

**CITY OF MACCLENNY
2025 COMPREHENSIVE PLAN**

**FUTURE LAND USE
ELEMENT**

Section A

Prepared by



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**CITY OF MACCLENNY
2025 COMPREHENSIVE PLAN**

**FUTURE LAND USE
ELEMENT**

**GOALS, OBJECTIVES
AND POLICIES**

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

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.
Policies	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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, stormwater management facilities, parks and schools that meet or exceed the Level of Service standards adopted as part of the Capital Improvements Element.
Policies	<p>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.</p> <p>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.</p> <p>1.02.03 Development of schools shall meet the following criteria:</p> <ol style="list-style-type: none">1. Public water and sewer is available;2. There is direct access to a paved, publicly-owned road; and3. There is a residential land use within two (2) miles of the site.

Policy 1.02.04 The development known as “Baker Commons PUD” shall be developed as listed below and consistent with the associated Development Agreement dated March 11, 2008. Residential uses shall not be permitted within the PUD. The PUD shall be required to connect to the City of Macclenny’s water and sewer system prior to any certificates of occupancy.

Land Use	Total
Hotel	400 Rooms
Retail	291,000 GSF
Convenience Market	16 Pumps
Restaurant (sit down)	24,000 GSF
Restaurant (fast food)	16,000 GSF

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.

Policies 1.03.01 The City will assist the private sector whenever possible in the redevelopment of blighted areas.

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.

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

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.

Policies 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.

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.

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

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

Policies	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 is 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 2025 Comprehensive Plan. (c) The proposed development is compatible with surrounding existing land uses and zoning.
	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.
	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.
	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.
Policies	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.
	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.
	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 shall be adopted and implemented by August 1, 1991 and consistent with the requirements of s. 163.3202(1), F.S.
	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.
	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.

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| Policies | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> |
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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.

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| Policies | <p>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.</p> <p>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.</p> <p>1.06.03 The Land Development Regulations shall address, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> (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. |
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Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

Policies	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.
	1.06.05	<p>Land Development Regulations shall include locational criteria and standards for densities and intensities of the following categories:</p> <ul style="list-style-type: none">(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. 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 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 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

Policies

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 0.7 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.

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.

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.

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

Objective 1.07	<p>The City shall ensure that 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.</p>
Policies	<p>1.07.01 Land Development Regulations shall include incentives for infilling such as: reducing street right-of-ways and widths for subdivisions; eliminating requirements for curbs and sidewalks; reducing lot widths; etc.</p> <p>1.07.02 Figure D.2 is the City's water and sewer urban service area boundary. By January 1, 2012, the City shall develop an interlocal agreement which shall:</p> <ul style="list-style-type: none">(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. <p>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.</p> <p>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.</p> <p>1.07.05 By January 1, 2013, 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.</p> <p>1.07.06 The City shall discourage the following land development patterns:</p> <ul style="list-style-type: none">(a) Leapfrog or scattered development;(b) Ribbon or strip commercial development;(c) Large expanses of predominantly low-intensity, low-density, or single-use development. <p>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.</p> <p>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.</p> <p>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.</p>

Objective 1.08	Consistent with state law and when conditions dictate, the Town shall designate "Redevelopment Districts" as overlay districts based on an analysis of demographics, land use, crime, housing, infrastructure, and other appropriate factors. (9J-5.006(3)(b)(2))
Policies	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>1.08.05 The City shall ensure that school siting does not adversely affect any known or potential archaeological or historical resources.</p>
Objective 1.09	By January 1, 2015, the City shall articulate a vision of the future physical appearance and qualities of its community.
Policies	<p>1.09.01 The vision shall be developed through a collaborative planning process with meaningful public participation and shall be adopted by the City Commission.</p> <p>1.09.02 Once the vision is created, the City shall review its Comprehensive Plan, Land Development Regulations and Capital Improvement Plan to ensure these instruments will aid in the realization of the vision in a manner consistent with Florida Statutes and the State Comprehensive Plan.</p>
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.
Policies	<p>1.10.01 By January 1, 2013, 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>1.10.05 By January 1, 2014, the City shall devise a mechanism to locate and evaluate archaeological sites and historical structures.</p>

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

Policy	1.10.06	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		The City will ensure the availability of suitable land for utility facilities necessary to support proposed development.
Policy	1.12.01	The City shall continue its policy of purchasing additional property for buffer area and expansion if the monitoring and evaluation procedures indicate the needs.
	1.12.02	Electric distribution substations shall be a permissible use in all categories listed in Policy 1.06.05 except for Conservation. New substations shall be separated from adjacent uses by a minimum 25-foot vegetated buffer and landscaped screen that is no less than 80% opaque.
Objective 1.13		The City will ensure implementation of the Future Land Use Element of the 2025 Comprehensive Plan.
Policies	1.13.01	The City shall make all existing and future Land Development Regulations consistent with the 2025 Comprehensive Plan and all development orders consistent with those regulations. Where a provision in the Land Development Regulations is in conflict with the adopted 2025 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.
	1.13.02	Determination of consistency between the 2025 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.
	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 2025 Comprehensive Plan.
	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.
	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.
	1.13.06	In addition to Policy 1.13.05, a site specific policy may be adopted into the 2025 Comprehensive Plan. Site specific policies for sites within the Multi-Use future land use category shall be listed under Objective 1.02.

**CITY OF MACCLENNY
2025 COMPREHENSIVE PLAN**

**FUTURE LAND USE
ELEMENT**

**DATA
AND ANALYSIS**

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

The purpose of the *Future Land Use Element* is to determine and manage future growth and development of the City. Land use planning is necessary not only to ensure compatibility between the location, density or intensity of different types of land uses, but is also essential to ensure compatibility between the need for urban development and protection of natural systems and resources of the area. Distribution of major land uses by density/intensity of development is also a determinant of the location, size and amount of public facilities and infrastructure needed to serve the future growth of the area.

The City is bordered to the west by the South Prong of the St. Mary's River and to the north by a branch draining into the South Prong. Wallingham Branch wraps around the eastern edge of the City and joins with Turkey Creek to the south. Located to the northeast of the City is a large area of bottomland swamp, Barber Bay.

The core of the City, originally laid out in a true gridiron pattern and is bound by North and South Boulevards and East and West Boulevards. The City is literally bisected by US 90/SR 10, also known as Macclenny Avenue. The city blocks are, for the most part, 400 feet by 400 feet in size. SR 23, SR 121 and SR 228 serve as the vertical or north-south axes.

