



AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, November 5, 2019 at 2:00 p.m.

**Alcazar Room, City Hall
75 King Street**

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Approval of Minutes**

a. Regular Meeting Minutes from October 1, 2019.

- 4. Variance**

- (a) 2019-0102 James Solana – Applicant
Sisters of St. Joseph – Owner

243 St. George St

To exceed the maximum lot coverage for construction of a 705 square foot addition to the existing residential facility.

- 5. Conservation Overlay Zone Development**

- (a) 2019-0101 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Ernest Little – Owner

5 Lighthouse Avenue

To approve dock modifications to an existing two hundred twenty nine (229') foot dock including and a three (3') foot by eighteen (18') foot gangway that connects the existing dock to a ten (10') foot by twenty (20') foot floating platform within Conservation Overlay Zone 1.

6. Other Business

- (a) Discussion and Recommendation of Ordinance 2019-45, providing for the establishment of a Corridor Review Committee.
- (b) Review and Recommendation to the City Commission for Transmittal of the City of St. Augustine Comprehensive Plan 2040 Update - Evaluation and Appraisal Report (EAR) based Amendments to the Department of Economic Opportunity (DEO) and other reviewing Agencies.

7. 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

Planning and Zoning Board Regular Meeting October 1, 2019

The Planning and Zoning Board met in formal session Tuesday, October 1, 2019, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

1. Roll Call:

Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Sarah Ryan
Jon DePreter
Christina Opsahl
Maurice Morrisette
Mike Davis

City Staff:

David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Patrick Doty, Senior Development Review Planner
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

2. General Public hearings for Items Not on the Agenda

The Board heard from the following member of the public:

- B.J. Kalaidi

3. Approval of Minutes

MOTION

Ms. Ryan **MOVED** to **APPROVE** the August 6, 2019 minutes as presented. The motion was **SECONDED** by Mr. Morrisette and **APPROVED BY UNANMOUS VOICE VOTE.**

Ms. Ryan clarified an item on page 3, saying she believed bullet 15 should reflect encouragement of soft-armoring rather than hard-armoring. She also noted that there should be an additional discussion point regarding clarifying the NFIP standards for construction in floodplains.

MOTION

Ms. Ryan **MOVED** to **APPROVE** the August 20, 2019 minutes as amended. The motion was **SECONDED** by Ms. Opsahl and **APPROVED BY UNANIMOUS VOICE VOTE.**

4. Use by Exception

4. (a) 2019-0085 – Mike Davis, A.D. Davis Construction – Applicant
Solar Stik Properties LLC – Owner
13 N. Leonardi Street

Mr. Davis and Ms. Ryan recused themselves.¹

To reduce the minimum side yard setback from 5' to 1.6' and to increase maximum building height from 15' to 22' for a second story addition.

Mr. Doty read the staff report and said based on a review of Section 28-29 and

¹ Forms attached to original minutes

without the support of evidence to the contrary, staff finds that the Board may be able to **APPROVE** a Variance to decrease the side setback from five (5) to one point six (1.6) feet for the existing structure and eastward expansion of an open air work shop as well as a Variance to increase the maximum height of the existing structure to twenty-two feet (22') at **13 N. Leonardi Street/PIN # 111420-0000**.

Troy Blevins reviewed the application.

The Board provided their ex parte communications.

15 certified notices were sent, 2 were returned in favor, and 1 had comments.

Public hearing was opened.

- B.J. Kalaidi was concerned with the Board recusals required to hear the meeting and spoke in opposition to the application.

Public hearing was closed.

The Board discussed:

- Secondary variance option
- Approximate distance from sub-station was 15 feet
- Possible regulations regarding distance from the sub-station
- Building was not within the King Street Entry Corridor
- Application was a positive use of the Variance process
- Step-back height approach kept the building from towering over the street or neighboring structures, and there were no immediate structures currently in the area

MOTION

Mr. DePreter MOVED to APPROVE the application 2019-0079 as illustrated by staff, it meets the intent of the code for a

variance. The motion was SECONDED by Ms. Opsahl.

VOTE ON MOTION:

AYES: DePreter, Opsahl, Morrisette, Zander, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Conservation Overlay Zone Development

5. (a) 2019-0079 – Charlene Morgan, Brandon Eklund, Brandon Construction – Applicant
Mike Germond – Owner
7 Ponce De Leon Ave

To approve the removal of two (2) significant trees (Hackberry/Sugarberry tree) within Conservation Overlay Zone 3.

Mr. Doty read the staff report and said based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of the trees at the subject property including two (2) significant trees (Hack/Sugarberry) within Conservation Overlay Zone 3 located at **7 once de Leon Avenue/PIN 15740-0000**.

Brandon Eklund reviewed the application, adding that the property would be connected to sewer and the pool deck would be a raised wooden deck. He clarified that the only tree being requested for removal was the Hackberry.

The Board provided their ex parte communications.

22 certified notices were sent, 1 was returned in favor, 2 returned opposed and 3 had comments.

Public hearing was opened.

- Debbie Wicker was concerned with storm water run-off should the trees

be removed. She added that there was an additional oak that was not listed on the plans situated near the subject hackberry.

- Roman Pitel said the alley became a river during heavy rain. He was concerned with the protection of the existing dune in the area once the tree was removed which could be washed out into the road.
- B.J. Kalaidi spoke against the removal of the trees. She felt the house could be constructed to save the trees.

Public hearing was closed.

There was discussion regarding drainage requirements for the property which would be reviewed by the Building Official to ensure that the drainage was not impacting neighboring properties.

Mr. Eklund clarified that storm water drainage from the roof could be directed to Ponce de Leon Avenue if necessary. He added that the Oak referenced during public comment was likely in the right-of-way and would not be removed.

The Board discussed:

- Request that an arborist address whether the Hackberry could survive with one leader removed
- Laurel Oaks that had previously been requested to remain were noted by an arborist to be at the end of their life
- Possibility that the Board approve removal of one leader of the Hackberry tree and, if an arborist deemed the tree to be a danger after-the fact, then state law would allow the removal

MOTION

Ms. Ryan MOVED to APPROVE Conservation Overlay Zone Development

application 2019-0079 at 7 Ponce de Leon Boulevard for the removal of one significant tree within Conservation Overlay Zone three as discussed with removal of the leader leaning towards the footprint of the proposed house and obtaining an arborist report to determine the survivability of the remaining leader. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: Ryan, Davis, Morisette, DePreter, Opsahl, Zander, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) 2019-0082 – John Long – Applicant and Owner Fiddler Crab Ln / PIN # 158571-9060

To approve the removal of nine (9) significant trees (nine Southern Red Cedars) within Conservation Overlay Zone 3.

Mr. Doty read the staff report and said based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of the trees at the subject property including eight (8) significant trees (southern red cedars) within Conservation Overlay Zone 3 located at **Fiddler Crab Lane/PIN # 158571-9060.**

John Long was available for questions.

The Board provided their ex parte communications.

12 certified notices were sent, 6 were returned in favor, and 1 had comments.

Public hearing was opened.

B.J. Kalaidi voiced concerns regarding continuing drainage problems affecting areas outside of Pelican Reef in the county. She felt that developers did not know how to

properly build on treed lots and that the proposed pool was not necessary.

Public hearing was closed.

The Board discussed:

- Tree within proposed pool deck would be removed and pool built with the home
- Matching removed trees with arborist report numbers as 8, 9, 10, 11, 12, 13, 14, and 15
- Applicant to keep trees along the street
- Site would be filled, but applicant would ensure the protection of the trees along the front.

MOTION

Ms. Zander MOVED to APPROVE application 2019-0082, John Long, owner/applicant a Fiddler Crab Lane PIN # 158571-9060 to approve the removal of 8 significant trees, all southern Red Cedars in Conservation Overlay Zone 3 with the site plan as presented. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION:

AYES: Zander, Ryan, Davis, Morisette, Opsahl, DePreter, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (c) 2019-0083 – Ryan Carter, Carter Environmental Services, Inc. – Applicant Patricia & Roland Anderson – Owner 4 Lighthouse Avenue

To approve the construction of a three hundred foot (300') long dock with two (2) associated boat lifts within Conservation Overlay Zone 1.

Mr. Doty read the staff report and said based on a review of Section 11-29 and without the support of evidence to the contrary, staff finds that the Board can

APPROVE the construction of an extended dock platform in Conservation Overlay Zone 1 located at 4 Lighthouse Avenue/PIN # 157080-0040.

Ryan Carter reviewed the application.

The Board provided their ex parte communications.

24 certified notices were sent, 5 were returned in favor, 2 returned opposed and 5 had comments.

Mr. Birchim explained a land-swap between the property owner.

Public hearing was opened; however, there was no response.

The Board discussed:

- Comparison of neighboring terminal platforms
- Two proposed no-profile boat lifts
- Orientation of the boat slips and proximity to nearby mooring ball radius
- Clarifying property ownership and land-swap with City

MOTION

Ms. Zander MOVED to APPROVE the application 2019-0083, Ryan Carter, Applicant, Patricia & Roland Anderson, owners, at 4 Lighthouse Avenue to construct a three hundred foot long dock with two associated boat lifts within Conservation Overlay Zone 1 as depicted in drawings and site plans provided. The motion was SECONDED by Ms. Opsahl

VOTE ON MOTION:

AYES: Zander, Opsahl, Davis, Morrisette, DePreter, Ryan, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

² Brief recess from 3:16p.m to 3:25p.m.

5. (d) 2019-0086 – Scott Patrou, Ginn & Patrou Holdings, LLC – Applicant
Curt Fenelon, Augustine Bluff Associates, LLC – Owner
435 Flagler Boulevard

To approve the construction of a four hundred sixty-five foot (465') long dock with three (3) associated boat lifts and a bulkhead within Conservation Overlay Zone 1. To approve the construction of three (3) condominium units in Conservation Overlay Zone 2.

Mr. Doty read the staff report and said based on a review of Section 11-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the construction of a dock platform and three (3) boat slips with two (2) boat lifts, as proposed, in Conservation Overlay Zone 1 and the construction of a bulkhead and three (3) unit condominium building in Conservation Overlay Zone 2 on the subject property located at **435 Flagler Boulevard/PIN # 128480-0000**. He clarified that any tree removal would have to be addressed and approved by the Board at a subsequent meeting as it was not advertised.

Scott Patrou responded to Board concerns regarding Conservation Overlay Zone 3 development stating that he may not need to remove any trees.

There was discussion regarding the completeness of the application wherein the applicant suggested that only the portion of the application relating to the dock be heard.

There was Board consensus to hear the application to provide board feedback and allow for public comment.

The applicant reviewed the application pertaining to the dock.

The board discussed the following:

- Previous dock was approved by DEP and SJRWM
- Previous real estate listings stated that the property would not allow for a dock
- Commission approval for an easement, land lease, or street vacation would be required to allow for the property right to build the dock

The Board provided their ex parte communications.

78 certified notices were sent, 6 were returned in favor, 14 returned opposed and 12 had comments.

Public hearing was opened.

B.J. Kalaidi said the application should be denied. She felt if the application was complete, there could have been a decision. She voiced concern regarding the waterway being cluttered.

Mark Matthews agreed that the Board had an incomplete packet. He reminded the Board that the property where the dock was to be put was still owned by the City and would require a vacation or a lease. He asked that the Board table or deny the application.

Edward Richards did not feel there was enough information to determine what would be placed on the property.

Richard Rumrell, representing Corona del Mar Condominium Association, reviewed the history and orientation of existing neighboring docks. He provided a diagram showing the proposed dock shifted so it would not interfere with the Corona del Mar dock. He provided additional information for the Board and confirmed that if the dock were shifted as proposed, Corona del Mar residents would be amenable to the dock.³

³ Information attached to original minutes

Debbie Wicker felt the public right-of-way should remain open for the public.

Charles Pappas felt the application was too abstract and was not in favor of considering portions of the application separately.

Roger Everette said that the local neighborhood association had been asking the City to install a kayak ramp in the subject right-of-way. He spoke against the City allowing the applicant to build on City-owned property. He also noted that the Property Appraiser's map noted the right-of-way as owned by Davis Shores Ocean View rather than the City.

Vernon Grandgeorge had no objection to the application. He felt that the project would enhance the street. He suggested the applicant develop a public kayak launch on the right-of-way property.

Public hearing was closed.

The Board discussed:

- Ownership information from the property appraiser did not clearly indicate City ownership
- Lack of information to make a decision
- Possibility that the Commission could grant access to the property before the dock was considered
- Length of the dock appeared too long
- Location of the dock
- Possibility of working with the City to provide a public access benefit such as a kayak ramp
- Concern for eroding City property
- Desire to see more detailed site plan with details relating to other docks

The Board discussed the desire to have the City Commission approve the request to utilize the land prior to hearing the finalized application.

Applicant clarified with the Board that the Commission was the only body that could approve an easement, lease, or licensing agreement to allow for construction of the dock. He received guidance from the Board to return with a complete packet that included a detailed site plan, architectural drawings, consider public access options, and consider parking requirements and storm water management planning.

Mr. Patrou asked for a continuance to allow him time to go before the City Commission with the requested information.

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Development application 2019-0086 to the December 3, 2019 meeting. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION:

AYES: DePreter, Ryan, Davis, Morisette, Opsahl, Zander, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

6. Other Business

6. (a) Discussion and Recommendation of Ordinance to Amend Sec. 28-29(b)(1) VARIANCES, to allow lot coverage variances for required accessibility in zoning districts HP-1, HP-2 and HP-3

Mr. Davis and Ms. Ryan recused themselves from discussion due to the ordinance's potential effect on current projects.⁵

Mr. Birchim reviewed the draft ordinance.

⁴ Brief recess from 4:51p.m. to 4:58p.m.

⁵ Forms attached to original minutes

The Board discussed:

- Clarify language within the ordinance to include only existing structures as of the effective date
- Applicable handicap accessibility additions would include only items under roof
- Without the ordinance, HP-district structures had to request a rezoning to PUD

Public comment was opened, and the Board heard from the following members of the public:

- B.J. Kalaidi
- Charles Pappas

Public comment was closed.

The Board continued discussion regarding the following:

- Addition of impervious surface ratio limits once the Comprehensive Plan update was adopted could affect the ordinance

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL of the ordinance 2019-43 providing for variances to exceed the maximum lot coverage for handicap accessibility for existing structures in HP-1, HP-2, and HP-3 to the City Commission with the amended language as discussed. The motion was SECONDED by Mr. Misterly.

VOTE ON MOTION

AYES: DePreter, Misterly, Morissette, Opsahl, Zander

NAYES:

MOTION CARRIED UNANIMOUSLY

6. (b) Discussion of changes to the future land use designation of properties located within the Public/Semi-Public future land use category and the proposed addition of Institutional future land use category

Amy Skinner, Deputy Director, Planning and Building, reviewed the subject. She stated that affected property owners were being noticed and a public workshop would be held to receive further public feedback. She reviewed affected properties and facilitated Board discussion regarding the following:

- Only Mission Grounds and Buckingham Smith property were being recommended for Institutional Land Use, other properties were recommended to a Land Use compatible with their current zoning
- Concern for restricting existing allowed uses by re-designating land-use for the Mission Grounds
- How Land uses were determined for affected properties to reduce limitations on property owner rights
- Language regarding density and intensity of adjacent Land Use would remain
- Timeframe for finalization would include additional discussion at the November 5, 2019 meeting

Public Comment was opened, and the Board heard from the following:

- Charles Pappas
- Ellen Avery-Smith
- B.J. Kalaidi

Public comment was closed.

There was Board consensus that a final recommendation be made after staff received feedback from affected property owners.

Discussion continued regarding the following:

- Recommendation to provide a reason for choosing specific land use designations
- Restating potential of existing non-conformities within new land-use categories for churches

6. (c) Discussion and Recommendation of Ordinance 2019-38 HEMP, regulating the cultivation, distribution and retail sale of hemp to comply with State Law

John Cary, Assistant City Attorney, reviewed the ordinance.

The Board discussed:

- Small scriveners' errors
- The reason for the need to regulate hemp as it was previously illegal
- What items and materials the ordinance regulated
- Use by right for any fixed location that allowed retail sales
- Specific requirements per state statute that needed to be met to allow for sale of hemp
- Concern that the ordinance was over-regulation

Public comment and the Board heard from the following members:

- B.J. Kalaidi
- Charles Pappas

The Board continued discussion regarding the following:

- Enforcement concerns
- Recommendation to allow hemp sales at farmer's markets

MOTION

Ms. Opsahl MOVED to RECOMMEND APPROVAL of Ordinance 2019-38

regulating the cultivation, distribution and retail sale of hemp to comply with State Law. Providing for repeal of conflicting ordinance, providing for severance and invalid provisions and providing for an effective date. The motion was SECONDED by Mr. Morisette.

Ms. Zander expressed her concerns that the ordinance was unnecessary regulation beyond what the State had implemented.

Mr. Misterly noted the concern for the exclusions of items made with hemp fibers at farmers markets.

VOTE ON MOTION

AYES: Opsahl, Morisette, Davis, DePreter, Misterly

NAYES: Ryan, Zander

MOTION CARRIED 5/2

Selection of Chair and Vice-chair

Mr. Birchim advised that the October meeting was typically when the Board selected the new chair and vice-chair for the year.

MOTION

Ms. Ryan MOVED to nominate Karen Zander for Chair and Jon DePreter as Vice-chair. The motion was SECONDED by Mr. Misterly and APPROVED BY UNANIMOUS VOICE VOTE.

7. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 6:22 P.M.⁶

Grant Misterly, Chairperson

⁶ Transcribed by Candice Seymour

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 5, 2019

RE: **VARIANCE #2019-0102**

AGENDA ITEM 4(a)

APPLICANT James L. Solana, James Solana Contractor, Inc.

OWNER Sisters of St. Joseph

LOCATION 243 St. George St.

REQUEST To exceed the maximum lot coverage for construction of a 705 square foot addition to the existing residential facility.

PLANS DATED October 17, 2019

LAND USE Historic Preservation

ZONING Historic Preservation 1 (HP-1)

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

Sec. 28-29. Zoning exceptions, variances and appeals.

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, **except variances may be obtained for school, church and governmental agency uses**. No variance shall be granted unless the applicant shall show, and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

In passing upon a request for variance, the Board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this Chapter.

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(b)(2) Maximum lot coverage by all buildings:

- a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.
- b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

STAFF SUMMARY AND ANALYSIS

The applicant desires to add a 705 square foot addition to the main building on the site. The existing building is 13,074 square feet. In order to construct the addition, they are proposing to construct the three (3) rooms within the existing courtyard. Since the existing main structure on the property is over the code prescribed 2,500 square feet for a main building, this request would require a variance to construct the addition. In particular, the applicant is proposing relief from the maximum lot coverage for the main building:

Request	Code	Existing	Proposed
Max Lot Coverage for Main • \ Building	Lesser of 2,500 ft ² or 50% of lot	13,074 ft ²	13,779 ft ²

Staff interpretation of findings of fact in *italics*.

1. Variance to exceed the maximum lot coverage for construction of a 705 square foot addition to the existing residential facility.

No variance shall be granted unless the applicant shall show, and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

Staff finds there is a singular disadvantage in this situation. The size of this the main building, originally constructed in 1866, predates the zoning requirements for main and secondary structure within the HP-1 zoning district. Based on the buildings size, it exceeds the maximum size of a main build which would prohibit any further expansion on site.

- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;

The size of the existing, main building on the lot renders the main build over the allowed size per City Code, therefore there is no ability to expand the use within our current code standards.

- c. This disadvantage does not exist because of conditions created by the owner or applicant;

The structure was constructed prior to any City Codes being established, which govern the maximum lot coverage for structure.

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting of the variance would not be contrary to the public interest or affect neighboring properties due to the nature of the request and entire lot is already established with similar uses. The overall lot coverage would not be significantly impacted by this addition, it will remain at 27.3% for the overall site. The spirit, intent, and purpose of the HP-1 district is to provide primarily residential uses and encourage the preservation and restoration of historic structures in the district, therefore this is in harmony, intent, and purpose of this Section.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board may be able to **APPROVE** a variance to add a 705 square foot addition to the main building at 243 St. George St.

SUPPLIMENTS

Attachment 1 – Application, Location Maps, Property Appraiser Information

Attachment 2 – Narrative

Attachment 3 – Site Photos

Attachment 4 – Site Plan

Patrick Doty, CFM
Senior Development Review Planner
Planning and Building Department

Attachment 1

Application & Applicant Information



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350.00 (plus advertising costs) Project Number: 2019-0102

Receipt Number: 1695249 Meeting Date: Nov. 5, 2019

Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: JAMES SOLANA Contact Number: 904 823 6990

Business (if applicable): _____

Address: 21 OLD MISSION AVE City: ST AUG State: FL Zip: 32084

E-Mail Address: SUN1@BELLSOUTH.NET

2. NAME OF PROPERTY OWNER: SISTERS OF ST JOSEPH Contact Number: _____

Business (if applicable): 243 ST GEORGE ST.

Address: 243 ST GEORGE City: ST AUG State: FL Zip: 32084

E-Mail Address: _____

RECEIVED

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

SEP 20 2019

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: _____

Planning/Building Dept.

PD

4. PROJECT STREET ADDRESS: 243 ST GEORGE ST, ST. AUGUSTINE

5. SPECIFIC PROPOSED USE: RESIDENTIAL

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Provide (3) additional bedrooms
totaling 705 SF to existing residential facility

LDC Sec. 28-29(b)(1)

8. JUSTIFICATION FOR ACTION REQUESTED: Increasing number of
elderly sisters means existing motherhouse and hall
can not facilitate projected number of users. The
addition of 3 rooms will satisfy projected
commitments.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: HISTORIC EXISTING SITE WHO'S MEMBERS TRADITIONALLY RESIDE AT THE CONVENT NEEDS ADDITIONAL ROOMS FOR INCREASING NUMBERS
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: EXISTING LOT COVERAGE ABOUT 27% AND TOTAL SQ FT AT 712,000 SF, THE NEW 705' SF ADDITION SHOULD HAVE LITTLE ADVERSE EFFECT.

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

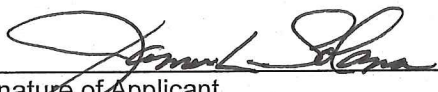
11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

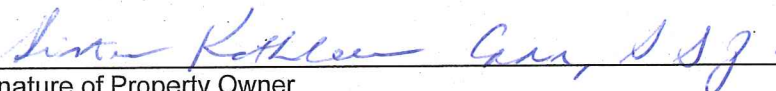
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.


Signature of Applicant

9-20-19
Date


Signature of Property Owner

9/20/19
Date

Planning/Building Dept.

SEP 20 2019

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CITY OF ST. AUGUSTINE

DEVELOPMENT PERMIT APPLICANT WAIVER

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

The applicant attests that all documents and statements submitted as part of its application are truthful and applicant agrees to resolve conflicts with other legal documents consistent with the procedures in section 28-37 of the city code.

JAMES L. SOLANA
Print Name of Applicant

[Signature]
Signature of Applicant

9/20/19
Date



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SEP 20 2019
Planning/Building Dept.

Owner's Authorization For Agent

JAMES L. SOLANA is/are hereby authorized TO ACT ON BEHALF
OF SISTERS OF ST. JOSEPH, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: Sister Kathleen Carr
Signature of Owner
Sister Kathleen Carr
Print Name of Owner
305-807-3525
Telephone Number

State of Florida
County of St. Johns
Signed and sworn before me on this 20 day of September, 2019
By Pat Mizell

Identification verified: _____

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____

Patricia C. Mizell

2/13/2023



Owner's Authorization For Agent

NATE GOLDBERGER is/are hereby authorized TO ACT ON BEHALF OF, the owner(s) of those lands described Within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☐ Planning and Zoning Board

property located at 243 St. George Street
St. Augustine, FL

BY: Maria Kathleen Carr
Signature of Owner

Sister Kathleen Carr
Print Name of Owner

904-824-2579
Telephone

RECEIVED
OCT 18 2019
Planning/Building Dept.

