

TOWN OF GLEN ST. MARY  
ORDINANCE NO. 2023-02

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF GLEN ST. MARY, FLORIDA, AMENDING, REVISING AND REPLACING IN ITS ENTIRETY THE COMPREHENSIVE PLAN OF GLEN ST. MARY, FLORIDA; UPDATING STATUTORY, FLORIDA ADMINISTRATIVE CODE AND GOVERNMENT AGENCY REFERENCES; UPDATING EXPIRED DATE REFERENCES; ALLOWING FOR SEWER AND WATER SERVICES OUTSIDE TOWN LIMITS; PROVIDING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING; PERMITTING SOLAR FACILITIES ON AGRICULTURE DESIGNATED LAND; REVISING MAP REFERENCES; REQUIRING THE TOWN TO MAINTAIN OF A WATER SUPPLY FACILITIES WORK PLAN; REMOVING “LEVEL OF SERVICE STANDARD REFERENCES; REQUIRING THE TOWN TO COORDINATE WITH THE COUNTY FOR THE PROVISION OF PARKS AND RECREATIONAL FACILITIES; REVISING THE FREQUENCY OF INTERGOVERNMENTAL ISSUE REVIEW; REVISING REFERENCE TO COMPREHENSIVE REGIONAL POLICY PLAN TO STRATEGIC REGIONAL POLICY PLAN; PROVIDING FOR A FIVE YEAR CAPITAL PLAN AS AN APPENDIX TO THE TOWN’S CAPITAL IMPROVEMENTS ELEMENT AND REQUIRING THE SAME TO BE PROVIDED TO THE FLORIDA DEPARTMENT OF ECONOMIC RECOVERY; UPDATING REQUIREMENTS FOR WATER SUPPLY TO NEW DEVELOPMENT; INCLUDING A PRIVATE PROPERTY RIGHTS ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY ON FILE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, and the State Constitution of the State of Florida secure for the Town Council of the Town of Glen St. Mary, Florida (“Town Council”) certain home rule powers to enable the Town to conduct municipal government, perform municipal functions, render municipal services, and exercise any power for municipal purposes;

WHEREAS, Sections 163.3161 through 163.3217, Florida Statutes, the Local Government Planning and Land Development Regulation Act, empowers and requires the Town Council to (a) plan for the Town’s future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Town; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Glen St. Mary Town Council adopted the Comprehensive Plan on January 31, 1991;

WHEREAS, The Town has completed certain requirement of the original comprehensive plan and those requirements are no longer necessary to be met;

WHEREAS, the Town Council, acting as the Local Planning Agency, held a public hearing on this proposed amendment, with due notice having been provided, reviewed and considered any comments received during the public hearing and made its recommendation to the Town Council;

WHEREAS, the Town Council held a public hearing on this proposed amendment with public notice having been provided, pursuant to Section 163.3184, Florida Statutes, and considered all oral and written comments received during the public hearing;

WHEREAS, in the exercise of its authority, the Town Council has determined it necessary and desirable to adopt this proposed amendment to the Comprehensive Plan to preserve and enhance present advantages, encourage the most appropriate use of land, water, and resources consistent with the public interest, overcome present deficiencies, and deal effectively with future problems which may result from the use and development of land within the Town of Glen St. Mary, Florida;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Glen St. Mary:

**SECTION 1: Purpose and Intent.** This Ordinance is adopted to carry out the purpose and intent of, and exercise the authority set out in the Community Planning Act, Sections 163.3161 through 163.3217, *Florida Statutes*.

SECTION 2: The Town's Comprehensive Plan shall be amended, revised, restated and replaced in its entirety as attached hereto and referenced below.

SECTION 3: The Comprehensive Plan shall be amended throughout all Elements to update Florida Statutes, Florida Administrative Code, government agency, and expired date references.

SECTION 4: Policy A.1.1.2 of Objective A.1.1 of the Future Land Use Element shall be amended to allow for sewer and water services outside town limits.

SECTION 5: Policy A.1.9.1 of Objective A.1.9 of the Future Land Use Element shall be added to provide for the development of affordable housing.

SECTION 6: the Agriculture subsection of Policy A.1.9.2 (formerly Policy A.1.9.1) shall be amended to permit solar facilities on agriculture designated land.

SECTION 7: The Future Land Use Map Series shall be replaced as set forth in the attached.

SECTION 8: Objective B.1.2.2 of the Traffic Circulation Element shall be amended to revise the map reference and remove reference to the Traffic Circulation Map.

SECTION 9: the Public Facilities Element shall be amended to include Objective D.1.7, Policies D.1.7.1, D.1.7.2, D.1.7.3, D.1.7.4, D.1.7.5, and D.1.7.6 establishing the Water Supply Facilities Work Plan and the requirements thereof.

SECTION 10: Policy F.1.3.1 of Objective F.1.3 of the Recreation and Open Spaces Element shall be amended to remove “level of service” standard references and require the Town to coordinate with Baker County for the provision of parks and recreational facilities.

SECTION 11: Policy G.1.1.1 of Objective G.1.1 of the Intergovernmental Coordination Element shall be amended to revise the frequency of intergovernmental issue review to as needed.

SECTION 12: Policy G.1.2.3 of Objective G.1.2 of the Intergovernmental Coordination Element shall be amended to update reference of the “Comprehensive Regional Policy Plan” to the “Strategic Regional Policy Plan”.

SECTION 13: Goal H.1 of the Capital Improvements Element shall be amended to provide for a new five-year capital plan to be attached as an appendix to the Town’s Capital Improvements Element when adopted and require the same to be provided to the Florida Department of Economic Recovery.

SECTION 14: Policy H.5.1.3 of Objective H.5.1 of the Capital Improvements Element shall be amended in its entirety to revise and expand the requirements for water supply to new development.

SECTION 15: Policy H.5.4.2 of Objective H.5.4 of the Capital Improvements Element shall be amended to remove reference to the levels of service”.

SECTION 16: A Property Rights Element shall be added to include Goal I.1 containing Objectives I.1.1 and Policies I.1.1 through I.1.4 setting forth consideration of private property rights.

SECTION 17: **Applicability and Effect**. The applicability and effect of the Glen St. Mary Comprehensive Plan shall be as provided in Sections 163.3161 through 163.3217, Florida Statutes, the Local Government Planning and Land Development Regulation Act.

SECTION 18: **Severability**. If any portion, section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 19: **Conflicts.** In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 20: **Copy on File.** To make the Glen St. Mary Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as a certified copy of the Glen St. May Comprehensive Plan, as amended, shall be located in the Town Hall. The Glen St. Mary Clerk shall make copies available to the public for a reasonable publication charge.

SECTION 21: **Effective Date.** This Ordinance shall become effective immediately upon adoption by the Town Council of the Town of Glen St. Mary, Florida.

PASSED ON THE FIRST READING ON the 21<sup>st</sup> day of March, 2023.

PASSED AND DULY ADOPTED ON THE SECOND AND FINAL READING BY THE TOWN COUNCIL OF THE TOWN OF GLEN ST. MARY, BAKER COUNTY, FLORIDA, at its regular meeting held on the 18th day of April, 2023.



Christy Linster  
Town Clerk



Lola Chandler  
Vice-Mayor