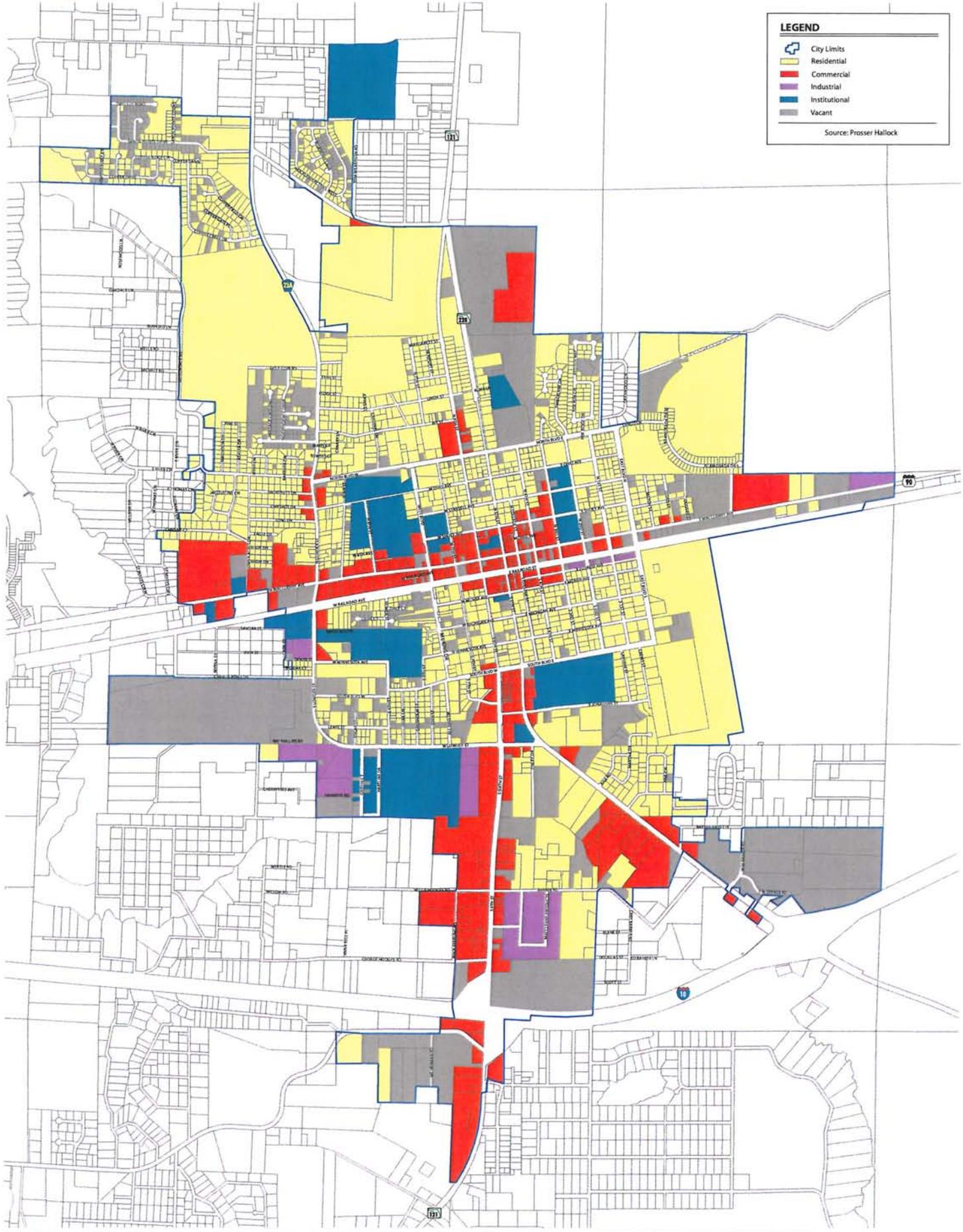
There are no areas that fall within a designated area of critical state concern pursuant to Section 380.05, F.S. There are no minerals of value or any harbors within the City.

The City's economic base is one that is supported by government services and commercial activities consisting primarily of retail shops, personal and financial services. The extent of these activities for a resident population of only some 6,000 persons highlights the importance of the county seat's location to Macclenny. In effect, the City serves the County as a regional center.

Commercial land uses are concentrated downtown along SR 121 defined as being between Third and Seventh Streets along US 90 and could logically extend back into the community as far as Shuey Avenue on the north and McIver Avenue on the south. There is some scattered commercial activity around the community that has emerged as strip commercial along US 90, west of downtown and along SR 121, south of South Boulevard. The location of large existing and planned shopping centers at the SR 228/I-10 interchange is competitive with downtown interests because of its proximity to I-10 and SR 228 enables its market area to be most conveniently served.

Industrial land uses have been and continue to be adjacent to the CSX tracks that run east-west through the City. However, the significance of I-10 as a transportation alternative to the railroad for industrial purposes is demonstrated by the location of vacant industrial lands north of the I-10/SR 121 interchange. Future industrial and commercial development in Macclenny is planned to be directed to this area. A significant amount of industrial development is planned immediately adjacent to the City's eastern boundary with unincorporated Baker County.

most of the land on the periphery of the City is developed. With the exception of the northwest quadrant where, adjacent to the city limits, there is some single-family residential development and an area with intermittent homes on large lots. A smaller area with intermittent homes on large lots is also found in the southeast quadrant. For the most part, it can be stated that while the original residential distribution pattern was evenly distributed throughout the city limits, there is now more new development undertaken within and adjacent to the northeast quadrant.



LEGEND

- City Limits
- Residential
- Commercial
- Industrial
- Institutional
- Vacant

Source: Prosser Hallock

NORTH

0 500 1,200
Feet

April 13, 2010

City of Macclenny

Illustration A.1 Existing Land Use Map 2010

Prosser Hallock
PLANNERS & ENGINEERS

13951 Sather Park Drive South, Suite 200 Jacksonville, Florida 32224-4129
p: 904.729.2605 f: 904.729.2112 info@prosserhallock.com

Project No. 104101.02

Section A: Future Land Use Element
City of Macclenny 2025 Comprehensive Plan

A.1 Availability of Facilities and Services to Serve Existing Land Uses
Rule 9J-5.006(2)(a), F.A.C.

Table A.1 Existing Acreage		
Land Use Categories From Existing Land Use Map	Approximate Gross Acres	Percent of Total
Vacant	640.88	24.82%
Residential	1,313.36	50.87%
Commercial	338.94	13.13%
Industrial	68.56	2.66%
Institutional	220.08	8.52%
Total	2,581.82	100.00%

Source: Baker County Property Appraiser, January 2010

The 2010 Existing Land Use Map (Illustration A.1 on the preceding page) depicts the location and distribution of the various land uses in the City at the time of this update.

Residential uses comprise 1,313 acres of the total land area. This is 51% of the total area. However, only 1,941 acres of the City or 75% has been developed. As a percentage of developed area, residential uses comprise 68 percent of the City. Industrial land use constitutes about 3% of both the total and developed land area

There are about 340 acres of Commercial land use in the City. This activity comprises 13% of the total land area and about 17% of the developed area. These activities, for the most part, are found along US 90 with another concentration at the southern extremity of the city limits along SR 121 where two shopping centers are located.

In terms of total area, land put to public use (including churches, government services, recreation, and health facilities) amounts to 220 acres. Public land use activities with the exception of the courthouse and hospital are distributed throughout the City. There is a proliferation of small sites that host various public land use activities. All told, however, these activities represent only 9% of the total land area and about 11% of the developed area.

According to St. Johns River Water Management District land use cover data, there are approximately 300 acres of wetlands within the City of Macclenny.

Aside from the recreation facilities located on the public school grounds, there are two park/recreation facilities located within the City. They are on North Boulevard and Ohio Avenue. There is one athletic field included in the inventory that is owned by the school district, but not part of either school site. There is a quarter-mile jogging path and a skateboard park located at the Baker County Health Department on Lowder Street. A detailed map of all recreation and open space within the City is located within the *Recreation and Open Space Element*. There are no existing agricultural uses in the City.

Traffic Circulation

The City has a primary circulation system that consists of principal and minor arterial roads. The primary east-west facility is Macclenny Avenue (US 90/SR 10). This road is classified as a principal arterial and bisects the City. The two north-south minor arterials, Sixth Street (SR 121) and Fifth Street (SR 228), parallel each other within the city limits and are separated by a city block. Both of these facilities intersect and connect with Interstate 10. Lowder Street (SR 23A) is included in the County Highway System and is classified as an urban collector.

Consistent with Florida Department of Transportation (FDOT) standards and reflective of the urbanized character of Macclenny, "D" has been selected as the minimum level of service acceptable on SR 10, SR 121, SR 228 and SR 23A. Within the framework of funds available from federal, state and county sources, major highway improvements would not be recommended before traffic fell below this level of service.

Sanitary Sewer

The City owns and operates its own sanitary sewage treatment plant and presently serves all residences and businesses within the City. Table A.2 below lists the places outside the city limits currently being served with municipal utility service. All other areas that were once located outside the corporate limits and receiving municipal sewer service have been annexed into the City. There exists a local ordinance that requires connection to the City's sewer system if the structure is located within the city limits. The City's treatment capacity is 1.3 million gallons per day. The effluent from the treatment plant empties into Turkey Creek.