Sworn to and subscribed before me on this 16 day of October, 2019

Notary Public: Patricia C. Mizell

My Commission expires on 2/13/23



Patricia C. Mizell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG301509
Expires 2/13/2023



St. Johns County, FL

Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2019 TRIM Notice

[2019 TRIM Notice](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

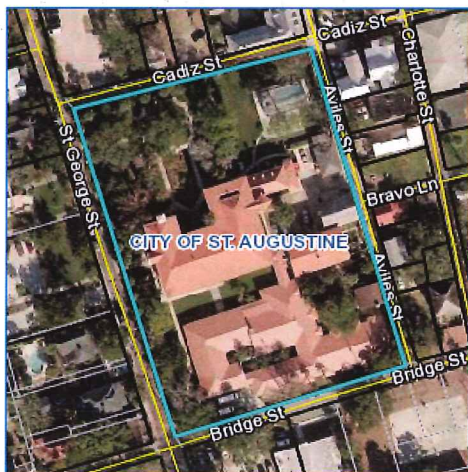
Summary

Parcel ID 1992900000
Location Address 32 AVILES ST
 34 AVILES ST
 36 AVILES ST
 241 ST GEORGE ST
 243 ST GEORGE ST
Neighborhood SAINT AUGUSTINE 32084-0000
Tax Description* City St Aug (Historical) (COM) (610.03)
 CITY OF ST AUGUSTINE ALL BLK 35
**The Description above is not to be used on legal documents.*
Property Use Code Non-Profit, Charitable & Orphanages (7500)
Subdivision City of St Augustine
Sec/Twp/Rng 18-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 2.410
Homestead N

Owner Information

Owner Name Sisters Of St Joseph 100%
Mailing Address PO BOX 3506
 SAINT AUGUSTINE, FL 32085-3506

Map



Valuation Information

	2019
Building Value	\$3,660,170
Extra Features Value	\$111,997
Total Land Value	\$1,155,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$4,927,167
Total Deferred	\$0
Assessed Value	\$4,927,167
Total Exemptions	\$4,927,167
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$2,898,736	\$111,997	\$2,100,000	\$0	\$0	\$5,110,733	\$4,917,763	\$5,110,733	\$0
2017	\$2,972,012	\$107,787	\$2,100,000	\$0	\$0	\$5,179,799	\$4,470,694	\$5,179,799	\$0
2016	\$3,024,921	\$107,524	\$1,375,500	\$0	\$0	\$4,507,945	\$4,064,267	\$4,507,945	\$0
2015	\$3,075,453	\$131,148	\$1,375,500	\$0	\$0	\$4,582,101	\$3,694,788	\$4,582,101	\$0
2014	\$1,849,421	\$133,977	\$1,375,500	\$0	\$0	\$3,358,898	\$3,358,898	\$3,358,898	\$0
2013	\$1,885,450	\$136,806	\$1,375,500	\$0	\$0	\$3,397,756	\$3,397,756	\$3,397,756	\$0
2012	\$1,921,477	\$139,634	\$1,375,500	\$0	\$0	\$3,436,611	\$3,436,611	\$3,436,611	\$0
2011	\$1,957,508	\$142,463	\$1,522,500	\$0	\$0	\$3,622,471	\$3,622,471	\$3,622,471	\$0
2010	\$1,993,537	\$145,292	\$1,680,000	\$0	\$0	\$3,818,829	\$3,818,829	\$3,818,829	\$0

Exemption Information

Exemption Type	Amount
Church/Religious	\$4,927,167

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	38338	Roof Cover	Modular Metal
Conditioned Area	20366	Interior Flooring	Hardwood
Actual Year Built	1866	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	03	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	130 FIXTURES	100%
Electrical	Very Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3008	3008
OUTSIDE STAIRS	0	515
FINISHED UPPER STORY	5542	5542
BASE AREA	11816	11816
UNFINISHED BASEMENT - FORCED	0	7269
FINISHED OPEN PORCH	0	10188
Total SqFt	20366	38338

Building	2	Roof Structure	Wood Truss
Actual Area	3322	Roof Cover	Modular Metal
Conditioned Area	3218	Interior Flooring	Pine Wood, Concrete Finish
Actual Year Built	1691	Interior Wall	Plaster
Use	Tourist Attraction	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Stone	Baths	5

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Concrete Finish	50%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	5 Fixtures	100%
Electrical	Minimum	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3218	3218
CANOPY (COMMERCIAL)	0	104
Total SqFt	3218	3322

Building	3	Roof Structure	Wood Truss
Actual Area	4080	Roof Cover	Modular Metal
Conditioned Area	4080	Interior Flooring	Concrete Finish, Hardwood
Actual Year Built	1940	Interior Wall	Drywall
Use	Fitness Clubs	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	8

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Concrete Finish	50%
Interior Flooring	Hardwood	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	4080	4080
Total SqFt	4080	4080

Building	4	Roof Structure	Wood Truss
Actual Area	2824	Roof Cover	Composite Shingle
Conditioned Area	2796	Interior Flooring	Pine Wood, Sheet Vinyl
Actual Year Built	1750	Interior Wall	Plaster
Use	Dormitories	Heating Type	Air Duct
Style	03	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Stucco	Baths	

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Plaster	100%
Interior Flooring	Pine Wood	50%
Interior Flooring	Sheet Vinyl	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1398	1398
FINISHED UPPER STORY	1398	1398
CANOPY	0	28
Total SqFt	2796	2824

Building	5	Roof Structure	Wood Truss
Actual Area	14141	Roof Cover	Modular Metal
Conditioned Area	12366	Interior Flooring	Carpet, Vinyl Tile
Actual Year Built	1961	Interior Wall	Drywall
Use	Dormitories	Heating Type	Air Duct
Style	03	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%

Category	Type	Pct
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Vinyl Tile	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	57 FIXTURES	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	7739	7739
BASE AREA	4627	4627
FINISHED OPEN PORCH	0	1775
Total SqFt	12366	14141

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	540
Masonry Wall	0	0	0	0	4500
Pool (Concrete)	0	0	0	0	544
Kool Deck	0	0	0	0	380
Handicap Ramp	0	0	0	0	132
Concrete Paving	0	0	0	0	3121
Brick Pavers (0-500)	0	0	0	0	216
Concrete Paving	0	0	0	0	1863
Masonry Wall	0	0	0	0	170
Handicap Ramp	0	0	0	0	96
Handicap Ramp	0	0	0	0	175
Masonry Wall	0	0	0	0	110
Concrete Paving	0	0	0	0	1496
Brick Pavers (0-500)	0	0	0	0	156
Concrete Paving	0	0	0	0	641
Concrete Paving	0	0	0	0	1323
Curb	0	0	0	0	271
Pool Enclosure	0	0	0	0	1450

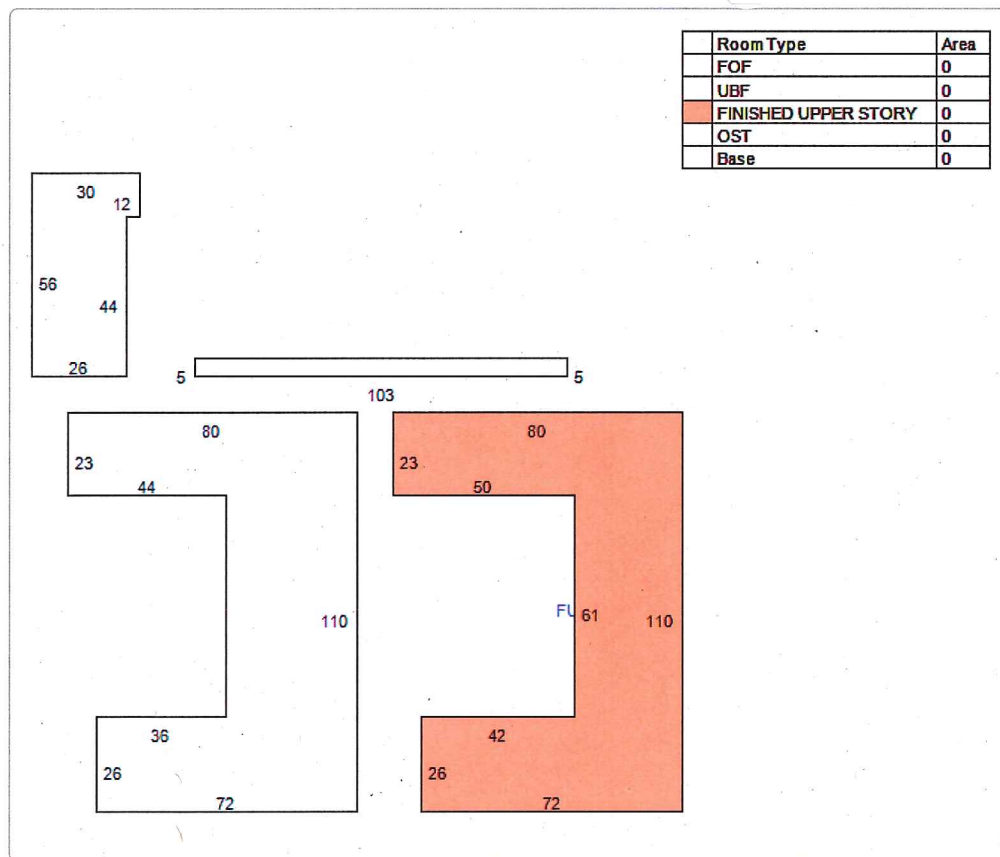
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	750	140	105000	SF	\$1,155,000

Area Sales Report

[Recent Sales in Area](#)

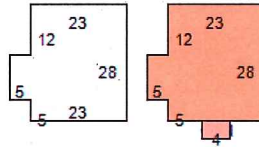
Sketch Information



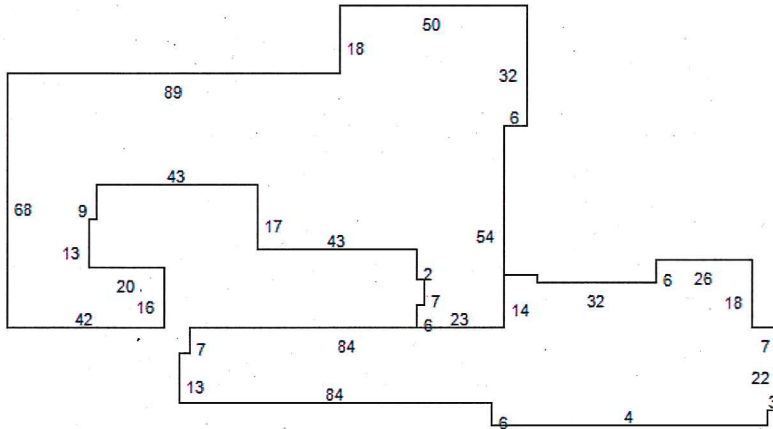
	Room Type	Area
	CCN	0
	Base	0

	Room Type	Area
--	-----------	------

Room Type	Area
CANOPY	0
FINISHED UPPER STORY	0
Base	0



Room Type	Area
FOF	0
Base	0



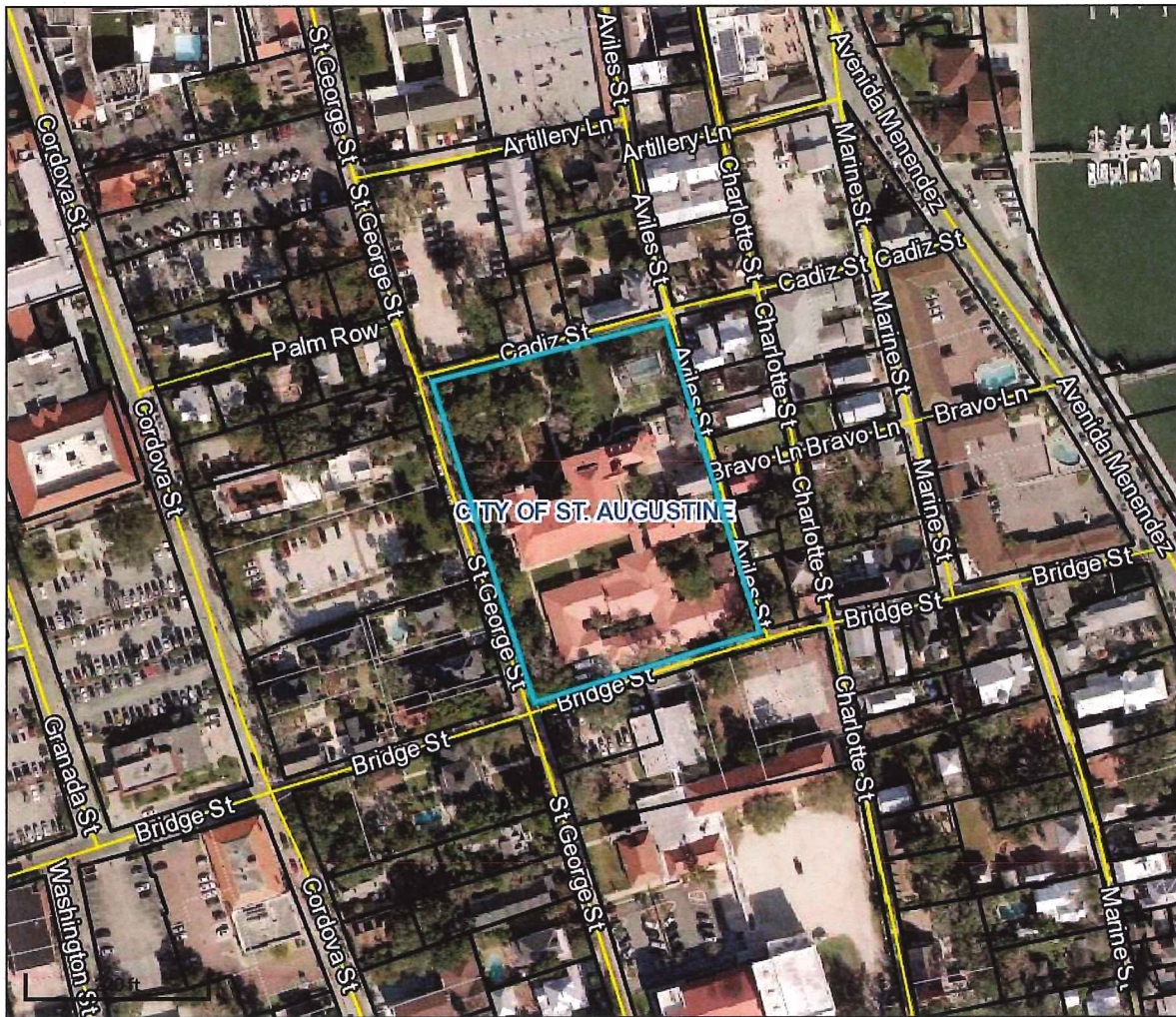
No data available for the following modules: Sale Information.

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Version 2.3.8



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1992900000	Physical Address	241 ST GEORGE ST	Building Value	\$3,660,170	Last 2 Sales			
Property Class	7500 - Non-Profit, Charitable & Orphanages	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$111,997	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	SISTERS OF ST JOSEPH	Total Land Value	\$1,155,000	n/a	0	n/a	n/a
Acres	2.41		PO BOX 3506	Just Value	\$4,927,170	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL	Total	N/A				
			32085-3506	Deferred					
				Assessed Value	\$4,927,170				
				Total	\$4,927,170				
				Exemptions					
				Taxable Value	N/A				

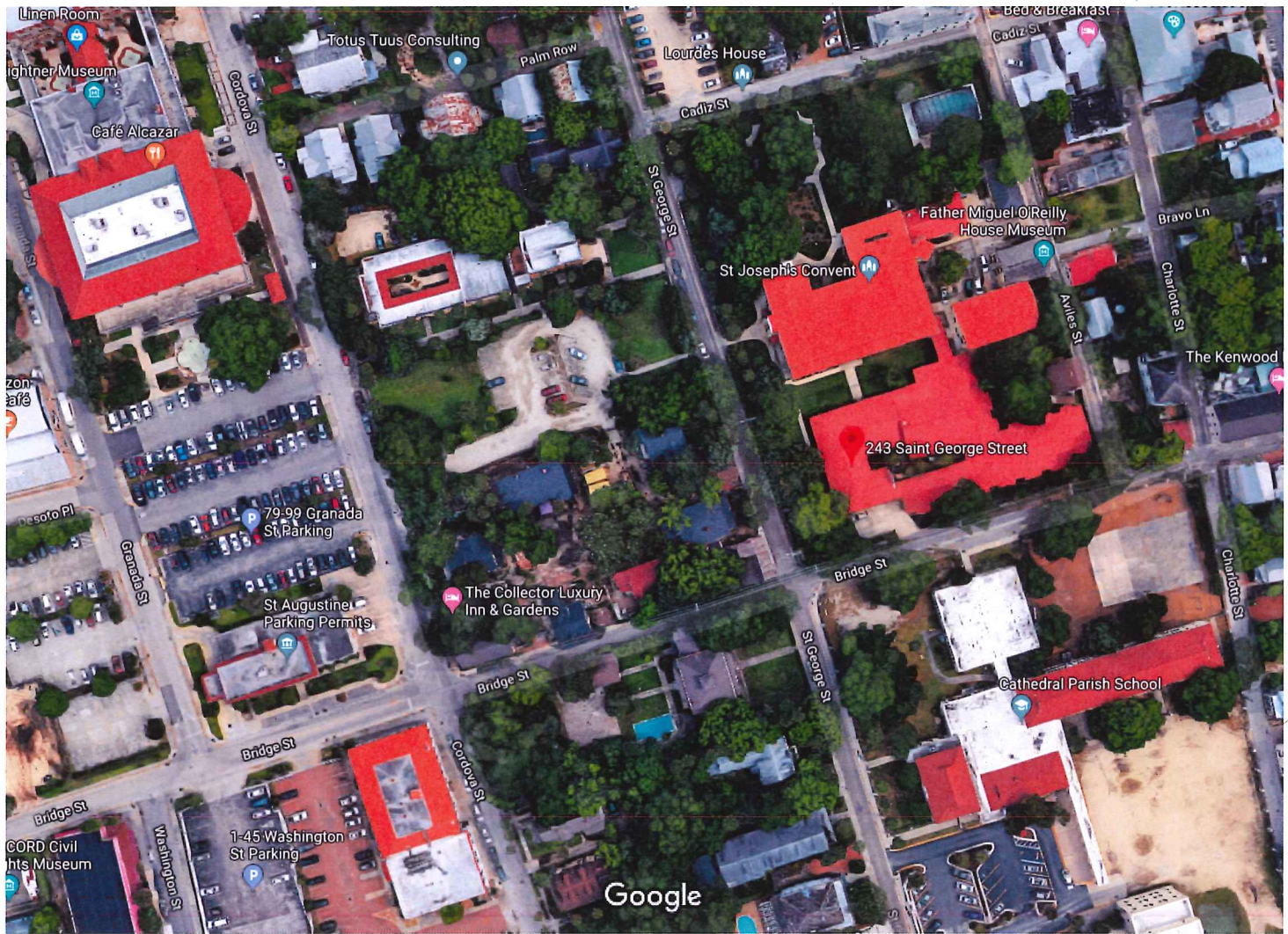
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Google Maps 243 St George St



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243 St George St

St. Augustine, FL 32084



Directions



Save

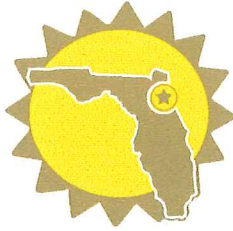


Nearby

Send to your
phone

Share

Attachment 2
Variance Narrative &
Justification



*James Solana Contractor, Inc.
21 Old Mission Ave.
St. Augustine, FL 32084
(904) 829-6357
(904) 823-6990 (Cell)
(904) 825-4528 (Fax)
RG-0066675
ER-0000288*

October 16, 2019

City of St. Augustine
Planning & Zoning Board

RE: Request for Variance for 243 St. George Street
Sisters of St. Joseph

Members of the Board:

We are here today representing the Sisters of Saint Joseph in their quest to obtain a variance for the above property. The variance we are requesting is to exceed the maximum lot coverage for construction of a 705 square foot addition to the existing assisted living facility. This facility is located at 243 Saint George Street and the building is known as Lourdes Hall. On the survey presented to you of the entire campus of the Sisters of Saint Joseph Convent, Lourdes Hall is located at the corner of Saint George Street and Bridge Street. Currently the facility has 19 bedrooms all occupied by elderly nuns of the Order. The Sisters of Saint Joseph population is unfortunately declining and there are currently only 47 nuns left in the Order with the youngest nun being age 63 and with the over-all average age being 78 years old.

We are requesting this variance in order to obtain a building permit to construct 3 new bedroom facilities at the current location. If you would look on your survey you will see that there is a courtyard in the center of the facility. This courtyard is not visible from any view of the property. The new bedroom facilities would be constructed in that part of the courtyard not visible to the public. This addition would not affect the façade of the building. The facility will look the same as it does today when the project is completed. If you will grant this variance it will allow the aging population of the Sisters of Saint Joseph to remain on their campus in the comfort they deserve in the remaining years of their lives.

Thank you for your time and consideration in this important matter.

Sincerely,

James L. Solana, President
James Solana Contractor, Inc.
21 Old Mission Ave.
St. Augustine, FL 32084
904-823-6990
sun1@bellsouth.net
CGC0066675

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Narrative of the Sisters of St. Joseph of St. Augustine, FL

In 1866 Bishop Augustin Verot requested Sisters of St. Joseph to come to Florida from their Motherhouse in LePuy, France to teach and evangelize the children who had been freed slavery. It was the end of the Civil War in the United States and there were thousands of African American children to be taught. The Sisters arrived on September 2, 1866 and went to work.

In 2016, WJCT/PBS created a documentary honoring the Sisters' 150 years of serving entitled, *Legacy of Faith*. The documentary was based on the book *Beyond the Call* written by Sister Thomas Joseph McGoldrick. The book was based upon the discovered letters written between the French Sisters who had arrived in St. Augustine in 1866 and their Motherhouse in France. The documentary premiered here in St. Augustine on a bitterly cold, rainy night in February 2016 at the Lewis Auditorium of Flagler College to a packed house. Students of the Sisters are not thwarted by bad weather. Their gratitude runs deep. It was also shown in Miami to an equally packed house. (The Sisters had founded Mercy Hospital and many schools in south Florida as well. Today, the Mercy Hospital Campus rivals that of a Mayo Clinic.)

The impact of the Sisters here in St. Augustine:

- The eight Sisters on Saint George Street opened classes for Black children in a house on the O'Reilly property by November 1866.
 - (The O'Reilly house was added to the National List of Historic Places in 1975. In 2000, the Florida State Department declared it the **oldest residence in the State of Florida**. It opened as a museum in June 2003
- Three Sisters were arrested in 1916 for teaching black children in Saint Augustine.
- 1877 – St. Joseph Academy
- 1878 – Free school part of the public school system
- 1887 – Ft Marion School for the Apache Indians
- 1889-1966 – St Agnes School, North City (now a Child Care)
- 1890-1958 - Teacher Training Institute
- 1898-1965 – St. Benedict the Moor School
- 1916 – Cathedral Parish School

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Today, the Sisters of St. Joseph continue to serve the St. Augustine Community:

- Sister Suzan Foster, a native Minorcan is the Assistant Principal at St. Joseph Academy
- Sister Carolyn Tucker is a Licensed Marriage and Family Therapist
- Sister Diane Couture is a stained glass artist serving Churches in the community and beyond
- Sister Catherine Bitzer is the Archivist who preserves the historical records of St. Augustine dating back to 1590
- Sister Bernard Joseph is the Curator of the Miguel O'Reilly House Museum (the oldest house in the USA)
- Sister Jane Stoecker is the Administrator of the St. Joseph Renewal Center that is reserved for retreats and currently hosts retreats and programs for citizens of St. Augustine and beyond

Today, the retired Sisters of Our Lady of Lourdes Convent – ages 76-102

- Feed the homeless in St. Augustine (cookies, muffins, desserts) through Dining with Dignity
- Assemble *Dear Neighbor Bags* for Catholic Charities - over 1500 since Hurricane Matthew and also Hurricane Irma – ministry continues today (these are bags of basic needs)
- Create cards of prayers and encouragement for prisoners at the jail
- Sing at Bayview every year

The diminishment of the Sisters of St. Joseph has reduced their numbers to 46.

Fewer than 10 Sisters continue to work in Miami and Jacksonville.

The majority of the Sisters are now retired with an average age of 78 ½.

It is time for our community to say thank you and take care of these women who have dedicated an aggregate of thousands of years of service to the community of St. Augustine and beyond. Many of these women were just teenagers when they were first Sisters.

