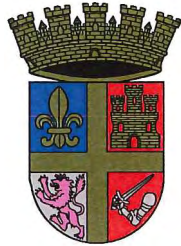


AGENDA

Planning and Zoning Board



Comprehensive Plan Citizen Board Workshop
City of St. Augustine, Florida

Thursday, April 25, 2019
1:00 - 4:00 pm

Alcazar Room
City Hall

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Discussion and Public Comment Related to the Draft Future Land Use Element of the Comprehensive Plan including Draft Goals, Objectives and Policies**
 - Continued Discussion related to the Public/Semi-public Land Use Category
 - Introduction to the Future Land Use Element
 - Key Issues and Assumptions
 - Discussion of Goals, Objectives and Policies
 - 4. Discussion and Public Comment Related to the Draft Housing Element of the Comprehensive Plan including Draft Goals, Objectives and Policies**
 - Introduction to the Housing Element
 - Key Issues and Assumptions
 - Affordable Workforce Housing Bonus program
 - Discussion of Goals, Objectives and Policies
 - 5. Adjournment**

Notices: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based."

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 25, 2019

RE: **Discussion on the Future Land Use definition of the Public/Semi-Public Land Use Category**

On April 2, 2019, the board heard a presentation and held a public meeting regarding the text of the Public/Semi-Public land use category.

An inconsistency has been identified between the definition of Public/Semi-Public in the policy text of the Comprehensive Plan and the Future Land Use Map designations of actual properties in the City. The City is aware that properties that are not owned by a governmental entity, but function in the community as *semi-public* uses, such as churches, are designated Public/Semi-Public land use on the Future Land Use Map (see attached Blue areas represented on the Map).

The analysis of Public/Semi-Public Lands also identified the following properties which are no longer private institutional uses;

- 25 and 27 Oak Street – Former Child Day Care Center, now 2 single family homes
- 11 Old Mission Avenue – Former Council on Aging Senior Center, now Limelight Theater
- 7 Waldo Street – Former St. Augustine Evangelical Center Church, now offices
- 155 Palmer Street – single family home, appears to be a map error

The FLUM designations for the above properties will be updated during the 2019 Comprehensive Plan update.

The Public/Semi-Public land use category was created in 1987 and it included language that recognized private institutional uses, such as churches. At that time, these public and private institutions were identified on the Future Land Use Map as Public/Semi-Public lands. The State of Florida approved the definition of the Public/Semi-Public land use category at that time and again in subsequent updates and the State of Florida also approved the Future Land Use Map identifying these public and private properties in the city.

However, in 2006, the definition of Public/Semi-Public was changed in the comprehensive plan and it became reserved for government owned property that is used for government functions. Although the definition was changed to identify only government lands, the Future Land Use Map was not changed and it still reflects the originally designated private institutional properties as well as public lands. This inconsistency between the definition of Public/Semi-Public and the individual map designations must be corrected.

This item was discussed at the February 5, March 5, and April 2, 2019 PZB meetings and the board continued this discussion until the April 25 PZB workshop. At the April 2 meeting, three options were presented for the board's consideration.

Option #1 – A text amendment to the Public/Semi-Public Land use category which adds “churches” and other private institutional uses such as nursing homes and private schools back into the text of the land use category. The State of Florida may not approve this option. The possibility exists that the State of Florida was responsible for the text amendment which eliminated private institutions in this land use category in 2006.

Option #2 – Re-designate each private property with a land use classification that corresponds with their zoning designation and identify any non-conformities (such as height, lot coverage, building setbacks, etc.) as individual map amendments.

Option #3 – Split the Public/Semi-Public land use category into two categories, one for public lands and one for private institutions. Correct the FLUM to reflect these two new categories. The definition of the Public land use category will remain the same as the current definition. The private institutional land use category will mirror the entitlements in the public category, “The density and intensity will adhere to the most restrictive adjacent land use designation. Maximum lot coverage of 60%; maximum height restriction of 35 feet.” This option may also require an acknowledgement of non-conformities, such as “church bell towers over 35 feet in height are permitted”.

There are properties which are owned by the government, but are not used for government functions, and which are leased to private institutions (ex. the Council on Aging).

Attached is a spreadsheet with all private properties in the Public/Semi-Public land use district as well as a spreadsheet with all public properties in this district. Attached is also a copy of the Future Land Use Map and the description of the Public/Semi-Public land use category found in the city current Comprehensive Plan.

If you have any questions, or require additional information, contact myself or Amy Skinner at (904) 825-1065 or at dbirchim@citystaug.com or askinner@citystaug.com.



David Birchim, AICP
Director, Planning and Building

Existing Comprehensive Plan Policy:

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

...

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Proposed Comprehensive Plan Policy - Option #1:

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

...

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. These uses could include essential public services and facilities; correctional, fire, emergency and safety operation facilities; utilities; public and semi-public open spaces; public schools and educational institutions and other similar activities. The density and intensity will adhere to the most restrictive adjacent land use designation.

Additionally, this district is intended to accommodate other semi-public institutional type uses not owned by federal, state or local government, such as, churches; private schools; hospital facilities and other supportive health care units; nursing homes; cemeteries, arts, cultural or civic facilities or other similar activities. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

PRIVATE PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

B	C	D	E	
Parcel/Strap	Address	Usage	Owner	Zoning & Ma
1504800080	25 OAK ST	SINGLE FAMILY	BEALE JASON A ET AL MADISON BEALE	RS-2
1905100000	11 OLD MISSION AVE	THEATERS	LIMELIGHT THEATRE INC.	CL-1
1102900000	155 PALMER ST	SINGLE FAMILY	GREEN, STEPHANIE	RS-2
1504800000	27 OAK ST	SINGLE FAMILY	DUMAS, LAURA STEVENSON, JAMES DUMAS	RS-2
1557400000	7 WALDO ST	OFFICE BUILDINGS	ORCA HOLDINGS LLC.	CM-1
1545200000	21 MILTON ST	CHURCH	CHRIST OUR SAVIOR EVANGELICAL LUTH CH	RS-1
1540300000	6 MAY ST	CHURCH	CHURCH OF THE NAZARENE	RS-1
1920900000	SAN MARCO AVE	CHURCH	BISHOP OF THE DIOCESE ST AUG	OL 1
1920800000	27 OCEAN AVE	CHURCH	BISHOP OF THE DIOCESE ST AUG	OL 1
1920700000	101 SAN MARCO AVE	CEMETERIES	ROMAN CATHOLIC CHURCH	OL 1
1959600000	SAN MARCO AVE	VACANT Institutional	BISHOP OF THE DIOCESE ST AUG	OL 1
1959300000	PINE ST	VACANT Institutional	BISHOP OF THE DIOCESE ST AUG	OL 1

PRIVATE PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

B	C	D	E	
Parcel/Strap	Address	Usage	Owner	Zoning & Ma
1959200000	PINE ST	VACANT Institutional	BISHOP OF THE DIOCESE ST AUG	OL 1
1068900000	96 EVERGREEN AVE	CHURCH	ZION BAPTIST CHURCH	RS-2
103940	18 SPRING ST	CHURCH	ST LUKE ALPHA OMEGA	RS-2
2052800000	27 SEVILLA ST	CHURCH	ANCIENT CITY BAPTIST CHURCH	RS-1
2053500000	8 CARRERA ST	CHURCH	GRACE UNITED METHODIST CHURCH	RG-1
2057700000	36 SEVILLA ST	CHURCH	MEMORIAL PRESBYTERIAN CHURCH	RS-1
2014500000	118 KING ST	CHURCH	FIRST UNITED METHODIST CHURCH	CL-2
2018200000	95 KING ST	PARKING LOT	FLAGLER COLLEGE INC.	CL-1
2074800000	89 ST FRANCIS ST	CHURCH	1ST BAPTIST CHURCH & PARSONAGE	RS-2
2074900000	ST BENEDICT ST	PARKING LOTS	FIRST BAPTIST CHURCH OF ST AUG	RS-2
2075100000	87 ST BENEDICT ST	VACANT INSTITUTIONAL	FIRST BAPTIST CHURCH OF ST AUG	RS-2

PRIVATE PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

B	C	D	E	
Parcel/Strap	Address	Usage	Owner	Zoning & Ma
2075000000	85 ST BENEDICT ST	VACANT INSTITUTIONAL	FIRST BAPTIST CHURCH OF ST AUG	RS-2
2122800000	169 MARTIN LUTHER KING AV	ASSISTED LIVING	ST JOHNS COUNTY WELFARE FEDERATION	RS-2
1096000110	96 MASTERS DR	CHURCHES	BRIDGE OF LIFE CHRISTIAN CENTER OF THE ASSEMBLIES OF GOD INC.	CL-1
1100500000	110 MASTERS DR	CHURCHES	ISMATIC ORTHODOX CHURCH INTERNATIONAL	RS-2
2035530000	161 MARINE ST	CONTINUED CARE FACILI	ST JOHNS COUNTY	RG-1
2035500000	180 MARINE ST	COUNCIL ON AGING	ST JOHNS COUNTY (property owner) Council on aging	RG-1
1270000000	57 ANDERSON ST	CHURCHES	CHURCH OF GOD OF ST AUGUSTINE INC.	RS-2

PUBLIC PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

Parcel/Strap	Address	Usage	Owner	Zoning & Cov
1643100000	15 FT MOSE TRL	COUNTY OWNED	ST JOHNS COUNTY	RS-2
1515300000	8 HILDRETH DR	PUBLIC SCHOOL	BOARD OF PUBLIC INSTRUCTION	GU
1506600000	10 HILDRETH DR	PUBLIC SCHOOL	BOARD OF PUBLIC INSTRUCTION	RS-2
1536700000	SAN MARCO AVE	PRIVATE SCHOOL/COL	STATE OF FLORIDA SCHOOL FOR DEAF & BLIND	GU
1536600000	SAN MARCO AVE	PARKING LOT	STATE OF FLORIDA PARKING FOR DEAF & BLIND	GU
1493350000	207 SAN MARCO AVE	PRIVATE SCHOOL/COL	FLORIDA INSTITUTE FOR DEAF & BLIND	GU
1547000000	10 MILTON ST	PRIVATE SCHOOL/COL	STERK, ROBERT & MARY JO	RS-2
1544400000	30 NELMAR AVE	PRIVATE SCHOOL/COL	TITF/DEP OF EDUCATION	RS-1 2
1569100000	190 SAN MARCO AVE	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1569100010	1960 N PONCE DE LEON BLVD	COUNTY OWNED	ST JOHNS COUNTY	GU
1116300000	253 W KING ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	CM-

PUBLIC PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

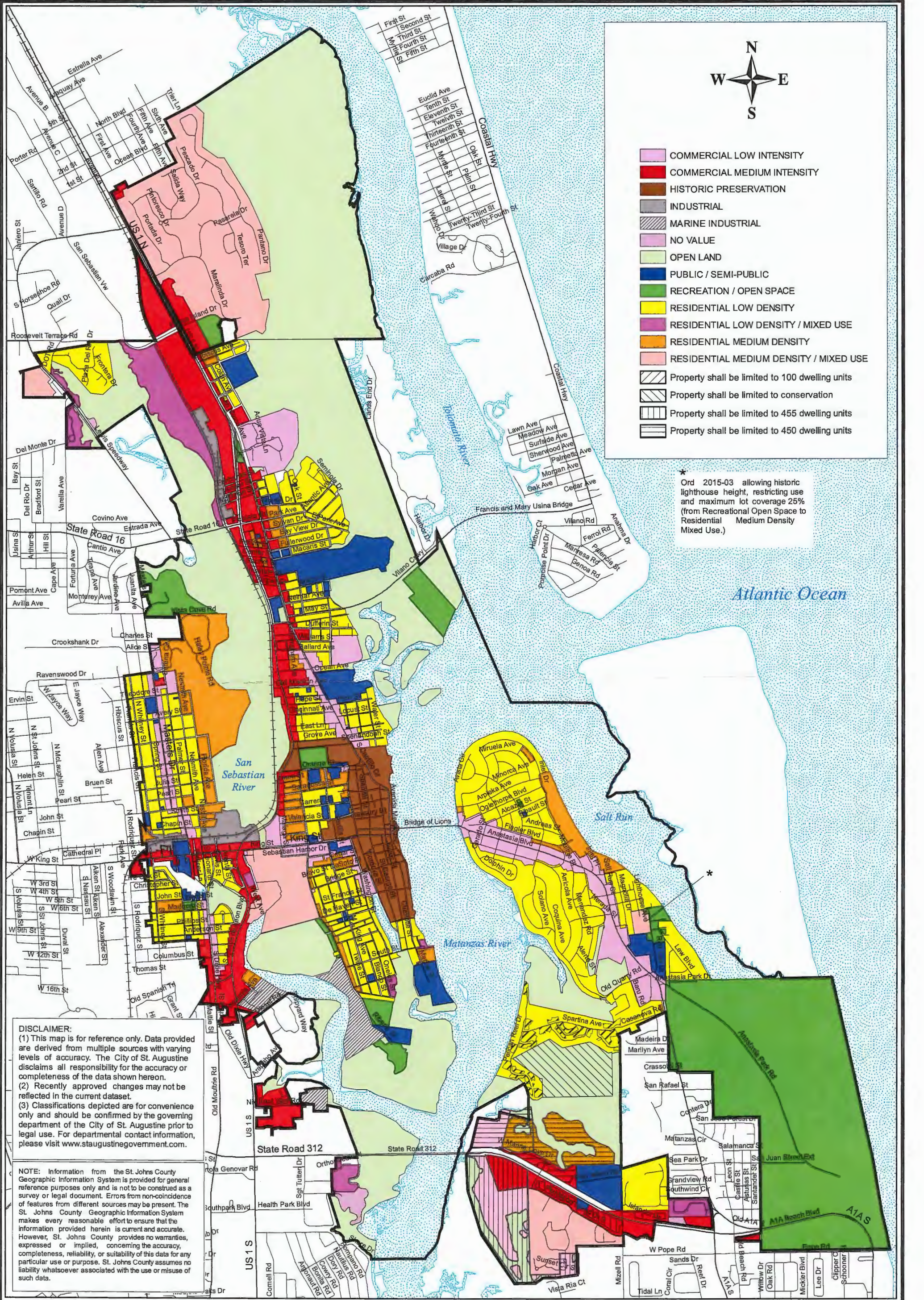
Parcel/Strap	Address	Usage	Owner	Zoning & Cov
1117700000	16 ELKTON LN	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1117600000	W KING ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	
1116800000	254 W KING ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1117100000	12 PALMER ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1116600000	W KING ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1117000000	PALMER ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
2089800000	100 MARTIN LUTHER KING AVE	MUNICIPALLY OWNED	ST PAUL AME CHURCH	GU
2090000000	102 MARTIN LUTHER KING AVE	STATE OWNED TIIF	TIIF ST JOHNS COUNTY NAT AFRICAN AMERICAN ARCH	GU
2089900000	MOORE ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
2090700000	101 MARTIN LUTHER KING AVE	STATE OWNED TIIF	TIIF ST JOHNS COUNTY NAT AFRICAN AMERICAN ARCH	GU
2085600000	102 MARTIN LUTHER KING AVE	STATE OWNED TIIF	TIIF ST JOHNS COUNTY NAT AFRICAN AMERICAN ARCH	GU
2087400000	POMAR ST	STATE OWNED TIIF	TIIF ST JOHNS COUNTY NAT AFRICAN AMERICAN ARCH	GU

PUBLIC PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

Parcel/Strap	Address	Usage	Owner	Zoning & Covenants
2059700000	67 ORANGE ST	PUBLIC SCHOOL	BOARD OF PUBLIC INSTRUCTION	RG-1
2063400000	47 ORANGE ST	PUBLIC SCHOOL	BOARD OF PUBLIC INSTRUCTION	RG-1
1961600000	40 ORANGE ST	PUBLIC SCHOOL	BOARD OF PUBLIC INSTRUCTION	GU
2018300000	99 KING ST	FEDERALLY OWNED	UNITED STATES POSTAL SERVICE	CL-1
2035000000	399 & 665 RIBERIA ST	MUNICIPALLY OWNED	CITY OF ST AUGUSTINE	GU
1495900010	650 RIBERIA ST	GOV OWNED LEASED	CITY OF ST AUGUSTINE	GU
2035400000	404 RIBERIA ST	TRANSIT TERMINALS	W J DEVELOPMENT CORP	IW
2035520000	189 MARINE ST	COUNTY OWNED	ST JOHNS COUNTY	GU
1619300000	865 FISH ISLAND RD	UTILITIES	CITY OF ST AUGUSTINE	GU

PUBLIC PROPERTY IN PUBLIC/SEMI-PUBLIC LAND USE

[illegible]



City of St. Augustine

PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

FULU MAP

SHEET
1 of 1

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 25, 2019

RE: Item 3
Discussion and Public Comment Related to the Draft Future Land Use Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

The Future Land Use Element of the Comprehensive Plan is a required element. The element is the main chapter of the Comprehensive Plan that establishes the overall plan and framework for the future development of the City. It is the element that summarizes all of the important issues impacting the City and sets the direction for how the issues will be addressed.

Attached is a summary of the City's vision document, a **Draft** updated Data and Analysis for the Future Land Use Element, five (5) Area Workshop summaries that staff has had with the public, the existing 2011 Future Land Use Element Goals, Objectives and Policies, and the existing Future Land Use Element Map Series.

The Area Workshop summaries are included to give the PZB an idea of the nature of the comments that have been discussed at the Workshops. The comments, and the direction provided by the PZB will help to set the direction of the Future Land Use Element.

The Evaluation and Appraisal process in 2018 identified several issues outlined below related to the Future Land Use Element. The update is an attempt to address these issues, as well as, update the element through 2040.

- Quality of life issues
- Opportunity to diversify the economy
- Mass transit – parking vs living city
- Mobility/transportation
- Encourage affordable housing
- Environmental issues
- Livability
- Neighborhood environment
- Limited area, limited infrastructure
- Healthy economy

- County does economic development
- Look at zoning and uses
- Encourage mixed use/diverse smaller scale types of uses
- Incentivize specific uses/disincentivize other uses
- Strive for balance
- “carrying capacity”

Included in this element is an analysis of the Land Use Data Requirements, Vacant Land and Availability of Facilities and Services Analysis. The amount of land needed to accommodate projected populations. The Need for Redevelopment, an Economic Development discussion, and a summary of the need for Affordable and Workforce Housing in the City. Urban Sprawl, Growth Impacts, Mobility, and Energy Efficiency will also be discussed.

The most critical issue identified in the element is the establishment of a “Land Use Plan” for the City. The land use plan is implemented by the definitions of the land use categories, which are then adopted as zoning districts in the land development code. By looking at Pages 27-31 in the element the Board can review the language that Staff has started to update. At this point Staff would like direction, and recommendations from the PZB before proceeding further.

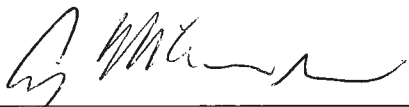
Staff would like specific direction from the Planning and Zoning Board (PZB) related to the direction and definitions of the land use categories.

Staff would also like specific direction from the PZB related to several 2011 Comprehensive Plan assumptions:

- The City is a living City;
- Mixed use developments and districts are encouraged;
- Commercial areas should be accessible to surrounding neighborhoods;
- Preservation is focused on the core area of the City; and
- The City is mostly built out, and to expect scattered infill development.

Are these assumptions still valid? Should they be continued as assumptions in this update?

If you have any questions or require additional information please contact myself or David Birchim at our office by calling (904) 825-1065 or by email at either askinner@citystaug.com or dbirchim@citystaug.com.



Amy McClure Skinner
Deputy Director
Planning and Building Department

Future Land Use Element

Introduction to the Future Land Use Element

The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

The Future Land Use Element serves as a guide for the development and use of land within the City of St. Augustine. This includes creating an efficient pattern and location of future land uses through the relationship between land use and preservation and livability, mobility and the transportation system, a balance of cultural and economic resources, and protection of the City's natural resources. It establishes the framework for all the other elements of the Comprehensive Plan.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements. The existing land uses can accommodate the projected population. But careful analysis of the Infrastructure Element is required to address future provision of services.

Economic diversity, tourism growth, and growth impacts from St. Johns County may be the biggest issues to address for the future, along with the need for more diverse housing options, especially workforce homes and rental units.

These issues are also related to mobility and transportation issues, community resiliency and sustainability.

Discussion of Goals, Objectives and Policies

Based on the structure and format of the Comprehensive Plan the Future Land Use Element is both the first element to look at, but also the last, and it is continually revised as the other elements are updated.

Therefore, Draft Goals, Objectives and Policies are a “work in progress” until more specific direction is established.

The PZB will have ample opportunity to review revised Goals, Objectives and Policies through this process.

They will be organized in topical sections:

- Natural Resources
- Facilities and Services
- Historic Resources
- Hazard Planning
- Urban Sprawl
- Plan Implementation
- Preserving Sense of Place
- Economic Development

This is in an effort to collect the topical Objectives and Policies around specific goals making them easier to locate.

Area Workshop Summaries

Tuesday, February 12, 2019

Area Workshop Meeting Summary

Base Assumptions and topics

- Expand preservation
- Conservation should be a higher priority
- Recognize other areas of the city
- Stormwater management and flood mitigation for all areas of the city
- Expand “city” mindset
- Impact of storms including flooding and infill in new vacant areas
- What is “living city” anymore?
- Healthier “main streets”
- Protect the citizens of St. Augustine
- Balance of residents versus tourists
- Conservation and commercial encroachment
- People live here - need to preserve residential areas
- Issue of redevelopment
- Protect and prioritize existing single family areas
- Address tensions and balance between residents and development
- Assess real costs and expenses related to development
- Creative funding sources
- Create principles of development
- Consider issue of moratorium and legal issues of downzoning
- Need an environmental statement
- Infrastructure improvements
- Inventory of city lands

Tuesday, February 12, 2019

Area Workshop Meeting Summary con't

Local Issues

- Impervious surface requirements
- Silting issues
- Water conservation issues
- What is best for residents
- Encourage TDC to spend money on city impacts
- Impacts of tourism
- Impacts of county growth
- Recognize impacts of – Nights of Lights, festivals, tourist numbers
- Balance tourism in other areas – encourage exposure of other areas
- Building and land development codes – flooding, elevation, stem wall construction, hydrology
- Positive civic involvement and commitment
- Preserving what we have
- Promote marine environment – use access to riverine environment better, more fully
- Enforce codes
- Anastasia Boulevard assets coordinate and encourage communication with FDOT

Thursday, February 19, 2019

Area Workshop Meeting Summary

Base Assumptions and topics

- Impacts of development on flooding and climate issues
- Impervious surface ratio requirements
- Filling issues and stormwater trespass
- NFIP Grants and mitigation requirements
- Funding impacts when built-out – capacity issues
- Charging impact fees
- Infrastructure impacts – water and sewer
- Impacts of seawalls and bulkheads, implications of armoring the shoreline
- Strategic planning and budgeting

Local Issues

- Transportation infrastructure improvements – road conditions make it difficult to “operate” alternative modes, need levels of service for roads
- Upgrades to roads/sidewalks/connectivity and connections
- Accountability for improvements, development, need enforcement and consequences
- Impose impact fees
- Complete street concepts for pedestrians, bicycles, “people movers”, satellite parking and shuttles
- Include alternatives to access beach and downtown
- All areas experience congestion
- Look at other communities as resource and benchmarking
- Boats in waterways and associated issues
- Homelessness
- Character in core a high priority, preserve the downtown identity
- Timeframes for projects – so impacts are mitigated in real time
- Fines, enforce timeframes for projects
- Proactive code enforcement
- Impacts on the environment should be second priority – wildlife, habitat, water quality, waterways, alternative energy
- Issues are interrelated
- Mobility/circulation issue, look at traffic flow pattern
- Public safety, need a safe, clean environment, visible police presence
- Beautification

Good things about St. Augustine

- The people
- Living history
- Employers/businesses are welcoming
- Pet friendly
- Historic nature, sites/buildings/fort
- Downtown walkability – new crosswalks
- General ambiance, don't lose the character
- Encourage brick streets, historic feel, upgrade St. George Street
- Environmentally friendly
- Amphitheatre venue, art community, arts in general – art walks, theatres, film festival
- Education opportunities – Flagler College
- Festivals/Nights of Lights
- Local hospital
- Beautiful beaches
- Lighthouse, fort
- Local discounts

Wednesday, March 20, 2019

Area Workshop Meeting Summary

Base Assumptions and topics

- Redevelopment of existing developed properties might create more development than originally thought
- City is not necessarily built-out
- “living city” has changed
- “perils of flood” issue should definitely be addressed
- More than one (1) core area, all areas should be looked at
- 2011 Plan underestimated growth impacts
- Outside pressures and impacts
- Outside pressures and development implications on “authenticity”
- Include authenticity issues in comprehensive plan, reference vision
- Parking and traffic issues – separating traffic issues, tourists, residents, county – satellite parking versus close in – transit system
- Look into funding sources – bed tax, tourist tax
- Affordable/workforce housing work with state and county
- Economic development – high speed internet, workshare spaces

Local Issues

- Safety issues, public safety, downtown “nightlife” detrimental
- Long range planning for tree canopy including within the city rights-of-way
- Affordable housing, bonuses, transportation issues
- Coordinate with county, impacts and mobility
- Tourist tax/head tax and marketing issues
- How to regain a sense of place and character
- Residents should be a priority
- Parks and recreation - intent to add to inventory, strategic neighborhood parks with connectivity, and a “comprehensive” look
- Homelessness

Good things about St. Augustine

- Neighborhoods and a sense of community
- Front porch neighborhoods and culture
- Character of city

Wednesday, April 3, 2019

Area Workshop Meeting Summary

Base Assumptions and topics

- Encourage alternative modes of transportation, such as bike share/scooters
- Trail connections
- Should have impact fees for new development
- Address derelict housing/buildings and unoccupied
- Improve open green space areas/Oyster Creek area and city owned property
- Implications of short term rental and vacation rentals
- Balancing relationship between neighborhood environment and commercial vitality
- Encourage small business development
- Protect environmentally sensitive areas
- Regulate utilities

Local Issues

- Curious about building design requirements
- Encourage diverse economy
- Signage and visible clutter, concern related to aesthetics/design standards and historic ambiance
- Types of restaurants/patrons and late night activity
- Encourage high speed internet, "infrastructure"
- Signage for different business districts – mark references so people know distances/directional signage/sidewalk improvements/street lighting
- Use initiatives to demonstrate need/usage for bicycles and shared paths
- Different types of cyclists/different needs/racks

Good things about St. Augustine

- Like the small town feel with activities and festivals
- Diverse population
- Historic nature and look of town
- City government is responsive
- Need housing maintenance assistance for different populations, such as historic homes, seniors, veterans and other populations

Tuesday, April 16, 2019

Area Workshop Meeting Summary

Base Assumptions and topics

- Plan did not anticipate growth issues, especially tourism and county
- Transportation issues
 - pedestrians
 - vehicles
 - satellite parking
- “congestion management” forcing alternative modes
- Fear of change
- Co-existing issues – residents and tourism industry
- Grid pattern but narrow colonial streets, surrounded by water
- Limited options for transportation corridors
- Rapid change is difficult to handle
- Nighttime entertainment – need good neighbor policy
- How to balance living city and different uses
- Day and nighttime uses – “economy” rules
- Evening vs daytime have different requirements

Local Issues

- Events – local vs others
- Shuttles – tourist – regional – people, critical mass for tourists and others
- More people
- Variety helps us survive, different kinds of tourists
- Short term rentals vs long term rentals
- Recognize other modes of travel – uber/lyft, electric and self-driving cars, more modern trends
- Should have seasonal plans, adaptable plans that are flexible depending on circumstances
- Arts enclave and performance needs, performing arts center/venue, the arts add to quality of life and economy

City of St. Augustine

Vision Plan – 2014 and Beyond

The Vision Statement

St. Augustine will be a livable, authentic, waterfront city that builds upon rich history and environment to create a distinctive community character founded on a healthy vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

Guiding Principle: Balance

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses, institutions, and visitors which contribute to a livable, authentic, character based, and vital community.

The first priority identified is livability. Residents, businesses, and visitors all want a City that is livable, a City that retains those important quality of life aspects critical for resident and visitors alike. This first priority also includes mobility which means developing and implementing a holistic solution that encompasses parking solutions, alternative means of transport, creative uses of existing assets, and accessibility.

The need for balance is a value recognized throughout the community as a living community and the need to manage the tensions and pressures that all living communities, such as, St. Augustine have as they seek choices about their future.

St. Augustine experiences the natural tension present in communities with an extensive tourism industry, the pressures of large numbers of visitors vs. the daily experience of residential life in such a community.

Tourism undergirds much of our economy, bringing both benefits and costs, and while tourism generates much of the tension mentioned before, we also recognize that the industry brings economic benefits and is the source of the many quality of life features that would not otherwise exist in a similar sized city.

Therefore we stress as our core principle the practice of balance where the values and needs of all community members be heard, understood and considered as decisions are made and policies established.

Strategic Results

The Vision Plan is intended to produce four results:

LIVABILITY

The City of St. Augustine is a safe and pleasant place to live where the experiences and services that make life enjoyable and rewarding are accessible. It is a welcoming and compassionate community that embraces diversity in all senses of that term. The intent of this theme is that St. Augustine be an even more desirable place to live by offering the full range of experiences that make a city highly livable.

AUTHENTICITY

The City of St. Augustine has protected its rich layers of history while adding to those layers as a living and dynamic community which is fully engaged in today's world. The intent of this theme is that St. Augustine remain a work, live, play city that is multi-generational and culturally diverse and that it will manage change while also protecting its distinctive features.

CHARACTER

The City of St. Augustine has protected its historic physical character by maintaining its built scale, its architecture, its intensity and density of uses, and its natural environment. It has also maintained and strengthened its social and cultural character through continued development as an arts and culture hub, a culinary destination, and a small town of both historical and architectural depth. It is the intent of the Vision Plan to protect, retain, or enhance those features of the city (be they natural, built or human) which make St. Augustine a historic and distinctive community.

VITALITY

It is the Vision Plan's intent to enhance the level of economic activity in the City so as to encourage the development of diverse existing and new entrepreneurial economic drivers, maintain and restore a rich and healthy physical eco-system, and support a diverse group of people who find St. Augustine home.

Future Land Use Element **Draft Data & Analysis**

Prepared by:

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Future Land Use Element

163.3177(6)(a)

Introduction

The Future Land Use Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

Purpose

The Future Land Use Element serves as a guide for the development and use of land within the City of St. Augustine. This includes creating an efficient pattern and location of future land uses through the relationship between land use and preservation and livability, mobility and the transportation system, a balance of cultural and economic resources, and protection of the City's natural resources. It establishes the framework for all the other elements of the Comprehensive Plan.