Solid Waste

The City currently provides solid waste collection services to all residents and commercial customers. Baker County's Solid Waste Department is responsible for the final disposal of solid waste for the City. Baker County joined the counties of north-central Florida in the development of the *North Central Florida Comprehensive Regional Solid Waste Management Master Plan*, which was published in December 1987. The document recommended that Baker County upgrade its existing landfill as a temporary solution until the landfill capacity is reached. The County's *Solid Waste Management Master Plan* recommended that Baker County join with other participating counties through a new governing regional entity and implement the *Solid Waste Management Master Plan*.

Baker County has entered into a consortium with Bradford and Union Counties entitled the New River Regional Landfill Association for the purpose of constructing and operating a new environmentally sound landfill facility including recycling activities to serve all three counties. Funding for the landfill is through the payment of tipping fees from each county and the issuance of revenue bonds by the association. The Florida Department of Corrections was also to participate by contracting with the Association to accept the solid waste generated by its local facilities. The New River Landfill replaced the existing one which was closed in an environmentally safe manner.

Section A: Future Land Use Element
City of Macclenny 2025 Comprehensive Plan

Potable Water

The City owns and operates one potable water facility with a 2.1 million gallon per day (mgd) treatment capacity. The facility serves the entire population of the City as well as several locations outside the city limits (see Table A.2).

Based on the best information available, the water treatment plant is in good working condition, according to the City Engineer. A review of the latest DEP inspection report on the City's water treatment facilities, indicated that the City is in compliance with its operating permit. The report indicates that there are no sanitary hazards near the water supply sources, no known underwater crossings suspected of leaking, and no known water supply shortages. The report also indicates that state or federal maximum containment levels are not being exceeded and no additional treatment is necessary. The potable water facilities are expected to last throughout the 2025 planning period as long as regular maintenance of the facilities continues.

The level of service is 154 gallons per capita per day based on the monthly operating reports submitted to DEP. The LOS may be considered slightly high by some standards, but there has been no indication of infiltration or exfiltration in the lines, according to the City, its engineer and DEP inspection reports. Like the rest of the region, Macclenny is now on water-use restrictions. The original data on the water use patterns was collected prior to the implementation of the restrictions and therefore, the water usage may be down as of this writing.

Table A.2 Areas Outside City Limits Served by Utilities		
Extra-jurisdictional Location	Potable Water	Sanitary Sewer
Macclenny II	√	
Wal-Mart Distribution Center	√	√
Mulch & More	√	
Greystone Subdivision	√	√
Westside Elementary School	√	√
Baker County High School	√	√
Raiford Road Church		√
Kenneth Keen		√
Fire Station (SR 121 South)		√
Town of Glen St. Mary		√
Super Wal-Mart	√	√
NE Florida State Hospital		√
NE Florida Power Equipment	√	√

Stormwater Management

Storm water drainage, or runoff, is the water flowing over land as a result of a storm event. The facilities involved in collection and disposal of stormwater runoff are the drainage system of the area. The City's drainage system is a combination of natural features as well as manmade features.

The natural drainage system is comprised of four main basins: North Branch, Turkey Creek, Wallingham Branch, and the South Prong of the St. Mary's River. During the past ten years, the City of has made substantial improvements to its drainage system. Currently, only minor ponding occurs during extremely heavy rains; however, the stormwater drains quickly enough and thereby precludes causing major problems and/or damage to property. Those areas with flooding problems are located where roads and/or housing were built within wetlands or adjacent to stream floodplains and no amount of drainage improvements would correct or reduce flooding in any significant way.

The majority of the City is located outside of the 100-year floodplain. There are no obvious signs of damage to the natural drainage features and overall, the City has not had any major flooding problems. It appears as though natural conditions have restricted development only to a limited degree. In the panhandle, the least developed area, Turkey Creek and Wallingham Branch, have apparently restrained development due to the presence of floodplains and freshwater wetlands.

The floodplains are generally found at elevations of 115 feet or less as established by the USGS. The 100-year floodplain is found primarily in the northwest corner of the city limits along the North Prong and in the southern portion of the City along Turkey Creek and Wallingham Branch. Surface waters within the City consist of the North Prong, Turkey Creek and Wallingham Branch.

Those areas that are located in the floodplain are required to adhere to the City's floodplain ordinance (Ordinance No. 87-01). The ordinance, as part of the City's participation in the FEMA program, regulates development within the designated floodplain areas. The floodplain ordinance designates the flood hazard areas in the City and is designed to:

- a. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- b. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- c. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- d. Control filling, grading, dredging and other development which may increase erosion or flood damage, and;
- e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

All proposed development within the designated flood hazard areas must be reviewed by the City Manager and built in accordance with the provisions of the floodplains ordinance.

Based on the best available data, the City's drainage facilities are functioning adequately. There are no major flooding problems in the City and natural drainage courses, for the most part have been left in their natural state. There is still vacant land that is undeveloped, including uplands adjacent to the wetland areas. Both the uplands and the wetlands continue to function as natural drainage features, by allowing treatment of stormwater runoff and the storing of floodwaters.

The City has never had its drainage facilities analyzed which would provide information regarding the design capacity, current demand on the facility capacity and the level of service for each drainage facility in the City. However, the City is working towards completion of a Stormwater Master Plan. The following is an analysis of the general drainage conditions in the City.

Section A: Future Land Use Element
City of Macclenny 2025 Comprehensive Plan

Future drainage needs in the City will be to ensure all future development and redevelopment meets the DEP standards set forth in Chapter 62-25, F.A.C. as well as applicable rules of Chapter 40C, F.A.C. and the St. Johns River Water Management District.

The 2025 Comprehensive Plan's goals, objectives and policies reflect a drainage water quality level of service to be as follows: All new development or redevelopment shall be required to meet all applicable local, state and federal water quality standards. The level of service for drainage water quantity shall be:

- Closed Conduits 10 year frequency, 24 hour duration; IDF curve zone 3, DOT Drainage Manual
- Open Channels 25 year frequency, 24 hour duration; IDF curve zone; DOT Drainage Manual

Natural Groundwater Aquifer Recharge

The primary source of water for the City is the Floridan Aquifer. There are no prime recharge areas for the Floridan Aquifer in or near the City, rather, the St. Johns River Water Management District (SJRWMD) classifies the City as being in a low recharge area. Recharge to the surficial aquifer is unknown. According to the SJRWMD, well-drained soils make for good recharge conditions to the surficial aquifer, however, the soils in Macclenny, Leefield-Blanton-Albany, are poorly to moderately well-drained soils.

A.2 Character and Magnitude of Existing Vacant or Undeveloped Land

Rule 9J-5.006(2)(b), F.A.C.

Gross vacant or undeveloped land area

Presently 640 acres, more or less, of the City's land area are vacant and developable. 65% of the vacant land is currently designated for residential uses, 24% is designated for commercial uses, 3% is designated for public/semi-public uses, and 3% is designated for industrial use. The vacant and developable land is depicted on Illustration A.2 on the following page. A summary of vacant and developable land by Future Land Use Map category is provided in Table A.3 below. The Plan's allowable densities and intensities would potentially yield an additional 2,571 dwelling units and 329,786 square feet of commercial space.

