(e)(2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar based, at fair market value.

Policy 10.04.07

The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District and agreed upon at the annual meeting referenced in Policy 9.1.1, in accordance with professionally accepted methodologies.

Objective 10.05

Capital Facilities Planning: The City, in coordination with the School District, shall ensure existing school deficiencies and facilities needed to meet future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 10.05.01

The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, using any adopted impact fees and other legally available and appropriate methods for development.

Policy 10.05.02

The City hereby incorporates by reference the School District's financially feasible Five Year Facilities Work Program that includes school capacity sufficient to meet anticipated student demands projected by the City, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 10.05.03

Annually, by December 1st each year, the School District, in coordination with the City, shall update the School District's financially feasible Five Year Facilities Work Program to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period. Each year the capital improvements plan will be evaluated to ensure that it meets these standards.

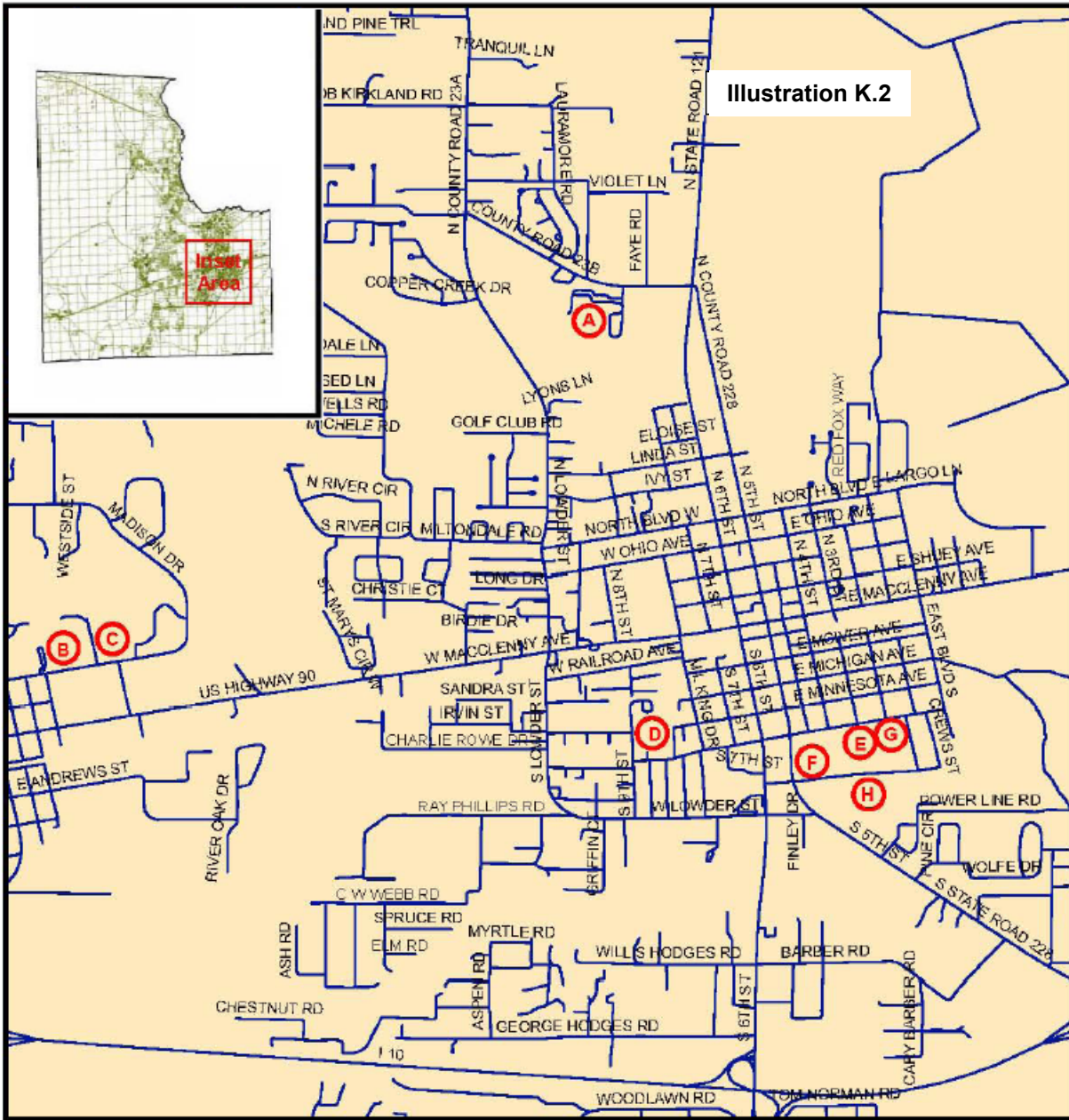
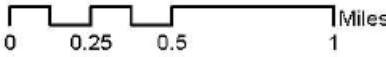


