

CITY OF MACCLENNY 2025 COMPREHENSIVE PLAN

GENERAL INTRODUCTION

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Prepared by



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Purpose

The City of Macclenny 2025 Comprehensive Plan has been developed and amended pursuant to the requirements of Chapter 163, Florida Statutes (F.S.), the “Local Government Comprehensive Planning and Land Development Regulation Act,” and the requirements of Rule 9J-5, Florida Administrative Code (F.A.C.).

Community specific concerns, in addition to the guidelines set forth in Chapter 163, F.S., and Rule 9J-5, F.A.C., have been targeted within the Goals, Objectives, and Policies section of the Plan’s nine elements. Many of these objectives and policies go beyond the legislative requirements and are indicative of the many years that comprehensive planning has been in effect in Macclenny.

The comprehensive planning process in Macclenny was developed to guide the community to:

- Protect the public health, safety, and welfare;
- Address the concerns of the community related to growth management and the preservation of the City’s character;
- Preserve and protect the resources of the community through the guidance of growth and redevelopment while continuing to provide quality services concurrent with the impacts of development (or redevelopment);
- Protect and enrich the quality of life within the community;
- Ensure the consideration of long-range goals in the determination of short range decisions and actions; and,
- Promote a healthy, stable, and well-balanced economic atmosphere which, satisfies the goods and services needs of the community, promotes employment opportunities, and supports a strong and diverse economic base.

Plan Format

The 2025 Comprehensive Plan contains nine different elements each containing a set of Goals, Objectives, and Policies (GOPs) that have been developed in response to and in accordance with the needs and directions of growth and determined levels of service requirements. Each set of GOPs is followed with Data and Analysis which serve as their basis.

All objectives are designed to identify the measurable achievements necessary to support the related goal. In those cases, where the Objective is not specific or measurable, but rather, the actual specificity and measurability is found in the supporting policy(ies), the policy(ies) shall be used for the purposes of monitoring and evaluation.

The Policies are intended to act as implementation mechanisms identifying programs and procedures to be used to accomplish the related objective. This Comprehensive Plan is intended to be utilized as a document in its entirety. It shall hereby be established that no single goal, objective or policy or minor group of goals, objectives, or policies, be interpreted in isolation of the entire Plan.

Plan Administration

It shall be the responsibility of the City of Macclenny Building and Zoning Department to administer this Comprehensive Plan in a manner specified by the policies in the 2025 Comprehensive Plan. During the course of administering this Comprehensive Plan it may be necessary for City personnel to interpret the policies of the Comprehensive Plan as those policies relate to specific application for development order approval, or as those policies relate to a proposed activity of the public sector.

Competing Policies

Where two or more policies are competing when applied to a particular set of factual circumstances, such conflict shall be resolved first by administrative interpretation of the 2025 Comprehensive Plan policies. The objective of any such interpretation shall be to obtain a result which maximizes the degree of consistency between the proposed development or public sector activity and this Comprehensive Plan, considered as a whole. As for the interpretation of the provisions of this Comprehensive Plan, the following guidelines shall apply unless the context clearly indicates otherwise:

A. Minimum Requirements

In the interpretation and application of the Comprehensive Plan, its Goals, Objectives and Policies shall be held to be the minimum requirements necessary to accomplish the stated purpose and intent of this Comprehensive Plan.

B. Construction

The 2025 Comprehensive Plan shall be construed broadly to accomplish the purpose and intent of the Plan.

C. Tense; Number

Unless the obvious construction of the wording indicates otherwise: words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter; words in the singular number can include the plural; and, words in the plural can include the singular.

D. Shall; Must; Should; May; Includes

The words "shall" and "must" are mandatory; the word "should" is discretionary and not mandatory; the word "may" is permissive; the word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

E. State; County; City

The word "State" means the State of Florida, and its authorized agents; the word "County" means Baker County, Florida, and its authorized agents; the word "Town" means the Town of Glen St. Mary, Florida; and, the word "City" means the City of Macclenny, Florida, and its authorized agents.

F. Board; Commission; Officials

The use of the term "City Commission" or "Commission" shall mean the Macclenny City Commission. The use of the term "Building and Zoning Department" or "Department" shall mean the Building and Zoning Department, the director of the department, and his or her authorized agents.

G. Conflicts

The particular shall control the general. If there is any difference of meaning or implication between the text of the 2025 Comprehensive Plan, the Building and Zoning Department will determine the correct information and modify the text or graphic as appropriate.

H. Interpretation of Undefined Terms

Unless the context clearly indicates otherwise, terms not defined herein shall be interpreted in the following manner:

- By reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act, if specifically defined therein, or in other relevant and appropriate State statutes or rules;
- According to the relevant provisions of the City Code of Ordinances, the rules for interpretation of this Comprehensive Plan, or in other relevant City ordinances relating to land development regulations;
- By reference to generally accepted engineering, planning, or otherwise professional terminology if technical; and
- Otherwise according to common usage.

I. Headings

All descriptive headings of goals, objectives, or other sections in the 2025 Comprehensive Plan are inserted for convenience of reference only and shall not affect the construction or interpretation thereof.

Relationship to Existing Land Development Regulations

The policies of this Comprehensive Plan supersede all conflicting provisions contained in existing land development regulations, as of the effective date of this Comprehensive Plan. Development order review and approval may, however, proceed pursuant to the provisions contained in the existing land development regulations where consistent with the policies of this Comprehensive Plan.