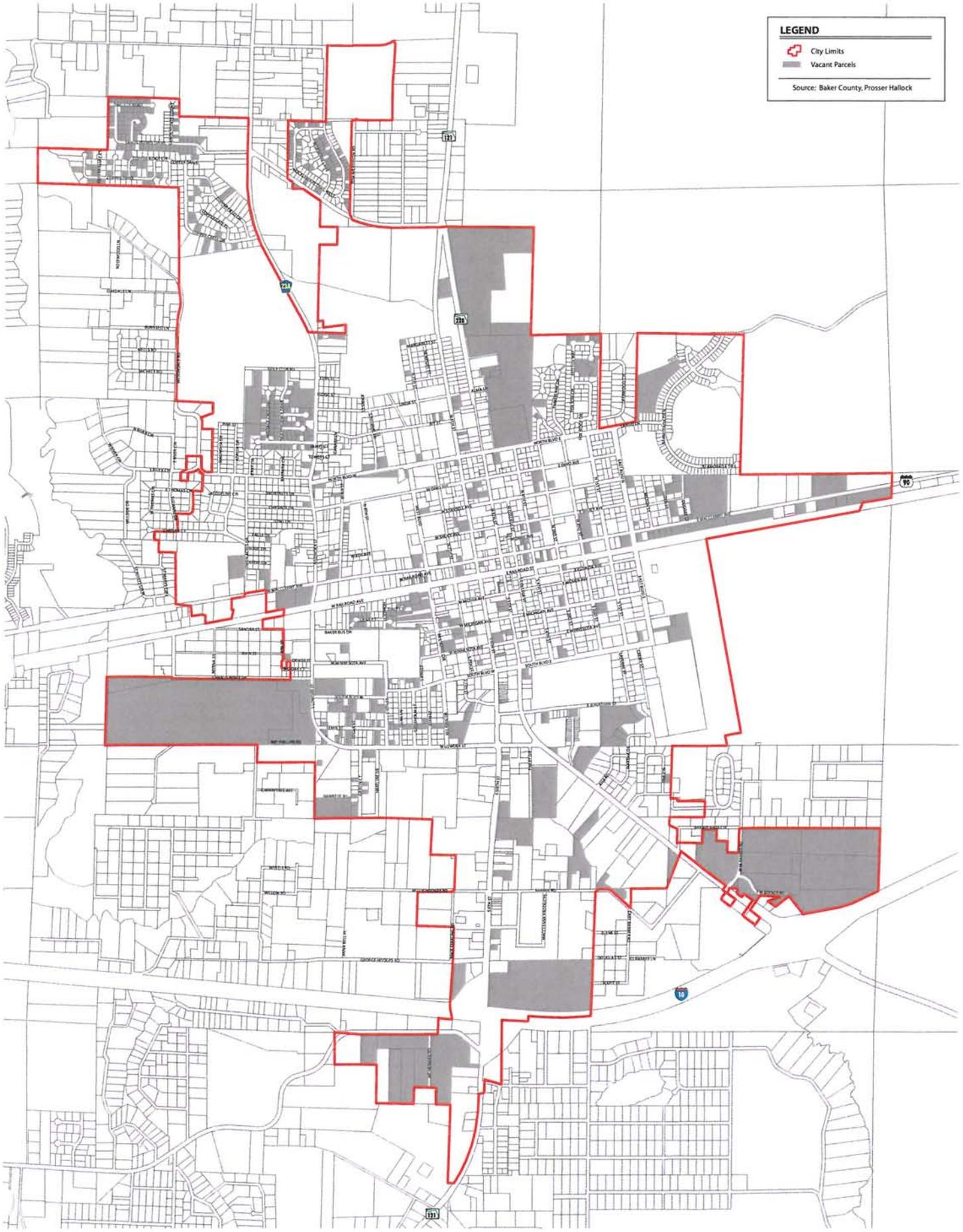
Table A.3
Vacant and Developable Land

FLUM Category	Acres	Maximum Residential Density	Maximum Non-Residential Intensity	Potential Development
Low Density Residential	322.87	5 DUA	N/A	1,614 DU
Medium Density Residential	50.15	12 DUA	N/A	602 DU
Mobile Home	44.39	8 DUA	N/A	355 DU
Commercial, Low Intensity	5.16	N/A	50%	11,058 GSF
Commercial, Medium Intensity	146.73	N/A	50%	314,442 GSF
Commercial, High Intensity	2.00	N/A	50%	4,286 GSF
Industrial	50.11	N/A	50%	288,133 GSF
Public / Semi-Public	19.47	N/A	50%	38,940 GSF

N/A = Not Applicable DU = Dwelling Units DUA = Dwelling Units per Acre GSF = Gross Square Footage

Residential development has taken place in new subdivisions and in areas adjacent to, but not within, the City. Continued development in the older areas of town has not enticed new homeowners. The lack of vacant parcels has prompted the initial steps for a Planned Unit Development upon land adjacent to the northeast quadrant of the City, east of East Boulevard. The developers are considering a mixed use of housing ranging from townhouses to single family lots and manufactured homes.

The cost of land outside the city limits remains low enough to tempt homebuyers onto larger lots while existing parcels of 10,000 square feet or more remain undeveloped. From a revenue point of view, undeveloped lots in the City do not contribute greatly to the local government's financial resources. Development abutting the corporate limits does impact city services and makes no financial contribution towards supporting these services.



LEGEND

-  City Limits
-  Vacant Parcels

Source: Baker County, Prosser Hallock

 NORTH

0 600 1,200
Feet

April 13, 2010

City of Macclenny

ILLUSTRATION A.2 Vacant and Developable Land Map


Prosser Hallock
PLANNERS & ENGINEERS

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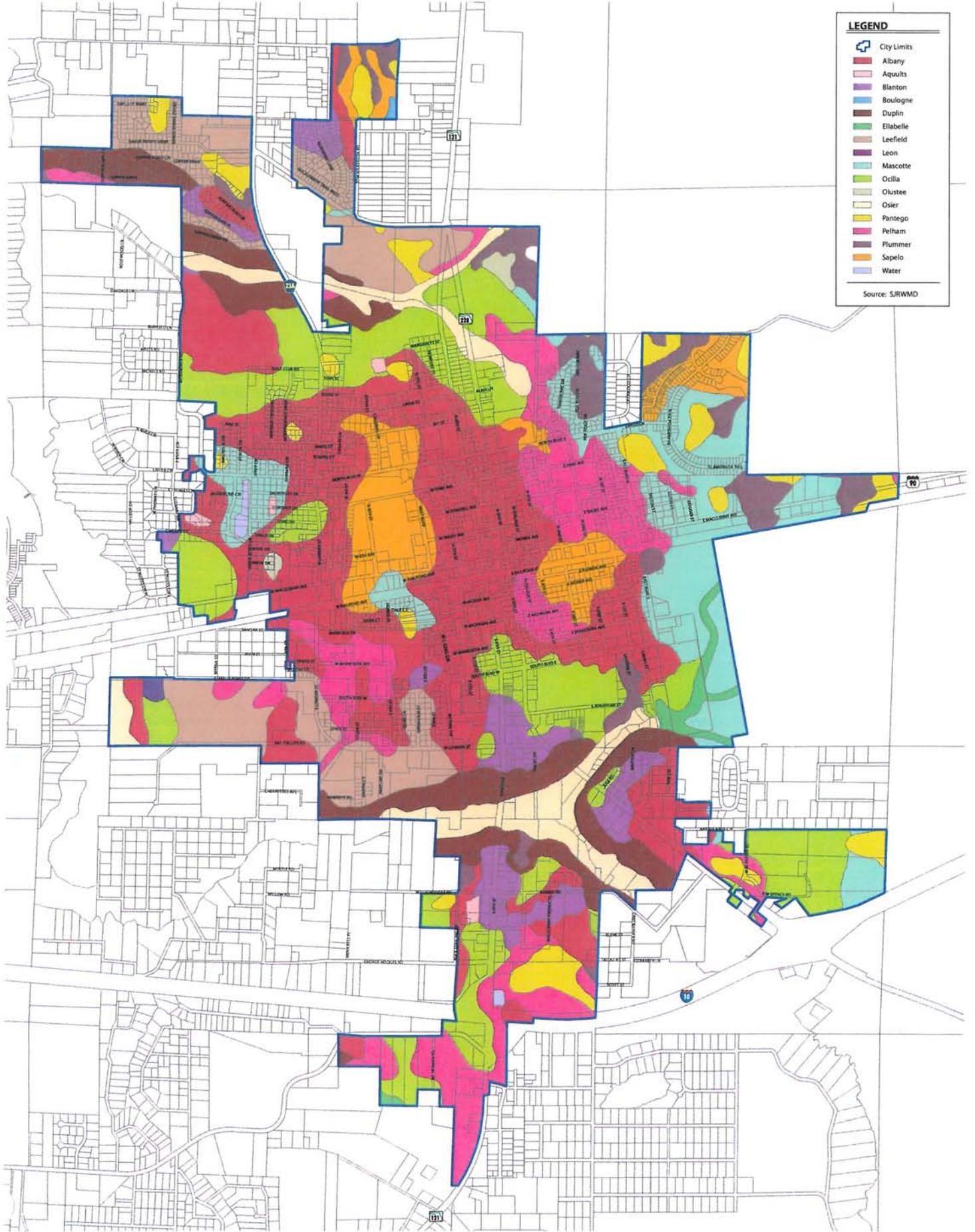
Project No. 104101.02