Illustration K.2

Baker County Public School Facilities 2007



LEGEND

- A Macclenny Elementary School
- B Westside Elementary School
- C Baker County High School
- D Keller Intermediate School
- E Pre K - Kindergarten Center
- F Baker County Middle School
- G School Board District Office
- H School Board Facilities Maintenance



FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

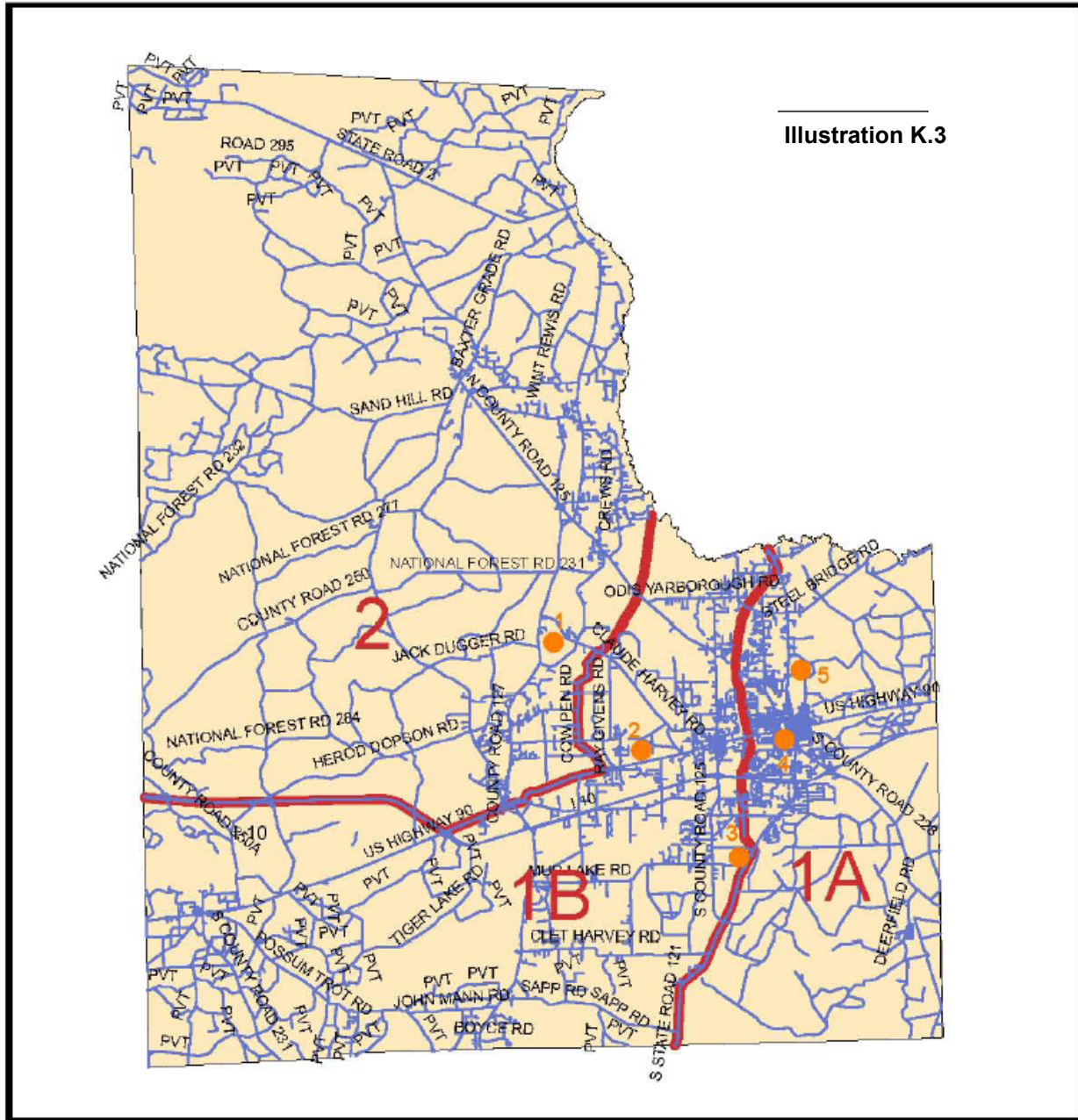


Illustration K.3

Baker County Future Educational Facilities by CSA

2007 -2011

1 New Elementary "A"

2012 - 2025

2 New Elementary "D"

3 New Elementary "E"

4 Conversion of Keller Elementary to Middle School

5 New High School "A"



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ARCHITECTS/PLANNERS, INC.

11.0 Property Rights Element

GOAL 11

THE CITY OF MACCLENNY WILL MAKE ALL DECISIONS WITH RESPECT FOR PROPERTY RIGHTS AND WITH RESPECT FOR CITIZENS' RIGHTS TO PARTICIPATE IN DECISIONS THAT AFFECT THEIR PROPERTY AND LIVELIHOOD.

Objective 11.01

The City of Macclenny will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, *Florida Statutes*. Local decision-making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 11.01.01

The City will consider in its decision-making the right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 11.01.02

The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 11.01.03

The City will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 11.01.04

The City will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Policy 11.01.05

The City shall ensure, in accordance with the applicable *Florida Statutes*, and consistent with applicable law, that nothing contained in the Comprehensive Plan shall be interpreted to limit or modify the rights of:

1. Any person to complete a development which has been properly issued a final local development order and development has commenced and is continuing in good faith prior to the effective date of this Property Rights Element.
2. Any person to complete a development in accordance with vested rights for such completion under applicable federal, state, constitutional, statutory, or common law.