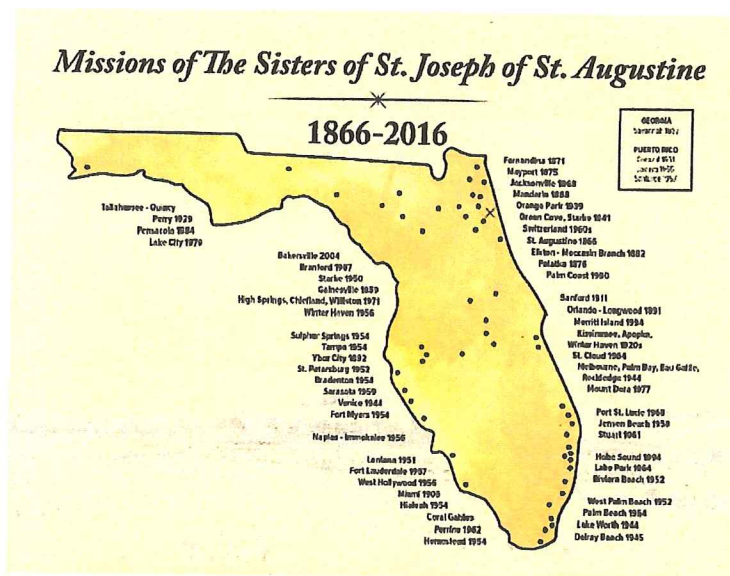
St Augustine citizens who are graduates of the St Joseph Academy and beneficiaries of the teaching of the Sisters include:

- Don Crichlow
- John Bailey
- Brookes Burkhardt
- Steve Binninger
- Margo Pope
- Bill Young
- Danita Heagy
- AJ McGinnis
- Mickey and Lauren Leth
- Laura Shoar
- Christine Chapman
- Becky Pomar Hesson
- Lonnie Pomar

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OCT 18 2019

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Attachment 3
Site Photographs





10/28/2019 14:27

Attachment 4

Site Plan

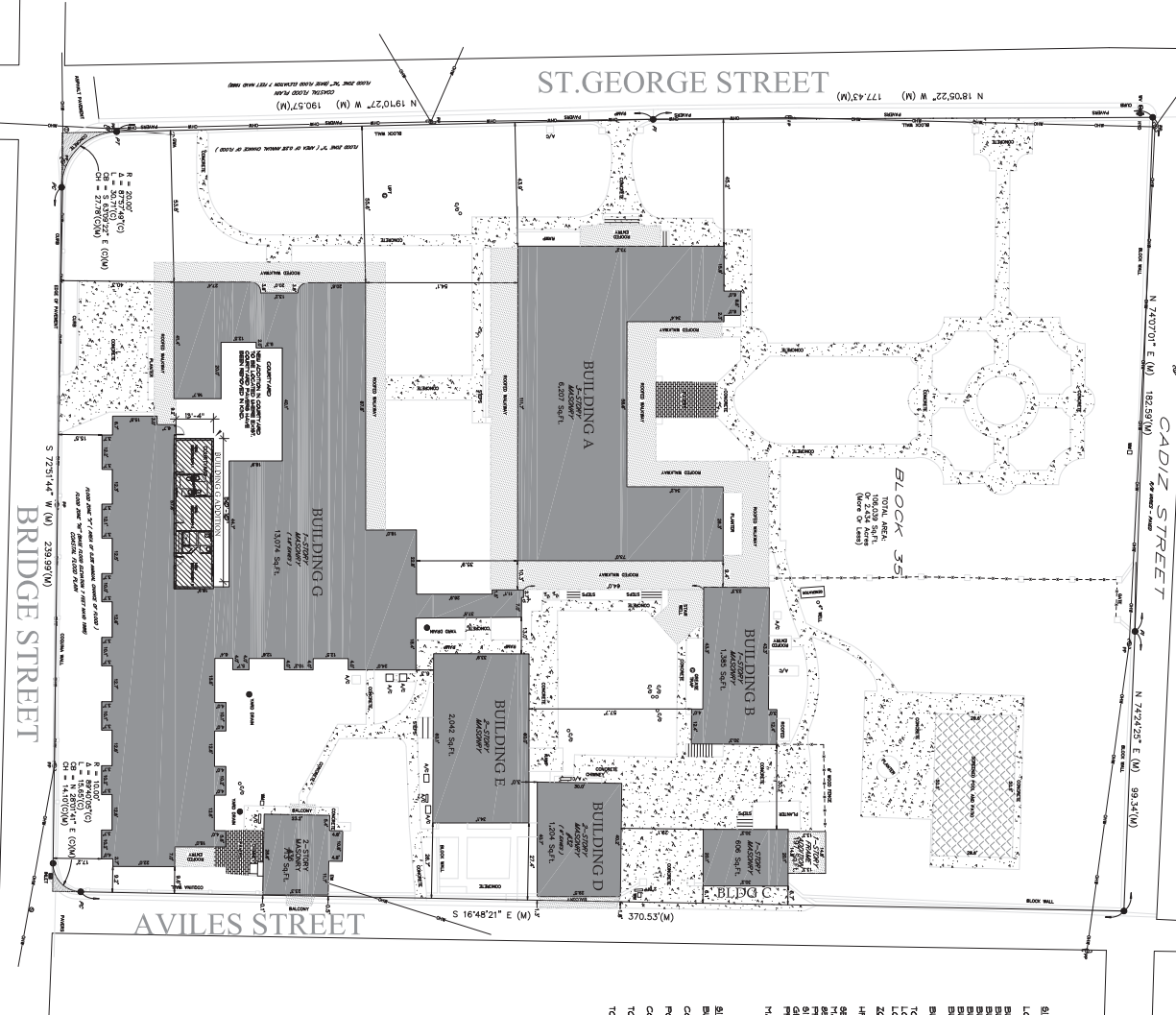
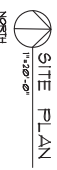
CADIZ STREET

CADIZ STREET

ST. GEORGE STREET

AVILES STREET

BRIDGE STREET



SITE DATA

LOT AREA	LOT AREA
BUILDING A	6,207 sq ft
BUILDING B	1,308 sq ft
BUILDING C	1,308 sq ft
BUILDING D	1,308 sq ft
BUILDING E	2,042 sq ft
BUILDING F	1,308 sq ft
BUILDING G	1,308 sq ft
BUILDING G ADDITION	103 sq ft
TOTAL	28,895 sq ft
LOT COVERAGE	21.3 %

SETBACKS
MAIN BLDG IS LOCATED BETWEEN
88' & 103' NO EFFECT THIS
SIDE - 3' ON SW AVG WALKER IS
PROJECT (NO EFFECT THIS
PROJECT)
MAX LOT COVERAGE - 30%

SITE AREA CALCULATION

BUILDINGS + COVERED WALKWAYS = 28,895 sq ft.
CONCRETE WALKS, STAIRWAYS & STOPS = 6,528 sq ft.
POOL & POOL CONCRETE DECK = 3,850 sq ft.
COURTYARD = 2,098 sq ft.
TOTAL INTERIORS = 30,369 sq ft. + 47.4%
TOTAL LOT AREA = 30,629 sq ft. + 100%



DATE: 02/15/2020

REVISION
NO. 1
DATE OF REVISION
1
DATE
10/17/19

Sisters of St. Joseph
Renovation

241 St. George St. St. Augustine, FL 32084

NO.	DATE	DESCRIPTION
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A3

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: November 5, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0101**

AGENDA ITEM 5(a)

APPLICANT Ryan Carter c/o Carter Environmental Services, Inc.

OWNER Ernest Little

LOCATION 5 Lighthouse Ave / PIN#:157040-0000

REQUEST To approve dock modifications to an existing two hundred twenty nine (229') foot dock including a three (3') foot by eighteen (18') foot gangway that connects the existing dock to a ten (10') foot by twenty (20') foot floating platform within Conservation Overlay Zone 1.

PLANS DATED September 20, 2019

LAND USE Residential Low Density
ZONING Residential Single Family Two (RS-2)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch.

403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
 - (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

STAFF SUMMARY AND ANALYSIS

This proposed floating dock, gangway and four (4) associated pilings were constructed after-the-fact without a permit or Planning and Zoning Board Approval, this application seeks to correct this. The floating dock measures ten feet (10') by twenty feet (20') with an eighteen foot (18') by three foot (3') access gangway (see photos in attachment 4), there are also four (4) pilings installed. The site has a five (5') foot wide 219 foot long dock with an additional ten foot (10') x twenty foot (20') platform and ten foot (10') x twenty five foot (25') no profile lift consisting of a total 1544 square feet dock which was approved at the March 5, 2019 Planning & Zoning board hearing, this request would increase the overall footprint by 225 square feet of coverage, for a total of 1,769 square feet of dock coverage over water.

Conservation Overlay Zone Development *(Staff analysis in italics)*

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions:

The site is currently occupied by a single family home.

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other neighboring sites have docks generally perpendicular to the shore, extending into the water with terminal platforms. This proposed floating dock and gangway extend off the previously approved dock

- (3) Natural and proposed drainage patterns.

Patterns aren't expected to change since improvements are over the water.

- (4) Effect of point and nonpoint discharge in the marine environment.

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

- (7) Impact of development on vegetative and animal communities.

It would be a minimal impact towards these communities apart from disturbance during the construction process.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

- (9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the approved dock

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

No additional effect since this proposal is similar to other residential docks in the area and is located within a "no wake zone." Shoreline erosion is not a significant potential issue in this situation.

- (11) Impact of development on shoreline by linear feet and percent of site.

Minimal, it would be limited to the access dock which is proposed at 5'

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

Minimal, if any, due to multiple existing docks in the area.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

N/A

- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

N/A

- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Minor impacts from the placement of pilings, but there will be long term benefits in the form of artificial habitat for aquatic life.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-

occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

As proposed, the floating dock meets all standards set forth in LDC Sec. 11-29. No portion of the existing dock will exceed 6 feet above the mean highwater line. There was an associated low-profile boatlift approved under the previous dock and boat lift approval (COZ 2019-0009) The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff finds the narrative to be accurate to site conditions and the development of the floating dock. A previous condition of approval for COZ App 201-009 (attachment 5) was that the proposed dock shall not infringe on the adjacent mooring field and as proposed the floating dock does not.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a floating dock platform, gangway, and four (4) associated pilings in Conservation Overlay Zone 1 located at 5 Lighthouse Avenue / PIN: 157040-0000.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps & Dock plans
Attachment 4 – Site Photos
Attachment 5 – COZ 2019-0009

Patrick Doty, CFM
Senior Development Review Planner
Planning & Building Department

Attachment 1
Application

CITY OF ST. AUGUSTINE
A3 - APPLICATION TO PLANNING AND ZONING BOARD

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SEP 26 2019

Planning/Building Dept.

Application Fee: \$330

BDAC Project No. 2019-0101

Receipt No. 1698547

Meeting Date: 11/5/19

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-874-6499
Business (if applicable): Carter Environmental Services, Inc.
Address: 7 Waldo Street, Suite 7C 42 Masters Dr. City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: Ernest Little Daytime Telephone: _____
Business (if applicable): _____
Address: 3140 Coastal Highway City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY
Lot: North half of 3, all of 4 & 5 Block: 3
Subdivision: Anastasia Parcel Number: 1570400000

4. PROJECT STREET ADDRESS: 5 Lighthouse Ave.

5. SPECIFIC PROPOSED USE: Proposed dock modification

6. ACTION REQUESTED

- | | |
|--|---|
| ☐ Exception | ☐ Appeal of Staff Determination |
| ☐ Rezoning | ☐ Variance |
| ☐ Land Use Plan Amendment | ☒ Conservation Zone Development |
| ☐ Other: _____ | |

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: see Overlay Zone Development Supplement

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9. If applying for a variance, please complete the following:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully. _____

(b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully. _____

(c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully. _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code?
Please explain fully. _____

10. PREVIOUS APPLICATIONS

Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, give date and final disposition below.

11. AGREEMENT

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

12. 
Signature of Applicant

9-25-19
Date

13. 
Signature of Property Owner

9/25/19
Date

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Ch. 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Ryan Carter

Print name of applicant

RAC

Signature of applicant

9-25-19

Date

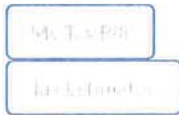
Attachment 2

Property Appraiser Information



St. Johns County, FL

Quick Links



2018 TRIM Notice



2017 TRIM Notice



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Summary

Parcel ID 1570400000
 Location Address 5 LIGHTHOUSE AVE
 SAINT AUGUSTINE 32080-0000
 Neighborhood Carvers (Intracoastal) (713.42)
 Tax Description* 1-58 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR 624/26 COURT ORDER & OR878/1833(Q/C) & 1183 /1540
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Anastasia, Map Of
 Sec/Twp/Rng 58-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 0.350
 Homestead N

View Map

Owner

Owner Name Little Ernest L III, Nancy R 100%
 Little Nancy R 100%
 Mailing Address 3140 COASTAL HWY
 SAINT AUGUSTINE, FL 32084-2215

Valuation

	2019
Building Value	\$85,281
Extra Features Value	\$12,640
Total Land Value	\$683,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$781,021
Total Deferred	\$15,831
Assessed Value	\$765,190
Total Exemptions	\$0
Taxable Value	\$765,190

Values listed are from our working tax roll and are subject to change.

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$86,434	\$13,888	\$683,100	\$0	\$0	\$783,422	\$695,627	\$87,795	\$695,627
2017	\$45,925	\$15,143	\$571,320	\$0	\$0	\$632,388	\$632,388	\$0	\$632,388
2016	\$47,800	\$16,191	\$571,320	\$0	\$0	\$635,311	\$635,311	\$0	\$635,311
2015	\$49,674	\$17,274	\$571,320	\$0	\$0	\$638,268	\$638,268	\$0	\$638,268
2014	\$41,584	\$18,357	\$571,320	\$0	\$0	\$631,261	\$626,546	\$4,715	\$626,546
2013	\$43,096	\$19,440	\$571,320	\$0	\$0	\$633,856	\$569,587	\$64,269	\$569,587
2012	\$44,608	\$20,489	\$452,709	\$0	\$0	\$517,806	\$517,806	\$0	\$517,806
2011	\$45,364	\$21,572	\$503,010	\$0	\$0	\$569,946	\$569,946	\$0	\$569,946
2010	\$46,877	\$22,655	\$558,900	\$0	\$0	\$628,432	\$628,432	\$0	\$628,432

Building Information

Building 1 Roof Structure Gable Hip

Actual Area 2477
 Conditioned Area 1338
 Actual Year Built 1930
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

Roof Cover Composite Shingle
 Interior Flooring Pine Wood, Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 Baths

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Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
ENCLOSED GLASS PORCH	0	130
BASE AREA	1338	1338
FINISHED OPEN PORCH	0	192
UNFINISHED GARAGE	0	500
FINISHED OPEN PORCH	0	90
FINISHED DECK	0	187
FINISHED OPEN PORCH	0	40
Total SqFt	1338	2477

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	588
Residential Fence	0	0	0	0	54
Bulkhead (Average)	0	0	0	0	2040

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	138	0	138	FF	\$683,100

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/16/1996	\$500.00	WD	1183	1540	U	I	LITTLE ERNEST L III	LITTLE ERNEST L III & NANCY R
	12/1/1990	\$0.00		878	1833	U	I		LITTLE ERNEST L III
	1/1/1984	\$0.00		624	26	U	I		
	5/1/1983	\$0.00		587	202	U	I		

Area Sales Report

Reported by: [Name]

Clerk of Court

[Clerk of Court](#)

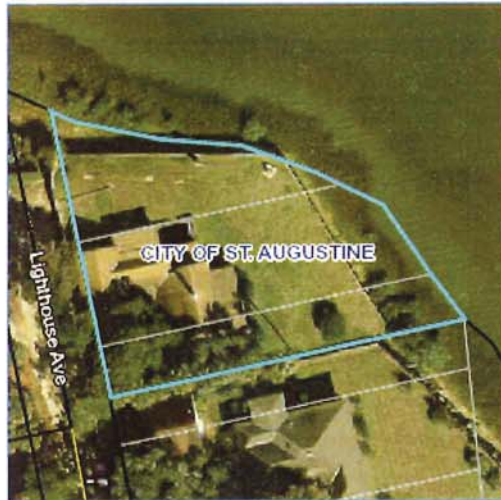
Tax Collector

[My Tax Bill](#)

Tax Estimator

[Tax Estimator](#)

Map



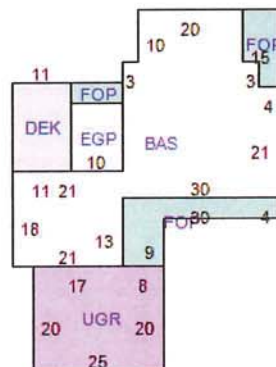
RECEIVED

26 2019

~~Planning~~ Building Dept.

Sketches

	Room Type	Area
	DECK	0
	UNFINISHED GARAGE	0
	FINISHED OPEN PORCH	0
	Base	0
	EGP	0



No data available for the following modules: Exemptions.

Last Data Upload: 1/1/2019, 10:53:14 PM



Attachment 3

Narrative & Proposed Dock Plans

**5 Lighthouse Ave.
Overlay Zone Development Application Supplement
February 2019**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a dock and boat lift at 5 Lighthouse Ave.

The property owner has added a floating platform and gangway after-the-fact. We would like to modify City approval to add this additional area. The floating platform measures 10' x 20' and the gangway is 3' x 18'. The proposed modification adds an additional 225 sf. over open water. This brings the total dock square footage to 1,769 sf. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically-related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

The additional area is over open water.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height is similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

There are other adjacent docks of similar size in the area.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 230 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.*

The property is adjacent to other single-family homes along Salt Run.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge have not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion controls were used during construction, such as silt fences and turbidity barriers.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: Not applicable

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation and shellfish should be minimal.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

11. *Impact of development on shoreline by linear feet and percent of site.*

Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.*

Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*

Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

- a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The new dock could provide shelter for larval, juvenile, and adult fish.

Negative: None

- b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The new boardwalk could be used as a resting place or perch for many water fowl.

Negative: None

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

There are no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

The deck will be at 6' above MHW.

- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

The boat lift has been previously approved



CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Location Map **Little Lighthouse**

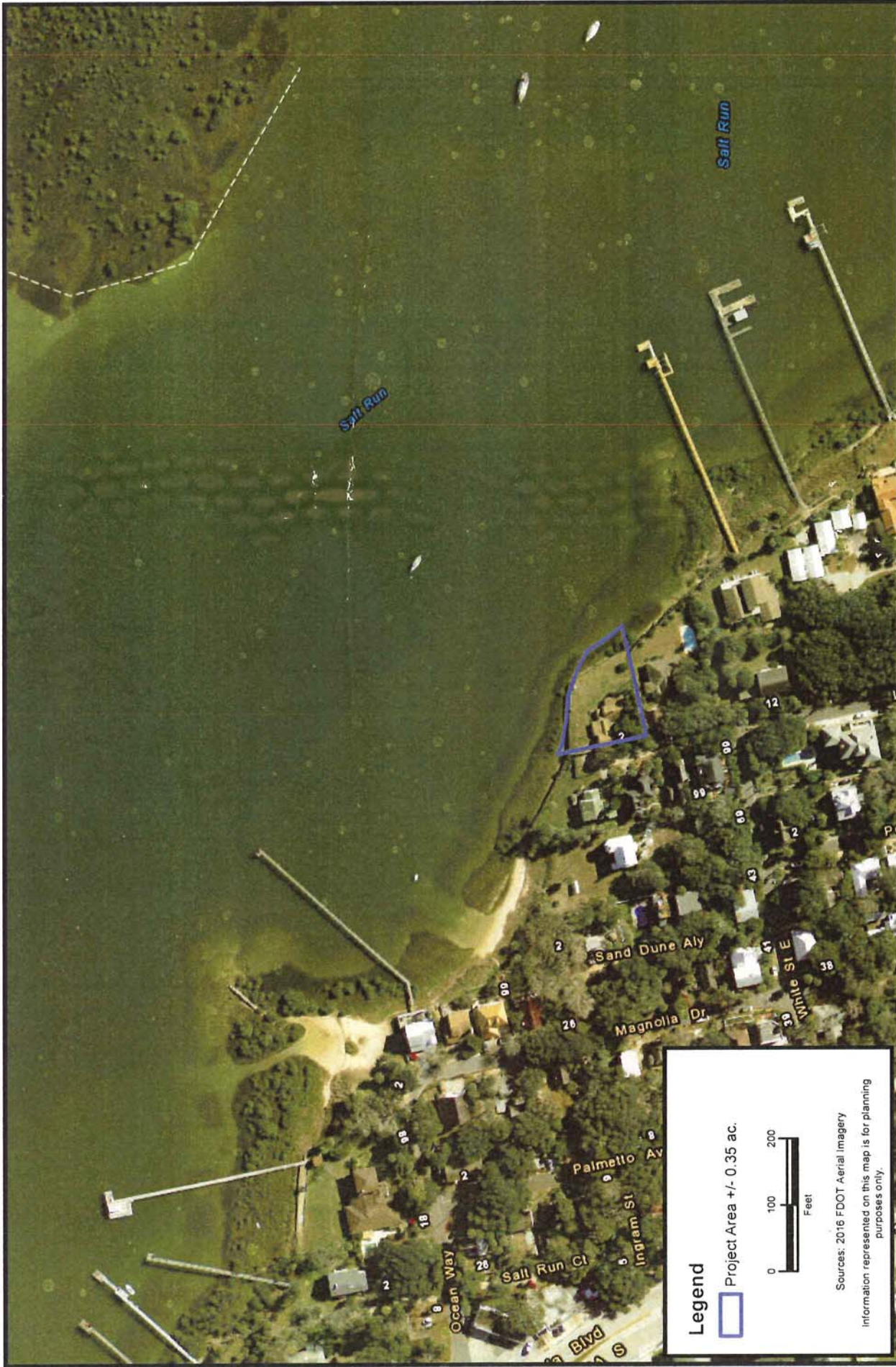
Project: 5.13397

St. Augustine, FL

Date: Dec 28 2018

Figure: 1





Aerial Map Little Lighthouse

Figure: 2

Date: Sep 20 2019

St. Augustine, FL

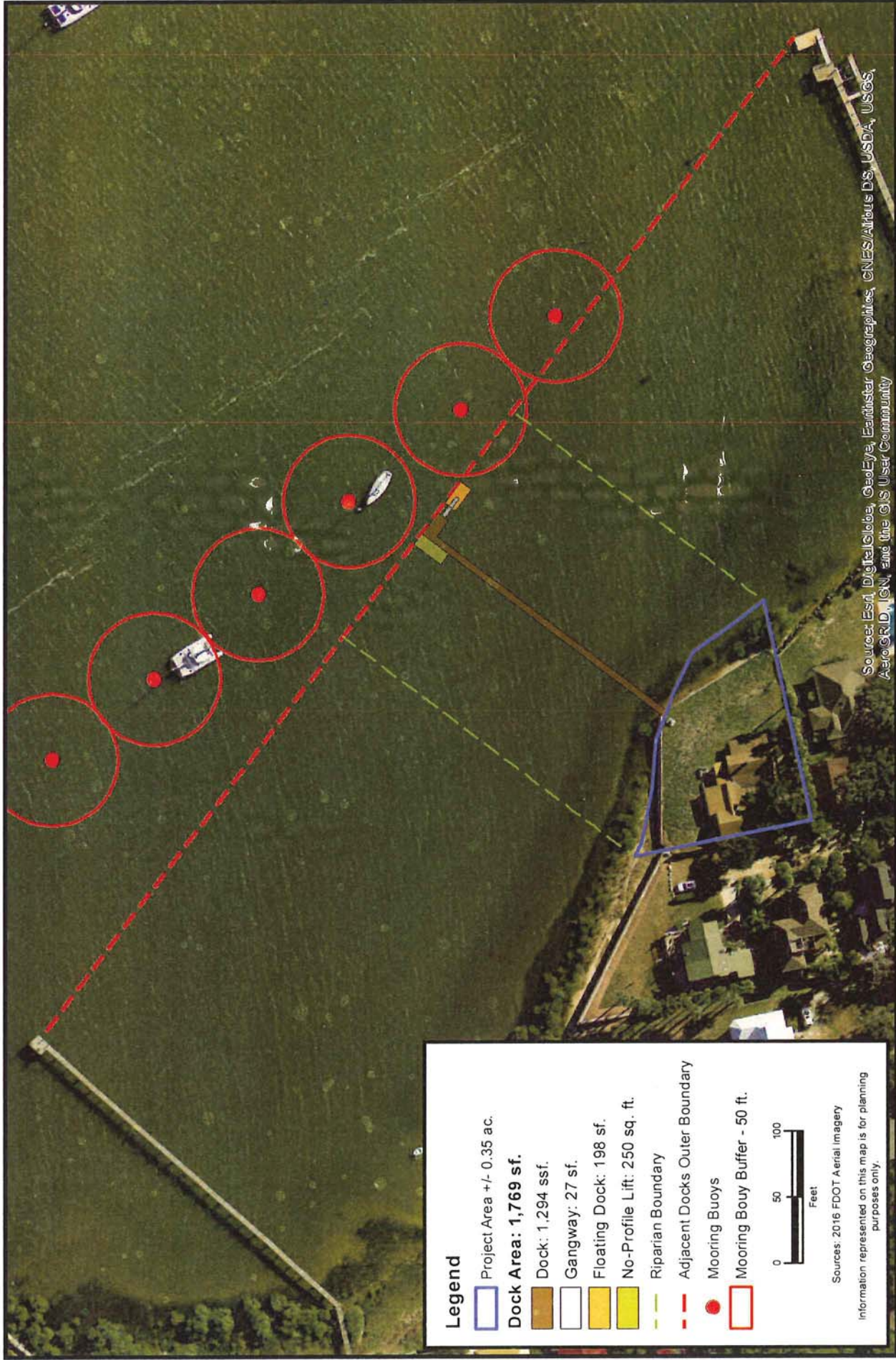
Project: 5.18397

CARTER ENVIRONMENTAL
SERVICES, INC.