1104101-02 Macclenny West 3/4/10.dwg

Soils

Based on the Soil Survey of Baker County Florida published by the National Resources Conservation Service, all soils within the City are listed below and their respective general locations are depicted on Illustration A.3 on the following page.

- **Albany** is a somewhat poorly drained soils type with sandy layers that extend to a depth of more than 100 centimeters. During the wettest periods of the growing season (typically January). Albany soils may be saturated for short periods (less than 20 consecutive or 30 cumulative days in a normal year) at a depth of 30 to 50 centimeters.
- **Blanton** is a very deep, somewhat excessively drained to moderately well drained; moderate and moderately slowly permeable soil type on uplands and stream terraces. They formed in sandy and loamy marine or eolian deposits.
- **Boulogne** is a poorly drained, very slow to moderately permeable soil type.
- **Duplin** is a moderately well drained, moderately slow permeable soil type that has formed in clayey coastal plain sediments.
- **Elabelle** is a deep, very poorly drained soil type of coastal depressions and drains. These soils have black loamy sand A horizons over thick gray sandy clay loam Bt horizons.
- **Leefield** is a very deep, somewhat poorly drained, moderately slowly to slowly permeable soil type on uplands. They formed in deposits of sandy and loamy sediments.
- **Leon** is a very deep, somewhat poorly drained, moderately to moderately slowly permeable soil type on upland flats, depressions, stream terraces and tidal areas. They formed in sandy marine sediments.
- **Mascotte** is a very deep, poorly and very poorly drained, moderately slowly permeable soil type on areas of flats, depressions, and on low stream terraces. They formed in sandy and loamy marine sediments.
- **Ocilla** is a very deep, somewhat poorly drained moderately permeable soil type formed in sandy and loamy marine sediments. These soils are on low uplands and stream terraces.
- **Olustee** is a poorly drained, moderately rapid to moderately slow permeable soil type from sandy and loamy marine sediments.
- **Osier** is a very deep, poorly drained, rapidly permeable soil type on floodplains or low stream terraces. They formed in sandy alluvium.
- **Pantego** is a very deep, very poorly drained, moderately permeable soil type that formed in unconsolidated coastal plain sediments.
- **Plummer** is a poorly and very poorly drained soil type.
- **Sapelo** is a somewhat poorly and poorly drained, moderately permeable soil type.



LEGEND

-  City Limits
-  Albany
-  Aquilts
-  Blanton
-  Boulogne
-  Duplin
-  Elabelle
-  LeeField
-  Leon
-  Mascotte
-  Ocilla
-  Olustee
-  Osier
-  Pantego
-  Pelham
-  Plummer
-  Sapelo
-  Water

Source: SJRWMD


 0 600 1,200 Feet
 April 13, 2010

City of Macclenny

 Illustration A.3 Soils Map


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 Project No. 104101.02

PT104101.DWG/rev. Date: 04/13/10

Topography

As would be expected, the topography of the City is at its lowest points near the creeks that cross through the City. The vacant land along these creeks is generally located within the 100-year floodplain and coincides with much of the river swampland. The remaining vacant land is located on generally higher elevations more suitable for development.

In some cases, the transition of the topography from the plateau-like area on which the City is located toward the rivers and creeks involves too great a change in elevation for economically expanding into these areas. The transitional areas are also prime candidates for large lot residential development, but should be considered for conservation due to the abundance of wildlife using these areas for their habitat.

Wetlands

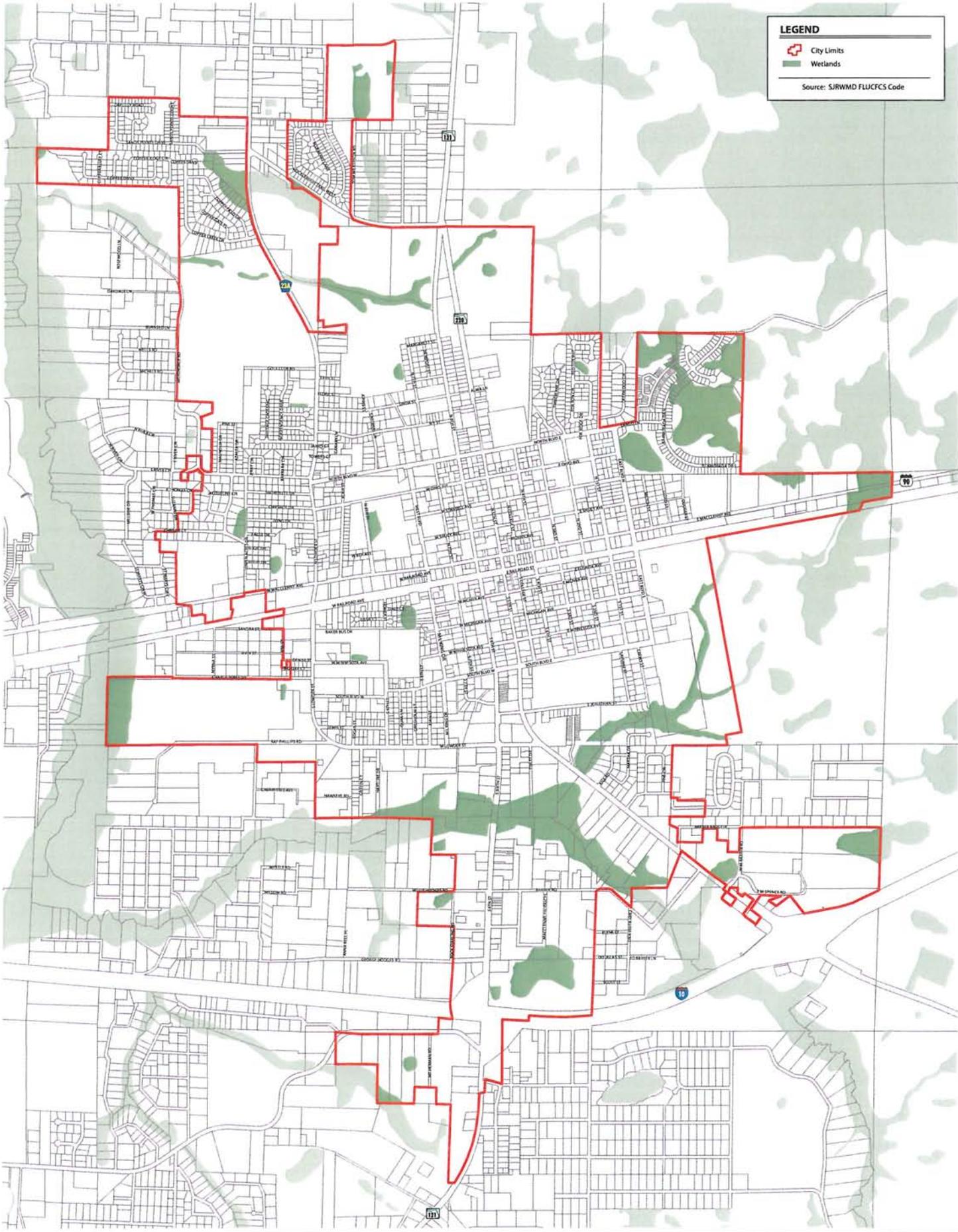
A wetland is defined in Sec. 373.019(22), F.S. as those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

The City's wetlands are associated with Turkey Creek and Wallingham Branch and account for about 280 acres. Unlike unincorporated Baker County, the City is essentially urbanized and developed. Therefore wetlands are not as abundant in the City. However, it is important that the City protect wetlands and their natural function through coordination with the private sector and other units of government. Illustration A.4 on the following page identifies the locations of the City's major wetlands.