Background

For over 450 years St. Augustine has worked to define itself, and promote its many opportunities. Historically the priorities have been surviving as a military outpost, and foothold in the New World against a constant barrage of enemies including fire, disease, pirates, invaders, bombardments, colonization, Spanish, British, and American influences, and eventually statehood.

Early on the identity of St. Augustine was recognized as unique with a Spanish Colonial Town Plan, and Fort, and subsequent surrounding neighborhood, commercial, and institutional development. The preservation of its architectural heritage, and archaeological record remain a high priority, as well as, its continued livability and balance of culture and economy.

The impacts and pressures of modern living are forcing considerations of balance to protect the quality of life, and natural resources, against a booming tourist economy, and rapidly growing County. The small town, mixed use, urban context begs to be defined and protected to maintain its hard working, charm and character for future generations.

Land Use Data Requirements

In an effort to develop a future land use plan for the City existing circumstances, data, and information must be gathered and analyzed.

Analysis of Existing Land Use

The existing land uses for the City relate to the typical land uses required within a Comprehensive Plan. They consist of residential, commercial, and industrial land use categories, and others. The City does have some unique mixed use areas, as well as, the original Town Plan area of the City dating back 450 years. The Town Plan area is designated Historic Preservation by the Comprehensive Plan. The Historic Preservation land use category includes 2% of the City's land area, which is one of the smallest areas; however, it may be the most important, in terms of defining the City. Several National Register District designated and eligible neighborhoods also surround the historic core area. These may be important factors, along with growing recognition of the West side of the City when updating the Plan.

Existing residential land uses include low density, medium density, and residential mixed use categories. The residential land uses are approximately 26% of the City's land area. Of this percentage 13% is low density residential potentially allowing for approximately 8,050 dwelling units. Approximately 4% is medium density residential allowing for approximately 3,699 dwelling units, and approximately 9% is mixed use residential allowing for approximately 5,684 dwelling units. This totals 17,433 potential residential units if calculated at the full densities allowed. A Stipulated Settlement Agreement, however, limited the potential number of units along the SR 312 corridor (including the Pelican Reef Subdivision) reducing allowed residential units by 3,692, which reduces the potential overall units to 13,741 residential units. The 2010 U.S. Census determined that the City contains 6,978 existing housing units. It appears that the existing Land Use categories in the Comprehensive Plan can accommodate a significant number of additional units (approximately 6,763 units). However, there may be other factors limiting residential units including the City's aggregation rule, or buildable area limited by natural resources for example, further limiting the development potential of residentially designated acreage.

The commercial and industrial existing land uses only account for approximately 11% of the City's land area, which allows for approximately 429 developed acres. These uses are predominantly clustered along the roadway corridors in and through the downtown area. Most of the industrial areas are west and north near the railroad tracks, and along the San Sebastian River where the fishing fleet and boat builders were historically. The commercial uses are largely, office, retail, specialty stores, tourist oriented businesses, service including gasoline stations, trade contractors, restaurants and commercial businesses. The industrial type uses include light manufacturing, machine shops, marine industries, warehousing, and marine government training and enforcement because of the proximity to the inlet.

The recreation existing land use accounts for 865 acres or almost 11% of the City's land area. This parkland area is described in more detail in the Recreation and Open Space Element. Together the Open Land and submerged land area account for 47.5% of the City.

The current public land use category is made up of governmental offices, facilities and utilities, and public schools, but also includes other private uses, and cultural organizations. This accounts for approximately 2.9% of the City's land area, and is scattered throughout the City.

Table X: Existing Future Land Use Categories in the Comprehensive Plan

Existing Future Land Use Categories	Maximum Density/Intensity
Residential Land Uses	
Low Density	8 units per acre
Medium Density	16 units per acre
Mixed Use	
Low Density	8 units per acre/50% land area max commercial low/institutional/recreation
Medium Density	16 units per acre/50% land area max industrial low/commercial low/institutional/recreation
Historic	
Historic Preservation	N/A
Commercial Land Uses	
Low Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 60% max with 35 foot height
Medium Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 70% max with 35 foot height
Industrial Land Use	
Industrial	80% lot coverage max with 35 foot height
Marine Industrial	80% lot coverage max with 35 foot height; 50% lot coverage max with 50 foot height and PUD
Open Land Land Use	
Open Land	2 units per acre/lot coverage 20% max with 35 foot height
Recreation Land Use	
Recreation/Open Space	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height
Public Land Use	
Public/Semi-Public	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height

Source: City of St. Augustine Comprehensive Plan. Summarized by the Planning and Building Department, April 2018.

Approximately 14 acres or 0.2% of the City has "no value" or is undesignated with a land use category. These areas will be assigned a land use designation through this Comprehensive Plan update process. An issue identified through the evaluation process is the need to clarify that open

water should not be assigned a land use category, and that some open land acres may actually be open water. This will be clarified through this 2019 Comprehensive Plan update process.

Table X: Existing Land Use Categories – Potential Development

Existing Land Use Category	Acreage	Percent of Total*	Density	Intensity	Existing Potential
Residential					
Low Density	1070.05	13%	8 du per 1 (94%)**		8,050 du
Medium Density	296.46	3.6%	16 du per 1 (78%)**		3,699 du
Low Density Mixed Use	125.22	1.5%	8 per 1 (50%***)		500 du
Medium Density Mixed Use	648.01	7.9%	16 per 1 (50%***)		5,184 du
Sub-total (Residential)	2,139.74	26.2%			17,433 du
Units removed****					3,692 du
Total Potential Units					13,741 du
Historic Preservation^	165.33	2.0%			
Commercial					
Low Intensity	302.86	3.7%		192** ac at 60%	115 acres
Medium Intensity	453.55	5.5%		343** ac at 70%	240 acres
Sub-total (Commercial)	756.41	9.2%			355 acres
Industrial					
Industrial	56.41	0.7%		49** ac at 80%	39 acres
Marine Industrial	61.03	0.7%		53** ac at 65%	35 acres
Sub-total (Industrial)	117.40	1.4%			74 acres
Open Land^^	2,229.52	27.3%	2 du per 1		4,459 du^^^
Recreation	865.13	10.6%			
Public/Semi-Public	236.73	2.9%			
Rivers/Lakes/Submerged	1,656.53	20.2%			
No Value^^^^	14.21	0.2%			
Total	8,181	100%			

* Percent of Total means a percentage of the existing land use category acreage total

**Indicates total land area designated minus vacant land indicated by St. Johns County Property Appraiser

***50% as defined maximum in Land Use description

****Per Stipulated Settlement Agreement

^No density or intensity defined

^^ May include upland area, as well as, some submerged land/jurisdictional wetlands

^^^Some amount of land acres is undevelopable

^^^^Land area undesignated by the existing Comprehensive Plan

The development potential indicated accounts for the potential development allowed in the existing land use categories. In addition, there is approximately 375 vacant designated acres within the City which is potentially developable and discussed in the vacant lands analysis.

Analysis of Character and Magnitude of Existing Vacant Undeveloped Land to Determine Suitability for Use

Vacant or undeveloped land is a significant issue for the City of St. Augustine not because of a large amount of available vacant land, but because there are so few large pieces of developable vacant land left within the city limits. Most parcels of vacant land are scattered throughout the City and would be considered infill development. The City recognizes the potential impact that infill may have, including compatibility of new development within the city's historic neighborhoods, while balancing the need for necessary and accessible local commercial services, as well as, the overall economy.

Gross Vacant or Undeveloped Land

The vacant or undeveloped land in the City of St. Augustine, outlined below was identified based on parcel data from the St. Johns County Property Appraiser. There are approximately 473.14 acres of vacant land or undeveloped land in the City. There are 130.90 acres of vacant residential land. There is also non-residential vacant land that can be divided into Vacant Commercial, 221.50 acres, Vacant Industrial, 15.38 acres, Vacant Institutional, 6.88 acres and other undeveloped land, 98.48 acres.

Table X: City of St. Augustine Vacant & Undeveloped Land

St. Johns County Property Appraiser Records		Acres
	Vacant Residential	130.90
	Vacant Commercial	221.50
	Vacant Industrial	15.38
	Vacant Institutional	6.88
Sub-total		374.66
	Rivers, Lakes & Submerged	62.08
	Right-of-way	36.40
Sub-total		98.48
Total		473.14

Source: 2018 St. Johns County Property Appraiser

This vacant designated area is illustrated in more detail in Table X outlined below. Based on the existing land use categories and an analysis of the vacant land within the City approximately 1,552 additional residential units, and 154.63 additional acres of commercial and industrial uses may be developed.

The Public/Semi-Public land use may also allow an additional 4 acres of development.

Table X: City of St. Augustine Vacant Land Analysis – Potential Development

Vacant Land Analysis	Acres	Density	Intensity	Existing Potential
Residential				
Low Density	52.23	8 du per 1		417 du
Medium Density	35.73	16 du per 1		571 du
Low Density Mixed Use	21.27	8 du per 1		170 du
Medium Density Mixed Use	21.27	16 du per 1		340 du
Sub-total (Residential)	130.90			1,552 du
Historic Preservation				
Commercial				
Low Intensity	110.75		60%	66.45 acres
Medium Intensity	110.75		70%	77.53 acres
Sub-total (Commercial)	221.50			143.98 acres
Industrial				
Industrial	7.69		80%	6.15 acres
Marine	7.69		65%	4.50 acres
Sub-total (Industrial)	15.38			10.65 acres
Open Land				
Recreation				
Public/Semi-Public	6.88 (4.13 ac)			
Rivers/Lakes/Submerged	62.08			
Right-of-way	36.40			
Vacant Land Total	473.14			

Source: Planning and Building Department

Soils

The soils of St. Johns County were surveyed and mapped by the Natural Resource Conservation Service (NRCS). In general, the soils in St. Augustine are poorly drained and pose some limitations for development. Figure X shows the general location and extent of soils in the City classified drainage class, while Map X of the Future Land Use Map Series shows the location of the general soils in the City. The characteristics pertaining to planning decisions are drainage class, hydric classification, and development rating. These characteristics are discussed in detail in the Conservation and Coastal Management Element. Most of the undeveloped or vacant land

in St. Augustine is poorly drained to very poorly drained and subject to tidal flooding. Some areas do contain moderately well drained sandy soils. Overall, the soil characteristics will mainly affect the design of stormwater management and utility systems for system upgrades, and future development in these areas.

Topography

Most of the City's population is located to the west of the Matanzas River. Although the City does extend on the barrier island known as Anastasia Island. All of this area is considered part of the physiographic region known as the Atlantic Coastal Lagoons. The Atlantic Coastal Lagoons consist of the Matanzas River, San Sebastian River, North River and Tolomato River. This region consists of open water and flat grassy marshes that are subject to daily flooding by normal high tides. According the U.S. Geological Survey maps, elevations throughout the city range from mean sea level (MSL) at some low lying locations to an elevation of 25 feet above MSL near the City's western boundary, as well as, some locations south and west of Anastasia State Recreation Area.

Natural Resources

Natural resources are components of the environment which contain the delicate balance of our ecological system. These components also serve commercial, economic and recreational purposes as well. Natural resources can impact land development and must be given due consideration when formulating policies. The City's connection to the water, riverine and marsh environments goes back to its very founding, and helped to protect and sustain the City for over 450 years. Considerations need to be made regarding impacts on the natural environment to maintain the City's natural character.

Historic Resources

The historic resources of St. Augustine are outlined in detail in the City's optional Historic Preservation Element of the Comprehensive Plan, and the City's Historic Preservation Master Plan. As the oldest continuously occupied European settlement in the United States dating back to 1565 the City is keenly aware of the pressures on a living colonial City. Protection of the built and archaeological environment are of the highest priority. The difficulty is balancing modern development demands.

Analysis of Availability of Facilities and Services for Existing Land Uses

A detailed analysis of facilities and services to serve existing land uses is provided in the other applicable elements of the plan and summarized below.

Transportation

A full analysis related to transportation and mobility are detailed in the City's updated Mobility and Transportation Element. The City of St. Augustine has a unique dilemma related to transportation. The original Town Plan was designed by Spanish decree and laid out as a Spanish Colony. The small grid pattern with narrow streets was not designed for modern vehicles.

Over the last hundred years as vehicles became the favored mode of transportation, decisions were made to route State and Federally designated roadways through the City, such as, A1A, US Highway 1, and SR 5A (King Street and San Marco Avenue). These decisions have encouraged traffic in and through the City's core areas. This has encouraged commercial and tourist oriented development along these routes, and maintained the City as a cut through path for residential and commercial activity outside and adjacent to the city limits.

The older neighborhoods surrounding the core area are mostly designed in a grid pattern as well, however, there are limited north/south, east/west collector roads to disperse increasing traffic volumes. The volume of traffic within and through the City potentially impacts the quality of life for residents, access to commercial enterprises, the deterioration of historic and infrastructure resources, and potentially the visitor experience that the economy is so dependent upon.

Infrastructure

Potable Water, Sanitary Sewer, and Reclaim Water

The City's water treatment facilities are composed of the Low Pressure Reverse Osmosis (LPRO) Water Treatment Plant (WTP) and the Lime Softening WTP which together have a 6.5 MGD capacity, the wellfield, and the North and South Tank Facilities. The LPRO WTP was constructed in 2008 and has 2.0 MGD capacity. The permeate from the LPRO plant is blended with pretreated raw water from the wellfield. The Lime Softening WTP was placed in service in the 1920s; modifications were made in 1987, but according to an evaluation by the Public Works Department, it has essentially reached the end of its useful life and only certain components are used. The Wellfield is composed of eight (8) wells, seven (7) deep and one (1) surficial (shallow). They are located nearly 10 miles from the plant. Although the Lime Softening WTP is scheduled for demolition, upgrades to the LPRO WTP will allow capacity to remain near 3.0 MGD. Based on a reevaluation of development projections, current LPRO WTP capacity is estimated to be sufficient through the 2025/2026 timeframe. A more detailed analysis describing capacity requirements to 2040 are discussed in the Infrastructure Element.

The City's WWTP has a permitted capacity of 4.95 MGD and utilizes a complete mix activated sludge treatment process with a headworks system for removal of grit and debris, biological treatment units (BTUs) which provide aeration, clarifiers, disinfection chambers and post aeration. The annual average daily flow of the WWTP over the past year is 3.78 MGD (reported in 2018). The recently completed Capacity Analysis Report projects that available capacity is sufficient to

address development in the service area through 2028 so long as the inflow and infiltration reduction program continues. A more detailed analysis describing capacity requirements to 2040 are discussed in the Infrastructure Element.

The City has evaluated the feasibility of implementing a reclaim water system. It has been determined that it is not feasible at this time.

Solid Waste

The City maintains its own solid waste removal capabilities within our Public Works Department. The solid waste is taken to a transfer station in St. Johns County and distributed to other landfills. The City is working to encourage recycling and offers recycling collection and opportunities. It is anticipated that the current disposal arrangement will be able to serve the City of St. Augustine through 2040.

Stormwater Management

The City maintains a Florida DEP Municipal Separate Storm Sewer System Phase II permit, which requires the City to reduce the discharge of pollutants to the “maximum extent possible”, protect water quality, and satisfy the water quality requirements of the Clean Water Act. Since 1995, extensive improvements have been made in areas that suffered from frequent flooding, and the City has maximized construction funds by installing new stormwater conveyance systems as part of roadway projects. However, it is noted by the 2018 Infrastructure Assessment Report Card that less-than-standard capacity of nearly half of the piping conveyance system still exists.

Conservation

The City’s location on the waterfront with its extensive submerged lands, and marsh and riverine environment require that the City respect the surrounding environment and establish criteria that evaluate impacts of development on identified conservation and environmentally sensitive areas. This includes encouraging long term protection of natural resources. The City understands that its conservation policies will have a major effect on issues such as resiliency, sustainability of environmental resources, and livability.

The City has been identified as being within a Priority Water Resource Caution Area (PWRCA) by the SJRWMD. Currently, all the surrounding areas have been designated as such. Most of the City is surrounded by water, whether the Atlantic Ocean directly, or surface riverine resources connected to the Ocean. The City is including a required Water Supply Plan with this update to the Comprehensive Plan.

Recreation and Open Space

The City's recreation and open space facilities are inventoried and evaluated in the Recreation and Open Space Element. Currently, there are 587 acres of Regional parkland, 92 acres of community parks, and 16 acres of neighborhood parks located in the City totaling approximately 695 acres. However, based on the existing Comprehensive Plan land use designation approximately 865 acres are currently designated Recreation/Open Space. This potential discrepancy of 170 acres will be addressed as part of this update to the Comprehensive Plan. Based on existing acreage and established level of service (LOS) standards there is no deficiency anticipated for parkland in the City.

Analysis of Amount of Land Needed to Accommodate Projected Population

Historically, the City of St. Augustine has maintained a relatively steady population, fluctuating slightly, but not increasing at a rate similar to St. Johns County. The Table below indicates rapid growth in St. Johns County up to 2010 with a slowdown, although still above a 10% growth rate, projected between 2010 and 2018. The City's steady population compared to the County's growth has reduced its proportion of population to the County's. In 1970 the City comprised 40% of the County population, but by 2010 (40 years later) the City was only approximately 7% of the County population.

Table X Proportion of City Population to County Population

Year	St. Johns County	City of St. Augustine	% of County
1970	30,727	12,352	40
1980	51,303	11,985	23
1990	82,829	11,692	14
2000	123,135	11,592	9
2010	190,039	12,975	7
2015	212,566 (projected)	13,590 (projected)	6
2018	238,742 (projected)	14,021 (projected)	6

Source: Planning and Building Department

Based on an analysis consistent with methodology suggested by the Department of Community Affairs (DCA) in 2011 the following Table X illustrates population and unit projections for the City of St. Augustine based on the assumption that the City population will continue to be a consistent proportion of the County population, as applied to the Bureau of Economic and Business Research (BEBR) at the University of Florida medium projected population for St. Johns County.

Table X: BEBR Medium Population Projections & Need for Residential Units

Year	St. Johns County	City of St. Augustine	Population Change	Units Needed
Census 1990	83,829	11,692		
Census 2000	123,135	11,592		
Census 2010	190,039	12,975	1,383	601
Projected 2015	213,566	13,590	615	267
Projected 2018	238,742	14,021	431	187
Projected 2020	255,300	14,042***	21	9
Projected 2025	295,800	14,790*	748	325
Projected 2030	329,600	16,480*	1,690	735
Projected 2035	359,600	17,980*	1,500	652
Projected 2040	386,600	19,330*	1,350	587
Total			7,738	3,363**

Sources: 1. 2015 BEBR Statistical Abstract

2. Florida Department of Community Affairs (DCA) in 2011

*Projections including and after 2025 are based on a steady rate of 5% of the projected St. Johns County population.

**Based on 2.30 persons per household in the City of St. Augustine, 2010 U.S. Census.

***Projection based on 5.5% growth rate.

The analysis included in this Comprehensive Plan update is based on a steady growth rate of 5% of the St. Johns County's population. However, based on the vacant land analysis residentially designated vacant land will only accommodate 1,552 dwelling units. If the City increases population at the calculated growth rate through 2040 the additional required units will potentially be provided through redevelopment of property at a higher density than is currently existing or some other means. Potential annexation for residential development is limited. The current residential land use designations will accommodate through infill and redevelopment a potential of 6,763 additional dwelling units. This further indicates that the existing land use plan will accommodate growth through 2040.

Amount of Land Needed

The following steps were used to estimate the number of units and land necessary to accommodate the projected growth.

Residential Land

1. The population was projected for the 2040 planning horizon. The estimated population in 2040 will be 19,330 people.
2. The number of additional people was calculated.

2040 Projected Population – 2010 Census Actual Population = Additional Population

$$19,330 - 12,975 = 6,355 \text{ additional population}$$

3. The number of additional units was calculated.

Additional Population ÷ 2010 Census Average Household Size = Additional Units

$$6,355 \div 2.30 = 2,763 \text{ additional units}$$

4. The number of total additional units was calculated with an incremental growth factor.

Additional Units * 1.25 Incremental Growth Factor = Total Additional Units

$$2,763 * 1.25 = 3,454 \text{ total additional units}$$

5. The unmet need was calculated based on the vacant developable residential acreage by density.
6. The total number of potential units allowed by 130.90 acres of residentially designated vacant developable land is 1,552 units.

Total Additional Units – Potential Units = Unmet Need

$$3,454 - 1,552 = 1,902 \text{ Unmet Need}$$

7. There is a projected unmet need of 1,902 residential units within the planning horizon. However, the current residential land use designations will accommodate a potential of 6,763 additional dwelling units, more than enough to accommodate the projected 1,902 unit unmet need.

Commercial Land

The following steps were used to estimate the number of commercial acres necessary to accommodate the projected growth.

1. The existing ratio of commercial acres to people was calculated.

2016 Existing Commercial Acres ÷ 2010 Census Actual Population = Commercial Acres per Person

$$756.41 \div 12.975 = 0.06 \text{ acres per person}$$

2. The additional commercial acres needed were calculated.

Additional Population * Commercial Acres per Person = Additional Commercial Acreage Needed

$$6,355 * 0.06 = 381.30 \text{ additional commercial acres}$$

3. Current, vacant, commercial, acres is subtracted for additional need.

Additional Commercial Acres – vacant commercial acres = Additional need

381.30 – 221.50 = 159.80 needed commercial acres

4. The City projects a need for an additional 159.80 acres of commercial land. It is envisioned that these additional acres be utilized within and adjacent to the historic city limits to encourage mixed use, infill and compact development in and around the historic downtown. The existing commercial corridors including US Highway 1 may also redevelop at a higher intensity than currently exists.

Industrial Land

The following steps were used to estimate the number of industrial acres necessary to accommodate the projected growth.

1. The existing ratio of industrial acres to people was calculated.

2016 Existing Industrial Acres ÷ 2010 Census Actual Population = Industrial Acres per Person

$$117.40 \div 12,975 = 0.01 \text{ acres per person}$$

2. The additional industrial acres needed were calculated.

Additional Population * Industrial Acres per Person = Additional Industrial Acreage Needed

$$6,355 * 0.01 = 63.55 \text{ additional acres}$$

3. Current, vacant, industrial, acres is subtracted for additional need.

Additional Industrial Acres – vacant industrial acres = Additional need

$$63.55 - 15.38 = 48.17 \text{ needed industrial acres}$$

4. The City projects a need for an additional 48.17 acres of industrial land. Appropriate industrial locations should be encouraged for the overall economic potential of the community. If existing industrial land is changed to another land use category consideration should be made regarding any other more appropriate locations for additional industrial acreage. Marine industrial locations should also be considered in an effort to retain working waterfronts.

Recreational Land

The following steps were used to estimate the number of recreational acres necessary to accommodate the projected growth.

1. The existing LOS for recreation per 1,000 residents: Regional Parks = 5 acres, Community Parks = 1 acre, Neighborhood Parks = 0.80 acres

2. The projected recreational acres needed were calculated.

(2040 Projected Population ÷ 1,000 Residents) * LOS Standard = Total Recreational Acreage Needed

Regional (19,330 ÷ 1,000) * 5.0 = 96.65 recreational acres needed

Community (19,330 ÷ 1,000) * 1.0 = 19.33 recreational acres needed

Neighborhood (19,330 ÷ 1,000) * 0.80 = 15.46 recreational acres needed

131.44 Total acres needed

3. The unmet need was calculated.

Existing Recreational Acres – Needed Recreational Acres = Unmet Need in Acres

Regional 586.79 recreational acres existing

Community 92.41 recreational acres existing

Neighborhood 16.46 recreational acres existing

695.66 Total acres existing

4. The calculations demonstrate an abundance of recreational acreage. Although, the least amount of overage exists for areas considered Neighborhood Parks. The City should encourage the development of neighborhood parks.

These numbers are all potential units and acres for land use planning purposes. There should be flexibility considered appropriately over the planning horizon as opportunities arise to evaluate the best development options for the City.

Mixed Use

The City's Land Use Plan contains approximately 773.23 acres of land designated residential mixed use. However, almost all of the City's land use categories may be considered mixed use. The commercial categories allow residential uses, and the Historic Preservation Land Use category includes varying degrees of mixed uses with the highest concentrated mixed use district in the core downtown area. Residential areas are also encouraged to include churches, schools, parks, and other uses supportive of healthy neighborhoods.

Public and Semi-Public Land

These land uses are intended to be implemented once an applicable activity has been established, however, some semi-public uses, such as churches, exist throughout the city. Public and Semi-Public activities are permitted in all land use categories as appropriate.

Open Land

The City contains a significant amount of open land and/or submerged land along the edges and along the coastal riverine areas. The Open Land category is intended for environmentally sensitive areas limited to low density and intensity development. The updated Land Use Plan includes recognizing “conservation” areas that are not developable. This may include setting aside more acreage, and potentially establishing adaptation areas, where increased density or existing population is encouraged to move away from more vulnerable areas, such as, coastal high hazard areas.

Analysis of Need for Redevelopment

Stating the obvious, the City of St. Augustine is an old city. A community character analysis from 2016 depicts a building pattern demonstrating that most development within the City dates prior to 1970. In the Housing Element a structure analysis also reiterates this by outlining that 31% of housing stock within the City was built prior to 1939, 56% prior to 1970. It is also assumed that the existing infrastructure in these areas requires maintenance and replacement not required in newer communities.

There is also an assumption that the majority of the City is considered “built out” with scattered vacant residential and commercial lots available for development. This “infill development” potentially causes stress within the developed areas related to impact, compatibility, character, and change of use. As the popularity of St. Augustine increases as a tourist destination, and growth in St. Johns County continues at a rapid pace, the small town urban economy is also changing to a more tourist oriented economy which has the potential to impact the livability of the City.

The need and the desire to redevelop can often clash with the history, character, livability and preservation of a community.

An Analysis of Proposed Development and Redevelopment of Flood Prone Areas

St. Augustine’s location along the Atlantic Ocean and the Matanzas and San Sebastian Rivers periodically subject the City to partial coastal flooding. This is also influenced by daily tidal fluctuations. Additionally, the City has special flood hazard areas which may become inundated during 100-year events. The Flood Insurance Rate Maps (FIRM) is periodically updated by the Federal Emergency Management Agency (FEMA). The 100-year floodplain makes up a majority of the lands located in the City of St. Augustine.

City code provides regulations for development within special flood zones regulated by the flood mitigation ordinance. When located in a special flood zone, all finished floors of commercial and residential buildings must be constructed above the established base flood elevation. Buildings constructed below the required base flood elevation are required to be flood-proofed in accordance with acceptable construction standards which have been approved by FEMA.

Sea level rise, climate change, and any associated climatological changes are a growing threat to St. Augustine. The risks associated with a substantial rise should not be disregarded as infrastructure, the built environment and construction in the City would most likely be affected. Any increase in frequency and strength of storms or nuisance flooding poses a real impact on St. Augustine's vulnerability.

Wetlands and Surface Waters

Saltwater marsh is the dominant wetland habitat in St. Augustine. This community is considered a non-forested wetland and includes tidal flats and brackish areas dominated by cordgrass and needlebrush. Saltwater marsh is located throughout the City, and forms natural barriers around the City's major waterways. Saltwater marshes, like all wetlands, serve a variety of useful functions. They provide a buffer between higher lands and the open water, and are important fish nurseries. They also serve as filters that cleanse the water of many pollutants and are important for flood control. Connected to these wetlands are significant riverine environments associated with the Atlantic Ocean.

The City of St. Augustine is located in the Northern Coastal basin, which includes the Matanzas River, Tolomato River, San Sebastian River, Salt Run, St. Augustine Inlet and their associated tributaries. The Guana River converges with the Tolomato River, the Matanzas River, and Salt Run from the south before flowing into the Atlantic Ocean at the St. Augustine Inlet. Tidal effects are observed throughout this waterway. Surface water bodies are classified by FDEP based upon the intended uses of these bodies.

Floodplains/Flood Prone Areas

Floodplains are areas inundated by a 100-year flood event or identified by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA) zones on the City's Flood Hazard Areas Maps. Additionally, the map includes areas anticipated to be affected by a 500-year flood event as well as areas outside of the 100-year floodplain. The 100-year floodplain makes up a majority of the lands located in the City.

Aquifer Recharge

Recharge to the Shallow Aquifer occurs only when rain falls directly on or in the immediate vicinity of the wellfield; therefore, water levels reflect weather conditions very quickly. Water levels decline rapidly during drought conditions and are affected not only by wellfield pumping, but also by evapotranspiration.

The top of the Floridan Aquifer occurs immediately below the clay, confining bed, at approximately 255 feet below land surface, and extends to greater than 3,000 feet in depth. Most of this aquifer, in the vicinity of St. Augustine, contains highly mineralized water, exceeding state drinking water standards, which is a remnant of sea water not completely flushed out of the

formation. The deep wells develop potable water from the very top of the aquifer where a fresh water zone occurs. Below this uppermost zone, water quality degrades with depth. Recharge to the Floridan Aquifer does not occur at the wellfield due to the thick (125 feet) sequence of clay which confines the aquifer under artesian conditions. The recharge area for the Floridan Aquifer wellfield is the lake region west of St. Augustine in Putnam and Clay Counties.

Unlike the Shallow Aquifer, the Floridan Aquifer water levels do not respond quickly to local weather conditions. The aquifer is extensive in area occurring throughout most of the state. Floridan Aquifer water levels reflect long term wide spread meteorological conditions and in the wellfield area have virtually no losses to evapotranspiration. Recharge to this deeper aquifer does not occur in St. Johns County.

Priority Water Resource Caution Areas

In 2005, the St. Johns River Water Management District (SJRWMD) identified priority water resource caution areas (PWRCA) south of St. Augustine in response to projected 2030 water withdrawal demands. By 2010 discussions were taking place to declare northern areas including St. Augustine to the Suwanee within a PWRCA as well (Figure X, and is included as Map X of the Future Land Use Map Series). Priority water resource caution areas are areas where existing and reasonably anticipated sources of water and conservation efforts may not be adequate to supply water for all existing legal uses and reasonably anticipated future needs, as well as, sustaining the water resources and related natural systems. The SJRWMD identified priority water resource caution areas based on the water resource constraints and the results of water use, groundwater, and surface water assessments. The City of St. Augustine is now located in the PWRCA and therefore must participate in regional water supply planning. A required Water Supply Plan will be incorporated into the City's Comprehensive Plan as part of this update.

Economic Development

Even though the City of St. Augustine has always had a small population and small town atmosphere it has functioned as a unique urban area. It is the County seat of St. Johns County although the County functions and services have moved out of the actual city limits. Nevertheless, it remains an important part of the identity of the County and northeast Florida.