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

CES
www.carterenv.com

Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning
purposes only.



Legend

- Project Area +/- 0.35 ac.
- Dock Area: 1,769 sf.**
- Dock: 1,294 ssf.
- Gangway: 27 sf.
- Floating Dock: 198 sf.
- No-Profile Lift: 250 sq. ft.
- Riparian Boundary
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.



Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

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St. Augustine, FL 32084
904-540-1786

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Proposed Dock Alignment Little Lighthouse

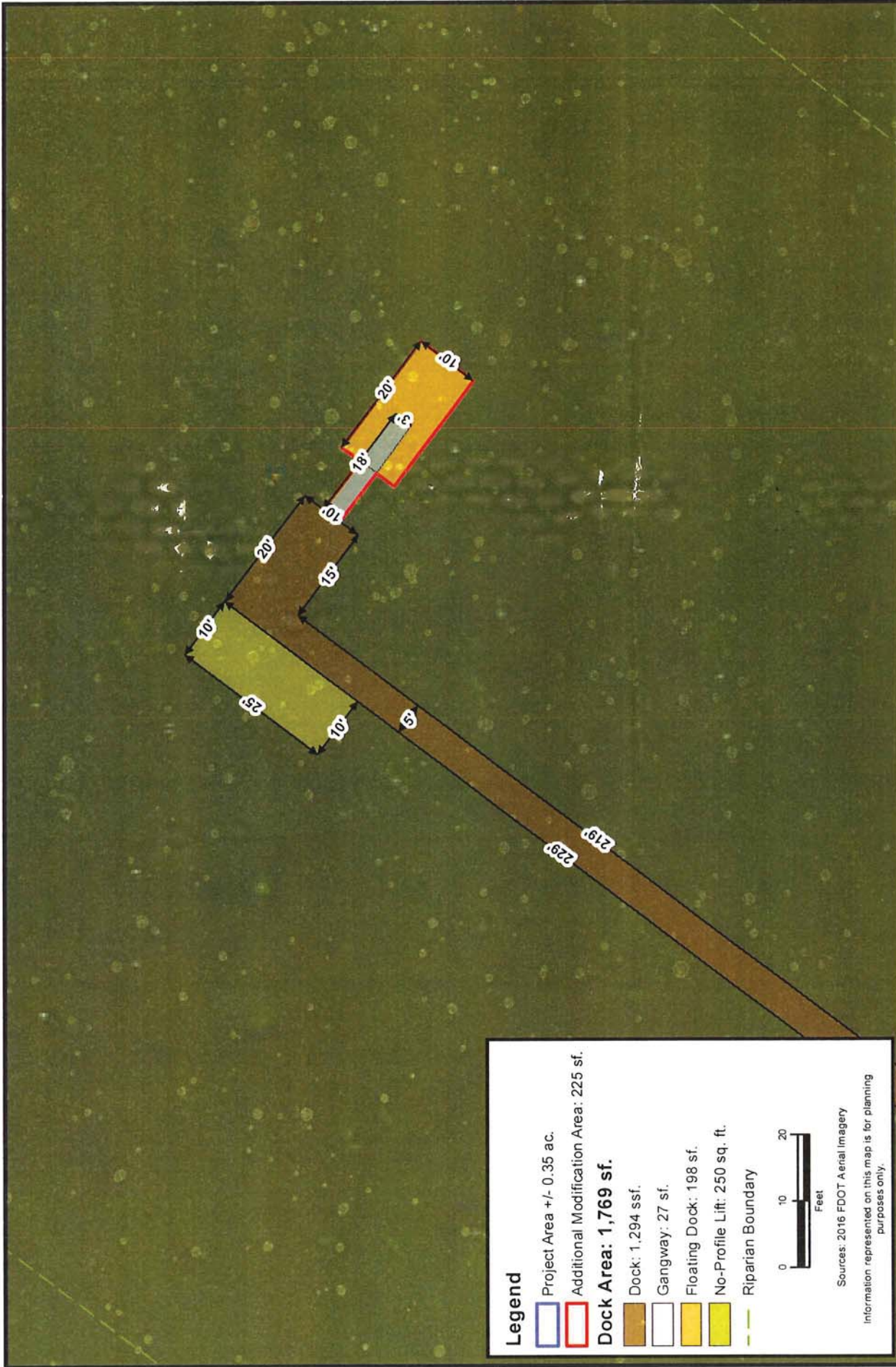
Project: 5.18397

St. Augustine, FL

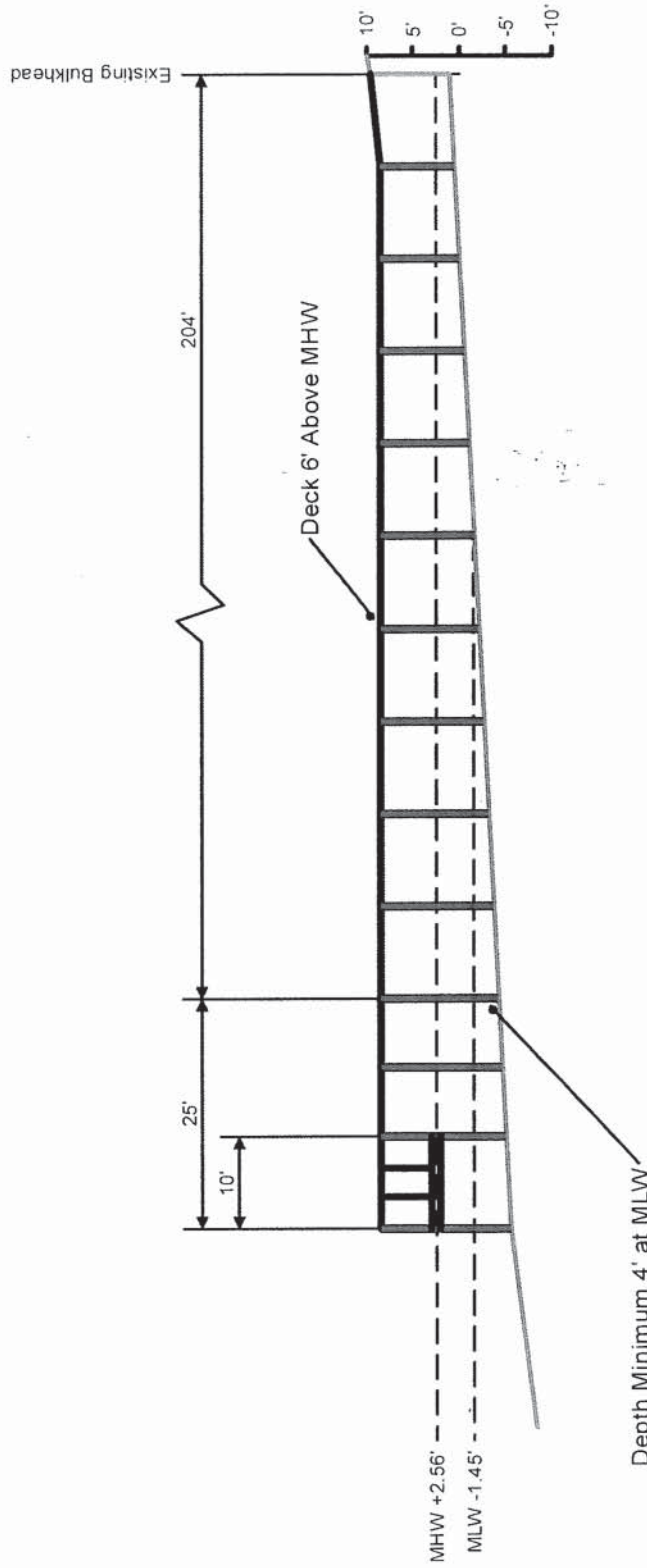
Date: Sep 20 2019

Figure:

3



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Dock Dimensions Little Lighthouse		Project: 5.18397	Date: Sep 20 2019	Figure: 4
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Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Profile View Little Lighthouse

Project: 5.18397

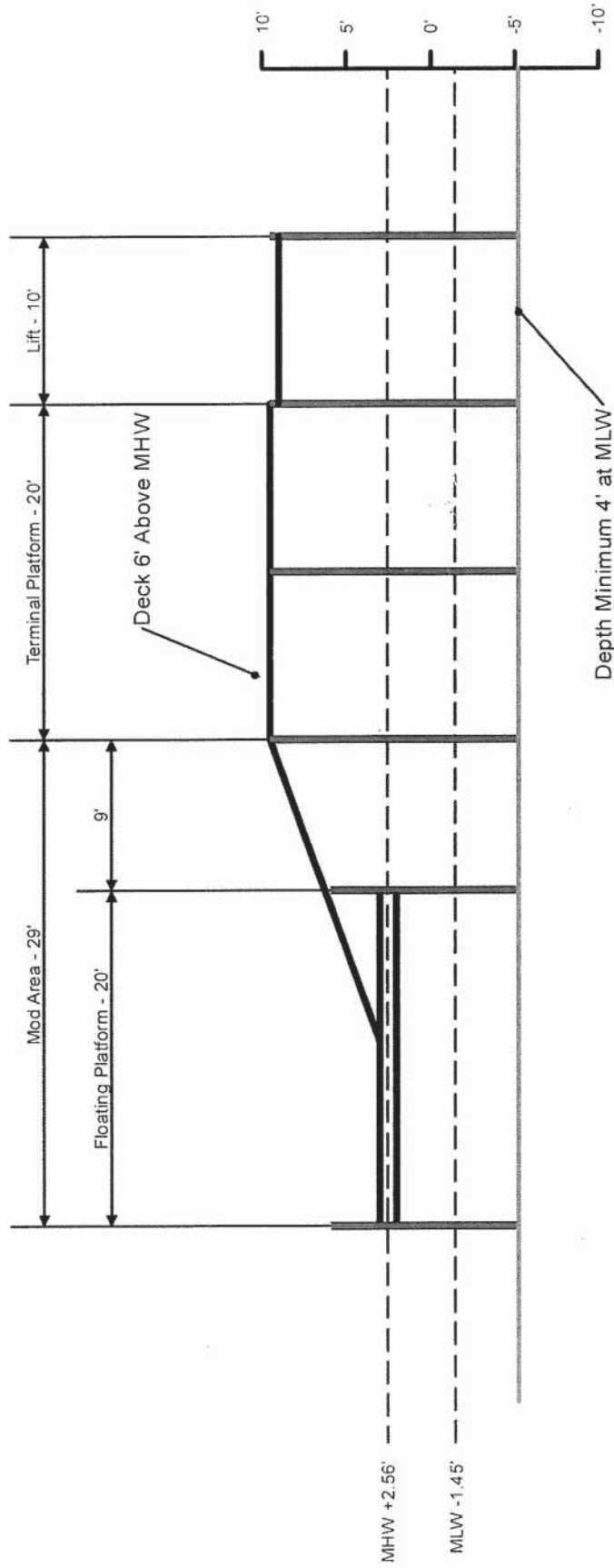
St. Johns County, FL

Date: Sep 20 2019

Figure:

5





Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Proposed Dock Cross-Section

Little Lighthouse

Project: 5.18397

St. Johns County, FL

Date: Sep 20 2019

Figure:

6



Attachment 4

Site Photos



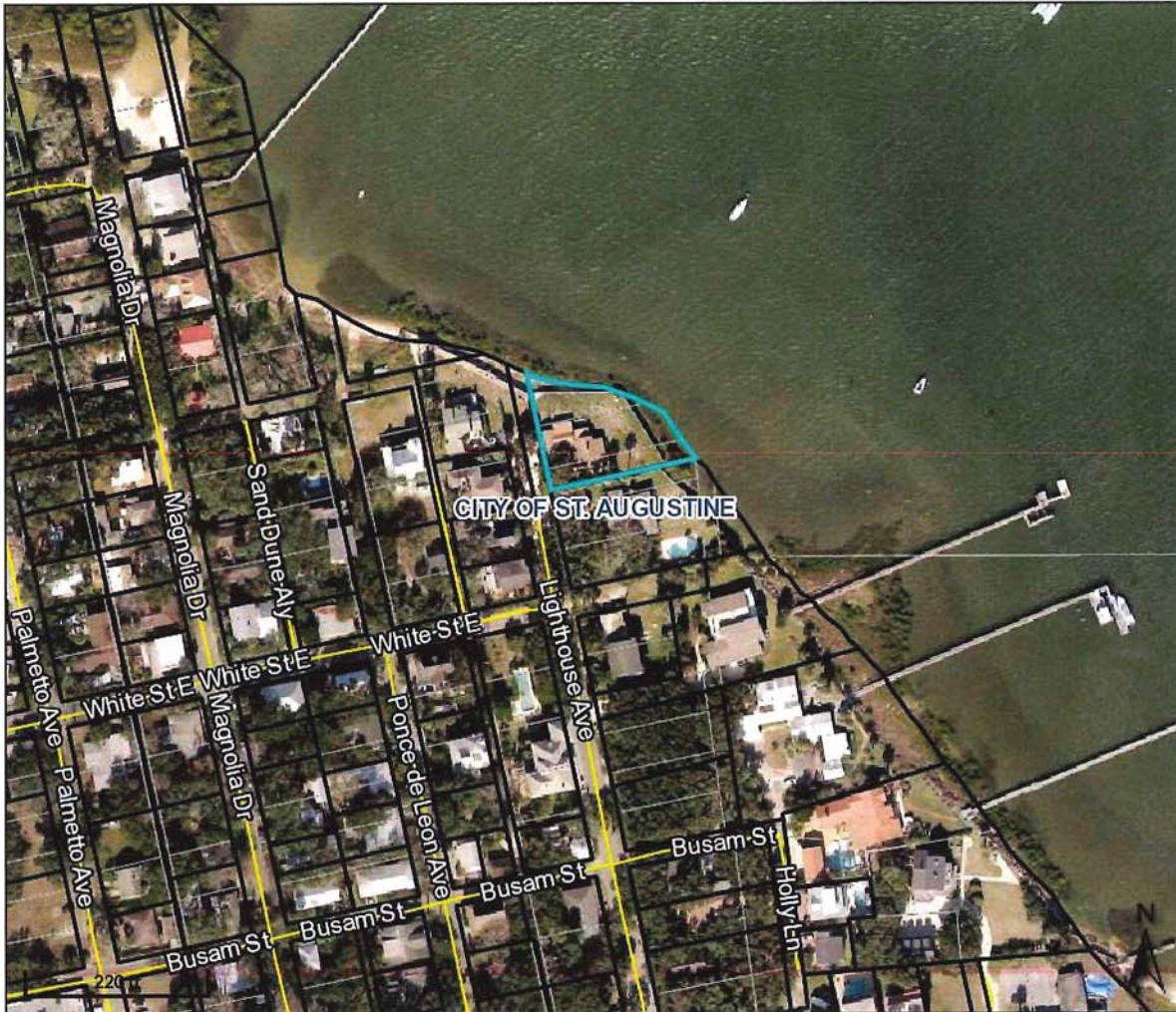


NOTICE

A PUBLIC HEARING CONCERNING
THE PROPOSED REZONING OF THIS
PROPERTY WILL BE HELD BY THE
BOARD OF THE CITY OF ST. AUGUSTINE
ON [illegible] TELEPHONE 825-1065
FOR INFORMATION ON # [illegible]

10/28/2019 14:43





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	1570400000	Physical	5 LIGHTHOUSE AVE	Building Value	\$85,281	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$12,640	Date	Price	Reason	Qual
Class	Family	Mailing	LITTLE ERNEST L III	Value		7/16/1996	\$500	11	U
Taxing	City of St	Address	5 LIGHTHOUSE AVE	Total Land Value	\$683,100	n/a	0	n/a	n/a
District	Augustine		SAINT AUGUSTINE FL 32080-	Just Value	\$781,021				
Acres	0.35		0000	Total Deferred	N/A				
				Assessed Value	\$604,642				
				Total Exemptions	\$226,879				
				Taxable Value	\$554,142				

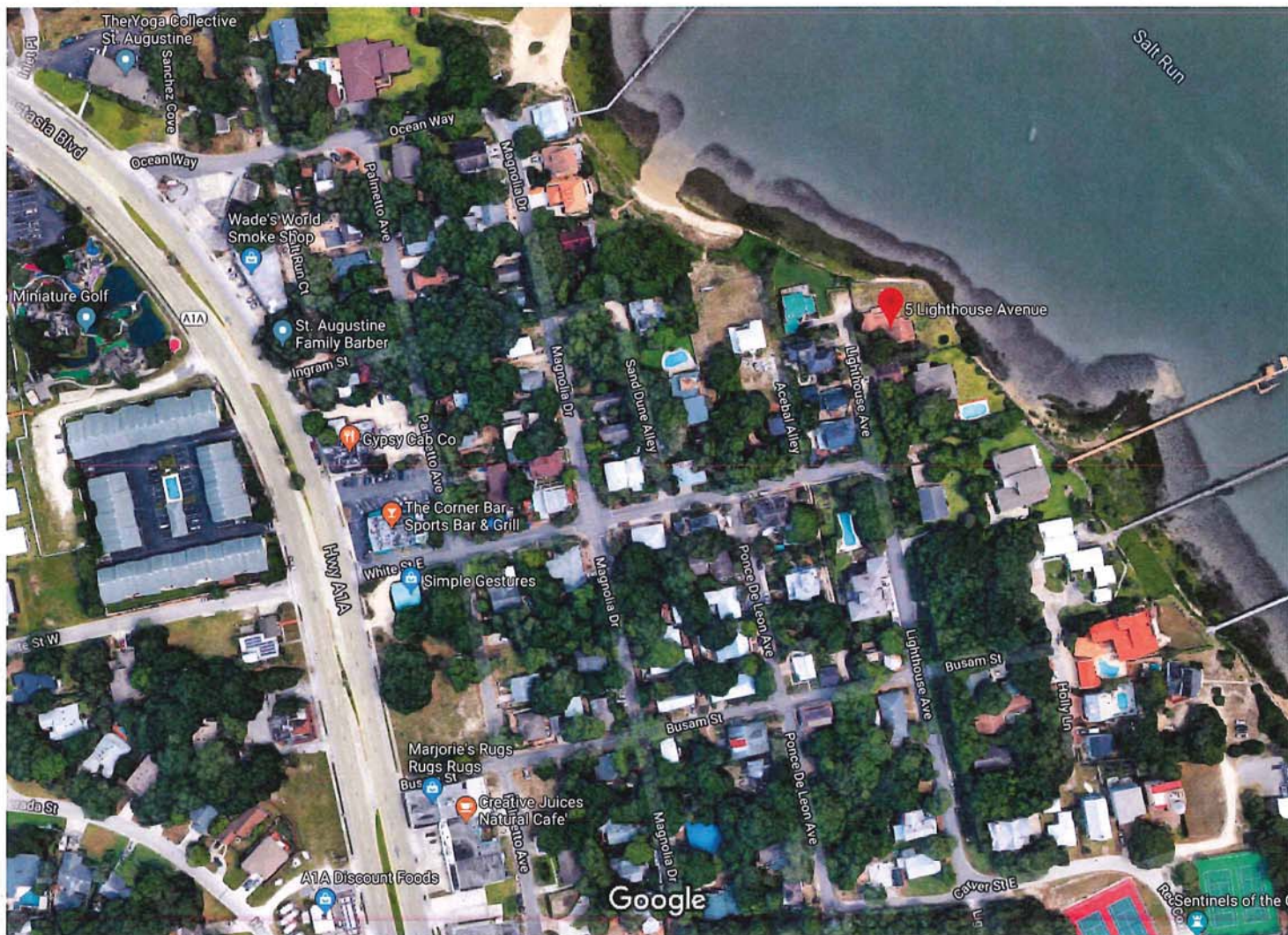
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 10/3/2019

Last Data Uploaded: 10/2/2019 11:10:48 PM

Developed by  Schneider
GEOSPATIAL

Google Maps 5 Lighthouse Ave



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 100 ft



5 Lighthouse Ave

St. Augustine, FL 32080



Directions



Save



Nearby

Send to your
phone

Share

Attachment 5
COZ 2019-0009
Previous Dock Approval

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0009**

AGENDA ITEM 4(c)

APPLICANT Ryan Carter c/o Carter Environmental Services, Inc.

OWNER Ernest Little

LOCATION 5 Lighthouse Avenue

REQUEST To approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1

PLANS DATED December 28, 2018

LAND USE Residential Low Density
ZONING Residential Single Family Two (RS-2)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

(c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

STAFF SUMMARY AND ANALYSIS

The applicant proposes a five (5) foot wide 219 foot long dock with an additional 10' x 20' platform and 10' x 25' no profile lift consisting of a total 1544 square feet. This will be no more than six (6) feet above the mean high water mark. Information about the new dock is located within attachment 4 of the packet. Staff believes the new dock will be a benefit to the public through construction related activities. Also, the new dock would enhance the vistas and scenic opportunities by being similar in layout and design as the neighboring docks.

1. Conservation Overlay Zone Development *(Staff analysis in italics)*

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
 - (1) Site specific conditions: *Site consists of bulkhead across the whole property with bulkheads and docks on neighboring properties.*

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *Other neighboring sites have bulkheads across the length of their property lines with their docks straight into the water.*
- (3) Natural and proposed drainage patterns. *Patterns aren't expected to change since improvements are within the same area and over the water.*
- (4) Effect of point and nonpoint discharge in the marine environment. *N/A*
- (5) Proposed soil stabilization and erosion control methods. *Those will be provided during building plans for administrative review.*
- (6) Impact on floodplain. *N/A*
- (7) Impact of development on vegetative and animal communities. *It would be a minimal impact in relation to the other docks near at the site.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *N/A*
- (9) Effect of shade on vegetation and shellfish. *It should be minimal in nature given the size of the dock in relation to the water.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *No additional effect since this proposal is similar to other residential docks in the area. Shoreline erosion isn't expected to be a significant issue.*
- (11) Impact of development on shoreline by linear feet and percent of site. *Minimal in relation to the size of the residential lot.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *Minimal, if any, due to the existing similar docks in the area.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes. *N/A*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site. *Minimal, if any, due to the existing similar docks in the area.*
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.) *Minimal, if any, due to the existing similar docks in the area.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *Minimal, if any, due to the existing similar docks in the area.*

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck. *Appears to meet all standards.*

The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff is in agreement with this narrative and their interpretation.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** placement of a new dock with associated boat lift in Conservation Overlay Zone 1 located at 5 Lighthouse Avenue.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps
Attachment 4 – Dock Information

David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1
Application & Narrative

CITY OF ST. AUGUSTINE
A3 - APPLICATION TO PLANNING AND ZONING BOARD

ryan@carterenv.com

Application Fee: \$330

BDAC Project No. 2019-0009

Receipt No. 1538935

Meeting Date: 3/5/19

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-874-6499

Business (if applicable): Carter Environmental Services, Inc.

Address: 7 Waldo Street, Suite 7C City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: Ernest Little Daytime Telephone: _____

Business (if applicable): _____

Address: 3140 Coastal Highway City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

Lot: North half of 3, all of 4 & 5 Block: 3

Subdivision: Anastasia Parcel Number: 1570400000

4. PROJECT STREET ADDRESS: 5 Lighthouse Ave.

5. SPECIFIC PROPOSED USE: Proposed Dock

6. ACTION REQUESTED

☐ Exception

☐ Rezoning

☐ Land Use Plan Amendment

☐ Appeal of Staff Determination

☐ Variance

☒ Conservation Zone Development

☐ Other: _____

RECEIVED

JAN 23 2019

Planning/Building Dept.