2009 Evaluation and Appraisal Report

As required by Chapter 163, F.S., and Chapter 9J-5, F.A.C., the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan was approved by the City Commission on April 14, 2009. The EAR assessed and evaluated the successes and failures of the 2010 Comprehensive Plan, including the validity of the population projections, and realization of the Plan's goals, objectives and policies. The Report addressed the impact of changes to community conditions and state and regional regulations on the Plan. Plan amendments or additional studies were recommended in response to the identified changes in the community. The findings of the EAR included recommended amendments to the Comprehensive Plan goals, objectives and policies. These findings resulted in amendments to and creation of the 2025 Comprehensive Plan.

Public Participation Plan

To assure public involvement in the development and adoption of the 2009 Evaluation and Appraisal Report and subsequent 2025 Comprehensive Plan, the City actively seeks input and interaction with a variety of formal and informal groups and individuals. The methods for obtaining public input and disseminating information about the Comprehensive Plan, Comprehensive Plan Amendments, and Evaluation and Appraisal Report are outlined in this public participation plan. The methods and procedures include those mandated in Chapter 163, F.S., and Chapter 9J-5, F.A.C., as well as additional measures that exceed the mandated minimum requirements.

The public participation plan outlined herein is intended to meet the following twelve requirements:

- 1) To encourage and to provide for effective public participation in the comprehensive planning process.

- 2) To assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will regulate or affect the use of their property.
- 3) To provide for broad dissemination of the proposals and alternatives.
- 4) To assure opportunities for the public to provide written comments.
- 5) To assure that the required public hearings are held.
- 6) To provide for open discussion on the proposed plan.
- 7) To provide for communications programs for dissemination of information on proposals and alternatives, and on the proposed plan.
- 8) To provide for information services.
- 9) To provide for notice to keep the general public informed during the plan revision process.
- 10) To assure the consideration of and response to public comments on proposals and alternatives, and on the proposed plan.
- 11) To make executive summaries of the comprehensive plan available to the general public.
- 12) To release information at regular intervals during the planning process to keep the citizenry apprized of planning activities.

The City processes plan amendments in accordance with the requirements of Chapter 163, F.S. The general procedures for advertisement, notifications, and public hearing procedures are the same for all types of plan amendments; however, the process is different for Future Land Use Map amendments and amendments that change the list of permitted, conditional or prohibited uses.

While only one City Commission public hearing is required by Florida Law for Future Land Use Map amendments for properties less than 10 acres in size (known as Small Scale Development), two City Commission public hearings are required for Comprehensive Plan text amendments and Future Land Use Map amendments for properties greater than 10 acres in size.

The first City Commission public hearing is held prior to the transmittal of the plan to the Florida Department of Community Affairs (DCA) for review and comment. The hearing is advertised in a newspaper of general circulation at least seven (7) days prior to the hearing. The second City Commission public hearing is held after review comments are received from the DCA and appropriate changes are made to the Plan that bring it into compliance with consistency requirements. All reviewing agency comments are available for public inspection at the Building and Zoning Department and at the hearing. The second hearing is advertised in a newspaper of general circulation at least five (5) days before the hearing.

Draft and final documents are available for public inspection at the Building and Zoning Department and on the City's web page. In addition, the Department staff is available for consultation and document explanation.

Public workshops are held with the City Commission to review data inventory and analysis, levels of service, concurrency, Goals, Objectives, and Policies plus many other issues and segments of the Comprehensive Plan. These workshops are held well in advance of any formal adoption or submittal date to allow for revision and correction of draft elements, and to provide and receive information that helps clarify and shape the Plan's content.

All amendments to the Comprehensive Plan require a legal advertisement to be published in a newspaper of general circulation as outlined in Chapter 163 and Chapter 166, F.S. When Future Land Use Map amendments have been proposed, owners of real property subject to the amendment and property owners within three hundred (300) feet are also to be sent supplemental notice by mail in accordance with the City's land development regulations.

Population Forecasts

As detailed in the City’s 2009 Evaluation and Appraisal Report and pursuant to Ch. 163.3177 F.S. and 9J-5.005 F.A.C., the following tables assess the changes in population since the last EAR based amendments were adopted on July 10, 2001.

Table 1 Projected Total Number of Residents							
	2000	2005	2010	2015	2020	2025	2030
2010 Comprehensive Plan	4,400	4,502	4,619	-	-	-	-
2000 Census and 2005 BEBR	4,459	5,210	-	-	-	-	-
April 1, 2009 BEBR Estimate	5,951						
2025 Comprehensive Plan	-	-	6,083	6,744	7,362	7,974	8,567

Source: Affordable Housing Needs Assessment, Shimberg Center for Affordable Housing, University of Florida

The above table shows that the population of Macclenny has grown by 1,492 persons over the past decade. The projected population for 2005, based on the City’s 1999 EAR data, was 4,502. The actual April 1, 2005 BEBR population estimate of 5,210 is off by 15% from the 1999 projection. The current BEBR projections through 2030 are illustrated above and used as the basis of the 2025 Comprehensive Plan.

Monitoring and Evaluation

These procedures identify minimum requirements for monitoring and evaluation of the 2025 Comprehensive Plan. However, they do not preclude more extensive or more frequent monitoring, evaluation, and update of other items contained in, or related to, the Goals, Objectives, and Policies of the 2025 Comprehensive Plan.

In order to effectively monitor implementation of the plan and to maintain the plan as an effective and pertinent planning tool, the supporting inventories and analyses will need to be updated. Dependent upon the application of the data, updating may be continuous, annual, or at less frequent intervals. This updating shall be the responsibility of the Building and Zoning Department.

The Capital Improvements Element shall be updated annually and will evaluate new capital improvement priorities, costs, revenue concerns and implementation schedules, as determined within the support data and the City’s Capital Improvements Program.

An Evaluation and Appraisal Report shall be completed by the Building and Zoning Department and adopted by the City Commission, in compliance with Chapter 163.3191, F.S., no later than April 1, 2016.