It has always attracted tourists with a quaint old world downtown, and its proximity to the water and the beaches; however, in recent years the level of attention and numbers of people that come to the City has increased dramatically. The volume of visitors is almost overwhelming to the sense of community for those that actually live and work here.

Low paying service jobs catering to the tourist industry make it difficult to afford to live in the City, as the real estate market, and other market forces eliminate, change, and out price housing for the workforce.

It is important for the City to maintain its unique identity despite the pressure from outside influences.

Outlined below is a Community Profile that includes comparisons between the City and St. Johns County.

It can be noted that the City's median household income is approximately 34% lower than the overall County rate, and it appears that a significant number of individuals below the poverty level live within the City limits. The highest employment industry in the County is the Leisure & Hospitality industry with Trade, Transportation & Utilities a close second with approximately 19% of the 2016 annual employment. The other largest employment industries are Education & Health Services, Government and Professional & Business Services. It can also be noted that based on food service sales, shipments, wholesaler sales, and retail sales a significant volume of business for the County takes place within the City limits.

The City should work to encourage both professional and business opportunity and growth within the city limits that will work to maintain a diverse and healthy local economy.

Community Profile

• In labor force (% of Population Aged 18 and older)	67.3%
• Median household income (County)	\$69,523
• Median household income (in 2016) (City)	\$45,612*
• Per capita income (in 2016) (County)	\$61,423
• Per capita income (in 2016) (City)	\$27,787*
• All ages in poverty (County)	7.7%
• Individuals below poverty level (City)	20.4%*
• Unemployment Rate (in 2016)	3.7%
• Number of Companies (in 2012) (City)	3,431*
• Annual employment all industries, 2016 preliminary total	69,752
Leisure & Hospitality	20.4%
[Total accommodation and food service sales, 2012 (\$1,000)] (City)	191,883*
Trade, Transportation & Utilities	19.1%
Education & Health Services	15.8%
[Total health care and social assistance receipts/revenue, 2012 (\$1,000)] (City)	105,092*
Government	13.5%
Professional & Business Services	10.3%
Construction	5.4%
Financial Activities	4.9%
Other Services	4.7%
[Total manufacturers shipments, 2012 (\$1,000)] (City)	31,379*
[Total merchant wholesaler sales, 2012 (\$1,000)] (City)	37,229*
[Total retail sales, 2012 (\$1,000)] (City)	545,501*

Source: U.S. Census and/or Florida Legislature Office of Economic and Demographic Research

*Indicates information specific to City of St. Augustine, all other information references are St. Johns County in total
The growth in St. Johns County has also impacted the City as the population in the county increases, their residents use St. Augustine as a desirable entertainment district. This is beginning

to change the livability and character of the entire city. The tourism industry is discussed in more detail below.

It has also been recognized that St. Augustine includes a significant arts community that pursue the full range of artistic expression and talent. This also contributes to the economy, potential economy and the appeal of St. Augustine as a destination.

Tourism

Tourism is a large part of the economy in St. Augustine. The St. Johns County Tourist Development Council (TDC) spends millions of dollars promoting the County for tourist opportunities in six (6) areas: outdoor recreation, family, arts and culture, history, romance, and golf. In 2016 a total of 6,780,462 visitors came to St. Johns County, 2,581,292 just for the day.

Additionally, the TDC reports that:

- 62% of the visitors stayed more than one or more nights;
- 73% of the overnight visitors stayed in hotels or B&Bs;
- 96% walked historic St. Augustine (**6,509,244 people**);
- 86% Dined in restaurants;
- 55% Paid admission to visit a historical site or museum (**3,729,254 people**);
- 46% Took a trolley, walking or ghost tour (**3,119,013 people**); and,
- 23% Engaged in beach activities (**1,559,506 people**).

These statistics emphasize the importance of St. Augustine to the Leisure & Hospitality industry in St. Johns County. A total of 854,664 people toured the fort in downtown St. Augustine in 2016, which is almost 13% of all of the visitors to the County during that year. Outlined below are the annual numbers of people that toured the Castillo de San Marcos (fort) each year from 2006-2017, totaling 8.8 million people, and averaging 801,451 people a year. Since 1934 over 45 million people have toured the fort. In 2017, 876,975 people toured the fort, the most recorded, and one of the top four (4) years (1992, 2015, 2016, and 2017) ever recorded.

This has an impact on the quality of life for those that live here. The volume of tourists through the City is a huge impact on the economy, but is also a huge strain on the livability of a real City for the people that live here. This issue creates strains for mobility, impacts on infrastructure, such as water and sewer, historic resources, and neighborhood quality of life. The City population is only approximately 14,000 people with over 6 million visitors a year. This can be overwhelming.

Table X: Visitors to the Castillo de San Marcos (Fort)

		Average per year:
Total Visitors 2006-2017	8,815,966	801,451
		Average per month:
Total Visitors 2017	876,975	73,081
Total Visitors since 1934	45,502,022	

Source: National Park Service local office, St. Augustine, Florida, 2018

In Fiscal Year 2016 the remitted Tourist Development Tax within the two (2) area codes that include the City, was over 6.8 million dollars of bed tax. In Fiscal Year 2017 the bed tax paid in these areas was over 6.4 million dollars. This includes area code 32084, which includes Vilano and North Beach, and 32080 which is Anastasia Island, so not all of the revenue was generated from within the actual City limits; however, the majority of the City is in zip code 32084. This may also demonstrate tourist impacts throughout the city from North Beach to St. Augustine Beach as they pass through the city to stay at hotels in the immediate area, and come in to the city as tourists.

Education Attainment

St. Johns County is known for having an excellent school system. Several schools are within the City limits of St. Augustine including Flagler College, a four year liberal arts college. Several other schools are within close proximity to the City limits including the St. Johns River College.

- Persons aged 25 and older (% HS graduate or higher) (County) 95%
- Persons aged 25 and older (% HS graduate or higher) (**City**) **90%***
- Persons aged 25 and older (% Bachelor's degree or higher) (County) 43%
- Persons aged 25 and older (% Bachelor's degree or higher) (**City**) **38%***

Source: U.S. Census and/or Florida Legislature Office of Economic and Demographic Research

*Indicates information specific to City of St. Augustine, all other information references are St. Johns County in total

Table X: St. Johns County Education Statistics (2018)

Total School-Age Population	39,278	85.61% white	7.10% black	4.23% Asian
Students Eligible for Free/Reduced Lunch	24%			
High School Dropout Rate	2.9% dropout rate			
Readiness for College	42% of graduates			

Source: St. Johns County School District

The St. Johns County School District tested First in State Reading, First in State Math, First in State FCAT Science, and tied for First in the State History EOC, it is a superior performing school district, which is part of the appeal of St. Johns County for residential development. Two (2) of the 19 Elementary Schools, both Alternative Schools, and two (2) of the three (3) Charter Schools in the district are within the City limits.

It appears that it would benefit the County and the City of St. Augustine to diversify the local economy and provide jobs for the relatively well educated high school graduates within the County or to attract those pursuing higher education back to the County with a job, in addition to the perceived quality of life, and livability of the area. The high quality of the local education should support diverse employment opportunities.

The diversity in employment opportunities should also include the Building trades not just “white collar” jobs. College is not necessarily for everyone, and a well-educated workforce is needed to sustain any healthy community including trades, technicians, managers, police, fire, health services, and the like.

According to the Census, 42% of workers, work outside of St. Johns County, and commute an average of approximately 27 minutes to their work. Within the City, workers commute approximately 21 minutes to their work. The State of Florida rate of workers that work outside of their county of residence is only 17.5%, considerably less than St. Johns County workers. This demonstrates that significantly more workers are travelling to outside of the city and county to work.

Affordable Housing/Workforce Housing

Florida Statutes require that an affordable housing assessment be performed using a methodology established by the Florida Department of Economic Opportunity (DEO). Data and Analysis for the Affordable Housing Assessment was provided by the Schimberg Center for Housing Studies, using the best data currently available. The full discussion is included in the Housing Element of the Comprehensive Plan.

Based on the data provided 38.6% of the current households in 2016 earned 80% or more of the area median income. This percentage is expected to rise through 2040, so in general household incomes within the city are projected to go up. In total 53.4% of the households within the city were not cost burdened in 2016. However, 46.6% of households were cost burdened, almost 31% severely cost burdened. Using the median household income for the city in 2016, the lack of affordable housing is dramatically illustrated for each housing cost threshold group.

An affordable workforce housing plan is critical to maintain the City's social and economic diversity. A diverse economy is also critical to maintain a viable, livable, healthy community.

Discussion of Urban Sprawl

Given the fact that St. Johns County is experiencing rapid growth, especially in residential development where people move here for quality schools, quality of life, and jobs in the surrounding areas, the City of St. Augustine is reasonably compact, and limited in opportunity for annexations that encourage sprawl. Most development, even on the outer edges of the City would be considered infill development in relationship to the sprawling unincorporated County areas adjacent to the City.

The City's primary focus is encouraging quality infill development and redevelopment to sustain the City's livability, and "urban" mix of uses.

Growth Impacts/Resiliency/Sustainability

Discussion to be inserted after Conservation and Coastal Management Element update.

Mobility

Discussion to be inserted after Mobility and Transportation Element update.

Energy Efficiency and Greenhouse Gas Reduction Strategies

In 2008 the Florida legislature set forth requirements that the Future Land Use Element of a local comprehensive plan include energy-efficient land use patterns and greenhouse gas reduction strategies. The Energy Conservation Map (Map X) depicts three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, public transportation, and bicycle/pedestrian pathways.

Vegetation, soils and wetlands are widely recognized as terrestrial carbon sinks. Carbon sinks facilitate either the net removal of carbon net emissions from the atmosphere or the prevention of

carbon net emissions from the terrestrial ecosystem into the atmosphere. As a result, all wetlands are identified as carbon sequestration areas, and should help alleviate concentrations of greenhouse gas emissions.

Public transportation and bicycle/pedestrian routes fall under alternative transportations methods. By using an alternative method of transportation, residents can reduce carbon emissions. Reductions in carbon emissions are realized through reduced traffic congestion and energy consumption.

Other programs that help to reduce energy consumption and protect limited resources are the Florida Residential Retrofit program, the Florida Water Star program, the U.S. Environmental Protection Agency's Energy Star program, and the St. Johns River Water Management District's Waterwise Landscaping program.

The Residential Retrofit program is particularly beneficial for the City of St. Augustine with its older housing stock. It focuses on retrofitting older homes to become more energy efficient to potentially reduce energy use. Additional detail and policies are discussed in the Mobility and Transportation, Housing, and Conservation and Coastal Management Elements.

Land Use Analysis

Vision

Over the past 30 years, the City of St. Augustine has completed several planning exercises. The first and largest effort in the late 1980's and early 1990's included the submittal of the first statutory Comprehensive Plan and a complete compatible rezoning effort. This established the majority of the City's existing Comprehensive Plan, and the current zoning district pattern for the City.

In 2014 a major visioning process was initiated. It included an open dialogue with the community to understand the trends and forces that will potentially shape the future of the City of St. Augustine. For well over a year volunteers worked together to garner input, and provide feedback to develop a Vision Plan that was adopted in June 2015, the *Vision 2014 & Beyond* document.

The *Vision 2014 & Beyond*, as well as, the Historic Preservation Master Plan will help guide the direction and purpose of the City's updated Comprehensive Plan.

In looking at all of the forces impacting the quality of life in the historic city the Land Use Plan has to balance quality of life, local commercial needs, broader economic commercial needs, and the life of neighborhoods in an urbanized area within a growing County, and increasing development and tourism pressures.

The perspective on the Land Use Plan includes focusing on the core downtown historic area, the historic neighborhoods, and corridors radiating out of the downtown, and the evolution of the more typical suburban development along the main arterials through the City. It is expected that with

limited remaining vacant land, the majority of new development will include infill, and intensification or redevelopment of existing properties within the existing City limits.

Land Use Plan

The Future Land Use Plan for the City is the outline for the planned development of the City defined in the land use categories. The categories are defined in an effort to encourage the type of development, redevelopment or infill development as envisioned by the data and analysis and the citizens of St. Augustine. More specific uses, stipulations, and regulations are outlined in the City's adopted land development code, Comprehensive Plan Goals, Objectives and Policies, as well as, depicted in the Future Land Use Map Series.

Note: Proposed changes are for discussion purposes only.

Preservation Categories

Historic Preservation

This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of residential uses and compatible nonresidential uses that will encourage the restoration and reproduction of historic structures and compatible infill development and maintain the historic and low intensive ambiance of the neighborhood~~s~~, and pedestrian scale of the neighborhood~~s~~. This is in an effort to recognize and preserve the historic and physical character of the area, and its contribution to the historic and archaeological record of the State and nation.

For All Uses ~~Minimum lot area of 1,750 square feet; maximum lot coverage of 70%, and 80%~~ impervious surface ratio; maximum height restriction of 35 feet, and maximum of 24 dwelling units per acre.

Residential Categories

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, etc., recreation, public and semi-public uses, including schools consistent with the Public Schools Facilities Element, and Open Land (conservation) as appropriate so as to create and maintain a stable low intensity residential character. ~~Schools may be permitted in this district if it is determined via public hearing that they are compatible with the existing neighborhood, and adequate ingress and egress exists. In addition, the City shall encourage, to the maximum extent possible, the location of schools in conjunction with public facilities such as parks, libraries and community centers; however, the actual location of schools~~

~~will be based on a collaborative effort by the School Board and the City based on principles and guidelines.~~

For All Uses maximum 30% lot coverage; maximum height restriction of 35 feet, and maximum of 8 single family dwellings per acre.

Residential Medium Density

This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. ~~Residential Uses Maximum of 16 units per acre. Non-residential Uses a~~ A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and semi-public uses including schools consistent with the Public Schools Facilities Element, recreational and Open Land (conservation), as appropriate. ~~The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.~~

~~For All Uses Minimum lot area of 5,450 square feet; maximum lot coverage of 35%, maximum height restriction of 35 feet;~~ and maximum of 16 units per acre to a maximum of 24 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.

Mixed Use Categories

Residential Low Density Mixed Use

This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character. ~~Residential Uses Maximum of 8 units per. Non-residential Uses a~~ A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and semi-public uses including schools consistent with the Public Schools Facilities Element, recreational and Open Land (conservation) as appropriate. ~~The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.~~

~~For All Uses maximum height restriction of 50 feet; maximum lot coverage of 50%,~~ 60% impervious surface ratio, and a minimum of 8 units per acre to a maximum of 16 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.

- Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area.
- Commercial uses shall occupy a minimum of 15% and a maximum of 30% of the development area.

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low medium intensity commercial mix of uses. ~~Residential Uses See Residential Medium Density Other Uses A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses.~~ Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low medium intensity commercial, public and semi-public uses including schools consistent with the Public Schools Facilities Element, recreational and Open Land (conservation) as appropriate. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools. ~~Maximum lot coverage of 50%; maximum height restriction of 50 feet.~~

~~For All Uses Minimum lot area of 5,450 square feet; maximum lot coverage of 50%, 70% impervious surface ratio maximum height restriction of 50 feet; and minimum of 8 units per acre to a maximum of 24 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.~~

- Residential uses shall occupy a minimum of 25% and a maximum of 60% of the development area.
- Commercial uses shall occupy a minimum of 25% and a maximum of 40% of the development area.

Commercial Categories

Commercial Low Intensity

This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is ~~not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc.~~ but low traffic generating commercial uses are encouraged including general retail sales and service-related uses. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, PUD developments conservation areas, multi-family, and residential or non-residential mixed uses.

~~Residential Uses Single family Residential Eight single family dwelling units per acre. to a maximum of 16 dwelling units per acre with a maximum lot coverage of 35%; maximum height restriction of 35 feet.~~ Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. ~~Multiple family Residential Maximum of 16 units per.~~ Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet.

- Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 50% of the development area.

- Commercial uses included in a residential mixed use development shall occupy a minimum of 35% and a maximum of 50% of the development area.

Commercial Medium Intensity

This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. ~~It is not intended that this district become or be used for strip commercial purposes.~~

~~Residential Uses Single family Residential Eight single family dwelling units per acre (minimum lot area is 5,450 square feet).~~ Minimum 8 units per acre to a maximum of 24 units per acre when participating in the Affordable Workforce Housing Bonus Program with a maximum lot coverage of 35%; maximum height restriction of 35 feet. Not more than fifty percent (50%) of the Commercial ~~Low~~ Medium Intensity designation shall be permitted for residential use. ~~Multiple family Residential Maximum of 16 units per acre. Other uses Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.~~

- Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 40% of the development area.
- Commercial uses included in a residential mixed use development shall occupy a minimum of 35% and a maximum of 60% of the development area.

Industrial Categories

Industrial

~~Non-residential uses:~~ This district is intended to allow light manufacturing and related service, storage and commercial uses including non-residential mixed-use. Maximum lot coverage of 80%; maximum height restriction of 35 feet.

Impervious surface ratio??

Marine Industrial

~~Non-residential uses:~~ This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry within the City.

Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet.

Impervious surface ratio??

Open Land Categories

The City has outlined three (3) open land categories. First is the current very low density residential Open Land category for those areas adjacent to more environmentally sensitive areas intended for very low impact uses. The second is an Open Land Conservation category established for City, State or other governmental entity or similar environmentally sensitive areas waterward of the most restrictive jurisdictional line intended for undevelopable riverine or marsh areas. The third is intended for areas designated for recreational purposes, which may contain environmentally sensitive area, but is intended for recreational use.

Open Land (Very Low Density)

This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity, but landward of the most restrictive jurisdictional line. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwellings including mobile homes are allowed at ~~Two~~ two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet. ~~Other Uses~~ Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses may occur. Maximum lot coverage of 20%; maximum height restriction of 35 feet.

Open Land (Conservation)

All public or private lands waterward of the most restrictive jurisdictional line, including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization.

Recreation/Open Space

Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation. Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Public Use Categories

Public/Semi-Public

Proposed language to be inserted.

Table X: Proposed Future Land Use Categories

Future Land Use Categories	Maximum Density/Intensity
Historic Preservation	
Historic Preservation	24 units per acre
Residential Land Uses	
Low Density	8 units per acre
Medium Density	16 units per acre
Mixed Use	
Low Density	8 units per acre/50% land area max commercial low/institutional/recreation
Medium Density	16 units per acre/50% land area max industrial low/commercial low/institutional/recreation
Commercial Land Uses	
Commercial Low Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 60% max with 35 foot height
Commercial Medium Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 70% max with 35 foot height
Industrial Land Uses	
Industrial	80% lot coverage max with 35 foot height
Marine Industrial	80% lot coverage max with 35 foot height; 50% lot coverage max with 50 height and PUD
Open Land Land Uses	
Open Land (Very Low Residential)	2 units per acre/lot coverage 20% max with 35 foot height
Open Land (Conservation)	Not Developable
Recreation	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height
Public Land Use	
Public/Semi-Public	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height

Conclusion

Future Land Use Element

Draft

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text

Future Land Use Element

Goals, Objectives and Policies

163.3177(6)(a)

Based on the structure and format of the Comprehensive Plan the Future Land Use Element is both the first element to look at, but also the last, and it is continually revised as the other elements are updated.

Therefore, Draft Goals, Objectives and Policies are a “work in progress” until more specific direction is established.

The PZB will have ample opportunity to review revised Goals, Objectives and Policies through this process.

Future Land Use Summary

The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

The Future Land Use Element serves as a guide for the development and use of land within the City of St. Augustine. This includes creating an efficient pattern and location of future land uses through the relationship between land use and preservation and livability, mobility and the transportation system, a balance of cultural and economic resources, and protection of the City's natural resources. It establishes the framework for all the other elements of the Comprehensive Plan.

Order of Issues and Page References

Natural Resources

Facilities and Services

Historic Resources

Hazard Planning

Urban Sprawl

Plan Implementation

Preserving Sense of Place

Economic Development

Future Land Use Element

Existing

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text

Future Land Use Element

Goal

To create an environment within the City and adjacent areas in which its residents have the opportunity to maximize the potential for economic benefit, and the enjoyment of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

FLU Objective 1

The Future Land Use Map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. The measurable targets for this objective are: (1) the number of development proposals reviewed for compliance with the Future Land Use Plan as implemented by the city's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

FLU Policy 1.1

The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities - potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office.

FLU Policy 1.2

This Plan incorporates two (2) planning periods (2015 and 2030), of which policies, unless otherwise specified, shall apply through the year 2030. The Five-Year Schedule of Capital Improvements, adopted as part of the annual capital budget process shall initially apply through the year 2015, and be annually extended thereafter. The following maps are adopted as part of the Future Land Use Map series in the element indicated, and shall be applicable through the year 2010 and available for public view in the Planning and Building Division: Future Land Use

Element Future Land Use; Soils; Topography; Floodplains Coastal Management Element Conservation Overlay Zones; Areas Subject to Coastal Flooding; Water Dependent and Water Related Uses; Public Access to the Coastal Areas; Vegetative Communities; and Wildlife Habitat. Traffic Circulation Element Traffic Circulation; Stormwater Management Element Topography Potable Water Element Potable Water Wellfield Aquifer Recharge Element Aquifer Recharge Areas.

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, etc., so as to create and maintain a stable low intensity residential character. Schools may be permitted in this district if it is determined via public hearing that they are compatible with the existing neighborhood, and adequate ingress and egress exists. In addition, the City shall encourage, to the maximum extent possible, the location of schools in conjunction with public facilities such as parks, libraries and community centers; however, the actual location of schools will be based on a collaborative effort by the School Board and the City based on principles and guidelines. Maximum of 8 single family dwellings per acre.

Residential Low Density Mixed Use This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character. Residential Uses Maximum of 8 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 10,890 square feet for the first two units and 5,400 square feet of lot area for each additional unit). Non-residential Uses A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Maximum height restriction of 50 feet; maximum lot coverage of 50%.

Residential Medium Density This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. Residential Uses Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit). Non-residential Uses A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Minimum lot area of 5,450 square feet; maximum height restriction of 35 feet; maximum lot coverage of 35%.

Residential Medium Density Mixed Use This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses. Residential Uses See Residential Medium Density Other Uses A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools. Maximum lot coverage of 50%; maximum height restriction of 50 feet.

Historic Preservation This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district. This district is also intended to provide a mix of residential uses and compatible nonresidential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and low intensive ambiance of the neighborhood, and pedestrian scale of the neighborhood. For All Uses Minimum lot area of 1,750 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

Commercial Low Intensity This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Residential Uses Single family Residential Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Multiple family Residential Maximum of 16 units per acre (minimum

of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit). Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Commercial Medium Intensity This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes. **Residential Uses** Single family Residential Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Multiple family Residential Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single family dwelling units and for multiple family dwelling units, 7,250 square feet of lot area for the first two units and 1,750 square feet of lot area for each additional unit). Other uses Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

Industrial Non-residential uses This district is intended to allow light manufacturing and related service, storage and commercial uses. Maximum lot coverage of 80%; maximum height restriction of 35 feet.

Marine Industrial Non-residential uses This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry within the City. Maximum lot coverage of 80%; maximum height restriction of 35 feet. Marine related uses approved as a Planned Unit Development (PUD): maximum lot coverage 50%; maximum height restriction of 50 feet.

Open Land (Very Low Density Residential) This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district. Single Family dwelling including mobile home Two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet. Other Uses Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses. Maximum lot coverage of 20%; maximum height restriction of 35 feet.

Recreation/Open Space The density and intensity will adhere to the most restrictive adjacent land use designation. Maximum lot coverage of 60%; maximum height restriction of 35 feet. **Public/Semi-Public** It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated

Public/Semi-Public. The density and intensity will adhere to the most restrictive adjacent land use designation. Maximum lot coverage of 60%; maximum height restriction of 35 feet. FLU Policy 1.4 The City shall maintain a building inspector on staff to inspect all construction associated with development orders issued to ensure compliance with the provisions of the development order.

FLU Policy 1.5

The City shall adhere to the review process as contained in Chapters 163 and 166 Florida Statutes for land use plan amendments, rezonings and revisions to City development regulations.

FLU Policy 1.6

The City shall ensure, in accordance with the provisions of Section 163.3167(8) Florida Statutes, and consistent with applicable law, that nothing contained in this Plan including, but not limited to, the Future Land Use Map and the Land Use Element, shall be interpreted to limit or modify the rights of: (a) any person to complete development of any Development of Regional Impact which has received a final local development order approved pursuant to Chapter 380, Florida Statutes prior to the effective date of this Plan Amendment; or (b) any person to complete a development which has been properly issued a final local development order and development has commenced and is continuing in good faith prior to the effective date of this Plan Amendment; or (c) any person to complete a development in accordance with vested rights for such completion under applicable Federal or State; constitutional, statutory, or common law.

FLU Policy 1.7

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

FLU Policy 1.8

Procedures for application review, including a method of appealing decisions on applications for amendment to the City of St. Augustine Comprehensive Plan, shall be established in the City of St. Augustine Code of Ordinances.

FLU Policy 1.9 (Note: this is old FLU Policy 6.1)

The City shall adhere to the review process as contained in Chapters 163 and 166 Florida Statutes for land use plan amendments, rezonings and revisions to City development regulations. FLU Policy 1.10 In accordance with Ch. 342.07, Florida Statutes, the City of St. Augustine shall encourage the preservation of "working waterfronts" as a means of maintaining the maritime industry and the City's maritime heritage.

FLU Objective 2

Encourage the redevelopment and renewal of blighted areas. The measurable targets for this objective are: (1) the number of category 1, 2, 3 and 4 buildings citywide as measured by the land use and building condition survey or other mechanism that may be deemed appropriate; and (2) the occupancy status of the commercial buildings along King Street, West King Street, San Marco Avenue, Anastasia Boulevard and Ponce de Leon Boulevard.

FLU Policy 2.1

Continue to implement a land use and building condition survey or other appropriate mechanism every five years. Data compilation and analysis will be completed within one (1) year of the completion of the surveys.

FLU Policy 2.2

As blighted areas are identified, the City shall develop a master plan for community revitalization that identifies best available data for monitoring progress toward meeting plan goals.

FLU Policy 2.3

Maintain a Code Enforcement Officer on staff to investigate violations of the City Code.

FLU Objective 3

Reduce uses which are inconsistent with the Future Land Use plan. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

FLU Policy 3.1

Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

FLU Objective 4

Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovative land development regulations in the City Code.

FLU Policy 4.1

In order to eliminate reliance on transportation facilities, maintain the mixed use zoning districts associated with the Open Land, Residential Low Density/Mixed Use, Residential Medium Density, Residential Medium Density/Mixed Use, Commercial Low Intensity and Commercial Medium Intensity land use classifications where the intent is to create mixes of uses. Continue to allow commercial uses within each sector to serve the residential districts within each sector. Close proximity of commercial service areas encourages pedestrian activity, and also serves the needs of special groups that do not readily have access to transportation facilities. In addition to promoting walkability, the city should coordinate with the Jacksonville Transportation Authority regarding the location of Park and Ride facilities, and should promote transit-oriented development and other sustainable development practices.

FLU Objective 5

The City shall ensure the protection of natural resources as indicated in detail in the Goals, Objectives and Policies section of the Conservation and Coastal Management Element. The measurable target for this objective is the number of development proposals for development in a conservation overlay zone reviewed as required by the City's development regulations.

FLU Objective 6

The City shall ensure that coastal area population densities are coordinated with the St. Johns County and the Northeast Florida Regional Statewide Regional Evacuation Study Program. This objective is implemented by FLU Policy 10.1. The measurable target for this objective is land use classifications in the coastal high hazard areas established by the Northeast Florida Regional Hurricane Evacuation Study, which may be revised periodically to reflect best available data.

FLU Policy 6.1

The City shall use the following land use classifications in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map Series for future land use map amendments and annexations: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land.

FLU Objective 7

The City will act to discourage the proliferation of urban sprawl. The measurable targets for this objective are: (1) review of proposed annexations according to the requirements of Chapter 171 Florida Statutes; (2) approval of large scale land use plan amendments by the Department of Community Affairs; (3) approval of small scale land use plan amendments as required by Rule 9J-5 and Chapter 163 Florida Statutes; and (4) the continued enforcement of City development regulations which implement this objective.

FLU Policy 7.1

Annexations will be reviewed according to the requirements contained in Chapter 171 Florida Statutes. This policy implements FLU Objective 11.

FLU Policy 7.2

The City will continue to enforce the City Code which requires developers to connect to the city's sanitary sewer system if. The City shall pursue the elimination of all septic tanks within the City and the City's sewer service area by the year 2030.

FLU Policy 7.3

Encourage, through a graduated fee schedule for water and wastewater connections, new development or redevelopment in areas where adequate transportation and public utilities exist or are already planned. By developing in areas where utilities are existing, developers are not required to pay line extension costs for utilities.

FLU Policy 7.4

Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment by locating public facilities on land having the appropriate land use classification for the proposed use.

FLU Policy 7.5

Future extension of City roads shall promote compact and contiguous patterns of development.

FLU Policy 7.6

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in the City Code, and by allowing condominium types of ownership for both residential and commercial development.

FLU Objective 8

Continue to monitor the needs of the public utility systems and provide land for utilities facilities as necessary. The measurable target for this objective is that the public utility system has the property required for needed facilities identified in the plan.