7. DESCRIPTION OF ACTION REQUESTED: _____

Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: see Overlay Zone Development Supplement

A. If applying for a variance, please answer the following:

(a) Does the property have a disadvantage which is **not** common to other properties in the area?
Please explain fully: _____

(b) Can you establish that the disadvantage is not due to the owner's actions? Please explain fully: _____

(c) Can you establish that the disadvantage prevents reasonable use of the property? Please explain fully: _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully: _____

(e) If granted, can you establish that the variance will be in harmony with the local ordinance of the city?
Please explain fully: _____

(B) REQUEST FOR VARIANCE

Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year?
() No () Yes If yes, give title and brief description below: _____

(C) AGENT/AGENT

In filing this application, I understand that it becomes a part of Public Record at the City of St. Augustine and hereby certify that all information submitted herein is accurate to the best of my knowledge.

Applications must be signed by both applicant and property owner. A Notarized Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 188.01(3) states that a person appearing may, however, be the owner or any meeting regarding this application may deem it advisable to record in the proceedings which involves testimony and evidence upon which the agency is to be based.

9. Signature of Applicant _____

01/22/2019

10. Signature of Agent _____

01/22/2019

9. If applying for a variance, please complete the following:

(a) Does the property have a disadvantage which is not common to other properties in the area?

Please explain fully. _____

(b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully. _____

(c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully. _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code?

Please explain fully. _____

10. PREVIOUS APPLICATIONS

Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, give date and final disposition below.

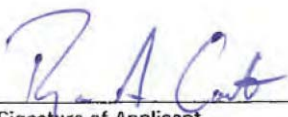
11. AGREEMENT

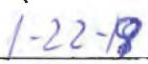
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

12.


Signature of Applicant


Date

13.

Signature of Property Owner

Date

CITY OF EL PASO

GOVERNMENT FORM APPLICATION NUMBER

The applicant acknowledges and agrees to accept the provision of these requirements and/or information by the City of El Paso, located in El Paso, Texas.

The applicant acknowledges and agrees that the City of El Paso is hereby being advised that the applicant is not an employee of the City of El Paso and is not a contractor of the City of El Paso. The applicant is responsible for conducting any required meetings with the City of El Paso.

The applicant acknowledges and agrees that if after these provisions submitted the applicant plans to proceed with the proposed or other provisions, the applicant must request a meeting with the City.

Ernest Little

First name of applicant

David Little

Signature of applicant

6/1/22/2019

Date

**5 Lighthouse Ave.
Overlay Zone Development Application Supplement
February 2019**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 5 Lighthouse Ave. The proposed dock will allow the owners access to Salt Run. Total dock and lift area over open water/salt marsh will be approximately 1,544 sq. ft. The height of the dock will be 7' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically-related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a small strip of salt marsh vegetation between the uplands and open water (approx. 20 ft.). The dock will be constructed 7' above mean high water, high enough as to not over shade any vegetation.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

A new dock will be added increasing the overall scenic vista.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 230 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

2. *The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.*

The property is adjacent to other single-family homes along Salt Run.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

8. *Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.*

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation and shellfish should be minimal.

10. *Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.*

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

11. *Impact of development on shoreline by linear feet and percent of site.*

Not applicable.

12. *Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.*

Not applicable.

13. *Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.*

Not applicable.

14. *Impact of development on plant and animal habitat and potential loss in acres and percent of site.*

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

- a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

- b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The new boardwalk could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

The deck will be at 6' above MHW.

- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Boat lift will be low-profile and not exceed 12,000 pounds.

Attachment 2

Property Appraiser Information



St. Johns County, FL

Quick Links

[My Tax Bill](#)
[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 1570400000
Location Address 5 LIGHTHOUSE AVE
 SAINT AUGUSTINE 32080-0000
Neighborhood Carvers (Intracoastal) (713.42)
Tax Description* 1-58 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR624/26 COURT ORDER & OR878/1833(Q/C) & 1183 /1540
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Anastasia, Map Of
Sec/Twp/Rng 58-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.350
Homestead N

View Map

Owner

Owner Name Little Ernest L III, Nancy R 100%
 Little Nancy R 100%
Mailing Address 3140 COASTAL HWY
 SAINT AUGUSTINE, FL 32084-2215

Valuation

	2019
Building Value	\$85,281
Extra Features Value	\$12,640
Total Land Value	\$683,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$781,021
Total Deferred	\$15,831
Assessed Value	\$765,190
Total Exemptions	\$0
Taxable Value	\$765,190

Values listed are from our working tax roll and are subject to change.

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$86,434	\$13,888	\$683,100	\$0	\$0	\$783,422	\$695,627	\$87,795	\$695,627
2017	\$45,925	\$15,143	\$571,320	\$0	\$0	\$632,388	\$632,388	\$0	\$632,388
2016	\$47,800	\$16,191	\$571,320	\$0	\$0	\$635,311	\$635,311	\$0	\$635,311
2015	\$49,674	\$17,274	\$571,320	\$0	\$0	\$638,268	\$638,268	\$0	\$638,268
2014	\$41,584	\$18,357	\$571,320	\$0	\$0	\$631,261	\$626,546	\$4,715	\$626,546
2013	\$43,096	\$19,440	\$571,320	\$0	\$0	\$633,856	\$569,587	\$64,269	\$569,587
2012	\$44,608	\$20,489	\$452,709	\$0	\$0	\$517,806	\$517,806	\$0	\$517,806
2011	\$45,364	\$21,572	\$503,010	\$0	\$0	\$569,946	\$569,946	\$0	\$569,946
2010	\$46,877	\$22,655	\$558,900	\$0	\$0	\$628,432	\$628,432	\$0	\$628,432

Building Information

Building 1 **Roof Structure** Gable Hip

Actual Area	2477	Roof Cover	Composite Shingle
Conditioned Area	1338	Interior Flooring	Pine Wood, Ceramic Tile
Actual Year Built	1930	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
ENCLOSED GLASS PORCH	0	130
BASE AREA	1338	1338
FINISHED OPEN PORCH	0	192
UNFINISHED GARAGE	0	500
FINISHED OPEN PORCH	0	90
FINISHED DECK	0	187
FINISHED OPEN PORCH	0	40
Total SqFt	1338	2477

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	588
Residential Fence	0	0	0	0	54
Bulkhead (Average)	0	0	0	0	2040

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	138	0	138	FF	\$683,100

Sales

Recording Date	Sale Date	Sale Price	Instrument		Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/16/1996	\$500.00	WD		1183	1540	U	I	LITTLE ERNEST L III	LITTLE ERNEST L III & NANCY R
	12/1/1990	\$0.00			878	1833	U	I		LITTLE ERNEST L III
	1/1/1984	\$0.00			624	26	U	I		
	5/1/1983	\$0.00			587	202	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

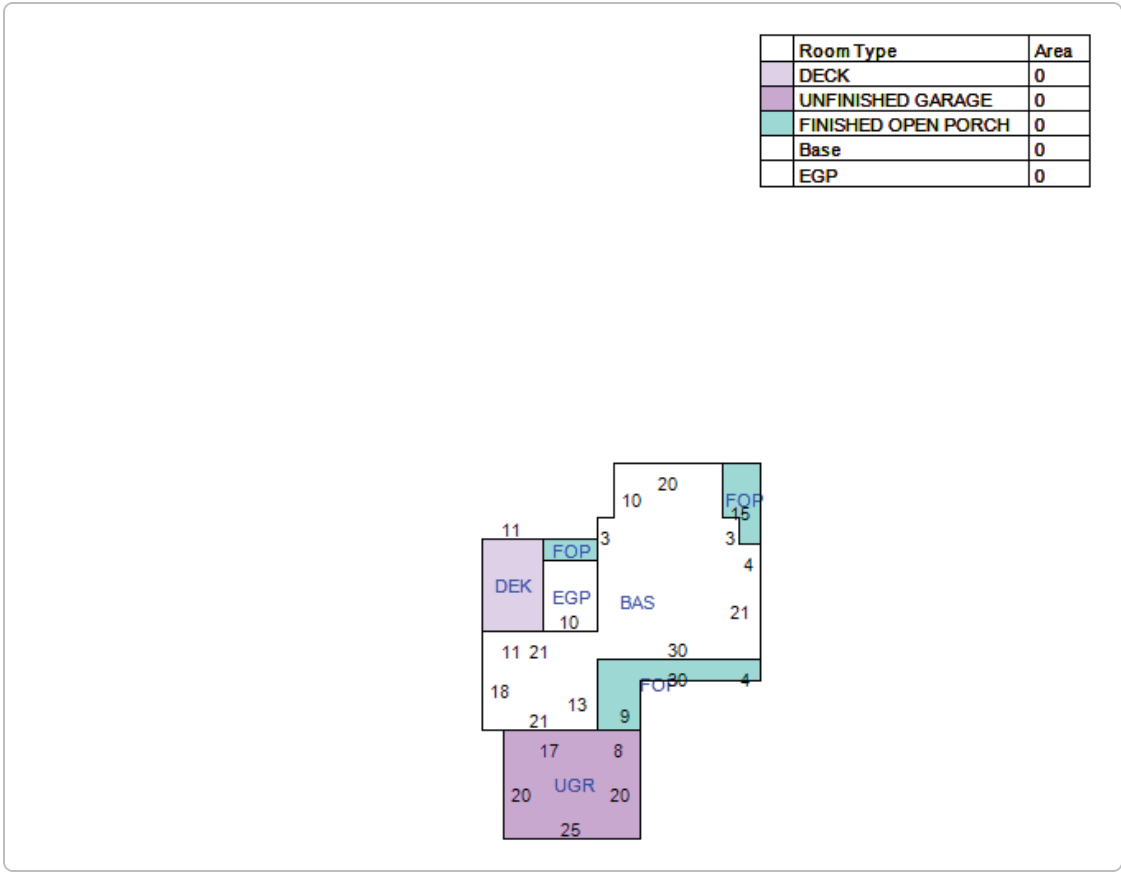
Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

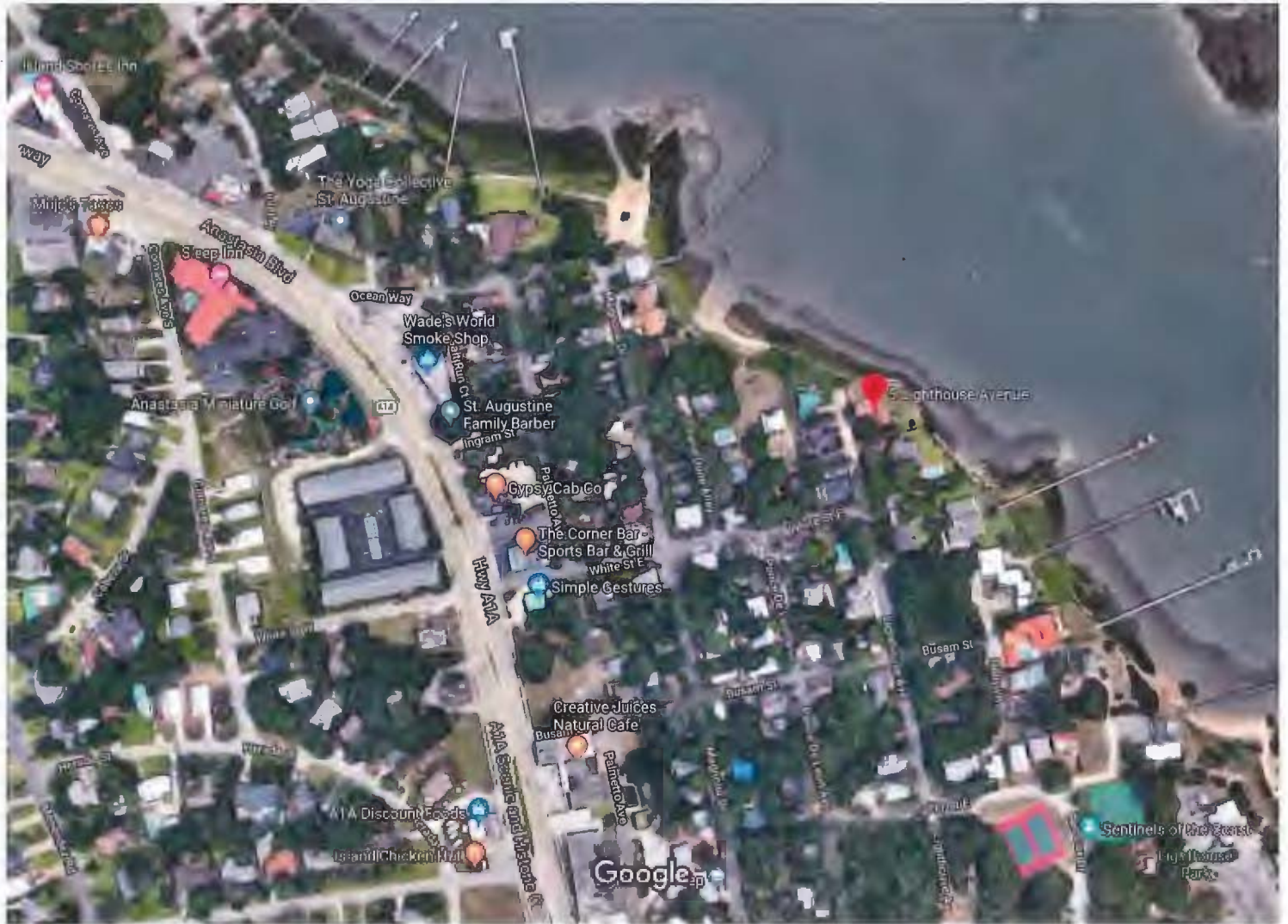
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 1/1/2019, 10:53:14 PM

Developed by
 Schneider
GEOSPATIAL

Attachment 3
Location Maps

Google Maps 5 Lighthouse Ave

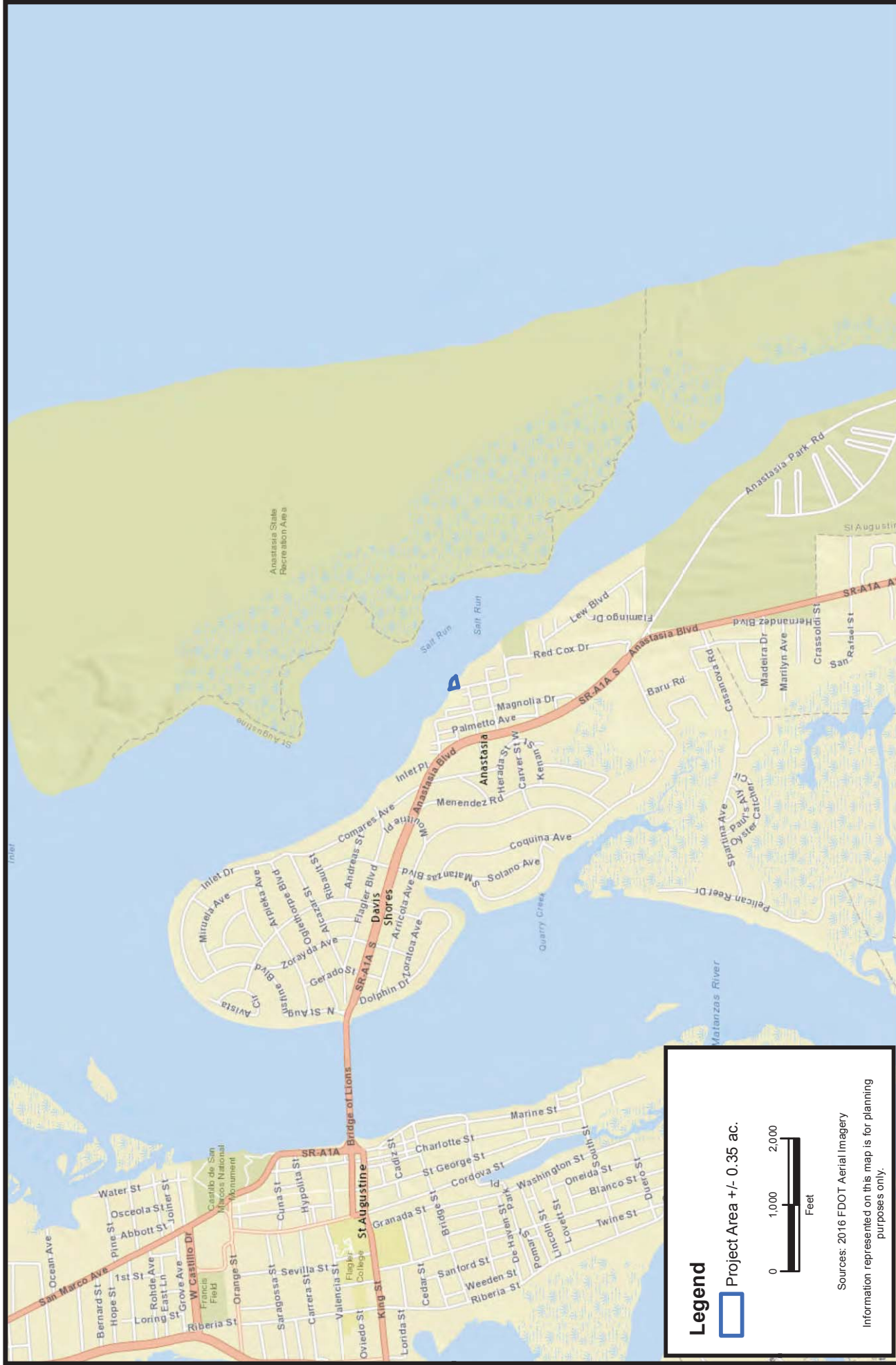


Imagery ©2019 Google, Map data ©2019 Google 200 ft

**5 Lighthouse Ave**

St. Augustine, FL 32080

Attachment 4
Dock Information



Legend

 Project Area +/- 0.35 ac.



Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

OES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Little Lighthouse

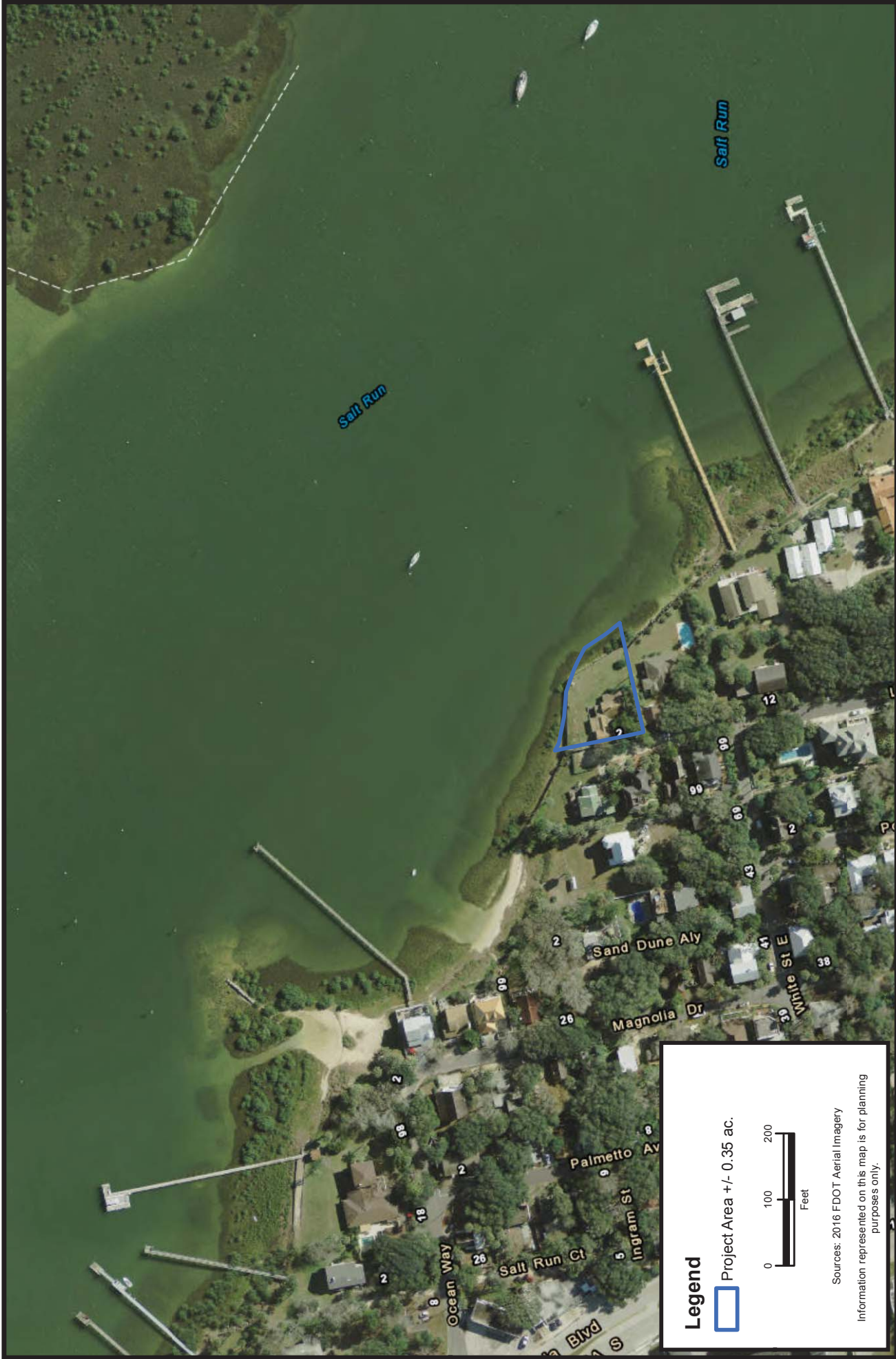
St. Augustine, FL

Project: 5.18397

Date: Dec 28 2018

Figure:

1



Legend

Project Area +/- 0.35 ac.



Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
 7 Waldo Street
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Aerial Map

Little Lighthouse

Project:

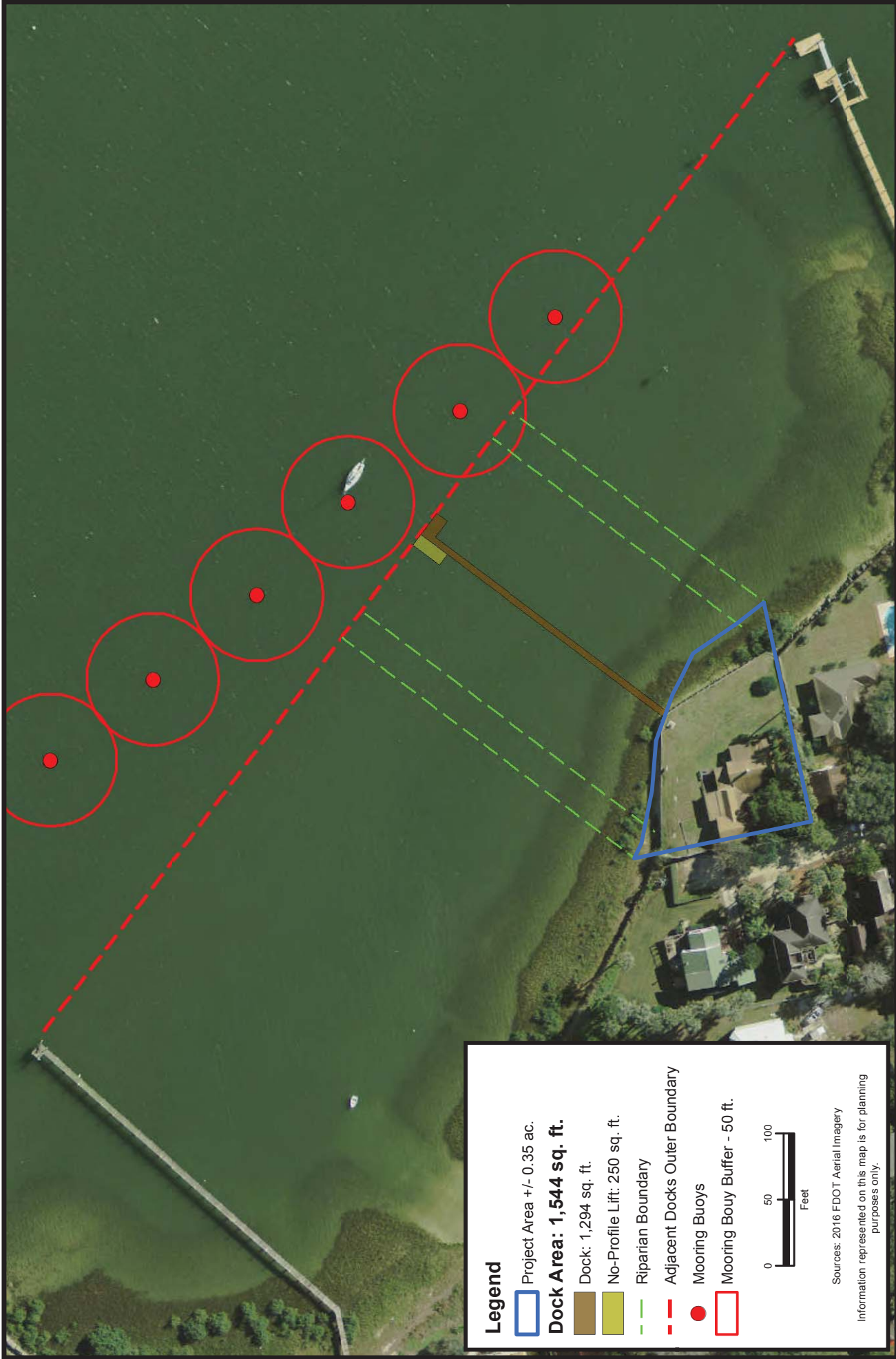
5.18397

St. Augustine, FL

Date: Dec 28 2018

Figure:

2



Legend

- Project Area +/- 0.35 ac.
- Dock Area: 1,544 sq. ft.**
- Dock: 1,294 sq. ft.
- No-Profile Lift: 250 sq. ft.
- Riparian Boundary
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.



Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

oES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Alignment Little Lighthouse

Project: 5.18397

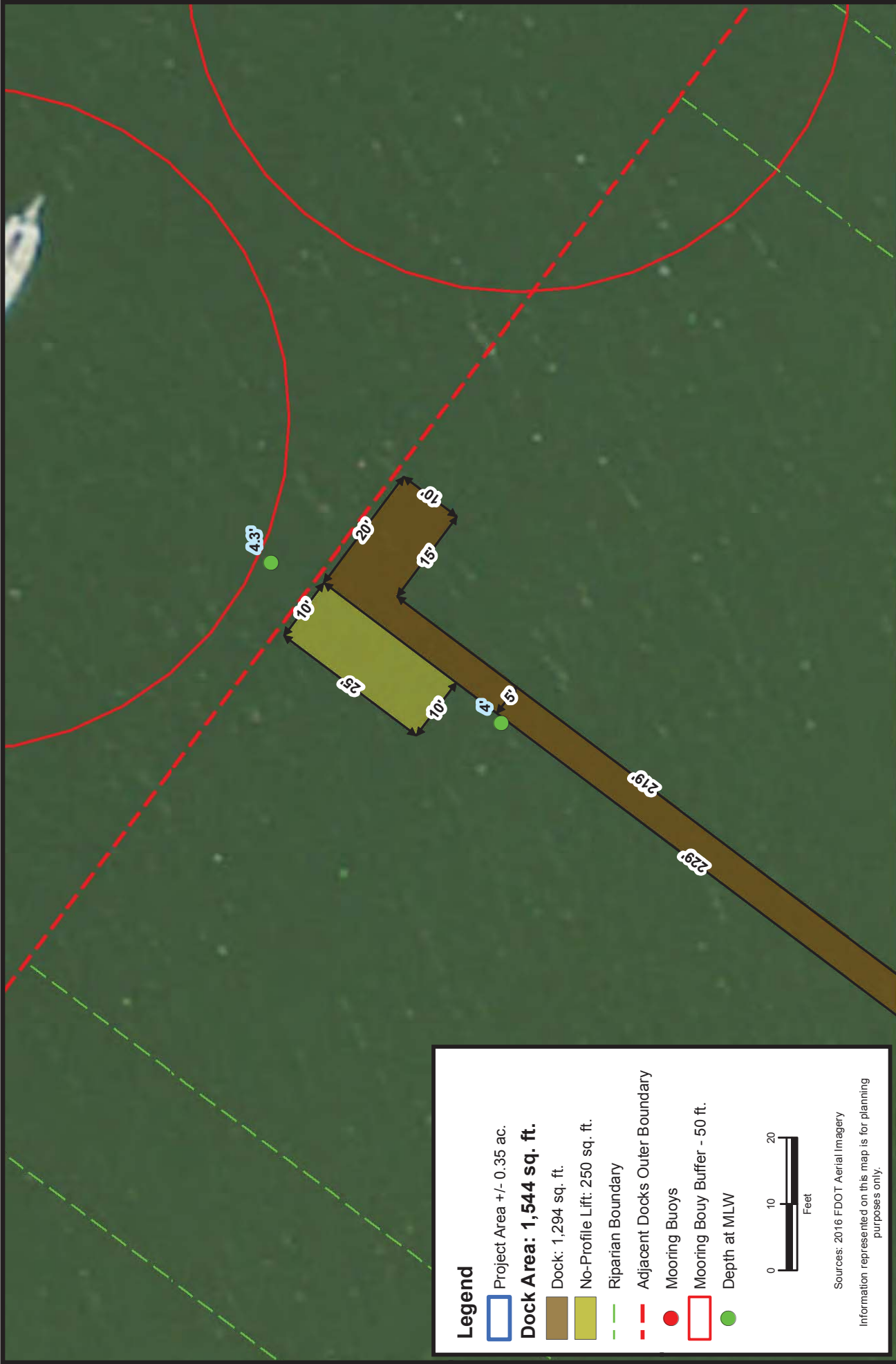
St. Augustine, FL

Date: Dec 28 2018

Figure:

3





Legend

- Project Area +/- 0.35 ac.
- Dock Area: 1,544 sq. ft.**
- Dock: 1,294 sq. ft.
- No-Profile Lift: 250 sq. ft.
- Riparian Boundary
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.
- Depth at MLW

Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

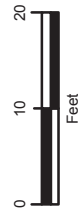
0 10 20
Feet

CARTER ENVIRONMENTAL SERVICES, INC.
oES
 7 Waldo Street
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com

Proposed Dock Dimensions
Little Lighthouse

Project: 5.18397 St. Augustine, FL Date: Dec 28 2018

Figure: **4**



CES
CARTER ENVIRONMENTAL
SERVICES, INC.
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

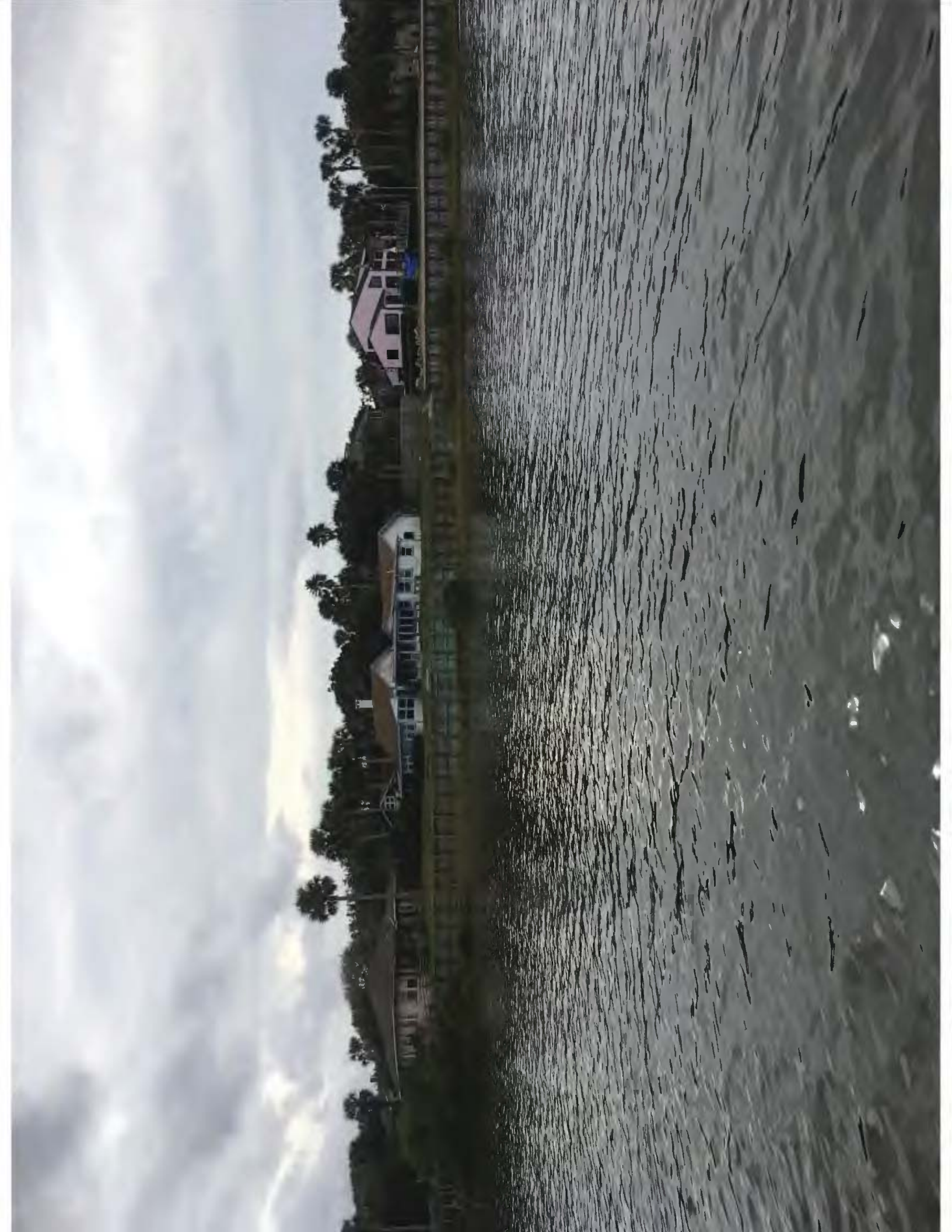
Project: 5.18397

St. Johns County, FL

Date: Feb 04 2019



Figure: 5





City of St. Augustine

St. Augustine, Florida

Planning/Building



March 5, 2019

Ernest L., III, and Nancy R. Little
Ryan Carter/Carter Environmental Services, Inc.
7 Waldo Street, Suite 7C
St. Augustine, FL 32084

Re: Conservation Overlay Zone Development – 5 Lighthouse Ave – 2019-0009

Dear Applicant:

On March 5, 2019, the Planning and Zoning Board (PZB) met and discussed your application to approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1, for property located at 5 Lighthouse Avenue.

Specifically, based upon evidence presented, the PZB **approved** your application as described in the attached copy of the executed Order.

Conservation Overlay Zone Development is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the Conservation Overlay Zone Development invalid.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

- | | |
|---|--|
| ☐ Appeal | ☐ Preliminary Subdivision Plat Approval |
| ☒ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| One/Two/ <u>Three</u> | ☐ Rezoning |
| ☐ Use by Exception | ☐ Variance |
| ☐ Final Development Plan | ☐ Other Click here to enter text. |
| ☐ Land Use Plan Amendment | |

IN THE MATTER OF:

Case No.: 2019-0009
Applicant: Ryan Carter C/o Carter Environmental Services, Inc.
Owner: Ernest Little
Address: 5 Lighthouse Avenue
Parcel Number: 1570400000

RE: Conservation Overlay Zone 3 Development, pursuant to Section 28-29, City of St. Augustine Code, to approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MARCH 5, 2019, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the March 5, 2019 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Low Density and a zoning classification of Residential Single Family Two (RS-2).
4. The above-described Conservation Overlay Zone 3 Development is subject to Section 28-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 28-29, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1.

Subject to the following conditions:

- WITH CONDITION DOCK DOES NOT
- INFRINGE UPON PERIMETER
- OF MOORING FIELD
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 5 day of MARCH, A.D., 2019, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2019-0009

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

GRANT MISTERLY

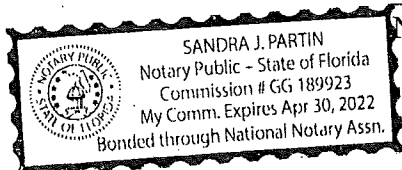
Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Grant Misterly who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 5th day of March, A.D., 2019.



Sandra J. Partin
Notary Public, State of Florida

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Chair, Vice Chair, and Members of the Board

DATE: October 30, 2019

RE: **ORDINANCE 2019-45: CREATION OF THE CORRIDOR REVIEW COMMITTEE**

Please find attached Ordinance 2019-45. This ordinance establishes the Corridor Review Committee tasked with interpreting the new Design Standards for Entry Corridors regulations and provides for meeting rules, responsibilities, procedures, appeals, and enforcement and penalties for same.

Please place Ordinance 2019-45 on the agenda for the November 5, 2019 Planning and Zoning Board meeting for review and discussion.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

ORDINANCE NO. 2019-45

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, CREATING CHAPTER 28, ARTICLE II, DIVISION 5, SECTIONS 28-126 THROUGH 28-134 OF THE CODE OF THE CITY OF ST. AUGUSTINE ESTABLISHING THE CORRIDOR REVIEW COMMITTEE; PROVIDING FOR MEMBERSHIP AND MINIMUM QUALIFICATIONS CRITERIA; PROVIDING FOR ATTENDANCE, MEETING RULES, RESPONSIBILITIES, AND PROCEDURES; PROVIDING FOR APPEALS; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the City has approved updates to its Design Standards for Entry Corridors (DSEC); and

WHEREAS, with the adoption of new DSEC regulations, a Corridor Review Committee should be tasked with its interpretation; and

WHEREAS, the City Commission finds that establishing a Corridor Review Committee is in the public interest if limited in area and appropriately regulated; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety and general welfare that the following sections be adopted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Creation of Chapter 28, Article II, Division 5, Sections 28-126 through 28-134. Chapter 28, Article II, Division 5, Sections 28-126 through 28-134 of the Code of the City of St. Augustine are hereby created, as follows:

DIVISION 5.

Sec. 28-126 – Created; Membership.

There is hereby created a Corridor Review Committee (CRC) consisting of five (5) members to be appointed by the City Commission from applications submitted on forms as from time to time promulgated by the City Manager and approved by the City Commission and shall serve at the pleasure of the City Commission. The initial appointment of members shall be as follows: two (2) members of the board as established herein shall be appointed for a term of three (3) years; two (2) members for a term of two (2) years; and one (1) for a term of one (1) year. Thereafter all members shall be appointed for a three (3) year term.

Sec. 28-127 – Minimum qualifications criteria.

Two (2) seats on the board shall be designated for a licensed, or retired, architect or landscape architect with preference given to those who are city residents or whose business is located within the city; and three (3) seats for property owners or tenants of properties located within the respective entry corridors as defined in the City's adopted design standards for entry corridors.

Sec. 28-128 – Attendance at meetings.

Any member of the CRC who fails to attend two (2) of three (3) consecutive meetings without providing the city with a justification for the absences shall be considered to have resigned the position and the vacancy shall be filled by the City Commission as any other vacancy.

Sec. 28-129 – Meetings; Rules.

The members of the CRC shall meet as needed, as an ad hoc committee meeting noticed by the City Clerk and shall meet at least annually to elect one (1) of its members as chairperson and one (1) as vice-chair. The CRC shall comply with the City's adopted rules of decorum, meeting procedures, provision for special meetings, and Florida's Government in the Sunshine law.

Sec. 28-130 – Adoption of design standards for entry corridors.

All development permits subject to the Design Standards for Entry Corridors (DSEC) shall comply with the regulations of their respective entry corridor. The following DSEC regulations, as may be amended from time to time, are hereby incorporated by reference and made a part of this municipal code:

- (1) Anastasia Boulevard Design Standards
- (2) San Marco Avenue Design Standards
- (3) King Street Design Standards

Sec. 28-131 – Responsibilities.

The administrative review and decision of a development permit application shall be as prescribed in the adopted DSEC. The CRC review and decision of a development permit or appeal of an Administration decision shall comply with the process and review criteria as prescribed in the adopted DSEC and this code.

Sec. 28-132 – Procedures.

The CRC shall follow the following procedures:

- (1) Unless a longer time shall be agreed upon by the applicant and the CRC in the particular case, a public hearing shall be held by the CRC to consider any application not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided. Notice of any public hearing shall be published once in a newspaper of general circulation not less than ten (10) days in advance of the date of such hearing. Such published notice shall be in a form prescribed by the board or city commission, as appropriate, and written and published by the planning and building division. Proof of publication shall be on file with the planning and building division.
- (2) Each final order shall contain the citation to the applicable legal authority for the denial of the permit upon which the CRC's order is based and may include additional findings and conclusions of law, as well as, such conditions and safeguards as prescribed by the CRC as are appropriate in the matter, including but not limited to, reasonable time limits within which action pursuant to such order shall be begun or completed or both. The CRC shall provide for the establishment and maintenance of a record of the hearing by the City Clerk for all application requests considered by it. The CRC shall establish such record in a sufficient degree to disclose the factual basis for its final determination with respect to such requests and appeals. The CRC shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote indicating such fact, and shall keep records of its official actions, all of which shall be a public record and filed immediately in the Planning and Building Department and preserved with the City Clerk. The record shall contain all evidence, testimony and findings placed in the record of the hearing without need to reiterate the same in the final order. A verbatim transcript of the hearing is required for an appeal to the City Commission and may be required for other judicial proceedings. It is the responsibility of the appellant to obtain a complete record of the hearing from the city clerk and to retain a certified court reporter to transcribe the hearing at appellant's cost. For purposes of appeals to the City Commission, persons who meet the qualifications of indigency and who have filed a complete indigency application with the City Clerk pursuant to this code, may provide an alternative to the certified court reporter transcript, such as providing an audio-visual recording of the proceedings on appeal.

Sec. 28-133 – Appeals.

Review of administrative decisions consistent with the DSEC shall be before the CRC. Review of CRC decisions shall be heard by the City Commission on appeal consistent with the procedures found in Sections 28-132 and 28-29(g). Variances to the DSEC may be granted as prescribed by the Planning and Zoning Board or other agency.

Sec. 28-134 – Enforcement; Penalties.

Any person who violates any provision of the DSEC or this code shall be punished as provided by Section 28-35.

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that the sections of this ordinance may be renumbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2019.

ATTEST:

Tracy W. Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: November 5, 2019

RE: **Item 6(b) Other business**
Review and Recommendation to the City Commission for Transmittal of the City of St. Augustine Comprehensive Plan 2040 Update-Evaluation and Appraisal Report (EAR) based Amendments to the Department of Economic Opportunity (FDEO) and other reviewing Agencies

Please find attached a binder containing the Draft updated Comprehensive Plan for the City of St. Augustine.

The proposed language in the Goals, Objectives and Policies (GOPs) is a compilation of two (2) years of work including 19 workshops and public hearings. It is an attempt to update the Plan in response to statutory requirements, public input and feedback, and working with other City departments.

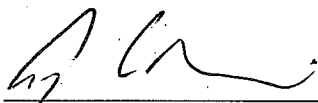
The Planning and Zoning Board (PZB) has been dedicated to this working process and has encouraged public comment, while providing excellent review comments and oversight.

Please review the Future Land Use Element Plan Implementation section regarding the definitions of the Future Land Use Categories. These categories define the uses, densities, intensities, and parameters for development in the city.

Also, please review the Transportation and Mobility Element Goals, Objectives and Policies (GOPs). Additional more general GOPs related to a Transportation section and transportation and mobility concepts has been added.

An updated table is also included that outlines any specific changes to the Future Land Use Map (FLUM) proposed by this Comprehensive Plan update.

A summary of the process is attached for your information. 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, AICP
Deputy Director

Summary of Comprehensive Plan Update Process

2018 Evaluation and Appraisal of 2011 Comprehensive Plan

- The City is required by the State of Florida to periodically evaluate the City's Comprehensive Plan.
- This process is called the Evaluation and Appraisal Report (EAR). This evaluation is required every seven (7) years.
- The current Comprehensive Plan was adopted in June of 2011.
- The State required the City to submit a letter by December 2018 informing the State Department of Economic Opportunity (FDEO) if the City determined that there were issues that needed to be addressed by updating the Comprehensive Plan.
- Yes, the City must complete any subsequent Comprehensive Plan update amendments by November 26, 2019.

Over the course of 2018 the Planning and Building Department held several public meetings (4) with the Planning and Zoning Board (PZB) and a meeting (1) with the Historic Architectural Review Board (HARB) to discuss the elements of the Comprehensive Plan, and the beginning of some updated data and analysis related to each element.

There are three (3) main statutory requirements that the updated Comprehensive Plan must address.

They are:

- a **Mobility Plan** for the City, where the City must identify and encourage alternative forms of transportation;
- a **Water Supply Plan** for the City, where the City must identify and encourage water conservation and potential alternative sources of water; and
- a recognition of how the city will deal with addressing the “**perils of flood**” or **Sea Level Rise** issue.

Several local issues were also identified as part of the 2018 evaluation that are discussed throughout the Comprehensive Plan.

They include:

- **“Preservation”** of St. Augustine, including historic preservation, quality of life, infrastructure, heritage, neighborhoods and the environment;
- Consideration of **impacts on the environment**, including 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, including actual mobility, parking, “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 an urban area;
- Recognition of **development pressures**, including infill development, redevelopment, compatibility, affordability, and density and intensity issues; and
- Recognition of the **impacts of increased tourism and population growth** in St. Johns County, including physical, preservation, infrastructure, affordability, quality of life and mobility concerns.

2019 Comprehensive Plan 2040 – Mapping our Future initiative

- Since January of 2019, we have moved forward with the actual updates to the Plan.
- Between February and May 2019 six (6) community meetings were held, and a presentation was made to the Historic Area Council of the Chamber of Commerce trying to garner as much input as possible from the community.
- Staff estimates that close to 100 citizens participated in this Community Involvement Process.
- Staff also attended several individual neighborhood association meetings to encourage participation in this process.
- The Community Involvement Process included reaching out to all areas of the City, including all neighborhood areas and adjacent commercial districts.
- Additionally, between March and September 2019 the City’s citizen boards have held seven (7) workshops to address the Comprehensive Plan elements and issues in more detail.
- This includes a Joint Workshop between the Planning and Zoning Board (PZB) and the Historic Architectural Review Board (HARB), but the largest commitment of time and effort has been from the PZB.

The Citizen Board Workshops included specific subject matter agendas for each meeting to garner as much input regarding the overall themes and direction for the Comprehensive Plan as possible.

The Comprehensive Plan establishes an overall direction for the City by adopting broad **Goals**, achievable **Objectives**, and implementing **Policies** for a 20-year timeframe. The Comprehensive Plan attempts to look ahead to the needs of the City in 2040.

The elements or chapters discussed include:

- **Future Land Use**
- **Historic Preservation**
- **Conservation and Coastal Management**
- **Recreation and Open Space**
- **Transportation**
- **Infrastructure**
- **Housing**

There are three (3) elements of the Comprehensive Plan that are administrative in nature. These are the **Capital Improvements, Public Schools Facilities Elements, and Intergovernmental Coordination**. These elements will also be addressed in a separate submittal.

The Vision and the Future Land Use Element really set the stage and tone for the whole plan.