LEGEND

-  City Limits
-  Wetlands

Source: SJRWMD FLUCFCS Code




 0 600 1,200
 Feet
 April 13, 2010

City of Macclenny

Illustration A.4 Major Wetlands Map


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 Project No. 104101.02

F:\34101 01\Macclenny Wetlands 104101.mxd

Vegetation

The vacant land in the City as characterized by FDOT’s Florida Land Use, Cover and Forms Classification System land use patterns, consists of mixed hardwoods, pine flatwoods, coniferous tree plantations, river and lake swampland, mixed wetland forest and open land. The mixed hardwoods, pine flatwoods and coniferous tree plantations are found generally along the outer edges of the city limits. The remaining vacant land in the City is found scattered throughout in relatively small parcels. The open land is located outside of the floodplain and is suitable for development.

Water Sources

Surface waters within the city limits consist of the North Prong, Turkey Creek and Wallingham Branch. There are two public potable water wells in the City and no new wells are planned for during the 2025 planning period.

Historic Resources

There are no known natural historical resources associated with the vacant land within the City that would prevent its development. The City has five (5) sites on the Florida Master Site File cite din Table A.4 below. One of the sites, Old Baker County Courthouse, is listed on the National Register of Historic Places. There are no other known historical resources in the City. It is not likely that future development will have any effect on the historic resources of the City due to their current protection by both state and federal agencies. Archaeological sites within the City are listed in the table below.

Table A.4 Archaeological Sites			
Site ID	Location	Site Name	Description
BA00001	3S/22E/005	(no name)	Archaic, Lithic Scatter/Quarry (prehistoric)
BA00004	2S/22E/030	Miltondale	American Archaic, Artifact Scatter
BA00301	2S/22E/030	(no name)	Civil War, Encampment, Military, NOFI
BA00302	2S/22E/030	Barber’s Plantation	Prehistoric, Civil War, 19th Century, Terrestrial Plantation Homestead, Variable Density
BA00303	2S/21E/036	(no name)	Civil War, Encampment, Military
BA00304	2S/21E/025	(no name)	Civil War, American Acquisition & Development, Historic Fort, Habitation (prehistoric)

NOFI = no field investigation, reported by informant

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

A.3 Land Needed to Accommodate Projected Population

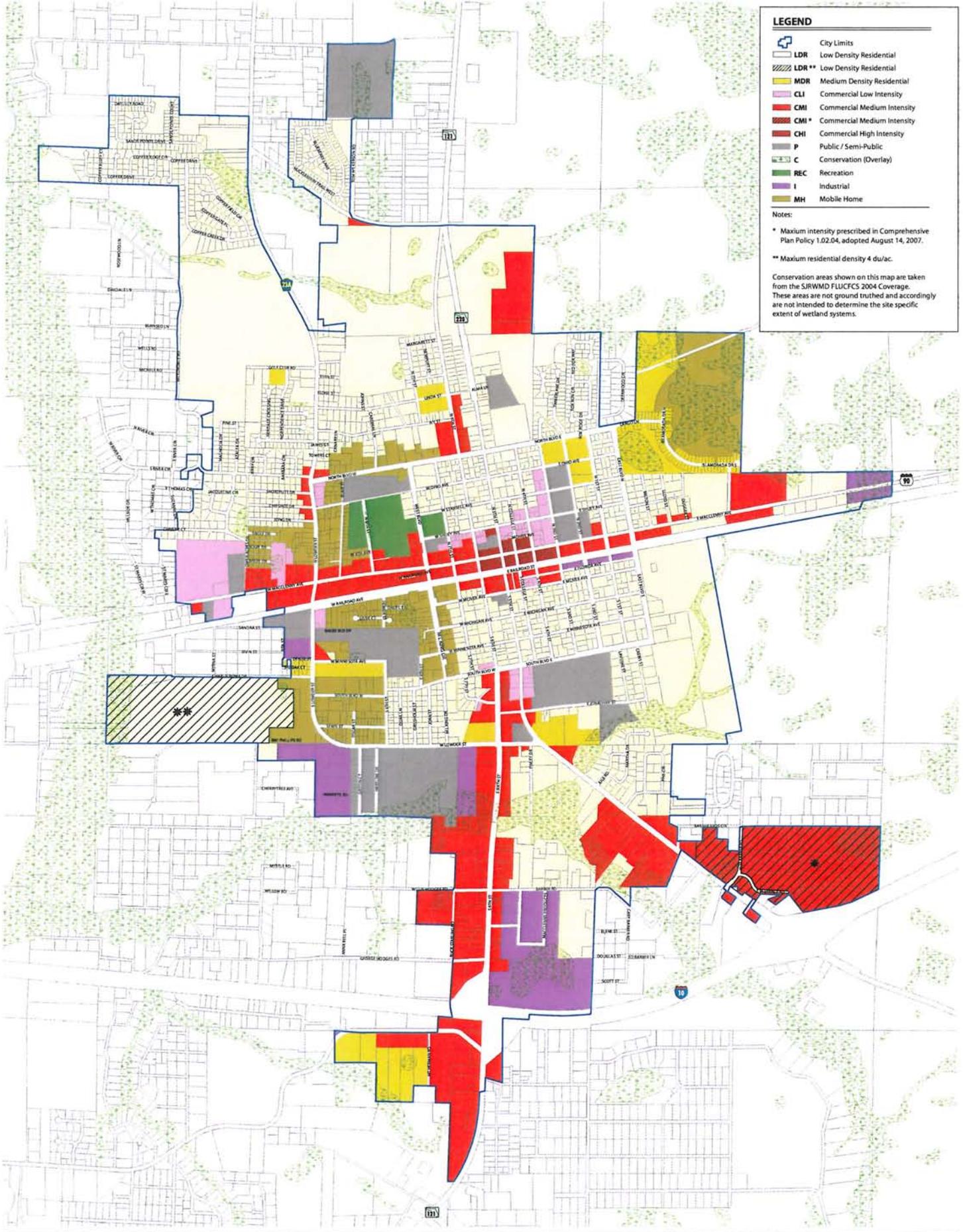
Rule 9J-5.006(2)(c), F.A.C.