FLU Policy 8.1

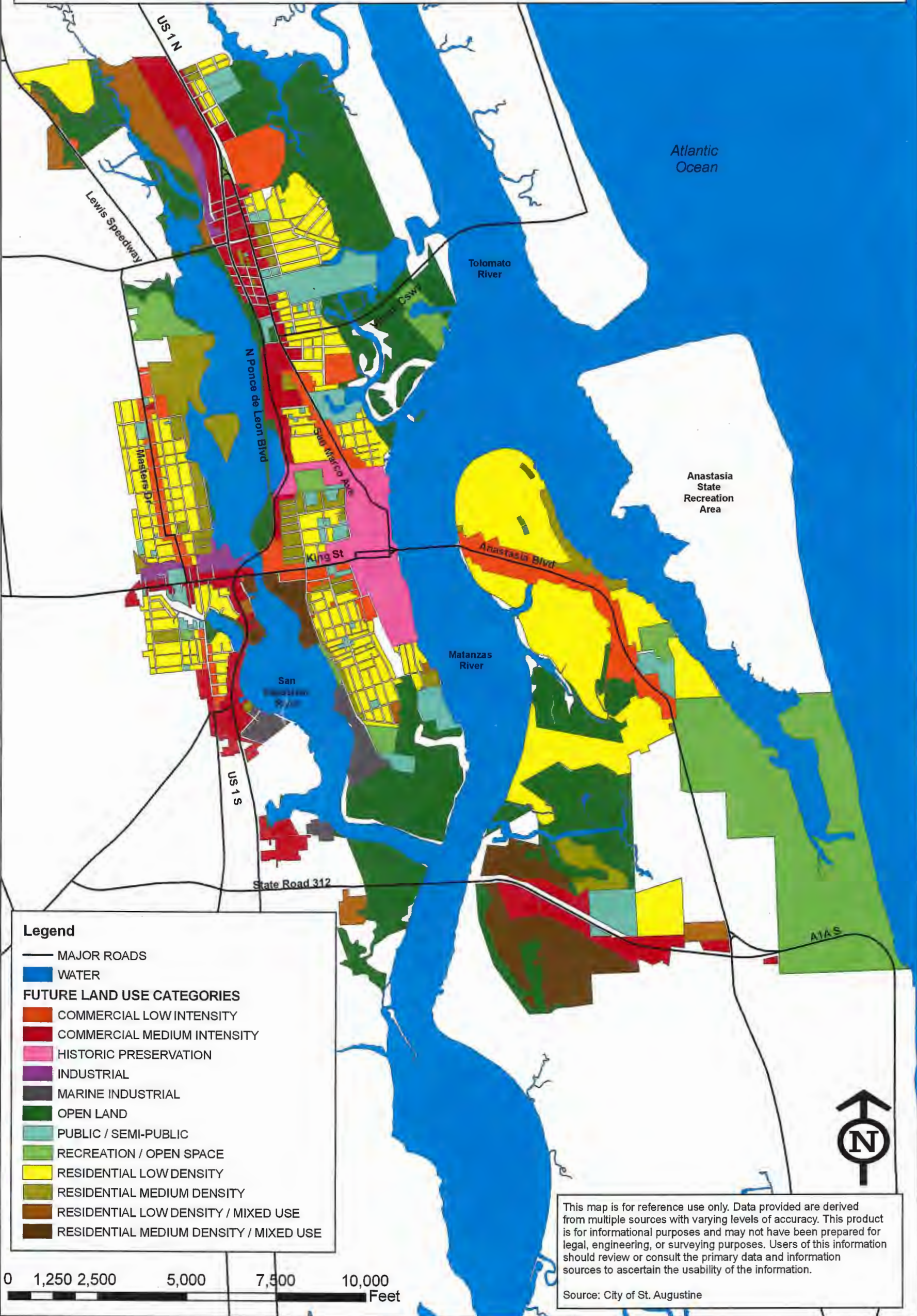
The City will maintain the existing 1,500 feet protective easements around the potable water well fields. FLU Policy 8.2 Maintain the adopted level of service standards for the service districts for sanitary sewer and potable water services.

FLU Policy 8.3

The City shall maintain those lands presently allocated for public facilities or utilities with a Public/semi-public land use classification.

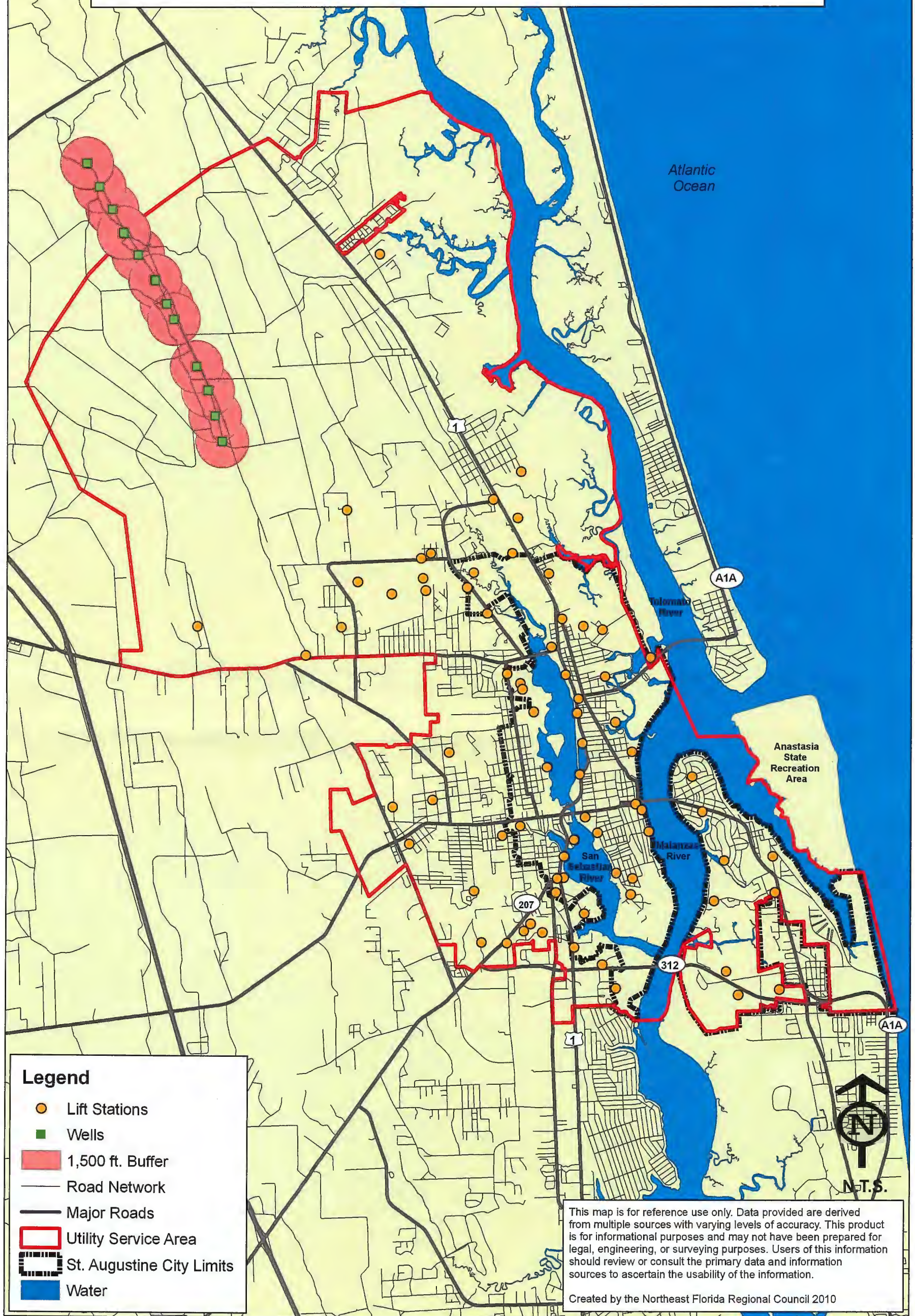
Existing Future Land Use Element Map Series