The updated Comprehensive Plan:

- **Recognizes pressures on the City**
- **Includes an economic development conversation**
- **Recognizes the need for affordable/workforce housing**
- **Sets the stage for mobility planning**
- **Expands the perspective on historic preservation**
- **Establishes the groundwork to try to maintain a sense of place, and**
- **Organizes the land use categories in the context of a “plan”**

Land Use Inconsistency	Address	Property Use	Current Land Use	Proposed Land Use	Current Zoning	Notes
	111 EVERGREEN AVE	CEMETERY	Public/Semi Public	Institutional	RS-2	Cemetery privately owned
	118 KING ST	CHURCH	Public/Semi Public	Commercial Low Intensity	CL-2	Private church
	12 GRANADA ST	FLAGLER COLLEGE	Public/Semi Public	Commercial Low Intensity	CL-1	Private college
	74 King St/Valencia property	FLAGLER COLLEGE	Public/Semi Public	Institutional	PUD	Private college/campus
	29 RAVENSWOOD DR	SINGLE FAMILY HOME	Public/Semi Public	Commercial Low Intensity	CL-1	Private home
	95 KING ST	FLAGLER COLLEGE	Public/Semi Public	Commercial Low Intensity	CL-1	Private college
	96 MASTERS DR	CHURCH	Public/Semi Public	Commercial Low Intensity	CL-1	Private church
	285 KING ST & PART OF 6					
	WHITNEY ST	CHURCH	Public/Semi Public	Commercial Medium Intensity	CM-2	Private church
	7 WALDO ST	OFFICE BUILDING	Public/Semi Public	Commercial Medium Intensity	CM-2	Private commercial
	110 MASTERS DR	CHURCH	Public/Semi Public	Commercial Low Density & Residential Low Density	RS-2 & CL-1	Private church
	155 PALMER ST	SINGLE FAMILY	Public/Semi Public	Residential Low Density	RS-2	Private home
	89 ST FRANCIS, 85 ST					
	BENEDICT ST, & 87					
	BENEDICT ST	CHURCH	Public/Semi Public	Residential Low Density	RS-2	Private church
	14 SPRING ST	SINGLE FAMILY HOME	Public/Semi Public	Residential Low Density	RS-2	Private home
	169 M L KING	ASSISTED LIVING	Public/Semi Public	Institutional	RS-2	Private institutional
	18 SPRING ST	CHURCH	Public/Semi Public	Residential Low Density	RS-2	Private church
	2 5 OAK ST	SINGLE FAMILY	Public/Semi Public	Residential Low Density	RS-2	Private home
	27 OAK ST	SINGLE FAMILY	Public/Semi Public	Residential Low Density	RS-2	Private home
	21 MILTON ST	CHURCH	Public/Semi Public	Residential Low Density	RS-1	Private church
	27 SEVILLA ST	CHURCH	Public/Semi Public	Institutional	RS-1	Private church
	31/35 Sevilla St	CHURCH property	Public/Semi Public	Institutional	RS-1	Private church
	36 SEVILLA ST	CHURCH	Public/Semi Public	Institutional	RS-1	Private church
	42 ABBOTT ST	SINGLE FAMILY HOME	Public/Semi Public	Residential Low Density	RS-2	Private home
	6 MAY ST	CHURCH	Public/Semi Public	Residential Low Density	RS-1	Private church
	96/92 EVERGREEN AVE	SINGLE FAMILY	Public/Semi Public	Residential Low Density	RS-2	Private home
	57 ANDERSON ST	CHURCH	Public/Semi Public	Residential Low Density	RS-2	Private church
	179/180 MARINE ST	COMMUNITY CENTER	Public/Semi Public	Institutional	PUD	County
	161 MARINE ST	ASSISTED LIVING	Public/Semi Public	Institutional	RG-1/PUD	County
	27 OCEAN AVE	CHURCH	Public/Semi Public	Institutional	OL	Mission Grounds
	101 SAN MARCO AVE	CHURCH	Public/Semi Public	Institutional	OL	Mission Grounds
	PINE ST PROPERTY	CHURCH	Public/Semi Public	Institutional	OL	Mission Grounds
	8 Carrera St	CHURCH	Public/Semi Public	Institutional	RG-1	Private church
	16 ISABEL ST	S/CSB	Recreation/Open Space	Public Use	RS-2	County
	1590 MASTERS DR	TOWN HOMES	Recreation/Open Space	Residential Low Density/Mixed	RL-1	Private homes
	73 & 75 RIBERIA ST	CHURCH	Residential Low Density	Commercial Low Intensity	CL-1	Private church
	11 Old Mission Avenue	Theater	Public/Semi Public	Commercial Low Intensity	CL-1	Private commercial
	3551 N. Ponce de Leon	Commercial shopping center	Industrial to the rear	Commercial Medium Intensity	CM-2	2.93 acres adopted 2011
	3 MILTON ST	MULTI FAMILY	Residential Low Density	Residential Medium Density	RG-1	Private residential
	Undesignated Property					
	1420 US HWY 1	BANK	Undesignated	Commercial Medium Intensity	PUD	1.98 acres
	1440 US HWY 1	RETAIL	Undesignated	Commercial Medium Intensity	PUD	15.58 acres
	179 SR 16	FPL property	Undesignated	Open Land		4.39 acres
	100 CENTER CREEK	COMMERCIAL	Undesignated	Commercial Low Intensity	PUD	2.49 acres
	1 University Blvd	Commercial/university	Some portion undesignated	Residential Low Density/Mixed	PUD	21.74 acres total



St. Augustine Comprehensive Plan

Mapping Our Future

Transmittal Document

City Commission

Mayor Tracy Upchurch

Vice Mayor Leanna Freeman

Roxanne Horvath

Nancy Sikes-Kline

John Valdes

Planning and Zoning Board

Chair Karen Zander

Vice Chair Jon DePreter

Christina Opsahl

Grant Misterly

Sarah S. Ryan

Michael Davis

Maurice Morissette

Historic Architectural Review Board

Chair Catherine Duncan

Vice Chair Barbara Wingo

Jon Benoit

Gaere MacDonald

Paul Weaver

H. Randal Roark (Alternate)

Antoinette Wallace (Alternate)

November 2019

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.

ORDINANCE NO. 2019-49

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN TO INCORPORATE CHANGES RECOMMENDED IN THE EVALUATION AND APPRAISAL REPORT; AMENDING THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT, HISTORIC PRESERVATION ELEMENT, CONSERVATION AND COASTAL MANAGEMENT ELEMENT, RECREATION AND OPEN SPACE ELEMENT, HOUSING ELEMENT, INFRASTRUCTURE ELEMENT; AMENDING THE TRANSPORTATION ELEMENT TO CREATE A TRANSPORTATION AND MOBILITY ELEMENT; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN OF THE CITY OF ST. AUGUSTINE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, s. 163.3161 through s. 163.3215, Florida Statutes, provide for adoption and enforcement of local government comprehensive plans pursuant to the "Community Planning Act;" and

WHEREAS, Chapter 163.3171, Florida Statutes, empowers the City Commission for the City of St. Augustine to prepare and enforce a comprehensive plan for the development of the City; and

WHEREAS, on June 27, 2011, the City Commission for the City of St. Augustine passed and adopted Ordinance No. 2011-02 amending, revising and replacing,

in its entirety, the City of St. Augustine Comprehensive Plan pursuant to the Evaluation and Appraisal Report; and

WHEREAS, the City Commission for the City of St. Augustine has amended the City of St. Augustine Comprehensive Plan from time to time; and

WHEREAS, the City Commission for the City of St. Augustine recommended updating the Comprehensive Plan based on the Evaluation and Appraisal Report in 2018 for the City of St. Augustine Comprehensive Plan; and

WHEREAS, on November 5, 2019, the Planning and Zoning Board for the City of St. Augustine, sitting as the local planning agency, made recommendation to the City Commission for the City of St. Augustine for the adoption of Evaluation and Appraisal Report-Based Amendments and to update the City of St. Augustine Comprehensive Plan; and

WHEREAS, the City Commission for the City of St. Augustine finds that adoption of Evaluation and Appraisal Report-Based Amendments and to update the City of St. Augustine Comprehensive Plan are in the best interest of public health, safety and welfare of the residents and property owners of the City of St. Augustine;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Evaluation and Appraisal Report-Based Amendments to the Comprehensive Plan. The City of St. Augustine Comprehensive Plan, Evaluation and Appraisal Report-Based Amendments and amended Future Land Use Element, Historic Preservation Element, Conservation and Coastal Management Element, Recreation and Open Space Element, Housing Element, Infrastructure Element; Amending The Transportation Element to create a Transportation and Mobility Element, dated November 2019, attached hereto and incorporated herein by reference as Exhibit "A," are hereby adopted.

Section 2. Inclusion in the Comprehensive Plan. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Comprehensive Plan of the City of St. Augustine, that the sections of this ordinance may be renumbered or relettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after the state planning agency notifies the City that the plan amendment package is complete, or, if this ordinance is legally challenged within thirty (30) days after adoption, upon issuance of a final order by the Department of Economic Opportunity or the Administrative Commission, whichever is later.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2020.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

Future Land Use Element Proposed Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Future Land Use Element Goals, Objectives and Policies

Chapter 163.3177(6)(a) F.S.

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	1-4
Facilities and Services	5-7
Historic Resources	8-11
Hazard Planning	12-13
Urban Sprawl	14-16
Plan Implementation	17-27
Preserving Sense of Place	28-29
Economic Development	30

Future Land Use Element

Goals, Objectives and Policies

Chapter 163.3177(6)(a) F.S.

Overall Goal

Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources

Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1

The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1

The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include:

- Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps;
- Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2

During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.3

The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for specific development sites will be analyzed and their suitability determined during the review process.

FLUE Policy 1.1.4

It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

FLUE Policy 1.1.5

In an effort to protect and enhance wetlands, surface waters, listed species, natural hydrologic connections, and native vegetation the concept of connected corridors shall be encouraged throughout the City.

FLUE Policy 1.1.6

Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element.

- Open space requirements will meet the LOS adopted in the Recreation and Open Space Element;
- On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and,
- Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8

Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time- efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10

The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11

The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre- development conditions.

FLUE Policy 1.1.12

The land development code (LDC) shall provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

FLUE Objective 1.2

The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
- Limitations on building coverage or impervious surface coverage;

- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
- Minimize land use conflicts;

- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

FLUE Policy 1.2.2

The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.

FLUE Goal 2 Facilities and Services

Maintain City facilities and services by providing established levels of service for development.

FLUE Objective 2.1

The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1

As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available concurrent with the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.1.1

Public facilities and utilities shall be located to:

- Maximize the efficiency of services provided;
- Minimize their cost;
- Minimize their impacts on the natural environment;
- Encourage compact development.

FLUE Policy 2.1.2

The City shall require new development to provide necessary facilities and services or to pay a fair share of the cost of those facilities and services through fees, special assessments, conveyance of land or easements or pro-rata agreements.

FLUE Policy 2.1.3

The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Policy 2.1.4

The City shall continue to require developers to provide for the extension of sanitary sewer, potable water and storm drainage systems to serve their development.

FLUE Policy 2.1.4.1:

Within one year of the adoption of the City's Water Supply Plan the City shall require that developers consider alternative forms of water conservation with the provision or extension of sanitary sewer, potable water and storm drainage systems to serve their development.

FLUE Objective 2.2

Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1

The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.

FLUE Objective 2.3

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD's Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Water Supply Plan.

FLUE Policy 2.3.1

As part of the Water Supply Facilities Work Plan a developer/owner shall be required to determine whether captured or retained runoff could be recycled and reused within the permitted development/project.

FLUE Policy 2.3.2

The City shall continue to cooperate and participate with the FDEO, SJRWMD, or any other regional or local entity in order to plan and develop available water supplies including alternative water supplies to meet future water needs.

FLUE Policy 2.3.3

As part of the City's development review process a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed development shall be provided; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

FLUE Policy 2.3.4

As part of the City's evaluation of Future Land Use Map amendments a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed map amendment shall be provided; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements.

FLUE Goal 3 Historic Resources

Promote St. Augustine's distinct character and authenticity by preserving and protecting the City's historic resources including cultural and archaeological resources including identification of new resources and to encourage public and private preservation efforts in the City.

FLUE Objective 3.1

Important historic, cultural and archaeological resources of the City of St. Augustine shall be protected through identification, designation and regulation of development consistent with the degree of protection required for the resource.

FLUE Policy 3.1.1

The City shall continue to evaluate the effectiveness of its historic preservation and archaeological ordinance(s), related to designating and protecting significant historic, cultural and archaeological resources.

FLUE Policy 3.1.2

The City shall continue to identify and inventory sites of historic and cultural significance.

FLUE Policy 3.1.3

The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve archaeological sites and historic resources in St. Augustine.

FLUE Policy 3.1.4

The City's land development code shall continue to provide for the protection of significant historic resources from the impacts of development and redevelopment.

FLUE Policy 3.1.5

Historic resources, archaeological sites and their environments shall be considered for inclusion in public acquisition programs for appropriate interactive or passive recreation and for open space and conservation.

FLUE Policy 3.1.6

Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

FLUE Policy 3.1.7

The city shall continue to refer to the adopted Historic Preservation Master Plan for guidance regarding preservation efforts, priorities, perspective and potential projects.

FLUE Objective 3.2

The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.1

The City shall continue to work with the policies of any established Community Redevelopment Area(s) (CRA).

FLUE Policy 3.2.2

Redevelopment activities shall be completed independently by the CRA(s) or through public-private partnerships and include, but not be limited to:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential blight mitigation;
- Economic development and job creation;
- Environmental clean-up;
- Community mobility planning;
- Historic preservation;
- Creation of recreational facilities;
- Site acquisition; and
- Cultural conservation and heritage conservation.

FLUE Policy 3.2.3

The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Policy 3.2.4

The City shall encourage the establishment of Brownfield designations in conjunction with St. Johns County and other entities in an effort to promote environmental protection and site redevelopment.

FLUE Policy 3.2.5

The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites if identified in the Housing Element, and also to upgrade or replace existing infrastructure.

FLUE Policy 3.2.6

The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to:

- Provide a variety of uses in close proximity;
- Increase activity and community involvement;
- Create a pleasant ambiance through design standards and scale; and,
- Improve mobility for alternative modes of transportation and pedestrians.

FLUE Policy 3.2.7

The City shall support and encourage the reestablishment of a railroad station consistent with the City's mobility planning, as regional, state and federal agencies evaluate potential options on the east coast of Florida, as well as, access to central Florida by rail.

FLUE Policy 3.2.8

The City shall support and encourage the establishment of a trail system in and through the city consistent with the City's mobility planning, as regional, state and federal agencies evaluate potential options.

FLUE Policy 3.2.9

The City shall support and encourage multimodal forms of transportation in and through the city including the use of a water taxi, circulators and other forms of mobility consistent with the City's mobility plan.

FLUE Objective 3.3

As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.

FLUE Policy 3.3.1

As part of the required evaluation and appraisal report process an existing land use survey will be completed in an effort to identify nonconforming uses.

FLUE Goal 4 Hazard Planning

Coordinate evacuation and mitigation planning with appropriate federal, state and local agencies.

FLUE Objective 4.1

Coordinate evacuation zone population densities with the appropriate local or regional hurricane evacuation plan, when applicable.

FLUE Policy 4.1.1

The City shall provide leadership and coordination of local hazard mitigation initiatives with St. Johns County, including the review of interagency hazard mitigation reports and consideration of elimination or reduction of land uses identified as inconsistent with the adopted local mitigation strategy (LMS).

FLUE Policy 4.1.2

The City shall coordinate with St. Johns County to maintain and update the Local Mitigation Strategy (LMS) and shall involve other local governments and agencies in the annual review of LMS activities, as necessary.

FLUE Policy 4.1.3

The City shall coordinate with appropriate regional and state agencies as updated and new information becomes available related to vulnerable, and flood prone areas within the City limits, and any subsequent requirements for evacuation or hazard mitigation planning.

FLUE Objective 4.2

Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.

FLUE Policy 4.2.1

The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the St. Johns County emergency management plan.

FLUE Objective 4.3

The City will assess its land development that recognizes the adverse impacts of sea level rise and as rainfall and storm patterns intensify.

FLUE Policy 4.3.1

To assess the impacts of sea level rise and increased rainfall, at a minimum the City will draw upon the Coastal Vulnerability Assessment: City of St. Augustine and Strategic Adaptation Plan for St. Augustine, Florida. The impacts will be reassessed at 5-year intervals or as new sea level data becomes available that would be significant enough to warrant new analysis.

FLUE Goal 5 Urban Sprawl

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLU Objective 5.1

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

FLUE Policy 5.1.1

The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

FLUE Policy 5.1.2

The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 5.2

New development in the City shall encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

FLUE Policy 5.2.1

Mixed use developments shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

FLUE Policy 5.2.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced dependence on vehicles.

FLUE Policy 5.2.3

New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.

FLUE Policy 5.2.4

Developments in areas with design guidelines or standards shall be evaluated on-site and building design that emphasizes qualifying benchmarks of character and authenticity, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

FLUE Objective 5.3

Through the Evaluation and Appraisal Report (EAR) process the City shall evaluate the energy efficient land use patterns (infill, mixed-use, and redevelopment) established by this Comprehensive Plan to increase the potential effectiveness of the overall plan.

FLUE Policy 5.3.1

By completing an existing land use survey in conjunction with the EAR the City will determine the amount of infill development type of mixed-use and redevelopments, and the amount of open space retained within the City limits.

FLUE Policy 5.3.2

Through the Infrastructure Element, EAR process, annual capital improvement planning, and monitoring LOS for facilities and services the City will determine development impact on the efficient provision of services.

FLUE Objective 5.4

The City shall work towards reducing greenhouse gas emissions by incorporating Leadership in Energy and Design (LEED) principles to city properties when feasible.

FLUE Policy 5.4.1

The City will cooperate in any baseline analysis regarding general data gathering efforts to establish measurable objectives for greenhouse gases.

FLUE Policy 5.4.2

Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.

FLUE Objective 5.5

The City has established three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, preserving the environment, and alternative transportation mobility improvements.

FLUE Policy 5.5.1

All wetlands are identified as carbon sequestration areas and should help alleviate concentrations of greenhouse gas emissions by acting as carbon sinks and facilitating the net removal of carbon emissions.

FLUE Policy 5.5.2

The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.

FLUE Policy 5.5.3

The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.

FLUE Policy 5.5.4

The City shall allow solar stations or other emerging technologies when appropriately screened to encourage alternative forms of energy production, economic development, and potentially reduce greenhouse gases.

FLUE Policy 5.5.5

Other programs that help to reduce energy consumption and protect limited resources, such as residential retrofit programs, water and energy conservation programs are also encouraged by the city.

FLUE Goal 6 Plan Implementation

Create a regulatory system which supports the desired land use pattern.

FLUE Objective 6.1

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of the land development code.

FLUE Policy 6.1.1

The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

FLUE Policy 6.1.2

Proposed residential developments shall be required to meet state subdivision requirements and the City's land development codes with regard to platting and providing improvements such as roads, access, storm drainage and other facilities and services.

FLUE Policy 6.1.3

Zoning districts in the City's land development code (LDC) shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

FLUE Policy 6.1.4

The land development code shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development code. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

FLUE Policy 6.1.5

The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

FLUE Policy 6.1.6

Public schools are an allowable use in all land use categories except Open Land (Conservation) and Industrial. Public technical/training schools may be located in the Industrial category. The location of schools shall be proximate to existing and planned residential areas to the extent possible and shall be planned and located based on the siting criteria of the approved interlocal agreement between the city and the St. Johns County School District.

FLUE Policy 6.1.7

The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

FLUE Policy 6.1.8

The implementation of the future land use plan by the City through the adoption of the City's Comprehensive Plan Map Series and subsequent Land Development Code intends to encourage an efficient, viable and sustainable land use pattern within the City of St. Augustine.

FLUE Objective 6.2

The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as Appendix A of this element that contains the Future Land Use Map (FLUM), which forms the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development code, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

FLUE Policy 6.2.1

The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

FLUE Policy 6.2.2

The City shall discourage the continuation of nonconforming uses to the extent established in the land development code. Redevelopment of the property will include an evaluation of consistency with the current FLUM and zoning district, as well as adjacent land use and zoning districts.

FLUE Policy 6.2.3

The adopted FLUM contains and identifies appropriate locations for the following land use categories which are established to encourage preservation, mobility and livability, to provide for the protection of natural, historic and cultural resources and to balance quality of life and economic development:

Table 1: 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	16 units per acre/50% land area max residential use
Commercial Medium Intensity	16 units per acre/50% land area max residential use
Industrial Land Uses	
Industrial	
Marine Industrial	
Open Land Land Uses	
Open Land (Very Low Residential)	2 units per acre
Open Land (Conservation)	Not Developable
Recreation	Density/intensity most restrictive adjacent
Public Land Use	
Public	Density/intensity most restrictive adjacent
Institutional	Density/intensity most restrictive adjacent

FLUE Objective 6.3

Preservation Categories: The preservation category is established to recognize and protect the historic and cultural value of the downtown core area.

FLUE Policy 6.3.1

Historic Preservation

This district is intended to provide a mix of uses, including primarily residential, institutional and commercial 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 including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's 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%; maximum height restriction of 35 feet a maximum of 24 dwelling units per acre.

FLUE Objective 6.4

Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.

FLUE Policy 6.4.1

Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.

FLUE Policy 6.4.2

Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.

FLUE Policy 6.4.3

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., public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation 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 a maximum of 8 single family dwellings per acre.

FLUE Policy 6.4.4

Residential Medium Density

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 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 institutional uses including schools consistent with the Public Schools Facilities Element, recreation 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;~~ a maximum of 16 units per acre.

FLUE Policy 6.4.5

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 institutional uses including schools consistent with the Public Schools Facilities Element, recreation 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 a~~ maximum height restriction of 50 feet; maximum lot coverage of 50% of 8 units per acre.

To encourage mixed use developments:

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

FLUE Policy 6.4.6

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 institutional uses including schools consistent with the Public Schools Facilities Element, recreation 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 public schools unless a trade or technical school. 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%; maximum height restriction of 50 feet; a maximum of 16 units per acre.

To encourage mixed use developments:

- Residential uses shall occupy a maximum of 75% of the development area, unless otherwise approved by the PZB unless otherwise approved by the PZB.
- Commercial uses shall occupy a maximum of 50% of the development area, unless otherwise approved by the PZB unless otherwise approved by the PZB.

FLU Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.

- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

FLUE Objective 6.5

Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary businesses and services for residents as well as visitors and promote a diverse economy.

FLUE Policy 6.5.1

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 intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

~~Residential Uses Single family Residential Eight single family dwelling units per acre. Other~~ Single or multi-family uses to a maximum of 16 dwelling units per acre.

- ~~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.~~

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a maximum of 40% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a maximum of 60% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

FLUE Policy 6.5.2

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).~~ Single or multi-family units to a maximum of 16 units per acre.

- ~~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.~~

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a maximum of 30% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a maximum of 70% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

FLUE Objective 6.6

Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.1

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.~~

- **Industrial and commercial mixed-use projects are encouraged.**

FLUE Policy 6.6.2

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 and encourage the creation and maintenance of working waterfronts 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.~~

FLUE Policy 6.6.3

The City encourages the development of clean, non-polluting types of industrial uses.

FLUE Objective 6.7

Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.

FLUE Policy 6.7.1

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 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 similar uses may occur. ~~Maximum lot coverage of 20%; maximum height restriction of 35 feet.~~

FLUE Policy 6.7.2

Open Land (Conservation)

All public or private lands waterward of the most restrictive jurisdictional line, and 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.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) will be added to the Future Land Use map, such as the following:

Proposed language to be inserted on the Future Land Use map:

*All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).

FLUE Policy 6.7.3

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.~~

FLUE Policy 6.7.3.1

The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.

FLUE Policy 6.7.3.2

Recreational uses shall be allowed in other categories as support uses.

FLUE Objective 6.8

Public Use Categories: The public land use category is established for publicly owned parcels, and privately, owned institutional uses.

FLUE Policy 6.8.1

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.

FLUE Policy 6.8.1.1

The City shall initiate a land use plan amendment after purchase and/or development by the government entity.

FLUE Policy 6.8.2

Institutional

It is the intent of this district that certain lands, which are private institutional uses and are used for a purpose which is beneficial to the public, such as, nursing homes, community centers, religious institutions and similar uses, shall be designated Institutional.

The density and intensity will adhere to the most restrictive adjacent land use designation.

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Churches will be added to the Future Land Use map, such as the following:

Proposed language to be inserted on the Future Land Use map:

*As of the date of the adoption of this Future Land Use Map existing churches in any Future Land Use Category are not subject to height, lot coverage or setback limitations based on the existing built conditions of the site.

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character.

The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City's character and livability.

FLUE Objective 8.1

Protect the small town mixed use urban context to maintain its industrious and charming character.

FLUE Policy 8.1.1

Promote the community vision through adoption of an updated comprehensive plan, and its elements, and subsequent update to the land development code.

FLUE Policy 8.1.2

Continue to support design standards that define authentic characteristics and promote better development for Anastasia Boulevard, San Marco Avenue, King Street, and potentially West Castillo Drive, US Highway 1, SR 16, SR 207, Masters Drive, South Dixie Highway and May Street.

FLUE Policy 8.1.3

Develop protection mechanisms to protect the historic skyline, view sheds and view corridors, and character defining features that make St. Augustine unique.

FLUE Policy 8.1.4

Develop mitigation measures that protect the city from the impacts of tourism and growth in St. Johns County that threaten to overwhelm the historic nature and charm of the City.

FLUE Policy 8.1.5

Continue to value the existing tree canopy and promote healthy urban forestry practices.