Illustration A.4, the 2025 Future Land Use Map, depicts the proposed generalized location and distribution of projected growth and land development in the City for 2025. This map is a product, in graphic form, of the analysis of physical and environmental conditions, a projection of future growth needs, and includes goals and objectives for the future growth and development of the City. Policies and criteria for location of various types of land uses contained in the Future Land Use Element are consistent with and complementary to the Future Land Use Map. After the City Commission adopts the 2025 Comprehensive Plan, all development in the City must be in conformity with the Future Land Use Element. The 2025 Future Land Use Map reflects ten (10) different land use classifications entitled:

Low Density Residential	Commercial, High Intensity
Medium Density Residential	Industrial
Residential, Mobile Home	Public and Semi-Public
Commercial, Low Intensity	Multi-Use
Commercial, Medium Intensity	Agriculture

Definitions of the land use classifications are critical in order to understand their land use objectives. In addition to being defined, the land use classification strategy that is reflected herein also requires a geographical or spatial characteristic. The Future Land Use Map on the following page reflects this spatial distribution. The process leading to the creation of this map included consideration of the other eight (8) elements that comprise the 2025 Comprehensive Plan (e.g. levels of service, future housing needs, evacuation needs and protection of resources). Other factors included:

- ❖ Existing land use characteristics and the spatial distribution of same;
- ❖ Existing zoning characteristics and the spatial distribution of same;
- ❖ The desire to preclude “spot” planning; and
- ❖ The desire to ensure that future land uses are compatible.



LEGEND

- City Limits
- LDR Low Density Residential
- MDR Medium Density Residential
- CLI Commercial Low Intensity
- CMI Commercial Medium Intensity
- CHI Commercial High Intensity
- P Public / Semi-Public
- C Conservation (Overlay)
- REC Recreation
- I Industrial
- MH Mobile Home

Notes:

- * Maximum intensity prescribed in Comprehensive Plan Policy 1.02.04, adopted August 14, 2007.
- ** Maximum residential density 4 du/ac.

Conservation areas shown on this map are taken from the SJRWMD FLUCFCS 2004 Coverage. These areas are not ground truthed and accordingly are not intended to determine the site specific extent of wetland systems.

Revised May 29, 2009
 Revised April 13, 2010 to include:

- Ord. No. 09-08
- Ord. No. 09-11
- Ord. No. 09-12
- Ord. No. 09-13
- Ord. No. 09-17
- Ord. No. 09-20



Illustration A.5 Future Land Use Map 2025



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Project No. 104101.02

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

The methodology for determining future land use needs entails the determination of ratios for existing land use acreage and the current population. Once the ratios were established, the future population through 2025 was then applied to the ratio. The Plan assumes no net loss of acreage in all land use categories and that all land use categories are a factor of population growth. The City determined the ratio of each land use category per 1,000 persons in 2025 to establish a standard. Next, they multiplied the standard with the increase in population between 2010 and 2025. Finally, the amount derived from that step was subtracted from the amount of existing acreage. The projected 2025 population results in a need for an additional 803 acres as broken down in Table A.5 below.

Table A.5 Future Land Use Requirements					
	2010	2015	2020	2025	Acres Needed by 2025
FLUM Category	Acres	Acres	Acres	Acres	
Population	6,083	6,744	7,362	7,974	
Low Density Residential	1,396.07	1,547.77	1,689.61	1,830.06	433.99
Medium Density Residential	125.65	139.30	152.07	164.71	39.06
Mobile Home	209.00	231.72	253.70	273.99	64.99
Commercial, Low Intensity	61.36	68.05	74.28	80.46	19.10
Commercial, Medium Intensity	425.29	471.50	514.71	557.50	132.21
Commercial, High Intensity	10.09	11.20	12.22	13.24	3.15
Industrial	118.70	131.60	143.66	155.60	36.90
Public / Semi-Public	207.32	229.84	250.90	271.75	64.43
Multi-Use	0.00	-	-	-	(1)
Recreation	28.32	31.43	34.30	37.16	8.84

(1) Needed acreage from other categories could instead be accommodated within the Multi-Use category.

A.4 Need for Redevelopment

Rule 9J-5.006(2)(d), F.A.C.

Renewal of Blighted Areas

According to the *Housing Element* of the Plan, 93% of the housing stock was classified as “standard.” Only 93 units or 6% of the housing stock were determined to house 1.01 or more persons per room or lack house heating fuel. Only 16 units or 1% of the housing stock lacked house heating fuel. There are no units that lack either kitchen or plumbing facilities.

While there is a continuous need for the City to monitor the conditions of its housing stock, the City has done just that since the adoption of the last comprehensive plan. The number of housing units that were deleted from the housing stock between plans is reflected in the reduced number of structures classified as substandard from the 2010 Comprehensive Plan. The City should continue to seek federal and state subsidies and grants that can be applied to the rehabilitation or removal of substandard housing units in the City.

Elimination/Reduction of Inconsistent Land Uses

There are no major problems regarding inconsistent land uses in the City. Currently, land uses are controlled by the land development regulations and zoning map that has alleviated such troubles. The fringes of commercial development creeping into residential areas had begun around the central business district, but a transitional zone of office uses was introduced to reduce the social and economic impacts of such uses.

A.5 Proposed Development and Redevelopment of Flood Prone Areas

Rule 9J-5.006(2)(e), F.A.C.

The 100-year floodplain within Macclenny is located along Turkey Creek and Wallingham Branch. There is also a small area of floodplain located in the northwest corner of the City. The Federal Emergency Management Agency administers the National Flood Insurance Program that is set up to protect lives and property through implementation of floodplain management measures which requires development to be constructed above the base flood elevation. The City has elected to participate in the National Flood Insurance Program. The City should continue to review any development proposed in these floodplains according to the flood hazard regulations written into the land development regulations to maintain the natural functions of the floodplains and the creeks. According to the National Flood Insurance Program (NFIP), repetitive flood loss is defined as a facility or structure that has experienced two or more insurance claims of at least 1,000 in any given ten-year period since 1978.

A.6 Need for Additional Dredge Spoil Sites

Rule 9J-5.006(2)(f), F.A.C.

There are no existing dredge spoil sites within the City nor a need for any to be created.

A.7 Proposed Development and Redevelopment Based on Hazard Mitigation Reports

Rule 9J-5.006(2)(g), F.A.C.

The Baker County Local Mitigation Strategy (LMS) Task Force was created in August 1998 with the responsibility of developing a Local Hazard Mitigation Plan. On May 14, 1998, the Northeast Florida Regional Planning Council contracted with Baker County to facilitate the development of the LMS. A Memorandum of Agreement was developed between Baker County and its incorporated municipalities, Macclenny and Glen St. Mary, that provided for the City and Town to supplement the County's work through the Northeast Florida Regional Council in order to develop a single, unified LMS. Baker County and the City initiated development of the Local Mitigation Strategy Plan by entering into a contract with the Florida Department of Community Affairs (DCA) Division of Emergency Management. The Task Force completed a LMS that met the DCA criteria for such plans. The final document was prepared October 31, 1999. The LMS is intended to provide a strategy to mitigate dangers and costs associated with weather and manmade hazards and to provide a priority for recovery in the event of a hazardous event occurring in Baker County, such as Hurricane Floyd and the wildfires during recent years.

On October 10, 2000, the City Commission adopted the LMS recognizing it is to the City's advantage to participate in the LMS. The advantages include guidance in developing pre- and post-disaster plans, identifying priority projects and programs for funding, and increasing the likelihood of state and federal funding for pre- and post-hazard mitigation projects.

A review of historical weather data was completed to determine the past occurrence of hurricanes and tornadoes in or near the County. TAOS data was reviewed in order to determine those areas subject to wind damage from the different categories of hurricanes. No storm surge data is available since the County is inland and not subject to hurricane-related storm surge. However, FEMA flood zones were provided on the TAOS maps and areas vulnerable to localized flooding from high rainfall events were identified. In addition to those facilities vulnerable to repetitive flooding identified by FEMA, TAOS also identified areas subject to high winds from storms.

Section A: Future Land Use Element

City of Macclenny 2025 Comprehensive Plan

The Division of Forestry identified areas located in the urban/rural interface which are particularly vulnerable to wildfires. Other hazards include those facilities that store hazardous chemicals subject to release from a storm or accident. For each facility, a vulnerability zone (radius) was identified adjacent to the facility and the population inside and outside the facility that could be potentially exposed to that hazard was estimated.