St. Augustine Future Land Use



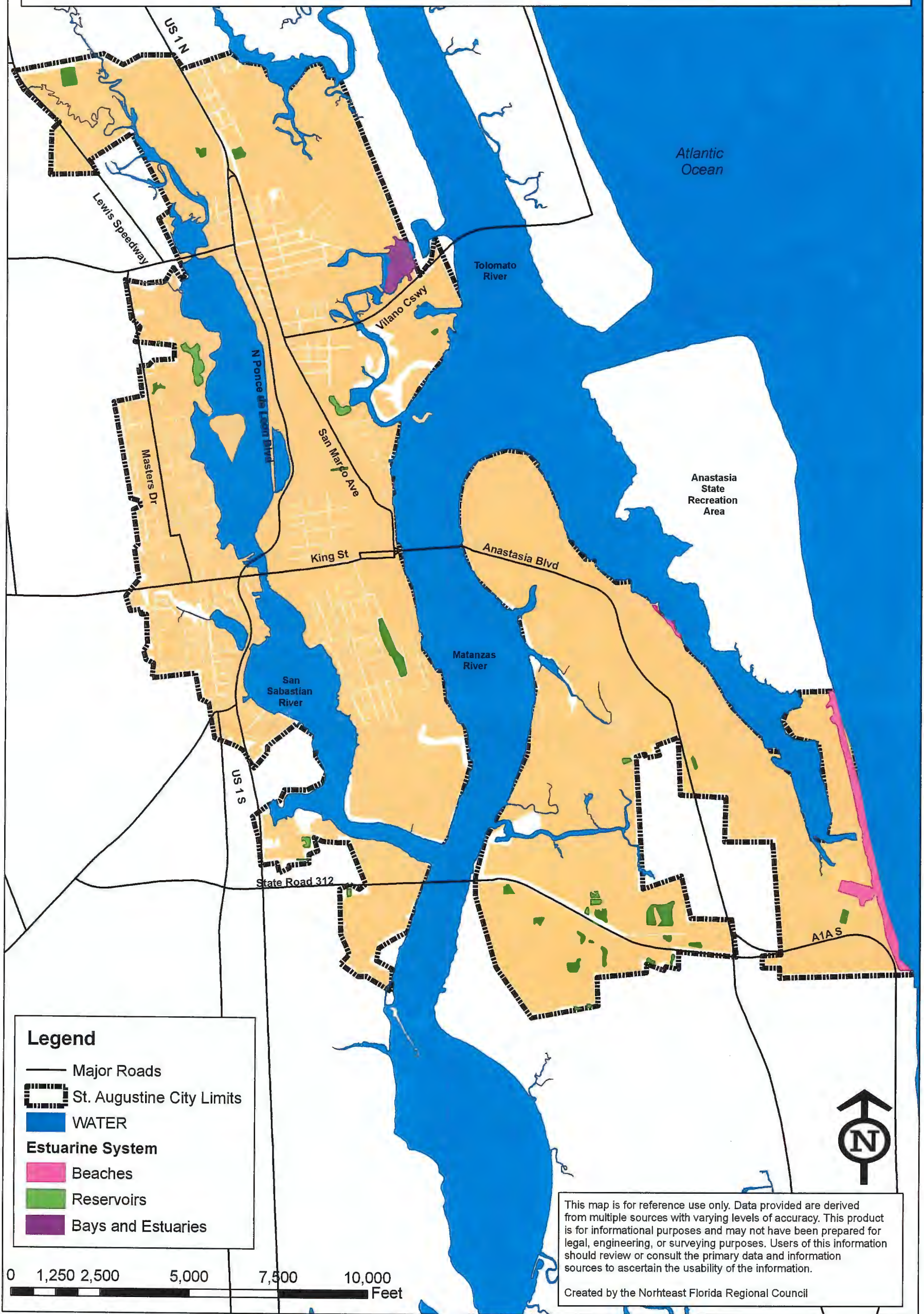
Map FLU-1 Future Land Use Map

St. Augustine Wells and Lift Stations



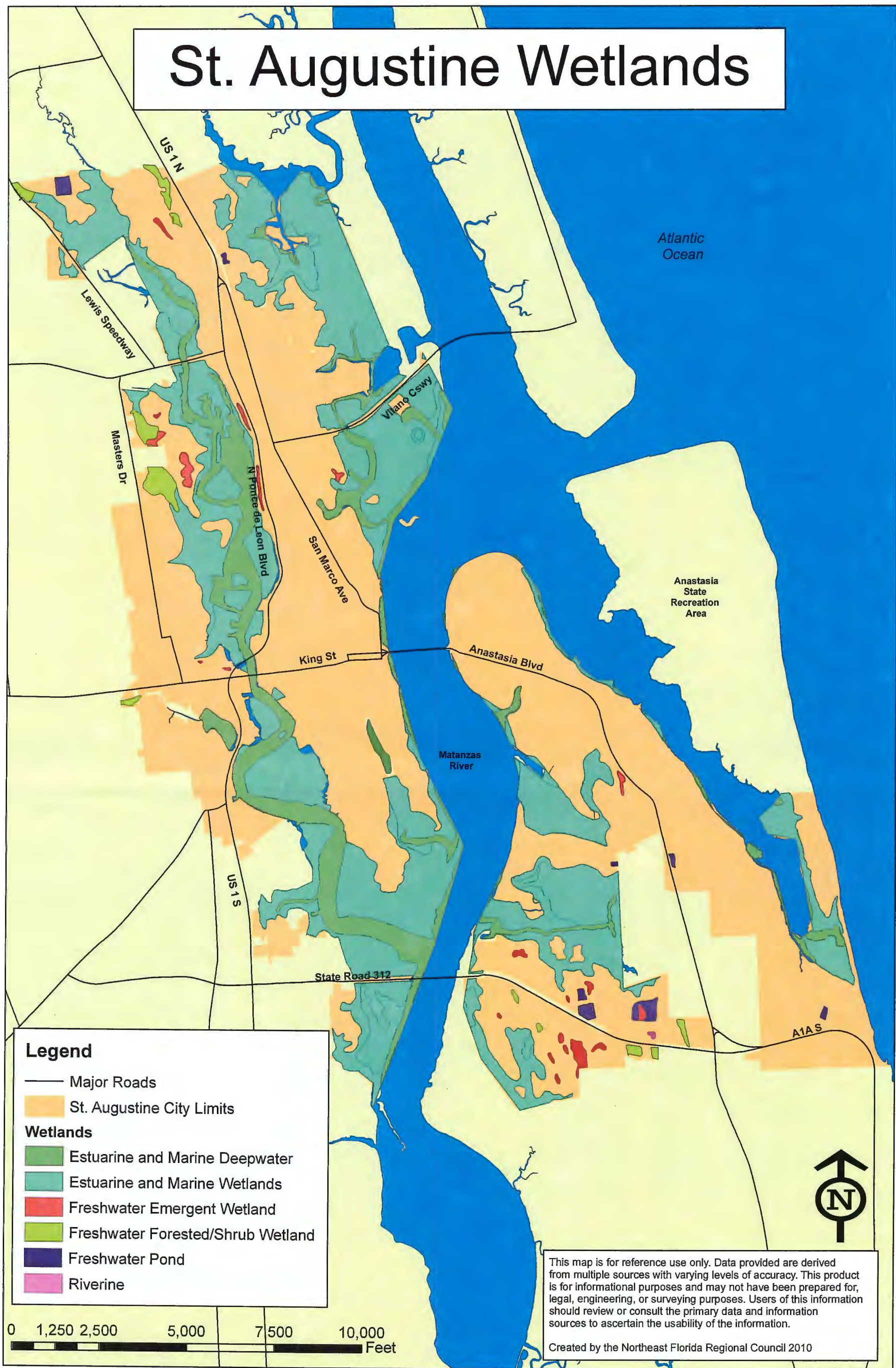
Map FLU-2 Wells and Protection Areas

St. Augustine Estuarine Systems



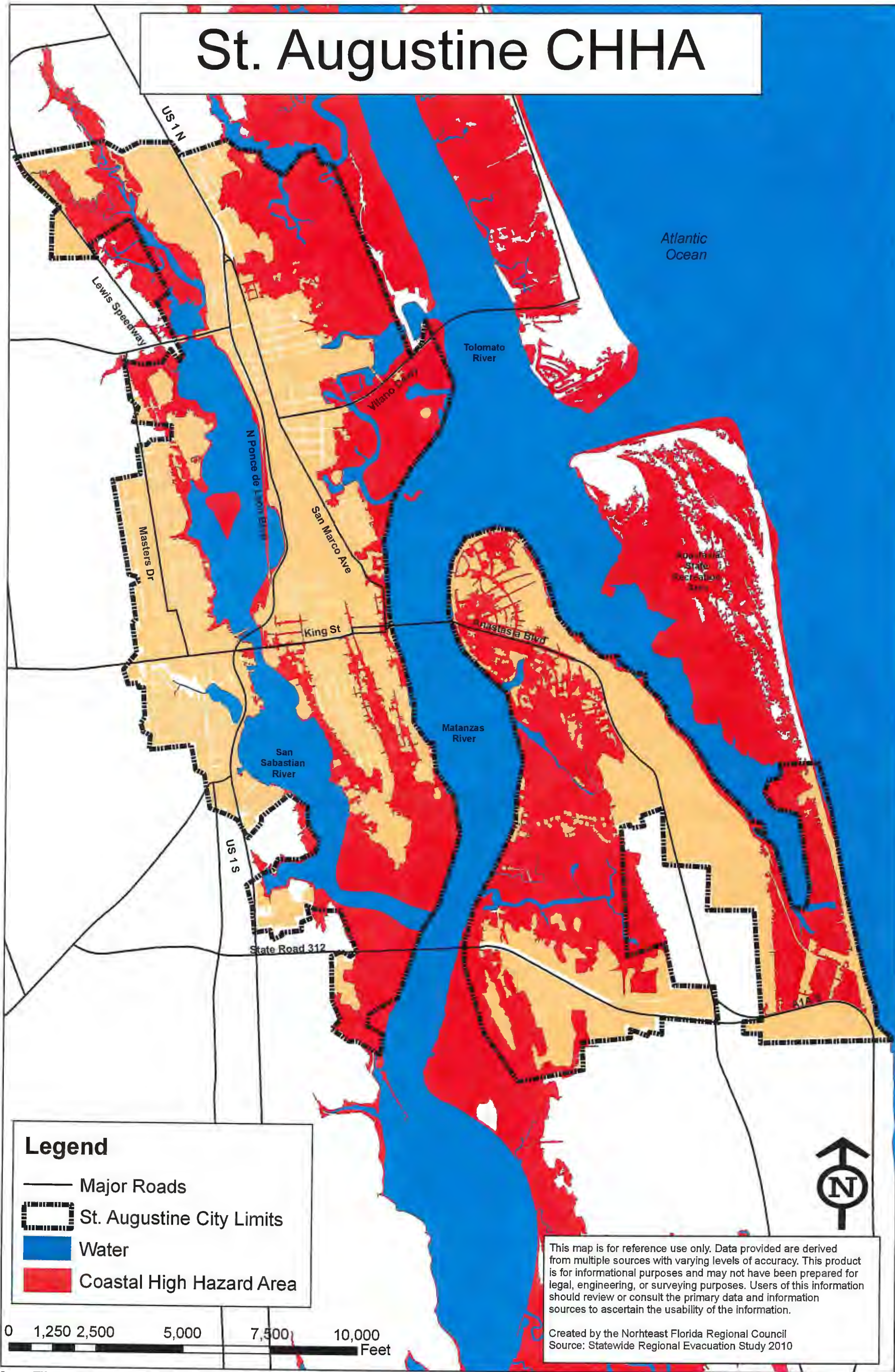
Map FLU-3 Waterways & Estuarine Systems

St. Augustine Wetlands



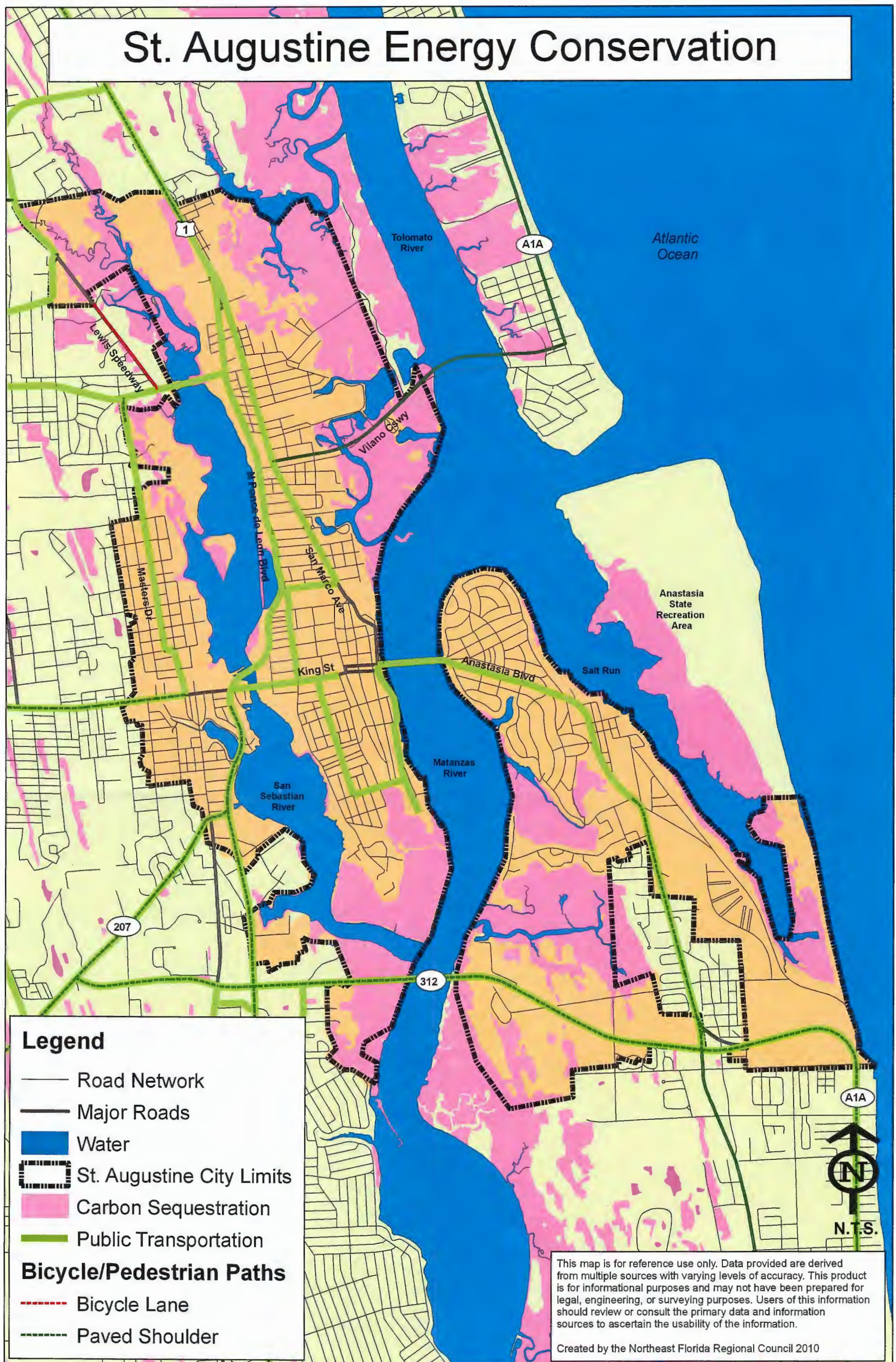
Map FLU-4 Wetlands

St. Augustine CHHA



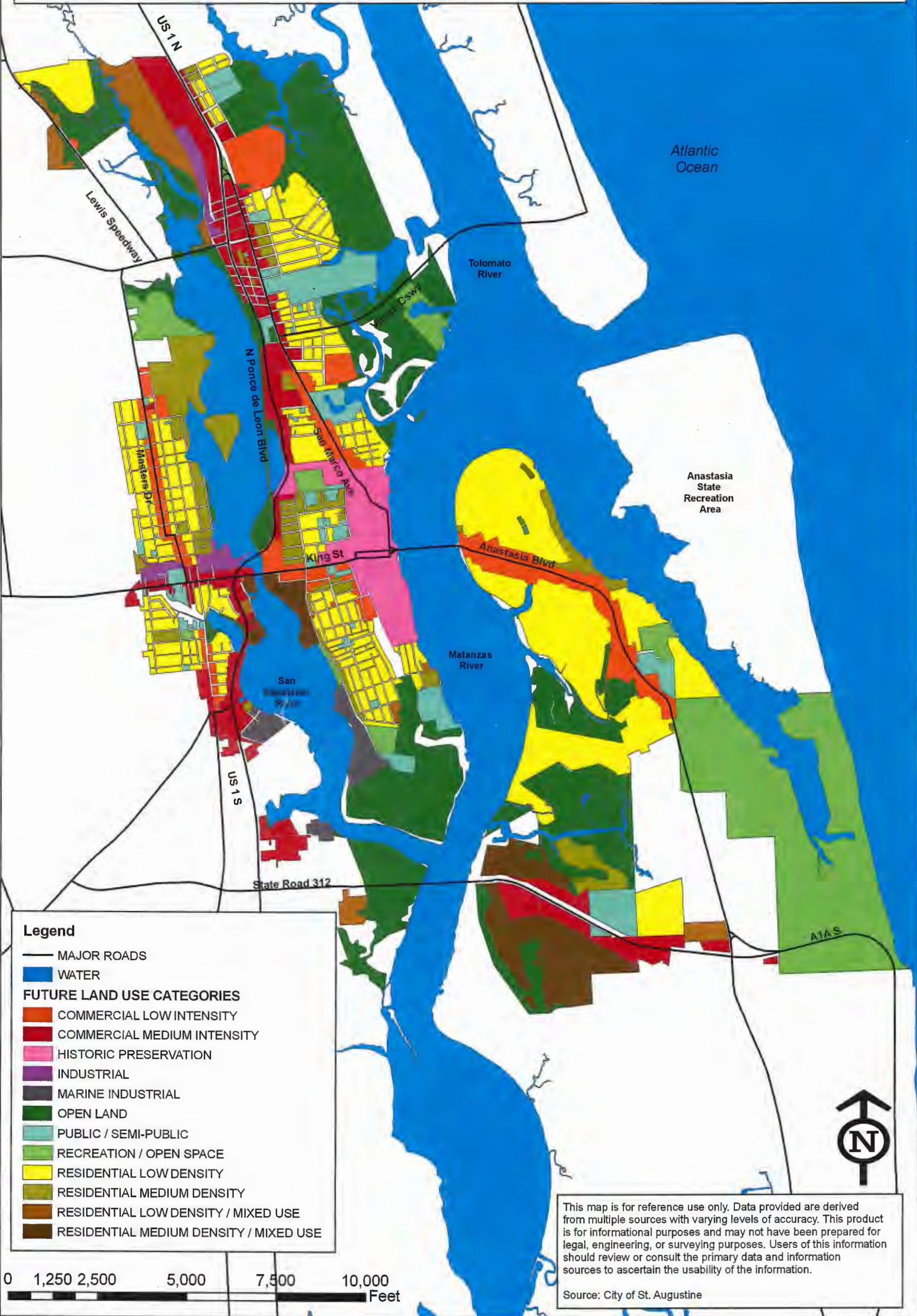
Map FLU-5 Coastal High Hazard Area

St. Augustine Energy Conservation



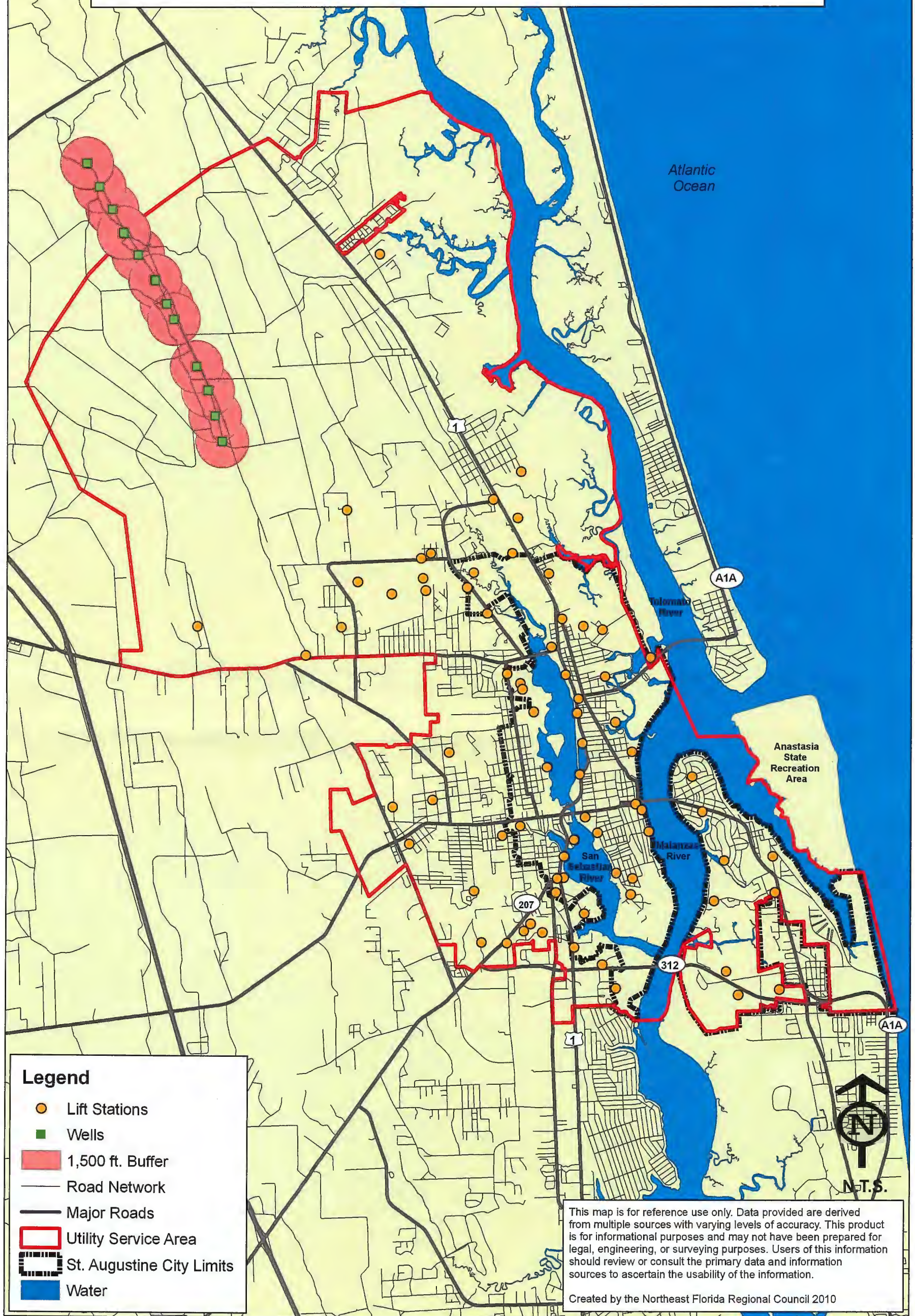
Map FLU-6 Energy Conservation

St. Augustine Future Land Use



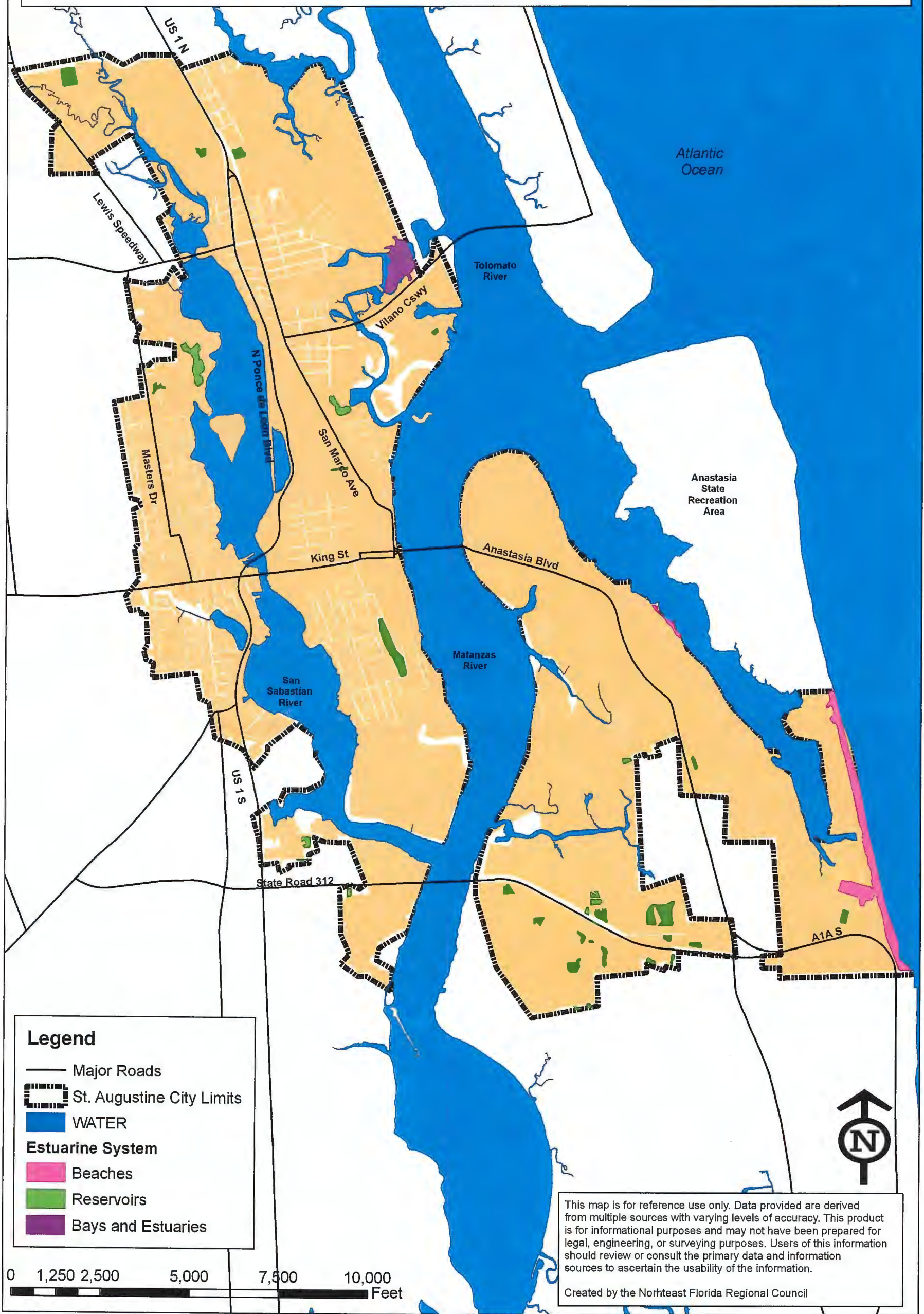
Map FLU-1 Future Land Use Map

St. Augustine Wells and Lift Stations



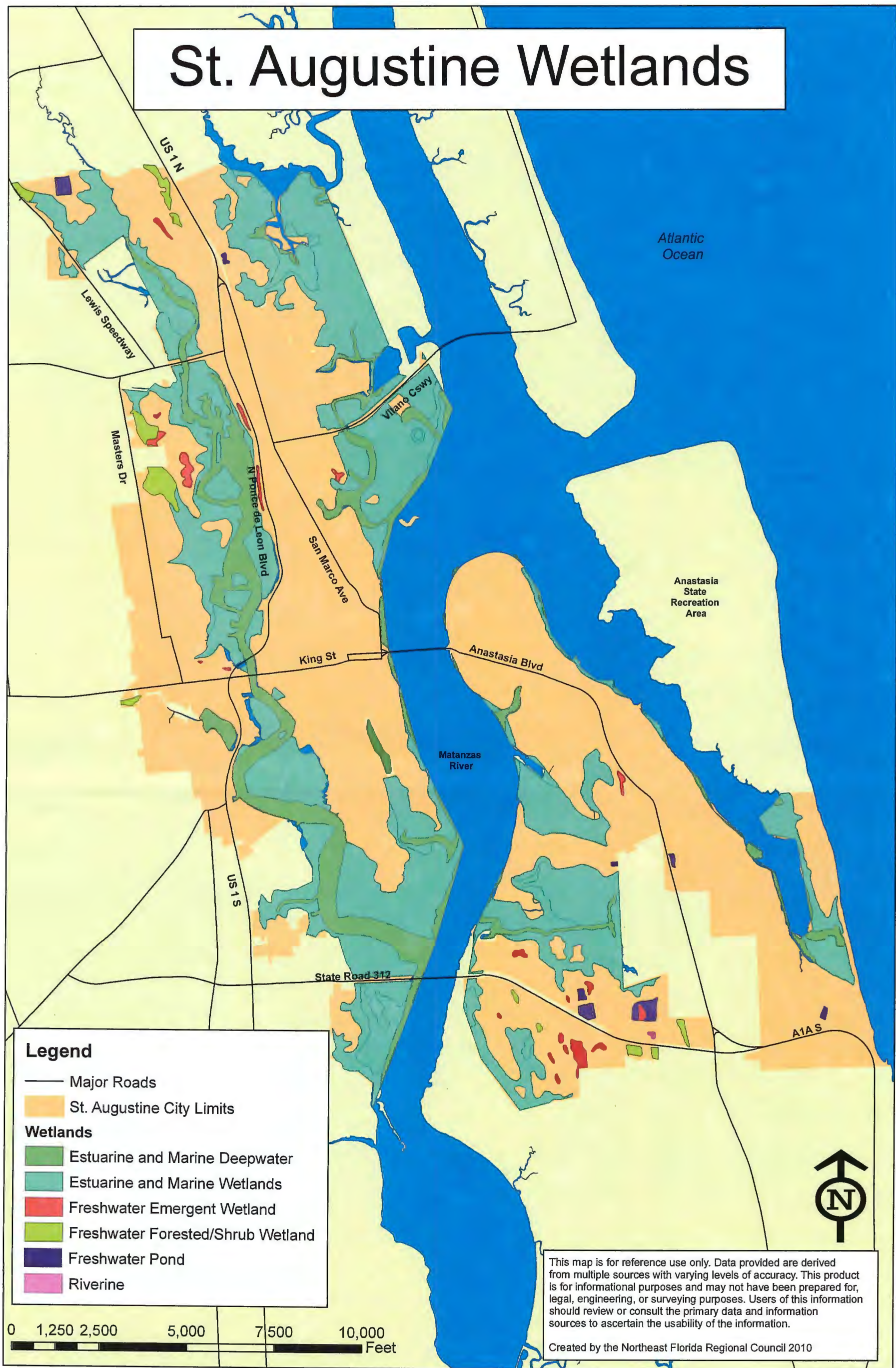
Map FLU-2 Wells and Protection Areas

St. Augustine Estuarine Systems



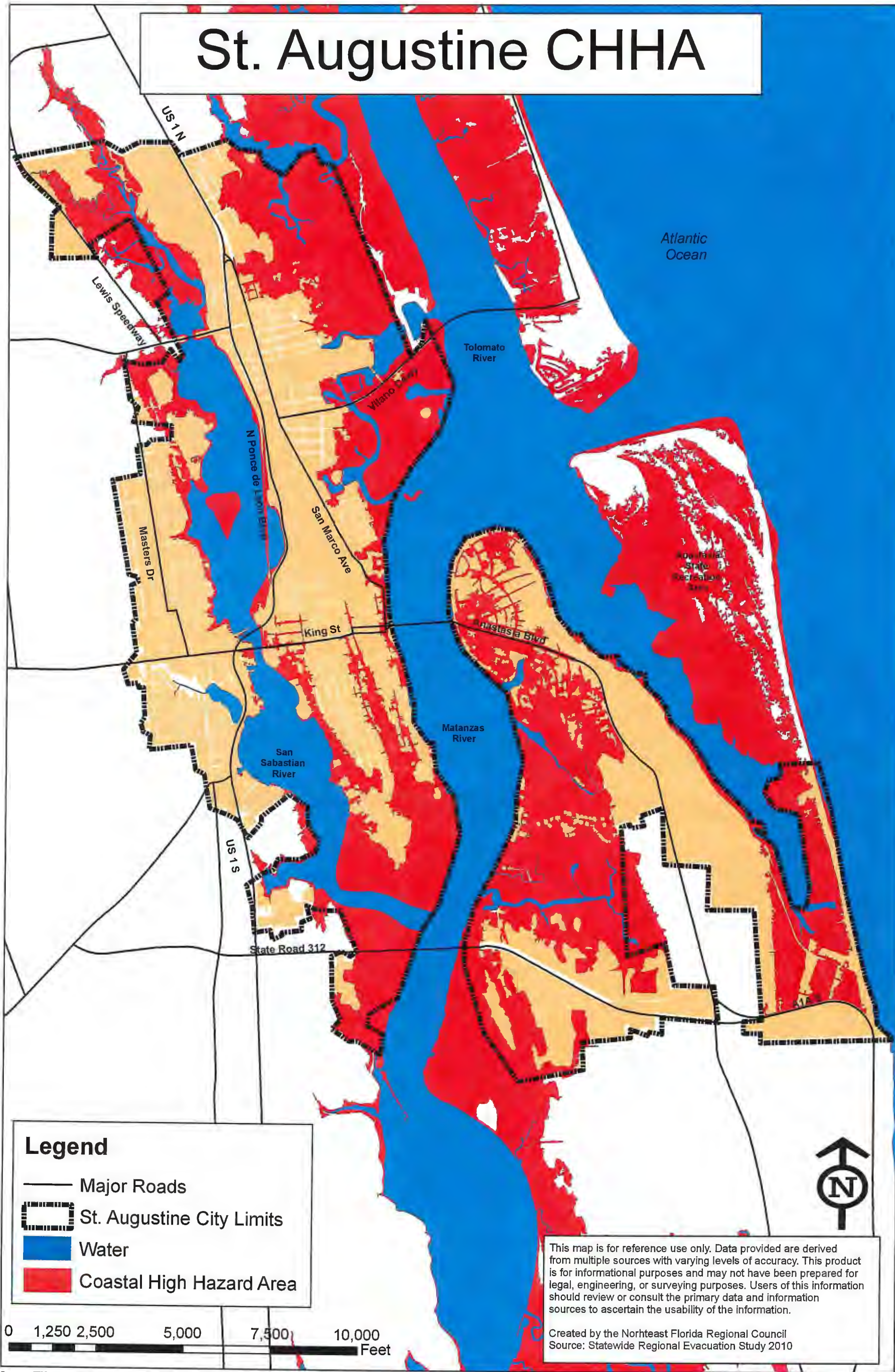
Map FLU-3 Waterways & Estuarine Systems

St. Augustine Wetlands



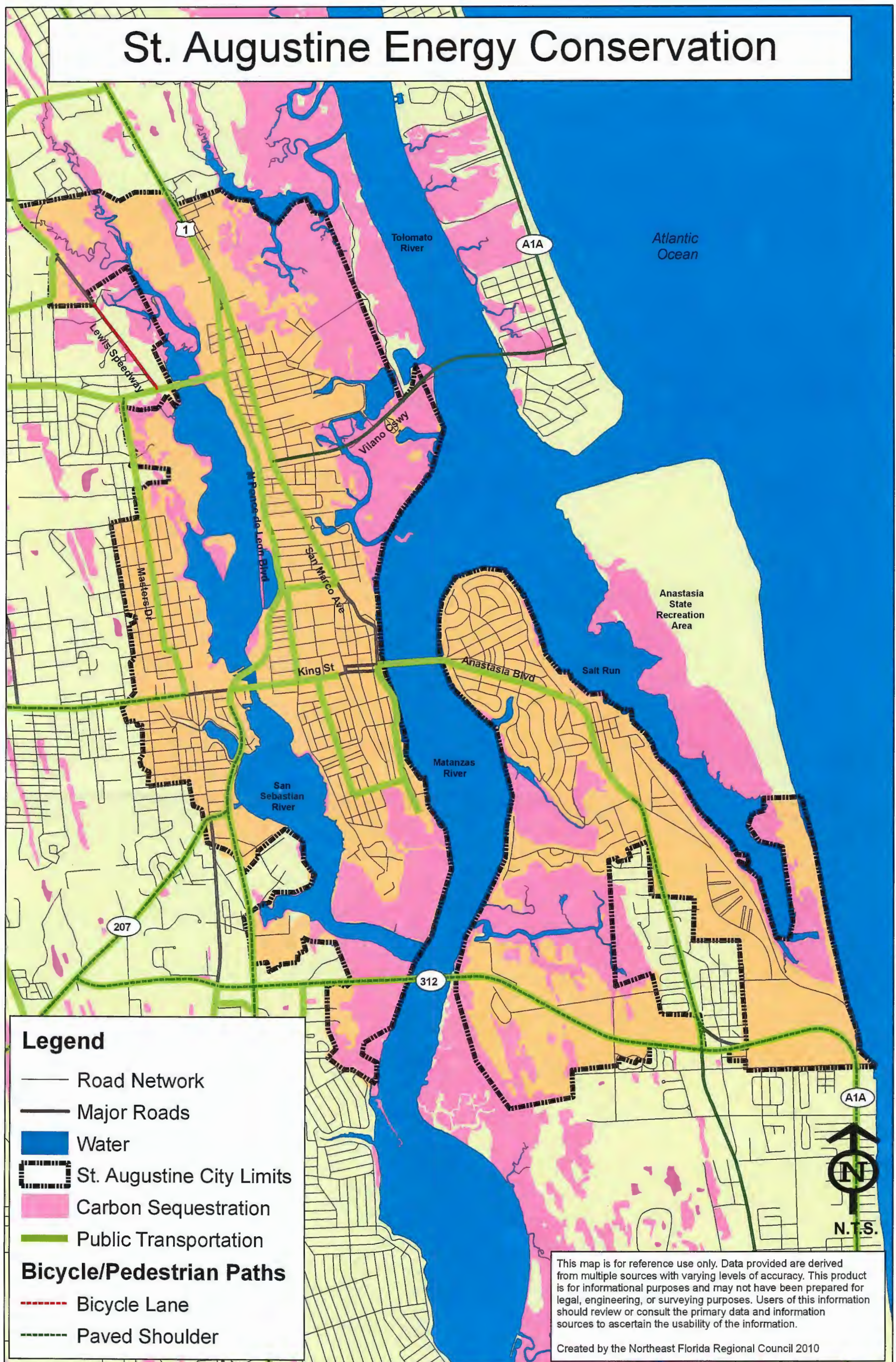
Map FLU-4 Wetlands

St. Augustine CHHA



Map FLU-5 Coastal High Hazard Area

St. Augustine Energy Conservation



Map FLU-6 Energy Conservation

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: April 25, 2019

RE: Item 4
Discussion and Public Comment Related to the Draft Housing Element of the Comprehensive Plan including Draft Goals, Objectives and Policies

The Housing Element of the Comprehensive Plan is a required element. The element addresses specific topics that include data, and evaluations related to the provision of housing, as well as, projections of needed housing into the future for the City.

Attached is a **Draft** updated Data and Analysis for the Housing Element, a **Draft** Goals, Objectives and Policies, and the existing 2011 Housing Element Goals, Objectives and Policies.

The Evaluation and Appraisal process in 2018 identified several issues outlined below related to the Housing Element. The update is an attempt to address these issues, as well as, update the element through 2040.

- Framework for achieving housing needs
- Affordable housing
- Elimination of dilapidated and blighted homes/structures
- Livability
- Resiliency

Included in this element is an analysis of the Existing Housing Data Requirements, for the City and St. Johns County; Housing Characteristics and Inventories; Household Projections based on population projections, needs assessments, and a Housing Analysis, including an Affordable Housing Assessment, and housing needs to 2040 based on the assessments.

The most critical issue identified in the Data and Analysis is the need for affordable workforce housing. This discussion can be found on Pages 23-29 in the **Draft** Data and Analysis document, and on Pages 10-13 in the **Draft** Goals, Objectives and Policies.

It is noted, as well that affordable housing, infill and redevelopment issues, and safeguarding the character of the existing neighborhoods should be discussed in the Future Land Use and Housing Elements and the Historic Preservation Element as well.

Staff would like specific direction from the Planning and Zoning Board (PZB) related to the potential creation of a density bonus program to encourage affordable and affordable workforce housing.

If you have any questions or require additional information please contact myself or David Birchim at our office by calling (904) 825-1065 or by email at either askinner@citystaug.com or dbirchim@citystaug.com.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written over a horizontal line.

Amy McClure Skinner
Deputy Director
Planning and Building Department

Housing Element

Introduction to the Housing Element

The Housing Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction. This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing. This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.

Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements. Most housing within the City is single-family. The housing in the City is significantly older than the County. In fact most housing in the City was built before 1970, one third before 1939, where most housing in the County was built after 1980.

The housing in the City is more equally distributed between owner and renters, although still mostly owner households. More renters are cost burdened in the City where more home owners are cost burdened in the County. The City's population is aging, the group over 75 is one of the fastest growing age groups in the City. These owners are also more likely to be cost burdened.

Based on the building permit activity in the City between 2013 and 2018 approximately \$141,841,771 million dollars in residential value was permitted.

The Affordable Housing Assessment outlines a frightening lack of affordable housing within the city limits. Based on income thresholds established from the 2016 Median Income of \$45,612 in the City it is difficult to buy a home, and virtually impossible to pay fair market rents within the City.

Affordable Workforce Housing Bonus Program

The Framework for Achieving Housing Needs on Pages 28-29 of the **Draft** Data and Analysis begins to outline an affordable housing strategy.

There are several options to discuss including:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but outside of the city limits;
- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units allowing higher density developments.

An Affordable Workforce Housing Plan can include any combination of the above options. The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact mobility and transportation issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

The **Draft** Goals, Objectives and Policies articulate the potential options:

H Objective 2.2

The city will evaluate the Affordable Housing Assessment conclusions and the Framework for Achieving Housing Needs in the Data Analysis biannually in order to determine availability and affordability of rental and for sale housing as workforce housing.

H Policy 2.2.1

The City of St. Augustine defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual income, as adjusted for household size does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.

H Policy 2.2.2

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 30 percent of the units in a for sale development must be sold to a workforce household in accordance with the workforce housing definition and the maximum sales price.

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 40 percent of the units must be rented to a workforce household whose annual income does not exceed 80 percent of the area median income, or 20 percent of the units must be rented to a workforce household whose annual income does not exceed 50 percent of the AMI.

H Policy 2.2.3

To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

H Policy 2.2.4

To encourage the development of workforce housing, the city should establish an expedited review process to implement time saving measures for workforce housing developments.

H Policy 2.2.5

The city of St. Augustine will encourage the creation of workforce housing through the implementation of a Density Bonus Program designed to create workforce housing. All density bonus units shall be developed and sold as workforce housing. A density bonus of up to 50 percent will be encourage throughout the residential zoning codes. A development plan will be a condition for participation in the density bonus program. The following specific actions will be taken to implement this program:

- A team of staff from Administration, Planning, Public Works and the City Attorney's office will develop the program to be approved by the local planning agency (PZB) and the City Commission.
- An ordinance amending the land development code to create and incorporate the Density Bonus Program must be adopted.

H Policy 2.2.6

A density bonus program may include, but not be limited to the following as incentives to provide a maximum amount of workforce housing:

- Exceptions to limits on height, building setbacks, floor area ratios (if applicable), lot coverage or other aspects of the building envelope;
- Reductions in parking requirements;
- Bonus related to the provision of alternative forms of transportation consistent with the mobility plan;
- Bonus related to set asides for environmentally sensitive areas, wetlands, floodplains, recreation areas and open space;
- Bonus related to a mix of uses that promotes projects that contribute to the urban fabric; and
- Bonus related to preservation of historic properties, character, and contributions to the context and sense of place of the neighborhood/district.

H Policy 2.2.7

Some of the above incentives may also be appropriate for certified workforce housing developments as referenced in H Policy 2.2.2, and adopted in the land development code.

H Policy 2.2.8

The city will consider the adoption of a Linkage Fee to be used as a revenue source for workforce housing related activities. A Linkage Fee study will be conducted to determine the following:

- Demonstrate the relationship between non-residential development and the need for workforce housing.
- Estimate and determine appropriate fees.
- Establish whether the fee can be used to “buy down” unaffordable units to make them affordable, “fix-up” blighted structures to provide affordable housing or establish a “trust fund” to be used by affordable housing providers to provide affordable/affordable workforce housing within the city or within the commute radius.

This is the most significant issue related to the Housing Element. Staff would like specific direction related to establishing and implementing an affordable housing program.

Any program would have to be reviewed and recommended by the PZB to the City Commission for implementation.

Discussion of Goals, Objectives and Policies

For the most part the **Draft** Goals, Objectives and Policies are a complete rewrite of the existing 2011 version. However, the required issues are the same and some draft Objectives and Policies are similar to meet the required statutes.

They are organized in topical sections:

- Housing Supply
- Housing Demand
- Historic Preservation
- Relocation
- Energy Efficiency and Sustainability

This is in an effort to collect the topical Objectives and Policies around specific goals making them easier to locate.

Housing Element **Draft Data & Analysis**

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Housing Element

163.3177(6)(f)

Introduction

The Housing Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Housing Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction. This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

Purpose

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing. This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.

The first section of this element provides an overview of the current housing stock within St. Augustine. An inventory of affordable housing needs, existing substandard housing, renter-occupied subsidized housing, group homes, mobile homes, historically significant housing, and housing construction is reviewed and presented. Next, the housing needs of the future population are explored. A study of the housing supply and demand is presented to determine housing requirements and how they can be met. This inventory and analysis are used as the basis for the adopted goals, objectives, and policies.

Visioning

The City initiated a visioning process that began in 2014 where volunteers worked together to garner input and provide feedback to develop a vision plan. The *Vision 2014 & Beyond* document was adopted in June 2015 including a set of governing principles that encourage a livable and vital community. A healthy and diverse mix of housing options is an important part of a living city.

Existing Housing Data Requirements

The Housing Element statute requirements illustrate the need to address government activities, to provide direction, and to assist the private sector with the provision of viable housing options in a community.

Housing Needs Assessment

The Department of Economic Opportunity (DEO) contracted with the Shimberg Center for Housing Studies to compile and prepare the information required by Chapter 163. Housing and Household Characteristics for the existing units within the City are summarized using the data from the 2010 Census and more recent survey data from the Shimberg Center for Housing Studies. The Affordable Housing Needs Assessment (AHNA) is organized into five (5) parts relating to the City: housing inventory, housing condition, assisted housing, population projections, and household projections. This section presents the data collected for the City of St. Augustine and companion data for St. Johns County, as well as, a comparison of the housing needs for both jurisdictions. Additionally, the element includes an analysis related to affordable workforce housing, extremely low-income households, and community health.

Existing Housing Inventory

Housing Characteristics

The City's housing units are occupied approximately 88% of the time throughout the year, with approximately 41% of the vacant units considered actual seasonal units. The City also has a mixture of both single-family and multi-family housing units, with about 63.2% of those units being single-family. The data is more detailed in Tables 1A, 2A, and 3A. The number of housing units within the City constitutes a small amount of housing units available within St. Johns County; St. Augustine's housing stock as of 2011 was only about 7% of the County's 94,826 housing units. The County comparison data is more detailed in Tables 1B, 2B, and 3B. Approximately 60% of the County's vacant housing is considered seasonal. In both the City and the County, the majority of housing units are single family dwellings.

Table 1A: City of St. Augustine, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
5,477	1,191	6,668	17.9%	488	41.1%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 1B: St. Johns County, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
79,242	15,584	94,826	16.4%	9,397	60.3%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2A: City of St. Augustine, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	4,214	63.2%
Multi Family	2,361	35.4
Mobile Home	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2B: St. Johns County, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	69,056	72.8%
Multi Family	18,040	19.0
Mobile Home	7,707	8.2
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3A: City of St. Augustine, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	3,763	56.4%
1 unit – attached	451	6.8
2 units	449	6.7
3 or 4 units	484	7.3
5 to 9 units	620	9.3
10 to 19 units	459	6.9
20 or more units	349	5.2
Mobile Home or Trailer	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3B: St. Johns County, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	63,230	66.7%
1 unit – attached	5,826	6.1
2 units	823	0.9
3 or 4 units	2,557	2.7
5 to 9 units	4,757	5.0
10 to 19 units	4,431	4.7
20 or more units	5,472	5.8
Mobile Home or Trailer	7,707	8.1
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

The City and County housing stock, by age of structure is summarized in Tables 4A and 4B. As of the 2011-2015 Survey, the majority of structures in St. Johns County, over 80%, were built after 1980. In contrast, the majority of housing structures in St. Augustine were built before 1939 (31%). This data reveals that most of St. Augustine's total supply of housing structures is significantly older than the County. The City's housing stock built after 1939 is more evenly distributed with a higher percent built between 1950-1959 (13%) and 2000-2009 (19%). It is noted that 56% of the City's total housing stock was built before 1970. However, this will change as the newer subdivisions in the city continue to develop (Pelican Reef, Madeira and Antigua subdivisions, for example).

Table 4A: City of St. Augustine, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	69	1.0%
2000 - 2009	1,262	18.9
1990 – 1999	643	9.6
1980 – 1989	634	9.5
1970 – 1979	337	5.1
1960 – 1969	438	6.6
1950 – 1959	873	13.1
1940 – 1949	321	4.8
1939 or Earlier	1,091	31.4
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 4B: St. Johns County, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	3,714	3.9%
2000 - 2009	33,051	34.9
1990 - 1999	20,079	21.2
1980 - 1989	19,858	20.9
1970 - 1979	9,045	9.5
1960 - 1969	2,567	2.7
1950 - 1959	2,616	2.8
1940 - 1949	1,106	1.2
1939 or Earlier	2,709	2.9
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Characteristics

Characteristics of housing within the City examined include tenure, type, rent, value, monthly cost and cost-to-income ratio. Each quantitative measure is compared to the County wide values. Tables 5A and 5B detail the number of owner and rental households within the City and County. The City (68.4%) and County (84%) both have a significant majority of owners compared to renters, however, the City does include a higher rate of rental properties making the households by tenure more evenly distributed.

Table 5A: City of Augustine, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	3,472	55.4%
Renter	2,796	44.6%
Total	6,268	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity

Table 5B: St. Johns County, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	68,526	77.0%
Renter	20,155	23.0%
Total	88,681	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly gross rent of renter-occupied housing units (based on the 2011-2015 Survey) for both St. Augustine and St. Johns County are displayed in Tables 6A and 6B. The largest group of City residents (34%) paid approximately \$1,000-\$1,499 per month in rent, but the majority of

rent paid was between \$500-\$1,499 per month (88.9%). The County's largest group of renters (73%) paid between \$750-\$1,999 per month in rent.

Table 6A: City of St. Augustine, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	0	0
\$200 - \$299	0	0
\$300 - \$499	67	2.9
\$500 - \$749	531	22.7
\$750 - \$999	753	32.2
\$1000 - \$1499	795	34.0
\$1500 - \$1999	123	5.4
\$2000 - \$2499	66	2.8
No Cash Rent	0	0
Total	2,335	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 6B: St. Johns County, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	79	0.4%
\$200 - \$299	173	0.9
\$300 - \$499	287	1.5
\$500 - \$749	1,821	9.4
\$750 - \$999	4,514	23.2
\$1000 - \$1499	7,126	36.7
\$1500 - \$1999	2,552	13.1
\$2000 - \$2499	813	4.2
\$2500 - \$2999	329	1.7
\$3000 - \$3499	173	0.9
\$3500 or More	128	0.7
No Cash Rent	1,436	7.3
Total	19,431	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly owner costs of occupied units for St. Augustine and St. Johns County are presented in Tables 7A and 7B. Monthly, approximately 60% of St. Augustine residents paid between \$1,000-\$1,999 for housing costs with a mortgage, while 61.3% of St. Johns County residents paid between \$1,000-\$2,499 per month for housing costs with a mortgage.

Table 7A: City of St. Augustine, Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	0	0%
\$400 - \$499	40	2.5
\$500 - \$599	0	0
\$600 - \$699	29	1.8
\$700 - \$799	72	4.4
\$800 - \$899	0	0
\$900 - \$999	103	6.4
\$1000 - \$1249	373	23.1
\$1250 - \$1499	213	13.1
\$1500 - \$1999	382	23.6
\$2000 - \$2499	137	8.4
\$2500 - \$2999	74	4.6
\$3000 - \$3499	44	2.7
\$3500 - \$3999	0	0
Greater than \$4000	98	6.0
Total Units	1,622	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 7B. St. Johns County - Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	307	0.7%
\$400 - \$499	354	0.9
\$500 - \$599	489	1.2
\$600 - \$699	689	1.7
\$700 - \$799	1,517	3.7
\$800 - \$899	1,442	3.5
\$900 - \$999	1,894	4.6
\$1000 - \$1249	4,264	10.4
\$1250 - \$1499	4,340	10.6
\$1500 - \$1999	10,032	24.4
\$2000 - \$2499	6,526	15.9
\$2500 - \$2999	3,421	8.3
\$3000 - \$3499	2,004	4.9
\$3500 - \$3999	1,346	3.3
Greater than \$4000	2,418	5.9
Total Units	41,043	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 8A and 8B list the value of specified owner-occupied housing units in the City and County. The home values available between 2011 and 2015 indicate that approximately 62% of the owner-occupied units in the City were valued between \$150,000-\$499,999, and approximately 59% of the County owner-occupied units were valued between \$200,000-\$999,999.

Table 8A: City of St. Augustine, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	115	3.8
\$50,000 - \$99,999	321	10.7
\$100,000 - \$149,999	399	13.3
\$150,000 - \$199,999	565	18.9
\$200,000 - \$299,999	743	24.8
\$300,000 - \$499,999	537	17.9
\$500,000 - \$999,999	250	8.4
\$1,000,000 - \$1,999,999	33	1.1
Greater than \$2,000,000	31	1.1
Total	2,993	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 8B: St. Johns County, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	2,613	4.4
\$50,000 - \$99,999	5,862	9.8
\$100,000 - \$149,999	6,626	11.1
\$150,000 - \$199,999	7,569	12.7
\$200,000 - \$299,999	15,194	25.4
\$300,000 - \$499,999	13,325	22.3
\$500,000 - \$999,999	6,713	11.2
\$1,000,000 - \$1,499,999	1,121	1.9
\$1,500,000 - \$1,999,999	291	0.5
Greater than \$2,000,000	497	0.7
Total	59,811	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

According to the Department of Economic Opportunity (DEO), it is recommended that no more than 30% of a household's monthly income should be spent on housing costs. Costs exceeding 30% are considered to be cost burdened and those exceeding 50% are considered severely cost burdened. Table 9 indicates that over 46% of households within the City are cost-burdened, compared to 37% in the County. Tables 9A and 9B indicate that lower income households are more burdened by housing expenses. Almost 94% of the households with incomes less than 30% of the area median income (AMI) pay more than 30% of their income on housing within the City, 89% in the County.