Policy 11.01.06

Nothing in this Property Rights Element is intended to grant additional rights not already in existence or to supersede existing rights in accordance with the law.

Objective 11.02

The City of Macclenny's decision-making will be transparent so that all citizens may participate in decisions that affect their lives and property.

Policy 11.02.01

The City shall adopt land development regulations that are consistent with the protection of private property rights and shall not take private property without just compensation.

Policy 11.02.02

The City shall regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process, and as allowed by law.

Policy 11.02.03

Consistent with Chapter 125 and Chapter 163, *Florida Statutes*, the City shall give adequate public notice to landowners of any application to change the Future Land Use Map designation or zoning category of their land.

Policy 11.02.04

Any person may seek a City determination of vested rights to complete a development in accordance with previously effective laws, ordinances, or regulations; including but not limited to this Comprehensive Plan.

Policy 11.02.05

The City must conduct their decision-making in a duly noticed public hearing whenever it amends the Comprehensive Plan; changes the future land use or zoning designation of property; or approves a development order, variance, or special exception. Any affected party may participate in any such duly noticed public hearing. An affected party is defined as:

- The Owner, Developer, or Applicant seeking the City's decision.
- Any person or local government that will suffer an adverse effect to an interest protected or furthered by the Comprehensive Plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, equipment or services, and natural resources.

The City will provide every affected party ample time to be heard, to present and rebut evidence, and to be informed of all information on which the City bases its decision.