Based on the Hazards and Vulnerability Assessment contained in the LMS, the Florida Department of Forestry will soon begin a program to clear buffers around the vicinity of Macclenny and Glen St. Mary to minimize the potential for wildfire damage to residential areas as well as reducing the likelihood of manmade fires.

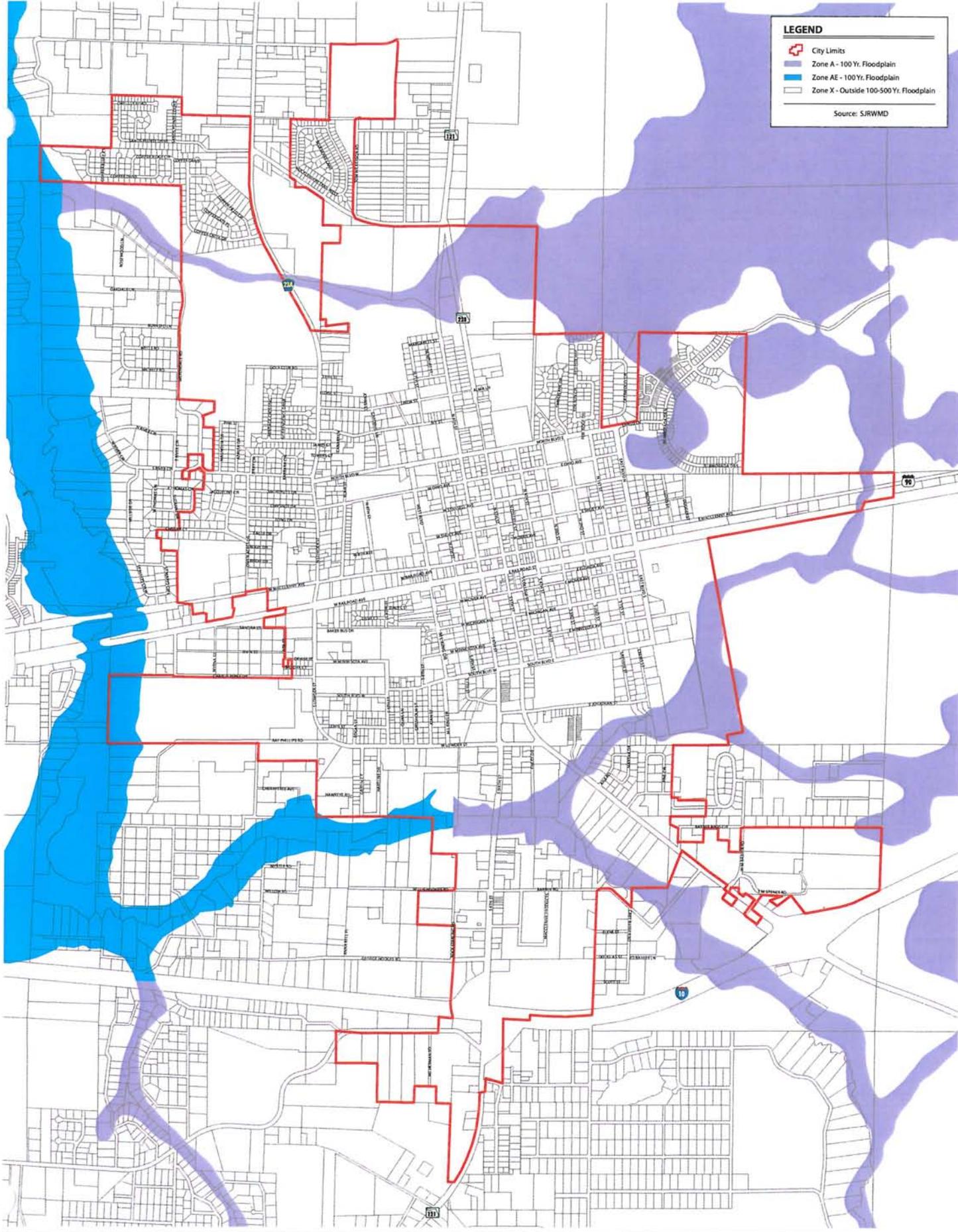
In the last planning period, serious wildfires have occurred in the County causing damage to natural resources and requiring considerable effort by federal, state and local government to control. Localized flooding occurs from time to time along the St. Mary's River and its tributaries as well as in isolated pockets of low lying areas. No known incidents of hazardous material releases have occurred, however there is always the potential for this to occur. Direct hits by hurricanes are uncommon in Macclenny, but there have been numerous hurricanes that have come close to northeast Florida causing high winds within Baker County. Tornadoes are also uncommon but the potential is always there for one to occur and to cause loss of life and property. The most likely hazards appear to be from flooding and wildfires.

A majority of the LMS mitigation initiatives are flood related items such as repair of flood damage to local roads and bridges, development of a Master Drainage Plan, and qualifying Baker County for the FEMA Community Rating System Program. Achievement of these initiatives will go a long way towards reducing hazard-related damage in the City as well as the cost to repair such damage.

**Table A.6
Chemical Hazards Analysis Summary**

Chemical	Chlorine	Chlorine	Sulfuric Acid
Location	NE Florida St. Hospital Hwy 121 South N29°26'00" W82°12'12"	Kanbb Lands 115 South 5th Street N30°08'48" W81°06'30"	NE Florida Telephone Co. 130 North 4th Street N30°16'59" W82°07'13"
Quantity in Largest Vessel	150 lbs.	150 lbs.	401 lbs.
Properties	Toxic gas; corrosive Hydrogen mix/explosive	Toxic gas; corrosive Hydrogen mix/explosive	Highly reactive corrosive to body tissues and materials, explosive
Vulnerable Zone: (3.4 mph windspeed)	26.4 sq. miles	26.4 sq. miles	0.0 sq. miles
Total Exposed Populations	10,326 persons	2,079 persons	118 persons
Facility Population	1,293 persons		28 persons
Max. Expected Occupancy of Critical Facilities	6,954 persons	0 persons	90 persons
Environmental Impact	Toxicity to aquatic ecosystems	Toxicity to aquatic ecosystems	Toxic to aquatic life, corrosive to plants and animals
Probability of Release	Low	Low	Low
Severity of Consequences	High	High	Low

Chemical	Propane	Propane	Propane
Location	Sunbelt Propane SR 121 S N30°15'04.5" W82°07'24"	TECO/Peoples Gas 490 W Macclenny Ave N30°16'53'24" W81°07'48"	Yarborough Gas – Storage East US 90 N30°17'18" W82°05'8.6"
Quantity in Largest Vessel	210,000 lbs.	79,000 lbs.	210,000 lbs.
Properties	Explosive hazard	Explosive hazard	Explosive hazard
Vulnerable Zone: (3.4 mph windspeed)	0.79 sq. miles	0.79 sq. miles	0.79 sq. miles
Total Exposed Populations	68 persons	63 persons	68 persons
Facility Population	6 persons	1 person	6 persons
Max. Expected Occupancy of Critical Facilities	0 persons	0 persons	0 persons
Environmental Impact	Not toxic to aquatic life or waterfowl, explosive hazard	Not toxic to aquatic life or waterfowl, explosive hazard	Not toxic to aquatic life or waterfowl, explosive hazard
Probability of Release	Medium	Medium	Medium
Severity of Consequences	Low	Low	Low



LEGEND

- City Limits
- Zone A - 100 Yr. Floodplain
- Zone AE - 100 Yr. Floodplain
- Zone X - Outside 100-500 Yr. Floodplain

Source: SJRWMD

NORTH

0 600 1,200
Feet

April 13, 2010

City of Macclenny

ILLUSTRATION A.6 Floodplains Map

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