Table 9. Households by Cost Burden, 2016

Percent of Monthly Income	St. Augustine	St. Johns County
0-30%	3,345	56,771
30-50%	963	16,654
50% or More	1,940	16,256
Total	6,248	89,681
Total Cost-Burdened (30% or More)	2,903 (46.5%)	32,910 (36.7%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9A. City of St. Augustine, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	96	72	1,339	1,507	1,411 (93.7%)
30.01-50% AMI	230	256	303	789	559 (70.8%)
50.01-80% AMI	597	368	177	1,142	545 (47.7%)
80.01+%	2,422	287	121	2,830	408 (14.4%)
Total	3,345 (53.4%)	983 (15.7%)	1,940 (30.9%)	6,268	2,923 (46.6%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9B. St. Johns County, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	874	528	6,740	8,142	7,268 (89.3%)
30.01-50% AMI	2,153	1,707	3,636	7,496	5,343 (71.3%)
50.01-80% AMI	4,861	4,651	2,905	12,417	7,556 (60.9%)
80.01+%	47,883	9,758	2,974	60,615	12,732 (61.0%)
Total	55,771	16,654	16,256	88,670	32,910 (37.1%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 10 demonstrates that 25% of householders 65 and over are cost-burdened in the City. Tables 11A and 11B show that practically 72% of renters, and 27% of owners within the City are cost-burdened, while only 51% of renters, and 33% of owners are cost-burdened in the County.

Table 10: City of St. Augustine, Elderly Households by Age and Cost Burden, 2016

Age of Householder, 65 or More	Amount of Income Paid for Housing		Severely Cost-burdened	Total	Total Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
City of St. Augustine	1,601	190	343	2,134	533 (25.0%)
St. Johns County	16,910	4,323	4,388	25,621	8,711 (34.0%)
Total within County	18,511	4,513	4,731	27,755	9,244 (33.3%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11A: City of St. Augustine, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	2,544	801
30-50%	446	577
50% or More	482	1,458
Total	3,472	2,836
Total Cost-Burdened (30% or More)	928 (26.7%)	2,035 (71.8%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11B: St. Johns County, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	45,961	9,790
30-50%	12,299	4,355
50% or More	10,246	6,010
Total	68,506	20,155
Total Cost-Burdened (30% or More)	22,545 (32.9%)	10,365 (51.4%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Substandard Housing Inventory

Basic information about the general condition of housing is compiled by the Shimberg Center for Housing Studies. This data evaluates residential units on overcrowding (more than 1 person per room), and availability of heating, kitchen facilities, and adequate plumbing. These factors are considered key indicators for the overall health and safety of a housing unit. Table 12A shows the number of substandard housing units in St. Augustine, while Table 12B shows substandard housing units in St. Johns County based on the Shimberg Center parameters. According to the AHNA prepared by the Shimberg Center a higher percentage (7%) of occupied units in the City were substandard when compared to St. Johns County (4.4%). According to the data the units in the City lacked kitchen facilities the most. This is in addition to the consideration of the general age of the structures within the City.

Table 12A: City of St. Augustine, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	0	0
No House Heating Fuel	73	1.3
Lack of Kitchen Facilities	311	4.7
Lack of Plumbing Facilities	151	2.3
Total Substandard Housing	535	7.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 12B: St. Johns County, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	751	0.9
No House Heating Fuel	544	0.7
Lack of Kitchen Facilities	1,530	1.6
Lack of Plumbing Facilities	1,100	1.2
Total Substandard Housing	3,925	4.4

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Visual Survey

St. Augustine defines substandard housing as any residential unit that does not provide adequate shelter; endangers the health, safety and well-being of its occupants; and has critical or multiple intermediate defects. Homes were rated on a scale of 1 to 4, 1 being the best condition, 4 considered dilapidated. These categories provide the best method to evaluate the safety and stability of a housing unit using a visual or “windshield” survey.

A visual or “windshield” survey was conducted during the spring of 2019. The benefit of a windshield survey is that it is relatively cost-effective and does not intrude on the privacy of City residents. Buildings were rated on a scale of 1 to 4, where 1 indicates no evidence of disrepair and 4 indicates severe disrepair or dilapidated. Table 13 shows the description of each score for the four categories.

Table 13: City of St. Augustine, Housing Condition Rating Descriptions

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
1	In good condition	In good condition	In good condition	In good condition
2	A minimal number of tiles missing, no holes, cracks, or water damage is visible, overall shape is still solid	Some minor damage to siding is visible (water damage or discoloration), overall structure is solid, no cracks are evident	Some minor damage is visible (small cracks in glass), windows and doors still appear to be sealed tightly to structure	Some minor damage is visible (small cracks/water damage), the overall structure appears to be sound
3	Several tiles missing, some damage is visible, shape appears to be deteriorating	Siding material is missing in places, some cracks are visible, overall structure appears to be deteriorating	Large holes are visible or panes of glass are missing, wood appears to be rotting around frames	Major damage is apparent including missing wood or blocks, stairs/entry is deteriorating
4	Large, noticeable holes/cracks, portion missing or severely damaged, caving-in in one or more places	Large portions of siding material are missing, significant cracks are visible, all or some of the structure appears ready to collapse	One or more windows/doors are missing, large cracks or significant damage is visible, security of the structure is in danger	Significant damage is apparent, portions of the porch or foundation are missing, the overall structure appears to be unsafe

Source: City of St. Augustine, Planning and Building Department Visual Survey Spring 2019.

Out of a total of 5,030 residential structures surveyed 304 were determined to be a “3” condition on the Housing Condition rating scale, and 33 structures were considered a “4” or in severe disrepair or dilapidated on the Housing Condition rating scale. This is a visual survey of almost 7% (6% and 0.65% respectively) of residential structures in some form of decline.

Assisted Housing Inventory

Four (4) communities in St. Augustine offer housing assistance through federal, state and local programs. These programs offer home ownership and rental assistance to very low-, low- and moderate-income families; elderly persons; and persons with disabilities in the area. There are no public housing facilities or federally funded voucher programs in St. Johns County, including within the City.

Table 14A: City of St. Augustine, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Hope for the Homeless 28 & 30 Smith Street	4	4	Not Ready for Occupancy	Demonstration	Homeless
Maxwell Manor 28 N. Whitney and 45 Palmer Streets	36	36	Ready for Occupancy	State HOME	Family
The Oaks Apartments 30 DeSoto Place	33	32	Ready for Occupancy	Rental Assistance/HUD/Section 207/223(f)	Elderly
Woodcrest 100 Woodcrest Drive	90	90	Ready for Occupancy	Housing Credits 9%/SAIL	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Currently, there are 162 financially assisted housing units available in the City. Thirteen (13) communities in St. Johns County, totaling 968 additional units, offer housing assistance through various federal, state and local programs including homeless. Tables 14A and 14B examine the details of federally, state, and locally assisted rental housing units available to the residents of St. Johns County.

Table 14B: St. Johns County, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Arc of St. Johns County 10 Sunrise Blvd	16	16	Ready for Occupancy	Rental Assistance/HUD Section 202 Direct Loan	Persons with Disabilities
Betty Griffin House Address protected	6	0	Ready for Occupancy	Demonstration project	Persons with Disabilities
Casa del Mar Apartments 1575 A1A South	44	29	Ready for Occupancy	Rental Assistance/HUD Section 236	Elderly
Huguenot Harbour 600 Gunby Circle	34	34	Ready for Occupancy	Housing Credits 9%; Rental Assistance/RD; Section 515	Family
Moultrie Lakes 1845 Old Moultrie Road	4		Ready for Occupancy	Legislative Appropriation	Homeless
Pacetti Group Home 3085 Pacetti Road	6		Not Ready for Occupancy	Legislative Appropriation	Persons with Disabilities
Ponce Harbor 225 Ponce Harbor Drive	144	144	Ready for Occupancy	Housing Credits 4%/Local Bonds/State HOME	Family
Southern Villas Apartments 52 Sunrise Blvd	60	60	Ready for Occupancy	Housing Credits 9%/Rental Assistance/HUD	Elderly/Family/Link
Summer Breeze Apartments 20 Summerbreeze Way	132	132	Ready for Occupancy	Local Bonds	Elderly
Summer Breeze At Summerset Village 305 Summerbreeze Way	132	132	Ready for Occupancy	Housing Credits 4%/Local Bonds/SAIL	Elderly/Family
Whispering Pines – St. Augustine 1200 Whispering Circle	192	145	Ready for Occupancy	Housing Credits 9%	Family
Whispering Woods 210 Whispering Woods Lane	200	200	Ready for Occupancy	Extremely low income/Housing Credits 4%/Local Bonds	Family/Link
Woodlawn Terrace Apartments 200 S Woodlawn Street	76	76	Ready for Occupancy	Rental Assistance/HUD/State HOME	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Development.

Population Projections

The following tables examine the breakdown in population growth, from the age cohorts to the permanent versus total population. According to population assessments performed by the Shimberg Center, the City of St. Augustine and St. Johns County do not have appreciable levels of vacant housing or seasonal populations. Therefore, the total population is the same as the permanent population. The breakdown in population growth, from the age cohorts to the permanent versus total population is examined. It appears that within the City the ages with the highest projected increases are teenagers 15-19, middle ages from 40-54, and seniors older than 75. In St. Johns County all age ranges show growth except for those between 60-64 years old.

Table 15A: City of St. Augustine, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	426	451	462	452
5 – 9 years	490	516	546	559
10 – 14 years	466	434	432	493
15 – 19 years	977	1,067	1,150	1,349
20 – 24 years	1,570	1,570	1,577	1,559
25 – 29 years	1,036	928	838	1,035
30 – 34 years	916	986	863	899
35 – 39 years	661	721	853	718
40 – 44 years	617	782	980	964
45 – 49 years	641	635	753	1,018
50 – 54 years	712	727	733	1,224
55 – 59 years	917	812	760	942
60 – 64 years	1,050	986	804	818
65 – 69 years	1,044	1,045	968	844
70 – 74 years	882	916	1,014	819
75+ years	2,004	2,623	3,192	4,025
Total	14,409	15,199	15,925	17,768

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Note: The Future Land Use Element population projections are based on a consistent percentage of the County growth, which may account for the difference in Total population projections between the elements.

Table 15B: St. Johns County, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	12,918	15,115	16,775	18,554
5 – 9 years	14,864	17,312	19,806	22,952
10 – 14 years	15,941	17,314	19,704	22,900
15 – 19 years	15,243	16,730	17,745	22,048
20 – 24 years	14,014	15,279	16,403	18,852
25 – 29 years	14,739	15,862	16,892	18,333
30 – 34 years	14,058	18,541	19,487	21,264
35 – 39 years	15,084	18,284	23,596	25,197
40 – 44 years	14,643	17,945	21,264	27,506
45 – 49 years	15,970	16,358	19,611	28,553
50 – 54 years	16,545	17,111	17,127	23,247
55 – 59 years	18,426	17,999	18,190	20,925
60 – 64 years	17,871	20,036	19,140	18,484
65 – 69 years	15,467	18,693	20,527	18,986
70 – 74 years	13,444	15,260	18,066	18,183
75+ years	21,077	28,975	36,278	50,324
Total	250,304	286,814	320,611	377,308

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Projections

Projections of housing growth are derived from population projections that have been formulated by the Shimberg Center for Housing Studies. The data is summarized in the following tables, which examine the number of households expected in the City of St. Augustine and St. Johns County by several factors – size, income, age, tenure, and projected cost burden.

Tables 16A and 16B provide a breakdown for both St. Augustine and St. Johns County of projected households based on household income. Each income group is anticipated to see population growth through the 2040 time period. In the City of St. Augustine, the proportion of Households with an income less than 30% AMI drops between 2010 and 2040. The proportion of Households earning between 50.1% and 120% of AMI rises between 2010 and 2040. The other income levels stay about the same over the time period. All income levels stay about the same for St. Johns County over the timeframe.

Table 16A: City of St. Augustine, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	1,448	1,539	1,683	1,877
30.1% – 50% AMI	706	867	987	1,115
50.1% - 80% AMI	1,011	1,261	1,461	1,650
80.1% – 120% AMI	1,024	1,263	1,444	1,633
More than 120% AMI	1,546	1,809	2,011	2,321
Total Households	5,745	6,739	7,586	8,596

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 16B: St. Johns County, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	7,042	9,212	11,665	13,697
30.1 – 50% AMI	6,283	8,669	11,337	13,351
50.1 - 80% AMI	10,365	14,436	19,152	22,507
80.1 – 120% AMI	15,634	21,407	28,093	33,008
More than 120% AMI	35,992	48,337	61,939	73,298
Total Households	75,316	102,061	132,186	155,861

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 17A and 17B provide projected number of severely cost-burdened households by tenure and income level. By 2040 151 owners or 32% of the projected owner households in the City will be severely cost burdened. In the County by 2040 5,546 owner households or 42% of the projected owner households will be severely cost burdened.

Table 17A: City of St. Augustine, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	115	120	126	151
30.1-50%	101	112	122	142
50.1-80%	127	147	161	184
Total below 80% AMI	343	379	409	477

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 17B: St. Johns County, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	2,717	3,667	4,652	5,546
30.1-50%	1,648	2,283	2,982	3,535
50.1-80%	1,910	2,664	3,575	4,199
Total below 80% AMI	6,775	8,614	11,209	13,280

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

Tables 18A and 18B provide a housing need summary based on tenure in both the City and County. Renters are typically more cost burdened by the cost of housing.

**Table 18A: City of St. Augustine, AHNA Housing Need Summary 2010-2040
Number of Severely Cost Burdened (50%+) with Income less than 80% AMI
by Tenure**

Tenure	2010	2020	2030	2040
Owner	343	379	409	477
Renter	1,398	1,492	1,632	1,805
Total Households	1,741	1,871	2,041	2,282

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

**Table 18B: St. Johns County, AHNA Housing Need Summary 2010-2040
Number of Severely Cost Burdened (50%+) with Income less than 80% AMI by
Tenure**

Tenure	2010	2020	2030	2040
Owner	6,275	8,614	11,209	13,280
Renter	5,099	6,516	8,215	9,552
Total Households	11,374	15,130	19,424	22,832

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 19A and 19B indicate the projected homeowner households that will be cost burdened (spending 30% or more of their monthly income on housing) for both the City and County. The County number of cost burdened households drop while the City's cost burdened households increase over time. This may be due to the City's aging population with the population 75 years and older increasing over the same time period. Older households are also typically most cost burdened. The number of cost burdened renters actually drops over time as shown in Tables 20A and 20B.

Table 19A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level -

Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	2	5	3	2	11	15	36
30.1-50% AMI	4	8	5	5	11	10	39
50.1-80% AMI	7	13	9	6	13	11	52
Total below 80% AMI	13	26	17	13	35	36	127

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 19B: St. Johns County, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	384	622	554	495	425	464	2,560
30.1-50% AMI	258	410	390	351	279	269	1,699
50.1-80% AMI	290	502	509	452	341	279	2,083
Total below 80% AMI	932	1,534	1,453	1,298	1,045	1,012	6,342

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level -

Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	36	21	62	52	61	67	263
30.1-50% AMI	13	24	14	11	18	14	81
50.1-80% AMI	2	5	3	1	5	2	16
Total below 80% AMI	51	50	79	64	84	83	360

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20B: St. Johns County, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	297	487	524	456	386	339	2,192
30.1-50% AMI	180	320	303	265	223	193	1,304
50.1-80% AMI	83	130	130	114	88	75	537
Total below 80% AMI	560	937	957	835	697	607	4,033

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Farmworker and Workforce Housing

The last section of the Shimberg Affordable Housing Needs Assessment examines the need for Farmworker housing. There is no projected need for Farmworker housing within the City of St. Augustine.

Based on discussion related to the City's economy and affordable housing there is a need for Workforce housing.

Additional Inventory and Needs Assessment

The following is a summary of the different types of housing available within the City.

Group Homes Inventory

St. Augustine has two (2) nursing home facilities within the city limits. The Florida Department of Health has no records of any, homes for special services, transitional living facilities, or residential treatment centers in St. Augustine. The St. Johns County Property Appraiser's website does indicate that there are six (6) assisted living facilities within the city.

Mobile Home Parks Inventory

There are currently no mobile home parks within the City of St. Augustine.

Historically Significant Homes Inventory

As previously discussed, 31% of the housing structures within the city were built before 1939, a total of 56% of the housing stock was built prior to 1970. The age of these structures, and associated infrastructure is a concern. Ongoing maintenance, repairs, demolition and associated neighborhood character including actual and emotional costs related to a sense of place is a serious concern in all of the historic neighborhoods. Especially as investors or developers look to redevelop older properties or to insert new development as “infill” development in these older areas.

Additionally, there are historically significant structures that need to be considered.

Insert historic housing inventory discussion based on Historic Preservation Element.

Housing Construction Inventory

The best available data regarding residential construction is from 2013 to 2018. During this six (6) year timeframe a total of 404 new single-family residential permits were issued, building permits were also issued for two (2) multifamily apartment projects including a total of 522 market rate multifamily units. Additionally, 611 residential renovation/remodel permits were issued during this same timeframe. This equals approximately \$141,841,771 million dollars in residential value in the city, over the six (6) year period.

Table 21: City of St. Augustine, Housing Construction Inventory

Type of Permit	2013	2014	2015	2016	2017	2018	Total
New Single Family homes	51	71	84	61	74	63	404
New Multifamily units	0	0	0	0	0	522	522
Total New Units	51	71	84	61	74	585	926
Residential Renovations	11	30	79	151*	248**	92	611
Residential Dollar Value	N/A	\$14,668,040	\$19,605,377	\$20,640,730	\$28,211,193	\$58,716,431	

Source: City of St. Augustine, Planning and Building Department, 2019

*Hurricane Matthew hit the area in October 2016

**Hurricane Irma hit the area in September 2017

During this time the City was also impacted by two (2) hurricanes. Many properties experienced unprecedented storm surge flooding, some properties twice. Many residences were substantially damaged, required extensive repair, including being modified to avoid the floodplain or demolished completely and/or may continue to be in some state of disrepair or abandonment.

Housing Analysis

Community Redevelopment Area (CRA)

The City conducted extensive public participation exercises including visual preference surveys and workshops to establish a Community Redevelopment Plan for the Lincolnville area (LCRA). The Plan identifies several programs to improve housing and decrease blight in the area.

Examples of CRA projects include:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential investment with the Fix-it-up program; and,
- Institutional structure improvements.

The area is rapidly gentrifying and struggling to a certain extent to maintain its African American origins, and heritage. Maintaining the historic character and historic sense of community is a challenge.

Affordable Housing Assessment

Florida Statutes require that an affordable housing assessment be performed using a methodology established by the Florida Department of Economic Opportunity (DEO). Data and Analysis for the Affordable Housing Assessment was provided by the Schimberg Center for Housing Studies, using the best data currently available.

Based on the data provided 38.6% of the current households in 2016 earned 80% or more of the area median income. This percentage is expected to rise through 2040, so in general household incomes within the city are projected to go up. In total 53.4% of the households within the city were not cost burdened in 2016. However, 46.6% of households were cost burdened, almost 31% severely cost burdened. Using the median household income for the city in 2016 Table 22 below illustrates the minimum income for each housing cost threshold group.

Table 22: Income Median and Income Group Thresholds Related to Housing Costs

Jurisdiction	Median Income (2016)	Very Low Income (30%)	Low Income (50%)	Moderate Income (80%)	Other Income (120%)	Other Income (140%)
City of St. Augustine	\$45,612	\$13,684	\$22,806	\$36,490	\$54,734	\$63,857
St. Johns County	\$69,900	\$20,970	\$34,950	\$55,920	\$83,880	\$97,860

Source: City of St. Augustine, Planning and Building Department, 2019

Tables 23 and 24 illustrate Single-family home, and Rental Affordability respectively based on the income thresholds established in Table 22. The Statewide January 2019 single-family home median sale price for a home in Florida is \$249,900. According to the Northeast Florida Association of Realtors, which does not cover all of St. Johns County, the median sale price for a home in St. Johns County is \$300,000. Additionally, the ATTOM organization establishes the median sale price of a home in St. Johns County at \$312,000. The average of these numbers is a \$306,000 median sale price for a home in St. Johns County.

According to Table 23 this is not even affordable for households that make 120% of the median income within the City of St. Augustine. The median sale price for a home in St. Johns County is practically \$76,000 higher than an affordable home for more than 39% of the households in the City.

Based on a snapshot of houses listed for sale on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there were three (3) homes for sale between \$0-\$60,000, four (4) homes for sale between \$60,000-\$96,000, 18 homes for sale between \$96,000-\$154,000, and 136 homes for sale between \$154,000-\$230,000. This is a total of seven (7) homes for sale for any very low, or low-income household potential buyer looking within the suggested commute travel time radius.

Table 23: Income Group Thresholds and Single-family Home Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Annual Affordable Housing Costs 30% of Income	Affordable Monthly Housing Costs	Monthly Payment discounted 9% for Taxes Insurance	Affordable 30-year Mortgage (6% interest rate)	Affordable Home price including Mortgage + 10% down
Very Low Income (30%)	\$13,683	\$4,105	\$342	\$311	\$52,216	\$57,438
Low Income (50%)	\$22,806	\$6,842	\$570	\$519	\$87,030	\$95,733
Moderate Income (80%)	\$36,490	\$10,947	\$912	\$830	\$139,246	\$153,171
Other Income (120%)	\$54,734	\$16,420	\$1,368	\$1,245	\$208,862	\$229,748

Source: City of St. Augustine, Planning and Building Department, 2019
 Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h), and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Table 24 illustrates housing affordability for potential renters within the City. The Fair Market rents in the area are established by the Federal Housing and Urban Development Department (HUD). In zip codes 32084 and 32080, which includes all of the city limits, no fair market priced units are affordable for very low, and low-income households of the City's median income groups. Moderate income households can afford an efficiency and a one-bedroom unit. None of the income groups can afford to rent a four (4) bedroom unit. The group representing earners 120% of the median income can also potentially afford two and three bedroom units.

Table 24: Income Group Thresholds and Fair Market Rents* and Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Affordable Monthly Housing Costs	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
32084*			\$630	\$800	\$970	\$1,280	\$1,640
32080*			\$690	\$840	\$1,030	\$1,360	\$1,740
Very Low Income (30%)	\$13,683	\$342					
Low Income (50%)	\$22,806	\$570					
Moderate Income (80%)	\$36,490	\$912	XX	XX			
Other Income (120%)	\$54,734	\$1,368	XX	XX	XX	XX	

Source: City of St. Augustine, Planning and Building Department, 2019
 Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h)
 *Fair Market Rents for zip codes including St. Augustine taken from HUD, Jacksonville, Florida HUD Metro Fmr Small Area FY 2019 Fair Market Rents, and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Based on a snapshot of rental units listed on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there was one (1) unit for rent between \$300-\$600, four (4) units to rent between \$600-\$920, and 32 units for rent between \$920-\$1,370. This is a total of one (1) unit for rent for any very low, and a total of four (4) or five (5) units to rent for low income households within the commute radius. This is supported by the Census data that establishes median monthly costs with a mortgage at \$1,390 or \$16,680 per year, and the median gross rent in St. Augustine at \$948, which is \$11,376 per year in just rent, \$14,789 with 30% housing costs included. The Census costs per year for homeowners with a mortgage is almost \$3,000 more than the amount allowed of the median income for "affordability". The Census median gross rent is also unaffordable to all groups except for the highest earners (120% and presumably 140% income groups).

This snapshot of the housing situation in the St. Augustine area demonstrates a frightening lack of affordable, and affordable workforce housing. Cost-burdened and low-income households are forced to travel greater distances away from work to find affordable housing. This means traveling as far as Hastings/Flagler estates in St. Johns County, Green Cove Springs, Palatka, and Bunnell/Daytona North in surrounding counties. Having to travel this far to work within the city further threatens employability and household stability.

Table X in the Appendices is a sampling of occupational employment and wages based on the St. Augustine/St. Johns County economic profile discussed in the Future Land Use Element. A sampling of 72 jobs are represented in the Table for the Jacksonville MSA that includes St. Johns County. The 2017 median hourly wages, and the annual wages for the jobs represented are outlined and marked as Very low income, Low income, Moderate income, and other income at 120% and 140% above the median household income. Of the 72 jobs, 35 are considered Very low or Low income based on the annual wage, this is 48.6% of the sample jobs listed. Another 20 are considered Moderate income, and only 23.6% are considered higher paying than the median annual income of \$45,612.

An affordable workforce housing plan is critical to maintain the City's social and economic diversity. A diverse economy is also critical to maintain a viable, livable, healthy community.

Population Projections and Housing Need

By 2040, St. Augustine's population is projected to reach 19,330 people. This is based on the historic ratio of the City's population to St. Johns County as a whole, and as outlined in the Future Land Use Element of the Comprehensive Plan.

Table 25: City of St. Augustine Population Projections, 2010-2040

	Census 2010	2015	2020	2025	2030	2040
St. Augustine	12,975	13,590	14,042	14,790	16,480	19,330
St. Johns County	190,039	213,566	255,300	295,800	329,600	386,600

Sources: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO)

Based on the historic ratio of cost-burdened residents, approximately 9,008 residents will be paying 30% or more of their income on housing costs in 2040. Table 24 uses the cost-burdened population to estimate the number of additional affordable housing units needed over the planning horizon.

Table 26: Affordable Housing Units Needed, 2010-2040

	2010	2015	2020	2025	2030	2040
Total Population	12,975	13,590	14,042	14,790	16,480	19,330
Cost Burdened Population ¹	6,046	6,333	6,544	6,892	7,680	9,008
Increase From Previous	--	287	211	348	788	1,328
Additional Affordable Units Needed ²	-	125	92	151	343	577

Source: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO), Shimberg Center for Housing Studies

1. 46.6% of total population; includes all residents that pay over 30% of their income for housing.

2. Assumes the average household size continues to be 2.30 people.

The projected need for additional affordable units fluctuates slightly but increases significantly in 2030 and 2040. An estimated 1,287 additional units of affordable housing will be required over the planning horizon.

Land Requirements for the Estimated Housing Need

Based on the analysis in the updated Future Land Use Element there is a calculated need for 2,762 residential units. After including, the 1.25 DCA incremental growth factor; there is a need for 3,454 total additional residential units adjusted for growth over the planning horizon. According to the affordable housing assessment at least 1,287 (37%) of these units should be affordable units.

Table 27: Needed Residential Units, 2010-2040

	Projected Population	Population Increase	Units Needed	Incremental Growth Factor*
2010	Census 12,975	1,383		
2015	13,590	615	267	334
2020	14,042	452	196	245
2025	14,790	748	325	406
2030	16,480	1,690	735	919
2040	19,330	1,850	1,239	1,549
Total			2,762	3,454

Source: City of St. Augustine 2040 Comprehensive Plan

*Incremental Growth Factor of 1.25.

Also, included from the Future Land Use Element is the vacant available land analysis for residential units.

Table 28: Permitted Units on Vacant Urban Land, 2010-2040

	Vacant Residential Land	Vacant Acres	Maximum Units per Acre		Maximum Total Units	
	Single Family, Low Density	52.23	8	du/ac	417	du
	Single Family, Multifamily Medium Density	35.73	16	du/ac	571	du
	Low Density Mixed use	21.27	8	du/ac	170	du
	Medium Density Mixed use	21.27	16	du/ac	340	
Total		130.90			1,552	du

Source: City of St. Augustine 2040 Comprehensive Plan, St. Johns County Property Appraiser, 2018

Based on this assessment of vacant land within the existing land use categories, 1,552 dwelling units can immediately be accommodated. These units could accommodate the needed affordable units if necessary. Leaving 1,902 units that will be needed to accommodate growth over the planning horizon for the City. But this does not address reducing the housing cost burden on the current population or providing a range of housing options that provide alternatives for affordable workforce housing, the elderly, disabled, cost-burdened or homeless.

Portion of Housing Need to be Met by Private Sector and Existing Housing Delivery System

Except for assistance programs all, of the housing need is and projected to be met by the private sector.

Table 29: City of St. Augustine, Projected Number of Units by Type, 2040

Type	Number	%
Single Family	2,183	63.2
Multi Family	1,223	35.4
Mobile Home	48	1.4
Other	0	0
Total	3,454	100

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO). City of St. Augustine 2040 Comprehensive Plan

Table 30: City of St. Augustine, Projected Number of Housing Units in the Structure, 2040

Type	Number	%
1 unit – detached	1,948	56.4
1 unit – attached	235	6.8
2 units	231	6.7
3 or 4 units	252	7.3
5 to 9 units	322	9.3
10 to 19 units	238	6.9
20 or more units	180	5.2
Mobile Home or Trailer	48	1.4
Other	0	0
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO).

Table 31: City of St. Augustine, Projected Households by Tenure, 2040

Tenure Type	Number of Households	%
Owner	1,914	55.4
Renter	1,540	44.6
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

If the current ratios for the type of units, number of units in a structure, and tenure of units remains the same Tables 29, 30, and 31 demonstrate the number of units needed by each type as projected to 2040.

Framework for Achieving Housing Needs

Based on the Affordable Housing Assessment outlined in this element there is a desperate need for an affordable housing strategy. The City's role is to provide direction and assist the private sector in the need to provide affordable and affordable workforce housing.

There are several options that the city can promote as part of an Affordable Housing Plan. Some of the options can also work to achieve other important goals and priorities of the City, as established in this Comprehensive Plan update.

A potential list of options includes:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but outside of the city limits;

- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units allowing higher density developments.

An Affordable Workforce Housing Plan can include any combination of the above options. The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact mobility and transportation issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

This promotes a healthy community with a positive sense of place.

Energy Efficiency; and Greenhouse Gas Reduction Strategies

In 2008 the Florida legislature set forth requirements that the Future Land Use Element of a local comprehensive plan include energy-efficient land use patterns and greenhouse gas reduction strategies. The Energy Conservation Map (Map X) in the Future Land Use Map Series depicts three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, public transportation, and bicycle/pedestrian pathways.

Other programs that help to reduce energy consumption and protect limited resources are the Florida Residential Retrofit program, the Florida Water Star program, the U.S. Environmental Protection Agency's Energy Star program, and the St. Johns River Water Management District's Waterwise Landscaping program. These are programs that homeowners can take advantage of and practice responsible environmental stewardship, as well as, potentially reduce costs associated with home ownership.

The Residential Retrofit program is particularly beneficial for the City of St. Augustine with its older housing stock. It focuses on retrofitting older homes to become more energy efficient to potentially reduce energy use. Additional detail and policies are discussed in the Mobility and Transportation, and Conservation and Coastal Management Elements.

Conclusion

**Table X: Sampling* of Occupational Employment and Wages based on the
 St. Augustine/St. Johns County Community Profile, Jacksonville MSA**

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
11-3011	Administrati services	41.88	87,110					X
25-3011	Adult secondary teachers	26.27	54,642				X	
53-3011	Ambulance drivers	10.88	22,630		X			
39-3091	Amusement attendants	9.30	19,344	X				
13-2021	Appraisers real estate	20.80	43,264			X		
17-3011	Civil drafters	22.11	45,989			X		
49-3023	Auto service technician	17.19	35,755		X			
51-3011	Baker	12.42	25,834		X			
35-3011	Bartender	10.66	22,173		X			
43-3031	Accounting clerk	17.45	36,286			X		
53-3022	Bus driver, school	14.69	30,555		X			
41-2011	Cashier	9.24	19,219	X				
47-2051	Cement mason	16.60	34,528		X			
21-1021	Social worker	15.23	31,678		X			
17-2051	Civil engineer	45.10	93,808					X
21-1094	Community health worker	14.29	29,723		X			
11-3021	Computer systems manager	58.36	121,389					X
47-4011	Constructio inspector	26.33	54,766				X	
47-2061	Constructio laborer	13.90	28,912		X			
11-9021	Constructio manager	37.45	77,896					X
35-2014	Cooks, restaurant	11.62	24,170		X			

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
31-9091	Dental assistants	17.41	36,213		X			
29-1021	Dentists, general	82.67	171,954					X
35-9021	Dishwashers	10.32	21,466	X				
25-2021	Elementary teachers	25.42	52,864			X		
29-2041	EMT Paramedic	15.44	32,115		X			
53-7032	Excavating operators	18.01	37,461			X		
43-6011	Executive secretary	23.27	48,402			X		
11-3031	Financial managers	61.72	128,378					X
33-2011	Firefighters	31.94	66,435					X
35-1012	Supervisors food prep	14.43	30,014		X			
37-1011	Supervisors housekeepin	19.20	39,936			X		
37-1012	Supervisors landscaping	19.64	40,851			X		
41-1011	Supervisors retail workers	19.26	40,061			X		
35-9099	Food preparation	9.73	20,238	X				
11-9051	Food service managers	26.67	55,474				X	
39-5012	Hairdressers etc	13.16	27,373		X			
29-9099	Healthcare practitioners	14.54	30,243		X			
49-9021	Heating air conditioning	20.72	43,098			X		
47-3011	Helpers-masons	11.21	23,317		X			
35-9031	Host restaurant	9.38	19,510	X				
43-4081	Hotel clerk	10.35	21,528	X				
41-3021	Insurance agent	27.65	57,512				X	
37-3011	Landscaping worker	11.97	24,898		X			
23-1011	Lawyers	45.98	95,638					X

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
29-2061	LPN	20.96	43,597			X		
37-2012	Maids Cleaners	9.75	20,280	X				
49-9071	Maintenance workers	16.12	33,530		X			
39-5092	Manicurists pedicurists	15.22	31,658		X			
11-9111	Health services managers	44.98	93,558					X
13-1121	Meeting event planners	21.01	43,701			X		
47-4090	Misc Constructio worker	17.49	37,032			X		
43-9199	Office admin support	18.13	37,710			X		
47-2141	Painters	16.81	34,965		X			
23-2011	Paralegals	21.08	43,846			X		
33-3041	Parking enforcement	14.56	30,285		X			
29-1123	Physical therapists	38.96	81,037					X
33-3051	Police officer	25.27	52,562			X		
43-5052	Postal mail carriers	28.77	59,842				X	
11-9141	Property managers	25.15	52,312			X		
41-9022	Real estate agents	16.33	33,966		X			
43-4171	Receptionist clerks	13.16	27,373		X			
29-1141	RN	28.89	60,091				X	
43-4181	Reservation clerk	15.42	32,074					
41-2031	Retail salesperson	10.86	22,589	X				
41-4012	Sales wholesale	23.96	49,837			X		
25-2031	Secondary teacher	24.21	50,347					
17-1022	Surveyors	22.27	46,322			X		

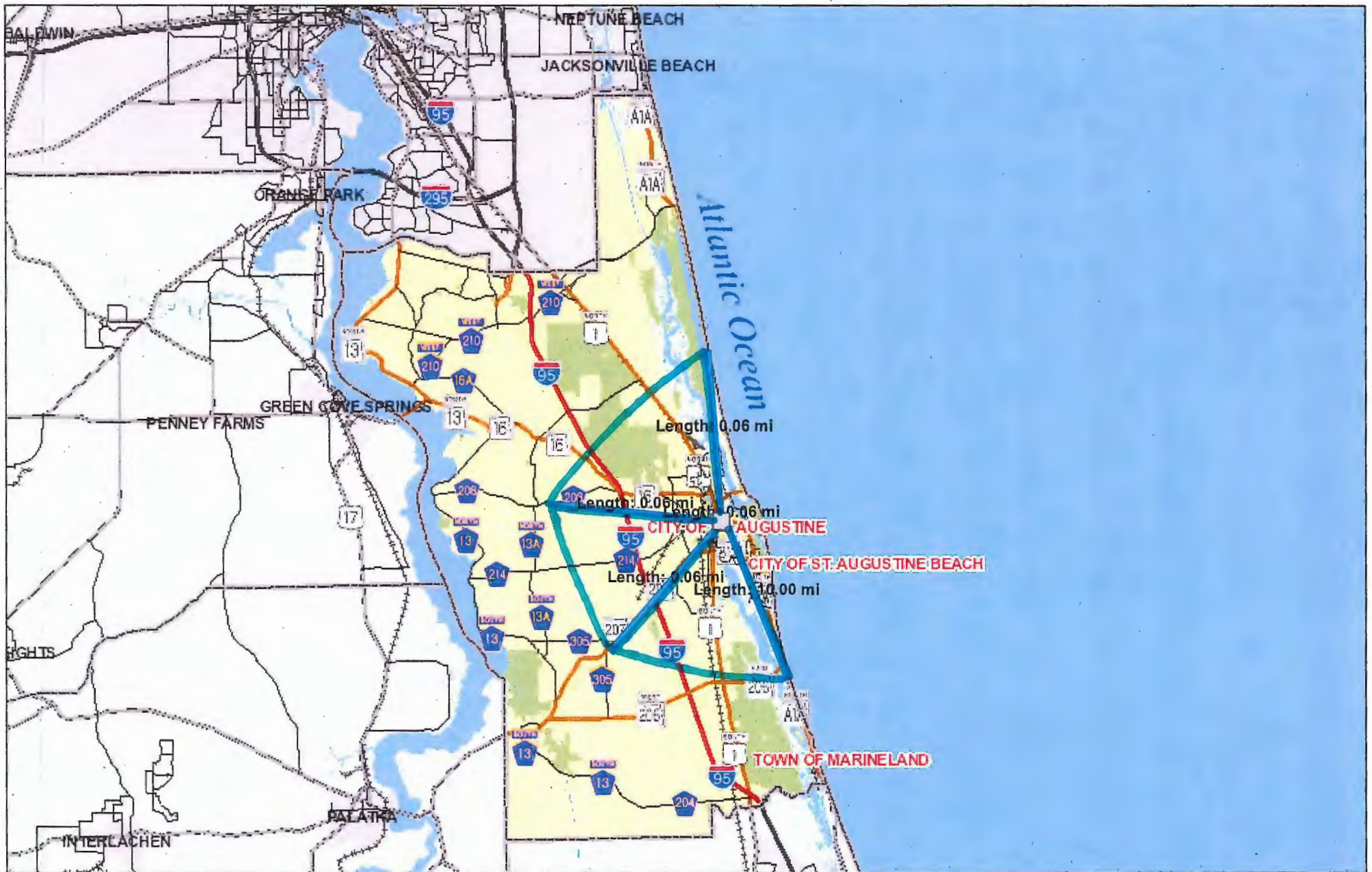
Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
53-3041	Taxi drivers	10.84	22,547	X				
43-3071	Tellers	14.90	30,992		X			
35-3031	Waiters waitresses	10.89	22,651	X				
51-8031	Water wastewater plant operators	28.59	58,467				X	

Source: City of St. Augustine, Planning and Building Department, 2019

*Sampling taken from the Department of Economic Opportunity (DEO), Labor Market Statistics Center, April 2018, Florida Occupational Employment Wages, Jacksonville MSA (Baker, Clay, Duval, Nassau and St. Johns Counties)

Maps

Figures



Map created with St. Johns County's iMap

DISCLAIMER:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown herein.

Date: 4/13/2019

10 mile travel time



0 21,000 42,000

Feet

Housing Element

Draft

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strike through~~ indicates deleted text

Housing Element

Goals, Objectives and Policies

163.3177(6)(f)

Housing Summary

The Housing Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the city.

This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. The inventory and analysis discussed in the Data and Analysis are used as the basis for the adopted goals, objectives, and policies.

Order of Issues and Page References

Housing Supply	2-9
Elimination of substandard housing	
Sites for low-income, very low-income, and moderate income families	
Group Homes and Foster care Facilities	
Housing Demand	10-13
Affordable Housing	
Affordable Workforce Housing Plan	
Historic Preservation	14-15
Neighborhood Planning	
Relocation	16
Energy Efficiency and Sustainability	17-19

Overall Housing Goal

The overall goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of affordable, safe, sanitary and energy efficient housing in stable neighborhoods that meets the needs of the City's present and future residents.

Housing Supply

H Goal 1

Encourage and promote quality housing through maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.

H Objective 1.1

The city shall assist the private sector in providing adequate housing to meet current and future needs.

H Policy 1.1.1

The city shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of land to accommodate the projected housing needs for single family and multi-family housing units are met within the city.

H Policy 1.1.2

The city shall promote partnerships with the private sector, and other organizations in order to improve the efficiency and expand the capacity of the housing delivery system.

H Policy 1.1.3

The city shall promote nondiscrimination in access to housing within the city by being compliant with fair housing laws and practices.

H Policy 1.1.4

The city shall promote mixed-use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

H Policy 1.1.5

The city shall ensure, for all housing, the availability of public facilities at the levels of service as outlined in this Comprehensive Plan.

H Objective 1.2

The useful life of the existing housing stock shall be conserved through effective implementation of regulatory action programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities and code enforcement activities.

H Policy 1.2.1

The city shall continue to enforce the building, housing, plumbing, energy, electrical, and all other associated construction codes to ensure the maintenance of standard housing and to achieve necessary corrective action where non-compliance exists.

H Policy 3-3 1.2.2

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in Chapter 28 of the City Code, and by allowing condominium types of ownership for both residential and commercial development.

H Policy 1.2.3

The city shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development and site plan review.

H Policy 1-3 1.2.4

The city shall ~~C~~continue to maintain and update records of permits issued for new construction, alterations and demolitions which affect the number of housing units so that an accurate record of the number of housing units is available.

H Objective 1.3

Work to rehabilitate substandard housing units and demolish dilapidated housing units.

H Policy 1.3.1

The city shall promote the rehabilitation of deteriorated substandard housing units to increase the supply of affordable housing.

H Policy 1.3.2

The city shall promote the rehabilitation of deteriorated substandard housing units to preserve historic housing structures where buildings are 50 years old or older or contribute to the historic character of the neighborhood.

H Policy 1.3.3

The city shall promote the rehabilitation of deteriorated substandard housing units that were storm damaged or vulnerable to storm damage to remove them from the floodplain in an effort to preserve the character of the neighborhood.

H Policy 1.3.4

The city shall require demolition of those units which are determined to not be suitable for rehabilitation.

H Policy ~~2.2~~ 1.3.5

The city shall ~~M~~maintain a Code Enforcement Officer on staff to investigate violations and enforce the City Code.

H Policy ~~4.5~~ 1.3.6

The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

H Objective 1.4

The city shall strive to provide adequate sites for very low, low, and moderate income households.

H Policy 1.4.1

The city shall ensure that the residential land use designations, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the city.

H Policy 1.4.2

The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.

H Policy 1.4.3

The city's land development code shall encourage that mixed use projects include affordable housing, and other affordable housing projects are located in close proximity to a collector roadway and provide access to the following facilities, services and/or activity centers through an interconnected system of sidewalks, bicycle paths/lanes and transit stops and amenities, where feasible:

- Employment centers;
- Shopping centers that include stores offering household goods and services needed on a frequent and recurring basis; and
- Public parks, recreation areas, and/or open space.

H Objective 1.5

The city shall coordinate as needed with other agencies to seek funding from Federal and State housing and community development sources to formulate and establish housing implementation programs.

H Policy 1.5.1

The city shall continue to participate with the Small Cities Community Development Block Grant (CDBG) program to fund activities that best serve the city's development priorities, provided these projects benefit low and moderate-income persons; prevent or eliminate blight; or meet other urgent community development needs.

H Policy 1.5.2

The city shall continue to participate with St. Johns County and the requirements of Chapter 420.907, Florida Statutes to encourage participation with the State Housing Initiatives Partnership (SHIP) program.

H Policy 1.5.3

In addition to CDBG and SHIP, the city shall evaluate other potential sources of affordable housing funding.

H Objective 1.6

The city shall provide adequate sites within residential areas for group homes and foster care facilities licensed and monitored by the State of Florida.

H Policy 1.6.1

The city shall ensure the availability of sites for special-need residents such as the elderly, handicapped, and institutionalized, which shall consider accessibility, convenience and infrastructure availability.

H Policy 1.6.2

The city shall maintain its nondiscriminatory standards and criteria which address the location of group homes and foster care facilities.

H Policy 1.6.3

The city shall ensure that its land development regulations provide guidelines for the placement of foster care facilities and for different classes of group homes in residential neighborhoods, and that no residential neighborhoods are closed to such facilities.

H Policy 1.6.4

The city shall enforce the siting requirements consistent with the provisions of Chapter 419, Florida Statutes, for group homes and foster care facilities licensed by the Florida Department of Children and Families, which are summarized as follows:

- Community Residential Homes (CRH) with 6 or fewer residents shall be deemed as a single-family residential dwelling unit and shall be permitted in all residential zoning districts provided they are separated by a distance of 1,000 feet from any other CRH (measured from building walls, home to home).
- Community Residential Homes with 7-14 residents shall be permitted in multi-family zoning districts provided they are separated by a distance of 1,200 feet of any other CRH and at least 500 feet from a single-family residential zoning district (measured from building walls, home to home or from home to district line).

H Objective 1.7

Provide adequate and affordable housing opportunities to accommodate households with special housing needs.

H Policy 1.7.1

The city shall encourage the development of Continuum of Care Facilities, which would allow residents to age-in-place and transition from single-family residential structures to assisted living and then to a nursing home within the same development site, assist the homeless, victims of domestic violence, and physically or mentally challenged. This can be provided through a variety of potential mechanisms including, but not limited to, the following:

- Expedited plan review;
- Density bonuses;
- Specify Continuum of Care Facilities as an allowable use within multi-family, mixed use, and commercial low districts;
- Provide for innovative development standards in the land development code; and
- Other regulations intended to reduce building and development costs.

H Policy 1.7.2

The city shall collaborate with the private sector and non-profit providers in the placement of housing for individuals with special needs, such as group homes, foster care and shelters for the homeless and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally challenged, in order to coordinate the provision of an adequate housing supply to meet the increase in population and/or fluctuations in the number of special needs individuals.

H Policy 1.7.3

The city shall participate in the efforts of the St. Johns County Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.

H Policy 1.7.4

The city shall continue to support organizations that assist elderly and handicapped citizens in finding safe, accessible and affordable housing. Such support may include technical assistance and the adoption of alternative code requirements.

H Policy 1.7.5

The city will work to develop an Affordable Workforce Housing program to encourage a broad mix of affordable housing in all areas of the city to maintain a livable, economically diverse community.

H Policy 1.7.6

The city's land development code shall allow mobile and manufactured homes in certain zoning districts, provided the units comply with all applicable building standards.

H Policy ~~3.5~~ 1.7.7

The City will continue to allow mobile homes as a permissible use by exception in the zoning district associated with the Open Land use classification.

Housing Demand

H Goal 2

Promote and assist in the provision of an ample housing supply, with a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

H Objective 2.1

The city will support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

H Policy 2.1.1

The city shall provide technical assistance to private sector builders and public redevelopment agencies to plan for the future improvements and expansions of the public infrastructure systems in areas determined to be desirable for the development or redevelopment of housing.

H Policy 2.1.2

The city shall annually review ordinances, codes, regulations and the permitting process to eliminate excessive requirements, and amend or add others in order to increase appropriate private sector housing production.

H Policy 2.1.3

The city shall continue to support the Lincolnville Community Redevelopment Agency (LCRA) or other similar organization to continue to encourage and provide funding to help “fix up” the homes of income qualified homeowners.

H Policy 2.1.4

The city will coordinate with and promote as appropriate housing development funding sources, such as Florida Housing Finance Corporation, and Federal Housing and Urban Development (HUD) programs in an effort to encourage affordable housing.

H Policy 2.1.5

The city will coordinate with and promote as appropriate with the Florida Department of Economic Opportunity (DEO) or its equivalent with the Small Cities Community Development Block Grant (CDBG) program, Weatherization Assistance program, Community Contribution Tax Credit program, and the Brownfield Loan Guarantee program.

H Policy 2.1.6

The city will consider fee waivers, density bonuses, density flexibility programs, accessory dwelling units and other affordable housing incentives or strategies to encourage a broad range of housing options and price points within the city limits.

H Policy 2.1.7

The city will coordinate with St. Johns County and other housing providers to encourage affordable housing implementation programs that encourage a broad range of housing options and price points within the commute radius of the city.

H Objective 2.2

The city will evaluate the Affordable Housing Assessment conclusions and the Framework for Achieving Housing Needs in the Data Analysis biannually in order to determine availability and affordability of rental and for sale housing as workforce housing.

H Policy 2.2.1

The City of St. Augustine defines Workforce Housing as the attainment of rental or for sale housing to an individual or family whose annual income, as adjusted for household size does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 50 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of HUD.

H Policy 2.2.2

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 30 percent of the units in a for sale development must be sold to a workforce household in accordance with the workforce housing definition and the maximum sales price.

To be certified as a workforce housing development, the City of St. Augustine requires at a minimum 40 percent of the units must be rented to a workforce household whose annual income does not exceed 80 percent of the area median income, or 20 percent of the units must be rented to a workforce household whose annual income does not exceed 50 percent of the AMI.

H Policy 2.2.3

To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

H Policy 2.2.4

To encourage the development of workforce housing, the city should establish an expedited review process to implement time saving measures for workforce housing developments.

H Policy 2.2.5

The city of St. Augustine will encourage the creation of workforce housing through the implementation of a Density Bonus Program designed to create workforce housing. All density bonus units shall be developed and sold as workforce housing. A density bonus of up to 50 percent will be encourage throughout the residential zoning codes. A development plan will be a condition for participation in the density bonus program. The following specific actions will be taken to implement this program:

- A team of staff from Administration, Planning, Public Works and the City Attorney's office will develop the program to be approved by the local planning agency (PZB) and the City Commission.
- An ordinance amending the land development code to create and incorporate the Density Bonus Program must be adopted.

H Policy 2.2.6

A density bonus program may include, but not be limited to the following as incentives to provide a maximum amount of workforce housing:

- Exceptions to limits on height, building setbacks, floor area ratios (if applicable), lot coverage or other aspects of the building envelope;
- Reductions in parking requirements;
- Bonus related to the provision of alternative forms of transportation consistent with the mobility plan;
- Bonus related to set asides for environmentally sensitive areas, wetlands, floodplains, recreation areas and open space;
- Bonus related to a mix of uses that promotes projects that contribute to the urban fabric; and
- Bonus related to preservation of historic properties, character, and contributions to the context and sense of place of the neighborhood/district.

H Policy 2.2.7

Some of the above incentives may also be appropriate for certified workforce housing developments as referenced in H Policy 2.2.2, and adopted in the land development code.

H Policy 2.2.8

The city will consider the adoption of a Linkage Fee to be used as a revenue source for workforce housing related activities. A Linkage Fee study will be conducted to determine the following:

- Demonstrate the relationship between non-residential development and the need for workforce housing.
- Estimate and determine appropriate fees.
- Establish whether the fee can be used to “buy down” unaffordable units to make them affordable, “fix-up” blighted structures to provide affordable housing or establish a “trust fund” to be used by affordable housing providers to provide affordable/affordable workforce housing within the city or within the commute radius,

Historic Preservation

H Goal 3

Encourage and promote quality housing through maintenance, rehabilitation and preservation of historical properties and neighborhood character.

H Objective 3.1

Historic resources identified as historically significant shall be preserved and, if possible maintained for residential uses.

H Policy 3.1.1

The city shall encourage the continued identification, analysis, and preservation of the city's historical resources. Such efforts shall include determination of their significance and vulnerability, as well as implementation of preservation management policies.

H Policy 3.1.2

The city shall coordinate with the Florida Department of State, Division of Historical Resources, to assist property owners in applying for and utilizing available state and federal assistance programs for the rehabilitation and adaptive reuse of historically significant housing.

H Policy 3.1.3

The city shall pursue all avenues, mechanisms and funding sources to continue to develop local knowledge and awareness of historic and archaeological sites and structures.

H Policy 3.1.4

The city shall promote the designation of appropriate areas as historic districts or national register designations to potentially protect the historic character and sense of place of the city's historic neighborhoods.

H Policy 3.1.5

The city shall continue to promote and implement the policies of the Historic Preservation Element regarding the identification, protection, and preservation of housing which is historically significant.

H Objective 3.2

The city shall provide for the development of affordable housing, dispersed throughout the city.

H Policy 3.2.1

The city shall continue to support compatible infill development in existing neighborhoods.

H Policy 3.2.2

Affordable housing is allowed within all residential zoning categories.

H Policy 3.2.3

The city shall encourage neighborhood identity through the Neighborhood Council in an effort to preserve neighborhood character, address issues impacting neighborhoods, and encourage residents to live in their homes, continue the residential nature of the city, and contribute to the eclectic mix of St. Augustine.

Relocation

H Goal 4

Ensure that no residents are displaced from their current housing without addressing future housing needs.

H Objective 4.1

The city shall provide uniform and equitable treatment to persons and businesses displaced by state and local government programs, consistent with Section 421.55, Florida Statutes.

H Policy 4.1.1

The city shall strive to avoid displacing any households, however, if residents are displaced by city actions, through public development or redevelopment, the city shall attempt to ensure that residents are able to be relocated to standard, affordable housing.

Energy Efficiency and Sustainability

H Goal 5

Encourage and promote quality housing through new construction, maintenance, and rehabilitation including considering energy efficiency and sustainability of the community.

H Objective 5.1

In conjunction with related Future Land Use Objectives and Policies the city shall ensure that the design and construction of new housing, and the use of renewable energy resources shall be consistent with Chapter 553, Florida Statutes.

H Policy 5.1.1

The Building Official or designee shall review applications for new housing construction consistent with the provisions in Chapter 553, Florida Statutes related to design and construction and the use of renewable energy resources.

H Objective 5.1.2

The city shall encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

H Policy 5.1.3

The city shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources.

H Policy 5.1.4

The city shall encourage participation in the State Weatherization Assistance program.

H Policy 5.1.5

The city shall continue to enforce the existing tree protection and landscaping requirements as included in the land development code, as well as, incorporate strategies that encourage the use of the principles of Florida-Friendly Landscaping in the provision of housing.

H Objective 5.1.6

For housing areas that are prone to flooding due to rising sea levels and intense rainfall, the city will address the susceptibility and develop solutions that result in building back in a manner which reduces the vulnerability to flood hazards consistent with the city's post disaster redevelopment policies.

H Policy 5.1.7

To review and implement ways that housing stock either, new or retrofit, are built in stronger and safer ways using professional building standards such as ones that are promoted by organizations, such as National Institute of Standards and Technology (NIST).

H Objective 5 5.2

The City shall implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its Housing initiatives.

H Policy 5.1 2.1

The City shall continue to enforce the Florida Energy Efficiency Code through the development permit review and approval process.

H Policy 5.2 2.2

The City shall promote energy conservation by supporting compact neighborhood design with alternative transportation systems.

H Policy 5.3 2.3

The City of St. Augustine shall encourage all housing structures be constructed with cost effective efficiency construction standards. Whenever feasible, housing should attempt to meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or other national or state recognized high-performance conservation building rating system as approved by the Florida Department of Management Services.

H Policy 5.4 2.4

By 2012, ~~the~~ The City shall consider amending its Land Development Code to require that all new housing be energy efficient in its design, use energy and water efficient appliances, and be appropriately weatherized.

H Policy 5.5 2.5

Upon its completion, the City of St. Augustine will investigate the Florida Residential Retrofit program to determine applicability in the retrofitting of older homes in the City in order for these homes to become more energy efficient. The City may investigate a long term market-based program that offers a whole-house approach for reducing energy use.

H Policy 5.6 2.6

The City shall promote water conservation by encouraging the use of water-conserving plumbing fixtures, appliances, and irrigation systems, and Florida Friendly Landscapes as recommended by the University of Florida/IFAS program.

Housing Element

Existing

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strike through~~ indicates deleted text

Housing Element

H Goal

~~Achieve a sound and satisfying living environment according to the various housing tastes and income levels for all city residents through improved structural and aesthetic conditions and by reducing the cost of housing.~~

H Objective 1

~~The City will ensure that an adequate and affordable supply of housing is provided for existing and future household populations. The measurable target for this objective is the percentage of households in the various income levels spending less than 30% of household income on housing costs. This target figure will be analyzed using data from the United States Census 2010 when it becomes available.~~

H Policy 1.1

~~Collect and maintain housing, demographic, and socioeconomic data.~~

H Policy 1.2

~~Continue to implement a land use and building condition survey, or similar mechanism for tracking building conditions. The land use and building condition survey shall inventory both the existing use of the property and the condition of any structures located on the property, for all property in the City. These surveys are primarily windshield and walking surveys, and are supplemented with more detailed inspections as necessary. Data compilation and analysis will be completed within one (1) year of the completion of each survey. The following categories shall be used for evaluating existing land uses: single family (detached single family dwelling or mobile home); multiple family (any structure containing more than one (1) dwelling unit); commercial; industrial; mixed use (any combination of the above); public buildings and grounds; recreation; vacant developable (uplands, in a platted subdivision); and vacant not developable (wetlands or marsh). The following criteria shall be used to establish the condition of structures. Condition 1 Structure meets all the requirements of the Standard Building Code. No structural defects; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place and in good condition; the overall appearance of the structure is excellent. Condition 2 Structure meets all the requirements of the Standard Building Code. Minor structural deterioration of foundation, walls, roof, ceilings or floors such that minor or cosmetic repairs or painting are necessary; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place, but showing minor deterioration; the overall appearance of the structure is good. Condition 3 Structure does not meet all the requirements of the Standard Building Code, but is considered habitable. Structural deterioration of foundation, walls, roof, ceilings or floors such that major repairs are needed; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or nonfunctional;~~

~~the overall appearance of the structure is deteriorating. Condition 4 Structure does not meet all the requirements of the Standard Building Code, and is considered uninhabitable. Severe structural deterioration of foundation, walls, roof, ceilings or floors; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or non functional; the overall appearance of the structure is dilapidated.~~

~~H Policy 1.3~~

~~Continue to maintain and update records of permits issued for new construction, alterations and demolitions which affect the number of housing units so that an accurate record of the number of housing units is available.~~

~~H Policy 1.4~~

~~Within two (2) years of the completion of each land use and building condition survey, conduct a survey of residents in areas where substandard housing conditions exist to determine the area's unique housing problems and redevelopment opportunities. Upon completion of the data compilation delineate potential rehabilitation areas and time frames for the elimination of substandard housing conditions within these areas and coordinate with St. Johns County and non-profit housing developers to ensure that residents of substandard housing are aware of programs that are available to assist them. Investigate the services of the First Coast Jobs and Education Regional Board and other job programs to consider declining neighborhoods as training sites in construction and related trades. Investigate the relationship between social conditions, crime and blight and identify programs which may be utilized to reduce the impact on neighborhood deterioration. Encourage the participation of law enforcement and neighborhood watch organizations in the promotion of programs encouraging safer neighborhoods.~~

H Policy 1.5 moved to new as H Policy 1.3.6

The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

~~H Policy 1.6~~

~~The City shall continue to educate the public on the permitting process and the various City ordinances and codes with the ongoing creation of brochures and pamphlets. The City shall also continue to streamline the permitting process and improve coordination among the participants involved in housing production through the following actions: 1. Continue the existing plan review process which provides a single point of contact for a developer from the time a development application is submitted, through plan review, to the point when the development permit is issued. Providing this single point of contact in the Planning and Building Division allows a developer to resolve all development related issues in one place in City Hall, thus saving time. 2. Continue to~~

develop new publications and revise existing publications as needed to educate the public on the steps in the permitting process, land development regulations contained in the City Code, and key people in the permitting process. This is intended to result in developers submitting more complete applications for permits, resulting in easier and faster review by City staff. Expediting the permitting process in this way is intended to enable the developer to submit everything needed for a permit the first time, reducing delays and development costs caused by incomplete applications and plans. 3. Continue to encourage pre-application meetings with property owners, architects and developers so that the City's development regulations are clear from the first stages of a project. 4. Continue to inform developers who indicate an interest in very low income or low income housing of existing local and State subsidy programs. 5. Continue to expedite plan review of permits submitted for single family dwellings to comply with the requirements of Chapter 553.79 Florida Statutes.

H Policy 1.7

The City will continue to maintain an inventory of federal, state and private programs that offer assistance to displaced individuals and families whose housing has been destroyed or damaged by a disaster. This policy is specifically not intended to address the issue of relocation housing.

H Policy 1.8

The City shall maintain a liaison to the St. John's County Housing Finance Authority to address housing problems within the City. The City shall encourage the work of the St. Johns Housing Partnership, Inc. The Housing partnership is a non profit, 501(c)(3) organization dedicated to the construction and rehabilitation of affordable housing. The City shall encourage the work of the State Housing Initiatives Partnership (SHIP). The SHIP program provides instruction on housing selection and financing as well as offering no interest loans to qualified first time home buyers. The SHIP program was approved by the City through interlocal agreement with St. Johns County in 1993. The City will continue to provide building construction guidance and permitting assistance to the Habitat for Humanity site in the Lincolnville neighborhood of the City. The City will provide water and sewer services to the West Augustine area, and area of very low, low and moderate income residents of St. Johns County. Although the City is able to ensure that affordable housing is available for the present population of the City, in case affordable housing needs cannot be met in the future, the City shall enter into an interlocal agreement with St. Johns County to ensure that affordable housing needs are met.

H Objective 2

The City will take action to eliminate substandard housing conditions and improve the structural and aesthetic conditions of existing housing. The measurable target for this objective is the number of category 3 and 4 dwelling units citywide as measured by periodically conducted land use and building condition surveys

H Policy 2.1

~~In an effort to conserve the City's existing housing stock as well as to increase the amount of affordable housing available to low and moderate income residents, the City will implement the following programs: For areas in National Register Districts, educate developers regarding the City's Historic Preservation Property Tax Exemption program as well as investigate grants for historic preservation from the State of Florida and the Federal government. Provide information regarding federal, state, county and/or private conventional lenders regarding subsidy programs in order to encourage affordable housing, including the availability of Community Development Block Grants (CDBGs) as well as the availability of state funds for the creation of Community Development Corporations (CDCs). Develop partnerships linking public and private resources and expertise to address the needs for affordable housing.~~

H Policy 2.2 moved to new as H Policy 1.3.5

Maintain a Code Enforcement Officer on staff to investigate violations and enforce the City Code.

H Objective 3

~~The City will provide adequate sites for very low income, low income and moderate income housing, mobile homes, manufactured homes and group homes and foster care facilities licensed and funded by the State Department of Health and Rehabilitative Services (HRS) located in areas intended for such residential development by the Future Land Use Plan. The measurable target for this objective is continuing to implement the Future Land Use Plan which allows these uses as permitted in all of the City's planning sectors.~~

H Policy 3.1

~~The Future Land Use Plan in the Future Land Use Element provides for sufficient land at sufficient densities to meet housing needs through the year 2030. The "Vacant Lands Analysis" section in the Future Land Use Element further documents the availability of sufficient land to meet anticipated housing needs.~~

H Policy 3.2

~~The Future Land Use Plan, which is implemented by Chapter 28 of the City Code, specifically establishes land uses consistent with the topography, soil conditions and the availability of services to support development, and encourages mixed use districts. Dwellings (including single family dwellings, modular homes, mobile homes, multiple family dwellings, community residential homes, foster care facilities, rooming houses, boarding houses, adult congregate living facilities, nursing homes and similar uses) are permitted or permissible by exception as established by the Future Land Use Plan. The Future Land Use Plan, implemented by the City Code: 1. does not discriminate against subsidized housing or housing for people with special needs; 2. encourages~~

~~infill development in areas where adequate infrastructure already exists as a method of lowering housing costs; 3. provides a wide range of densities (2 units per acre up to 16 units per acre); 4. provides a wide range of minimum lot sizes, including provision for development on existing nonconforming platted lots in the older subdivisions; 5. allows residential uses in both established residential neighborhoods and mixed use districts; and 6. allows commercial uses within each sector to serve the residential districts in each sector, where the proximity of commercial service areas encourages pedestrian activity and also serves the needs of special groups that do not readily have access to transportation facilities.~~

~~H Policy 3.3~~

~~The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in Chapter 28 of the City Code, and by allowing condominium types of ownership for both residential and commercial development.~~

~~H Policy 3.4~~

~~The City shall consider offering or selling properties or buildings which are acquired through enforcement of the building abatement program to organizations providing very low income, low income or moderate income housing such as Habitat for Humanity.~~

H Policy 3.5 moved to new as H Policy 1.7.7

The City will continue to allow mobile homes as a permissible use by exception in the zoning district associated with the Open Land use classification.

~~H Policy 3.6~~

~~To ensure the elimination of substandard housing, the City shall continue to enforce the building abatement program. The building abatement program requires property owners to comply with the minimum building code requirements or demolish the structure. Complaints regarding structures suspected of not meeting the minimum requirements of the Standard Building Code can be initiated by the Code Enforcement Inspector or a member of the public, or can be identified during the land use and building condition survey. Upon receipt of such a complaint, the Building Official inspects the structure to determine if it meets the requirements of the standard Building Code. If the inspection indicates that the structure does not meet the requirements of the Standard Building Code, the case is presented to the Board of Adjustments and Appeals to determine if the structure in question is a public nuisance. The Board is empowered to order the property owner to correct the deficiencies discovered during the inspection or demolish the structure. Failure to comply with the order of the Board results in a fine against the property owner, which if not paid, becomes a lien against the property. In the case of a property owner disregarding the order of the Board, the city may make the necessary repairs or demolish the structure, and then file a lien on the property~~

~~for costs incurred. Only vacant residential structures are subject to demolition. Occupied residential structures not improved by the property owner so that the structure meets the minimum requirements of the Standard Building Code are referred to the St. Johns County Health Department. The intent of this program is to induce property owners to provide habitable housing and comply with the code rather than have the city become a property owner. However, the city reserves this right to ensure compliance.~~

H Objective 4

~~The City does not foresee taking any actions that would displace people from their dwelling, since the building abatement program described in H Policy 5.1 only targets vacant residential structures. However, in the event that actions by the City do displace people from their dwelling, the City will provide necessary relocation housing. The measurable target for this objective is the provision of replacement housing as required.~~

H Policy 4.1

~~If and when housing is eliminated by any action of the City, relocation assistance will be provided by the City as required by law (Section 421.55, Florida Statutes).~~

H Objective 5 moved to new as H Objective 5.2 group

The City shall implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its Housing initiatives.

H Policy 5.1

The City shall continue to enforce the Florida Energy Efficiency Code through the development permit review and approval process.

H Policy 5.2

The City shall promote energy conservation by supporting compact neighborhood design with alternative transportation systems.

H Policy 5.3

The City of St. Augustine shall encourage all housing structures be constructed with cost effective efficiency construction standards. Whenever feasible, housing should attempt to meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or other national or state recognized high-

performance conservation building rating system as approved by the Florida Department of Management Services.

H Policy 5.4

By 2012, the City shall amend its Land Development Code to require that all new housing be energy efficient in its design, use energy and water efficient appliances, and be appropriately weatherized.

H Policy 5.5

Upon its completion, the City of St. Augustine will investigate the Florida Residential Retrofit program to determine applicability in the retrofitting of older homes in the City in order for these homes to become more energy efficient. The City may investigate a long term market-based program that offers a whole-house approach for reducing energy use.

H Policy 5.6

The City shall promote water conservation by encouraging the use of water-conserving plumbing fixtures, appliances, and irrigation systems, and Florida Friendly Landscapes as recommended by the University of Florida/IFAS program.



St. Augustine Comprehensive Plan 2040 Mapping Our Future

**Amy McClure Skinner, Deputy Director
Planning and Building Department
City of St. Augustine**

***Planning and Zoning Board Workshop
Future Land Use and Housing Elements
April 25, 2019***



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There are 10 Elements or Chapters that make up the Plan; 9 are required 1 is considered optional by Statute.

The Elements are:

Future Land Use

Transportation

Infrastructure

Housing

Historic Preservation (optional)

Conservation and Coastal Management

Recreation and Open Space

Intergovernmental Coordination

Capital Improvements

Public Schools and Facilities

City of St. Augustine
ADOPTED EAR-BASED Comprehensive Plan Amendments: Goals, Objectives and Policies

Future Land Use Element

FLU Goal

FLU Goals

residents have the opportunity to maximize the potential for economic benefit, and the enjoyment of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

FLU Objective 1

FU Objective 1
The Future Land Use Map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. The measurable targets for this objective are: (1) the number of acres of land in the City that are in conformance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and approval of small scale comprehensive plan amendments by the City according to the requirements contained in the City Code. The City shall be consistent with the adopted Comprehensive Plan.

FLU Policy 1.1

To fully continue to implement the adopted comprehensive plan, the City Code must be amended to include provisions that are consistent with all applicable federal, state and local laws, including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to the plan review by the City. Site plan review shall consist of review of the following: (1) the proposed development, (2) the proposed site plan, (3) the proposed zoning, and (4) the proposed development and use. The City Code including but not limited to land development regulations relating to zoning and on-site parking, environmental protection and conservation overlay zones, concurrency management and on-site stormwater management, landscaping, subdivisions, building codes and coastal zone management, shall be subject to the same review process as the City Code. The City Code shall not be amended without the approval of the City Council. The City Code shall not be amended without the approval of the City Council.

FLU Policy -1.2

The Plan incorporated two (2) planning periods (2015 and 2030), of which the 2015 period is the primary planning period. The 2030 period is a secondary period, which is used to test the resilience of the plan. The plan is designed to be a living document, which will be updated as needed. The plan is designed to be a living document, which will be updated as needed. The plan is designed to be a living document, which will be updated as needed.



This is an outline of the actual Comprehensive Plan:

City of St. Augustine Vision Statement

Future Land Use Element

Goals, Objectives and Policies
Future Land Use Map Series

Historic Preservation Element

Goals, Objectives and Policies

Conservation and Coastal Management Element

Goals, Objectives and Policies

Recreation and Open Space Element

Goals, Objectives and Policies

Transportation/Mobility Element

Goals, Objectives and Policies

Infrastructure Element

Goals, Objectives and Policies



Housing Element

Goals, Objectives and Policies

Intergovernmental Coordination Element

Goals, Objectives and Policies

Capital Improvements Element

Goals, Objectives and Policies

Public Schools Facilities Element

Goals, Objectives and Policies

Adoption Ordinance

This outline is all that is required in the Comprehensive Plan based on the Florida Statutes, Chapter 163.3177.

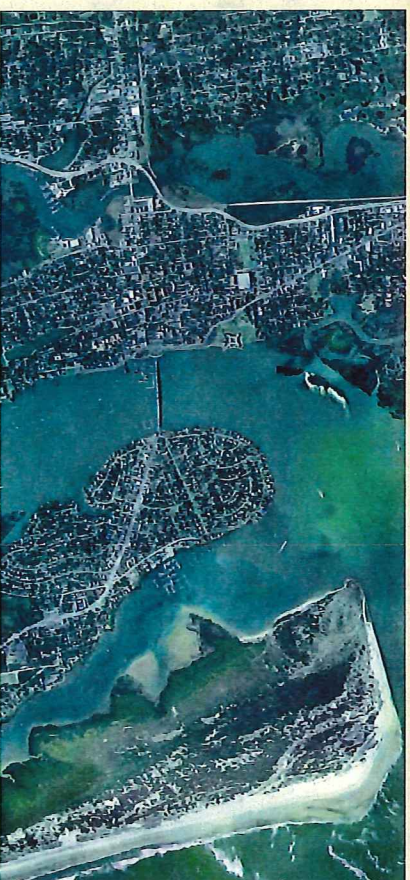
The Goals, Objectives and Policies for each Element are supposed to be based on the Data and Analysis.



2014 Community Vision

St. Augustine will be a livable, authentic, waterfront city that builds upon rich history and environment to create a distinctive community character founded on a healthy vibrant economy, a diverse mix of people and experiences, and a valuing of its natural assets.

The development and execution of the Vision Plan will consistently seek to develop and use a set of governing principles, practices, and processes that balance the interests of residents, businesses institutions, and visitors which contribute to a livable, authentic, character based, and vital community.



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- **Short term planning** is the day to day operations, if you want to build something, open a business, put up a sign, enforcing the land development codes of the City, for example
- **Long term planning** is thinking 5, 10, 20 years ahead, setting a direction for the future – 2040
- What is a Comprehensive Plan?
- **Comprehensive planning** is a process that determines community goals and aspirations in terms of community development.
- The result is called a **comprehensive plan** which establishes broad goals, achievable objectives, and implementing policies.



What is the Future Land Use Element?

- The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land;
- The Future Land Use Element must also include standards for the densities and intensities of each defining land use category;
- To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the "land use plan".
- The Future Land Use Element serves as a guide for the development and use of land within the City;
- For St. Augustine this includes creating an efficient pattern and location of future land uses through the relationship between:
 - Land use and preservation and livability,
 - Mobility and the transportation system,
 - A balance of cultural and economic resources, and
 - Protection of the City's natural resources.
- It establishes the framework for all the other elements of the Comprehensive Plan.



Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements. The existing land uses can accommodate the projected population. But careful analysis of the Infrastructure Element is required to address future provision of services.

So far economic diversity, tourism growth, and growth impacts from St. Johns County may be the biggest issues to address for the future, along with the need for more diverse housing options, especially workforce homes and rental units.

These issues are also related to mobility and transportation issues, community resiliency and sustainability.



Key Questions and Assumptions

Is the City still a living City? What about transitioning to a more urban environment?

Should we still encourage mixed use developments and districts?

What does preservation mean for the whole City?

How should scattered infill or redevelopment be addressed?

If St. Augustine was perfect what would the guiding principles be?



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What Does success look like?

How are we going to preserve St. Augustine?

Describe success:

What is the right balance?

Land use and preservation and livability,
Mobility and the transportation system,
A balance of cultural and economic resources, and
Protection of the City's natural resources.



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Identified Themes

Over the course of the 2018 Comprehensive Plan evaluation five (5) themes were identified from the citizen and Board feedback:

“Preservation” of St. Augustine is important. This includes historic preservation, preserving quality of life, infrastructure, heritage, neighborhoods and the environment.

Consideration of impacts on the environment is important. This includes sensitive lands, perils of flood and sea level rise, conservation zone developments, and conservation and water supply issues.

Mobility issues in and through the City are important. This includes forms of mobility, parking and people moving, actual “wear and tear” impacts on the City infrastructure and residents, and the potential “critical mass” implications for a small town that functions like a real urban area.



Identified Themes, cont'd

Over the course of the 2018 Comprehensive Plan evaluation five (5) themes were identified from the citizen and Board feedback:

Recognition of development pressures is important. This includes infill development, redevelopment, compatibility, affordability, and density and intensity issues.

Recognition of the impacts of increased tourism and population growth in St. Johns County on the City is important. This includes physical, preservation, infrastructure, affordability, quality of life, and mobility concerns.



**What is good about St. Augustine that already exists that
we should encourage, focus on, and build on?**



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What is the Housing Element?

The Housing Element must consist of:

- principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction.
- This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing.
- To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing.

This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.



Key Issues and Assumptions

The updated Data and Analysis follows the statutory requirements.

Most housing within the City is single-family. The housing in the City is significantly older than the County. In fact most housing in the City was built before 1970, one third before 1939, where most housing in the County was built after 1980.

The housing in the City is more equally distributed between owner and renters, although still mostly owner households. More renters are cost burdened in the City where more home owners are cost burdened in the County.

The City's population is aging, the group over 75 is one of the fastest growing age groups in the City. These owners are also more likely to be cost burdened.

Based on the building permit activity in the City between 2013 and 2018 approximately \$141,841,771 million dollars in residential value was permitted.



Affordable Workforce Housing Bonus Program

The Framework for Achieving Housing Needs on Pages 28-29 of the Draft Data and Analysis begins to outline an affordable housing strategy.

There are several options to discuss including:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but also including areas outside of the city limits;
- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units allowing higher density developments.



An Affordable Workforce Housing Plan can include any combination of the above options.

The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact mobility and transportation issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

The Draft Goals, Objectives and Policies articulate the potential options.



**What is good about St. Augustine that already exists
that we should encourage, focus on, and build on?**



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Additional Discussion / Questions?

Amy McClure Skinner

Deputy Director

Planning and Building Department

City of St. Augustine

askinner@citystaug.com



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As I understand it, and envision the final product for the Comprehensive Plan. It would be outlined as below:

City of St. Augustine Vision Statement

Future Land Use Element

Goals, Objectives and Policies

Future Land Use Map Series

Historic Preservation Element

Goals, Objectives and Policies

Conservation and Coastal Management Element

Goals, Objectives and Policies

Recreation and Open Space Element

Goals, Objectives and Policies

Transportation/Mobility Element

Goals, Objectives and Policies

Infrastructure Element

Goals, Objectives and Policies

Housing Element

Goals, Objectives and Policies

Intergovernmental Coordination Element

Goals, Objectives and Policies

Capital Improvements Element

Goals, Objectives and Policies

Public Schools Facilities Element

Goals, Objectives and Policies

Adoption Ordinance

This outline is all that is required in the Comprehensive Plan based on the Florida Statutes, Chapter 163.3177.

The Goals, Objectives and Policies for each Element are supposed to be based on the Data and Analysis.

The Future Land Use Element is the "chapter" that basically summarizes the major issues from the other elements to establish a Land Use Plan.

April 22, 2019

Dear Chairman Misterly and fellow PZB members,

I am writing with continued concerns of how the Public/semi-public problem on the current FLUM (Future Land Use Map) will be corrected in the upcoming new Comprehensive Plan, which is now being worked on.

I am still not sure the the 3 Options are the only and best options to correct the problem. As it stands now the language of the Public/semi-public category in the Comp Plan is correct.

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Churches are obviously NOT governmental uses. The problem lies in the fact that the FLUM (map) was not corrected to reflect this.

I feel the PZB has made a wise choice is taking this matter slowly, and making sure that there are no mistakes in this latest update. I certainly do not want to repeat the mistakes of the past.

Included in your packet was a list of the non governmental use properties that were labeled as "public/semi-public" on the FLUM.

Instead of lumping this list together and trying to find a "one size fits all" Future Land Use category, it is probably going to take considering them on a case by case basis as to how to identify them on the FLUM.

Because Public/semi public FLU states: "*The density and intensity will adhere to the most restrictive adjacent land use designation*", it is obvious that was intention was to have these match up with the FLU of the property that they sit in or surrounds them. (Option 2)

Many of the 22 privately owned properties, would easily correspond in Future Land Use with their present Zoning Designation, which would be Option 2.

One of the most important aspects is the preservation of residential zoning in the upcoming Comp Plan.

The Inventory list that has been included in the packet shows that most of the churches (#6, #7, #9, #10, #11, #13, #16, #19, #22) sit in residential zoning (RS-1, RS-2) and therefore could easily fit into the Residential Low Density FLU, without taking any of their rights away, since their densities and intensities are already controlled by RS-1 and RS-2 zoning, not to mention that Residential Low Density FLU is *"the most restrictive adjacent land use."* Only one church (#12) sits in RG-1, but even in that case, Residential Low Density FLU is the most restrictive adjacent land use.

Of course there are many of the older historic churches whose footprint is already grandfathered in. It was also pointed out at the March meeting, that under RLUPA, churches could rebuild as long as they were rebuilding religious uses and therefore would have no problem regardless of their FLUM designation.

But not all churches were built prior to the zoning. Some have been allowed by exception in RS zones. There is a case of the Church of the Nazarene at 6 May Street, which will supposedly be up for sale soon. Under Public/semi public FLU, could it be sold for nonresidential use? If so, it would have a negative impact on our single family neighborhood. This is a problem that could occur in other residential neighborhoods.

Again, to protect these single family neighborhoods that the above listed churches sit in, then it is important that they automatically stay residential on both the FLUM and zoning map.

There are only two churches, First United Methodist (#14)(CL-2) and Bridge of Life Christian Center (#18) (CL-1) that are zoned Commercial Low and they could simply be given a Commercial Low FLU.

The Limelight Theater (#2) sits in a CL-1 zone, so a Commercial Low FLU would be not problem for them. The office building on Waldo (#5) sits in a CM-2 so giving it a Commercial Medium FLU, would be appropriate.

The Continued Care Facility (#20) and COA (#21) are zoned RG-1 and their most restrictive adjacent use would be Residential Low or Residential Medium FLU. The Assisted Living facility (#17) is in an RS-2 zone by exception, so a Residential Low FLU would match up, and if for any reason it went out of business, then like churches in an RS zone by exception, that property would remain residential low.

The parking lot on King (#15) is zoned CL-2. There is no reason not to have it have a Commercial Low FLU, since that is the *most restrictive adjacent land use*.

The private properties that are single family houses (#1, #3, #4) are in RS zones, so giving them a Residential Low FLU would be no problem. I'm not sure how privately owned single family homes ended up with this Public/semi public FLU.

Likewise the Mission grounds (#8) are zoned Open Land, and could easily be matched up with Open Land FLU. Right now under the Public/semi public FLU, the Mission is restricted in "density & intensity to the most restrictive adjacent land use." This would be would be the Open Land FLU at the end of Ocean Avenue. So reassigning them to Open Land, would not be taking any of their rights away, but simply make is clear. The next most restrictive adjacent use would be Residential Low FLU.

As for the list of Public Property in Public/Semi public use, there are some mistakes we found, and because of that, I cannot be sure there are not other mistakes on this list.

Under #4, 10 Milton is owned by Robert Sterk is a single family home, and is NOT shown on the FLUM as being Public/semi public use. Not sure why it is on the list.

FSDB owns two single family homes in Nelmar Terrace: 27 Milton Street (RS-1), which is has a use of a single family home, and #30 Nelmar (RS-1) which has been grandfathered in as an off campus honor's dorm. Neither of these properties are part of their campus, which is zoned GU. In the history of zoning, these two properties have *always* had to abide by RS-1 zoning, and because of that zoning, they have never been allowed to use those properties for institutional use. We want to be sure that they are returned to Residential Low FLU, as shown on the 1980n and 1987 Land Use Maps.

I question why #8 which has St. Paul AME listed as the owner, is under Public Property list.

In conclusion, I feel there are still too many unresolved issues to take action at this workshop, but I feel that for the most part, I have shown that most of these properties can easily be assigned the Future Land Use that simply matches their Zoning District. Especially since doing so, would also correspond with the density and intensity adhering "to the most restrictive adjacent land use designation" as required by Public/semi public Land Use.

Again, I thank you for your time on this matter.

Sincerely,

Melinda Rakoncay

April 22, 2019

Dear Chairman Misterly and fellow PZB members,

I am writing with continued concerns of how the Public/semi-public problem on the current FLUM (Future Land Use Map) will be corrected in the upcoming new Comprehensive Plan, which is now being worked on.

I am still not sure the the 3 Options are the only and best options to correct the problem. As it stands now the language of the Public/semi-public category in the Comp Plan is correct.

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Churches are obviously NOT governmental uses. The problem lies in the fact that the FLUM (map) was not corrected to reflect this.

I feel the PZB has made a wise choice is taking this matter slowly, and making sure that there are no mistakes in this latest update. I certainly do not want to repeat the mistakes of the past.

Included in your packet was a list of the non governmental use properties that were labeled as "public/semi-public" on the FLUM.

Instead of lumping this list together and trying to find a "one size fits all" Future Land Use category, it is probably going to take considering them on a case by case basis as to how to identify them on the FLUM.

Because Public/semi public FLU states: "*The density and intensity will adhere to the most restrictive adjacent land use designation*", it is obvious that was intention was to have these match up with the FLU of the property that they sit in or surrounds them. (Option 2)

Many of the 22 privately owned properties, would easily correspond in Future Land Use with their present Zoning Designation, which would be Option 2.

One of the most important aspects is the preservation of residential zoning in the upcoming Comp Plan.

The Inventory list that has been included in the packet shows that most of the churches (#6, #7, #9, #10, #11, #13, #16, #19, #22) sit in residential zoning (RS-1, RS-2) and therefore could easily fit into the Residential Low Density FLU, without taking any of their rights away, since their densities and intensities are already controlled by RS-1 and RS-2 zoning, not to mention that Residential Low Density FLU is *"the most restrictive adjacent land use."* Only one church (#12) sits in RG-1, but even in that case, Residential Low Density FLU is the most restrictive adjacent land use.

Of course there are many of the older historic churches whose footprint is already grandfathered in. It was also pointed out at the March meeting, that under RLUPA, churches could rebuild as long as they were rebuilding religious uses and therefore would have no problem regardless of their FLUM designation.

But not all churches were built prior to the zoning. Some have been allowed by exception in RS zones. There is a case of the Church of the Nazarene at 6 May Street, which will supposedly be up for sale soon. Under Public/semi public FLU, could it be sold for nonresidential use? If so, it would have a negative impact on our single family neighborhood. This is a problem that could occur in other residential neighborhoods.

Again, to protect these single family neighborhoods that the above listed churches sit in, then it is important that they automatically stay residential on both the FLUM and zoning map.

There are only two churches, First United Methodist (#14)(CL-2) and Bridge of Life Christian Center (#18) (CL-1) that are zoned Commercial Low and they could simply be given a Commercial Low FLU.

The Limelight Theater (#2) sits in a CL-1 zone, so a Commercial Low FLU would be not problem for them. The office building on Waldo (#5) sits in a CM-2 so giving it a Commercial Medium FLU, would be appropriate.

The Continued Care Facility (#20) and COA (#21) are zoned RG-1 and their most restrictive adjacent use would be Residential Low or Residential Medium FLU. The Assisted Living facility (#17) is in an RS-2 zone by exception, so a Residential Low FLU would match up, and if for any reason it went out of business, then like churches in an RS zone by exception, that property would remain residential low.

The parking lot on King (#15) is zoned CL-2. There is no reason not to have it have a Commercial Low FLU, since that is the *most restrictive adjacent land use*.

The private properties that are single family houses (#1, #3, #4) are in RS zones, so giving them a Residential Low FLU would be no problem. I'm not sure how privately owned single family homes ended up with this Public/semi public FLU.

Likewise the Mission grounds (#8) are zoned Open Land, and could easily be matched up with Open Land FLU. Right now under the Public/semi public FLU, the Mission is restricted in "density & intensity to the most restrictive adjacent land use." This would be the Open Land FLU at the end of Ocean Avenue. So reassigning them to Open Land, would not be taking any of their rights away, but simply make is clear. The next most restrictive adjacent use would be Residential Low FLU.

As for the list of Public Property in Public/Semi public use, there are some mistakes we found, and because of that, I cannot be sure there are not other mistakes on this list.

Under #4, 10 Milton is owned by Robert Sterk is a single family home, and is NOT shown on the FLUM as being Public/semi public use. Not sure why it is on the list.

FSDB owns two single family homes in Nelmar Terrace: 27 Milton Street (RS-1), which is has a use of a single family home, and #30 Nelmar (RS-1) which has been grandfathered in as an off campus honor's dorm. Neither of these properties are part of their campus, which is zoned GU. In the history of zoning, these two properties have *always* had to abide by RS-1 zoning, and because of that zoning, they have never been allowed to use those properties for institutional use. We want to be sure that they are returned to Residential Low FLU, as shown on the 1980n and 1987 Land Use Maps.

I question why #8 which has St. Paul AME listed as the owner, is under Public Property list.

In conclusion, I feel there are still too many unresolved issues to take action at this workshop, but I feel that for the most part, I have shown that most of these properties can easily be assigned the Future Land Use that simply matches their Zoning District. Especially since doing so, would also correspond with the density and intensity adhering "to the most restrictive adjacent land use designation" as required by Public/semi public Land Use.

Again, I thank you for your time on this matter.

Sincerely,

Melinda Rakoncay

Amy Skinner

From: Jon DePreter <jondepreter@gmail.com>
Sent: Monday, April 22, 2019 1:59 PM
To: Amy Skinner; David Birchim
Subject: PZB Comp Plan 42519 workshop

Hi David and Amy. I hope you both enjoyed your Easter Holiday vacation.

I have read your FLU and Housing Element package and I would like to complement you both on the substance and presentation of the information and suggested changes. I learned quite a bit about the City and the long term strategies that you have proposed.

In an effort to save some time Thursday, I wanted to give you a head's up on some of my thoughts:

After reading the material, the main changes of emphasis from the last Comp Plan that jumped out to me are (1) Affordable Housing (2) Accessory Dwelling Units (3) Foster Housing and Senior Care Housing (4) Linkage Fee (5) Impervious Surface ratios and (6) continued and expanded emphasis on Mixed Use neighborhoods that are connected to future mobility plans. In general, after reading the data, I support all those efforts, but have some more specific thoughts on each one.

*2011 comp plan - owners - 22%
renters - 39%
cost burdened over 30%
income*

*St. Johns Co median home price:
2000 - 172,500 2005 210,000 2007 240,000*

Affordable/Senior/Foster Housing. I worked on an Affordable Housing Plan in the last town I lived in and from my experience it can get very complicated very quickly. However, the study by the Shimberg Center for Housing Studies clearly shows a need, with 46% of household "cost burdened" and data that projects an aging population, both of which would seem to demonstrate a clear need for an Affordable Housing initiative. I would like to know if this cost burdening has swung up since the last Comp Plan so I can put it in perspective, but overall I recognize the need for workforce and senior housing. I will have more detailed questions on actual policy as this moves forward, but I support the general direction for now. Three concerns on possible conflicts, (1) After a quick look at the map, some of the Land Use Areas proposed for Affordable Housing Density bonuses seem to contain portions of their acreage in the Coastal High Hazard Areas, an area the City is trying to discourage added density. (2) H Policy 3.2.2 in the Housing Element states that Affordable Housing "is allowed in all Residential zoning categories" but on Page 27 of the Draft Future Land Use there is no mention of Affordable Housing Bonuses in Residential Low Density. Which one is it? (3) H Policy 2.1.7 in the Housing Draft mentions co-ordinating with St. Johns County for affordable housing options. This for me is a key issue and concern. I am concerned that if the City implements an affordable housing option, and the County drags it feet, the City will be shouldering most of the burden and the County will be getting an inordinate share of the benefits. There is nothing to say that people who work outside of the City in the County will not take advantage of our initiative. I have seen this happen in other locations, and the powers that be in the County do not reassure me that they are either working on, or are even concerned, about supplying affordable housing for their residents.

Accessory Dwelling Units I am familiar with efforts in other Cities on this idea, and generally I support the concept, but I would need to know more details as the idea moves along.

Linkage Fee I assume this is an Impact Fee? I would like to hear more detail on this as we move along.

Impervious Surface Ratio. I support this idea in general. I see there is no suggestion of this being applied in both Residential Low and Medium Density, or Commercial Low or Medium. Why were those Land Uses exempted from the requirement?

Mixed Use Developments I see that the Draft bumps up Commercial Low Intensity (CLD) residential units from 8 units per acre to 16. I would imagine that is to encourage more residential growth around existing and/or future services, a

goal I support. But I also notice that most of San Marco and some of King Street are both Commercial Low Density and both are failed roads. That might be a planning conflict. However, most of Anastasia Blvd is CLD and Anastasia moves traffic well, but the Bridge of Lions is also a mobility issue. I would like to see some more discussion on this potential conflict as we discuss the Mobility Element.

Thanks. No need to respond before Thursday unless you want to.

Jon