FLUE Policy 8.1.6

Continue to protect environmentally sensitive areas that create a valuable scenic and protective armor against environmental change.

FLUE Policy 8.1.7

Continue to protect archaeologically sensitive areas that creates and demonstrates a valuable educational and historic record against environmental change.

FLUE Goal 9 Economic Development

Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Objective 9.1

Promote an economic strategy that will address a variety of economic opportunities.

FLUE Policy 9.1.1

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage a diverse economy that supports the local market within the City and surrounding area.

- This includes promoting and supporting local business efforts for local, regional, state and national markets.
- This includes the possibility of utilizing new and emerging technologies, and industries particularly suited for urban areas.
- This includes the utilization of necessary preservation techniques, and mobility options to encourage infill and redevelopment beyond tourism.

FLUE Policy 9.1.2

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

FLU Policy 9.1.3

The City shall encourage education (primary and secondary), job-training, technical training and the building trades in an effort to provide a local employable workforce to stay and work within the City and St. Johns County.

Map Series

Map 1	Future Land Use
Map 2	Current Land Use
Map 3	2014 Land Cover
Map 4	Wetlands and Water Bodies
Map 5	FEMA Flood Zones
Map 6	Educational Facilities
Map 7	Parks and Recreation Sites
Map 8	Identified Historic Resources
Map 9	Archaeological Zones
Map 10	General Soils
Map 11	Public Utility Water Supply Wells
Map 12	Topography
Map 13	Environmentally Sensitive Lands
Map 14	Evacuation Routes and Emergency Shelters
Map 15	Coastal High Hazard Areas
Map 16	Road Classifications
Map 17	Public Buildings and Grounds
Map 18	Public Utility Infrastructure Area

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) will be added to the Future Land Use map, such as the following:

Proposed language to be inserted on the Future Land Use map:

*All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).

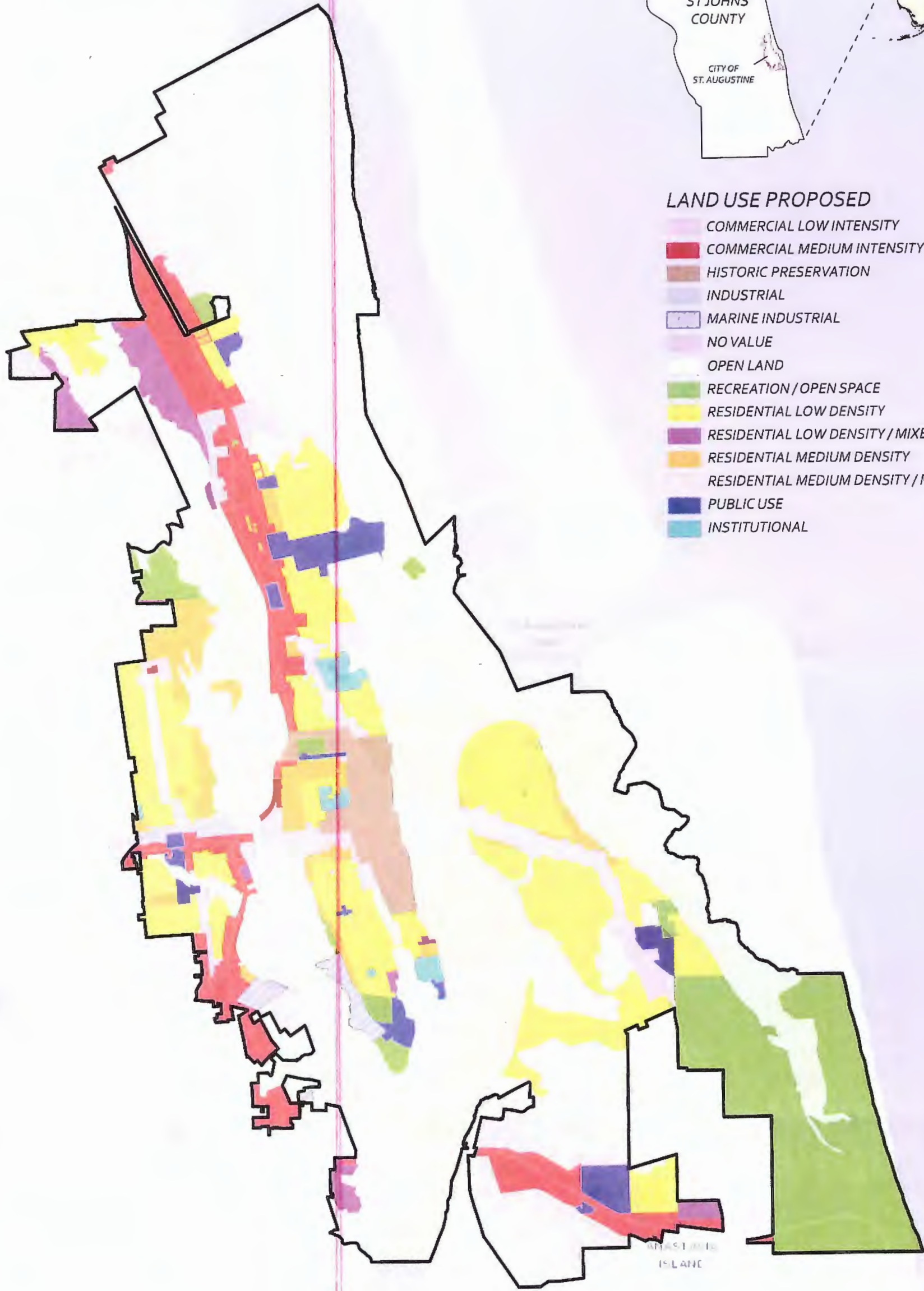
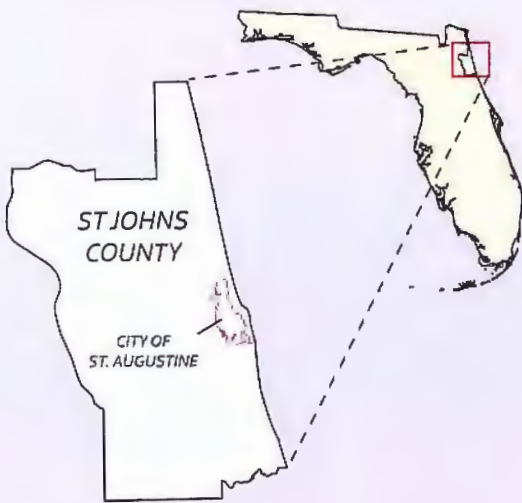
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2019 Future Land Use

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



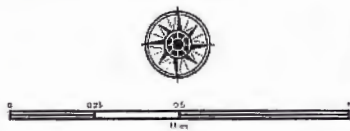
- LAND USE PROPOSED**
- COMMERCIAL LOW INTENSITY
 - COMMERCIAL MEDIUM INTENSITY
 - HISTORIC PRESERVATION
 - INDUSTRIAL
 - MARINE INDUSTRIAL
 - NO VALUE
 - OPEN LAND
 - RECREATION / OPEN SPACE
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL LOW DENSITY / MIXED USE
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL MEDIUM DENSITY / MIXED USE
 - PUBLIC USE
 - INSTITUTIONAL

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2040 Future Land Use:
This map depicts 2019 Future Land Use for the City of St. Augustine

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-effective and environmentally acceptable manner.

Future Land Use Notes
Data Source:
Future Land Use data is provided by the City of St. Augustine's GIS Division and is derived from land parcels identified and approved by the City of St. Augustine's Planning, Building, & Zoning Division.



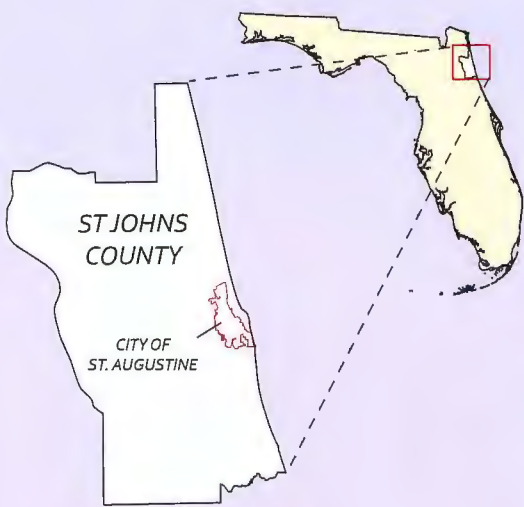
City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.



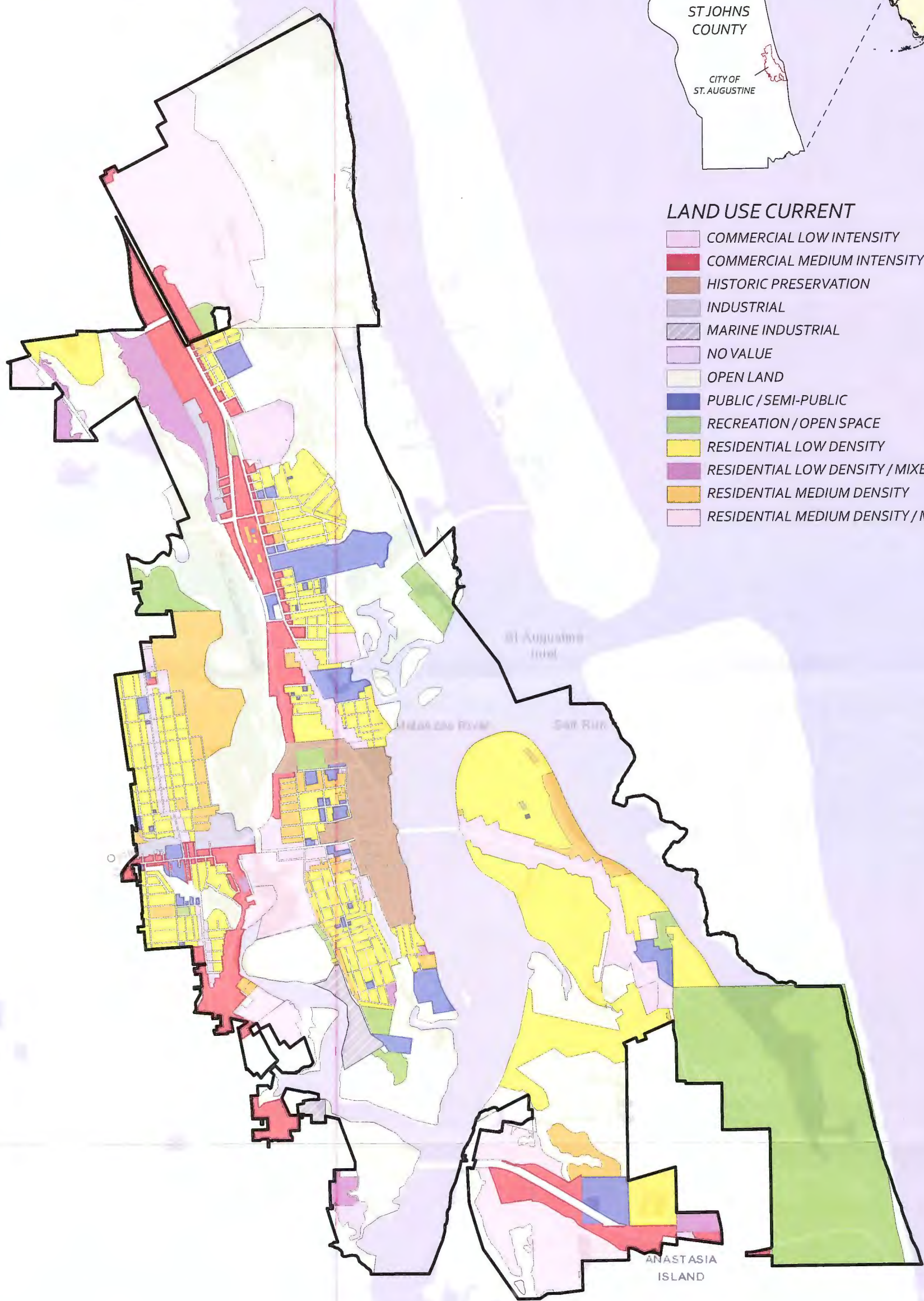
Current Land Use

 **2040 Comprehensive Plan**
City of St. Augustine, Florida
North Florida
Regional Airport



LAND USE CURRENT

- COMMERCIAL LOW INTENSITY
- COMMERCIAL MEDIUM INTENSITY
- HISTORIC PRESERVATION
- INDUSTRIAL
- MARINE INDUSTRIAL
- NO VALUE
- OPEN LAND
- PUBLIC / SEMI-PUBLIC
- RECREATION / OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL LOW DENSITY / MIXED USE
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MEDIUM DENSITY / MIXED USE



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2040 Current Land Use:

This map depicts Current Land Use for the City of St. Augustine

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-effective and environmentally acceptable manner.

Current Land Use Notes

Data Source:

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0 0.25 0.5 Miles

City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
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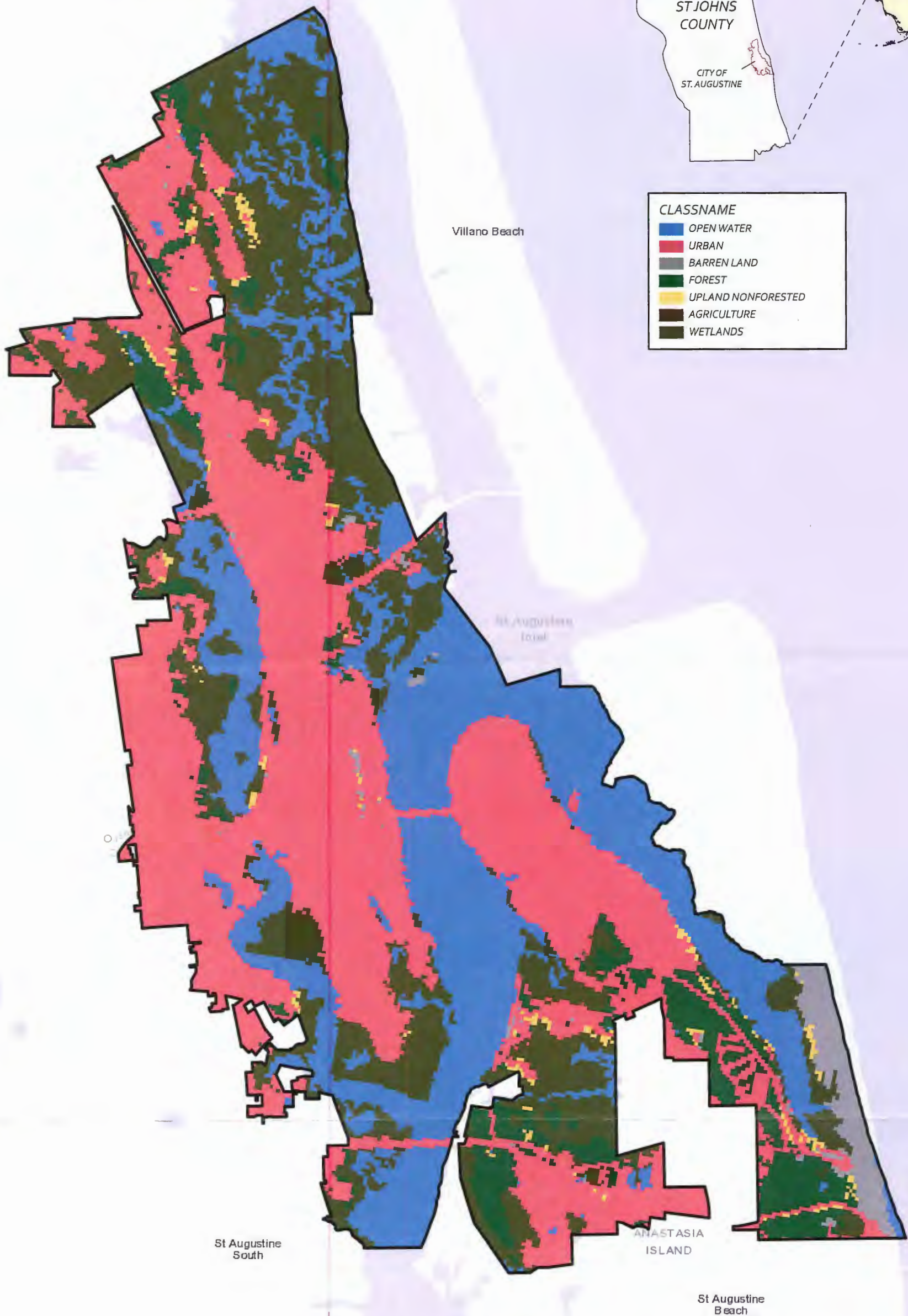
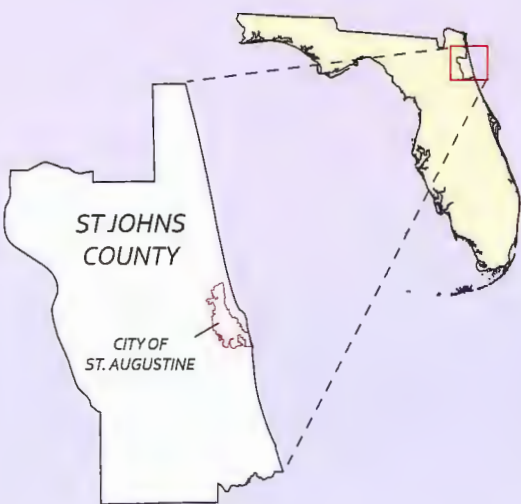
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Land Cover

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



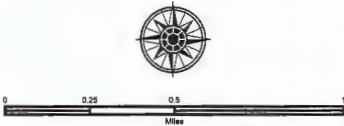
CLASSNAME	
	OPEN WATER
	URBAN
	BARREN LAND
	FOREST
	UPLAND NONFORESTED
	AGRICULTURE
	WETLANDS

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Land Cover:
Land Cover shows a collection of land cover designations based on natural color and color infrared aerial photography.

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Land Cover Notes
Data Source:
The land cover layer displays a time series of land cover from the National Land Cover Database (NLCD), at various intervals from 2001 to the present.



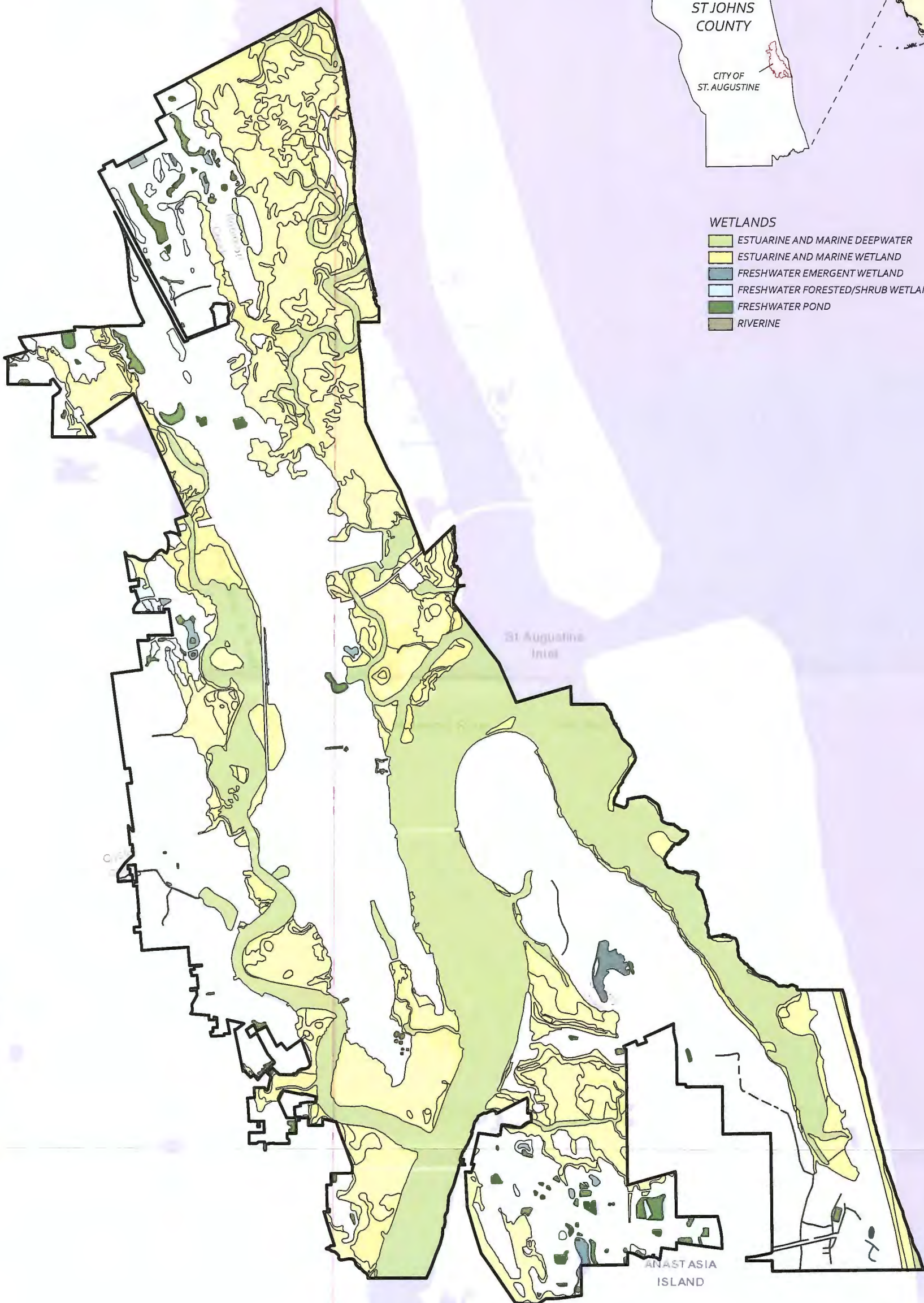
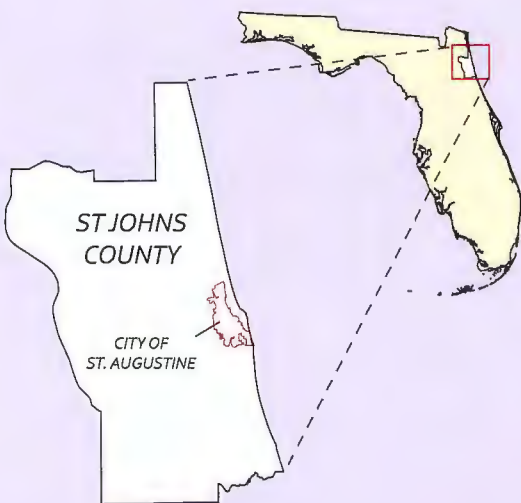
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Wetlands and Water Bodies

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



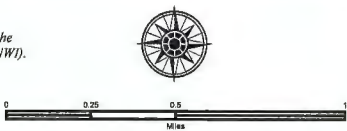
- WETLANDS**
- ESTUARINE AND MARINE DEEPWATER
 - ESTUARINE AND MARINE WETLAND
 - FRESHWATER EMERGENT WETLAND
 - FRESHWATER FORESTED/SHRUB WETLAND
 - FRESHWATER POND
 - RIVERINE

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Wetlands and Water Bodies:
Wetlands are lands consisting of marshes, swamps, and saturated land, that are near in elevation to the water table. Hydrophytic and aquatic vegetation is usually established, although tidal and alluvial areas may be non-vegetated. Water Bodies include waterways, streams, lakes, bays, estuaries and springs that do not have observable vegetation.

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Wetland and Water Body Notes
Data Source:
This map image layer displays wetland/flora classification in and around the City of St. Augustine. Data provided by the National Wetlands Inventory (NWI).



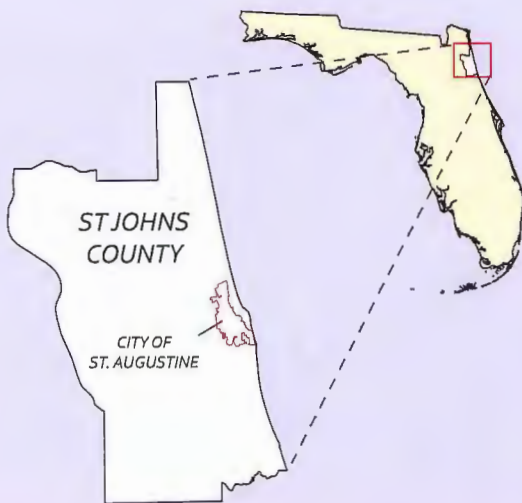
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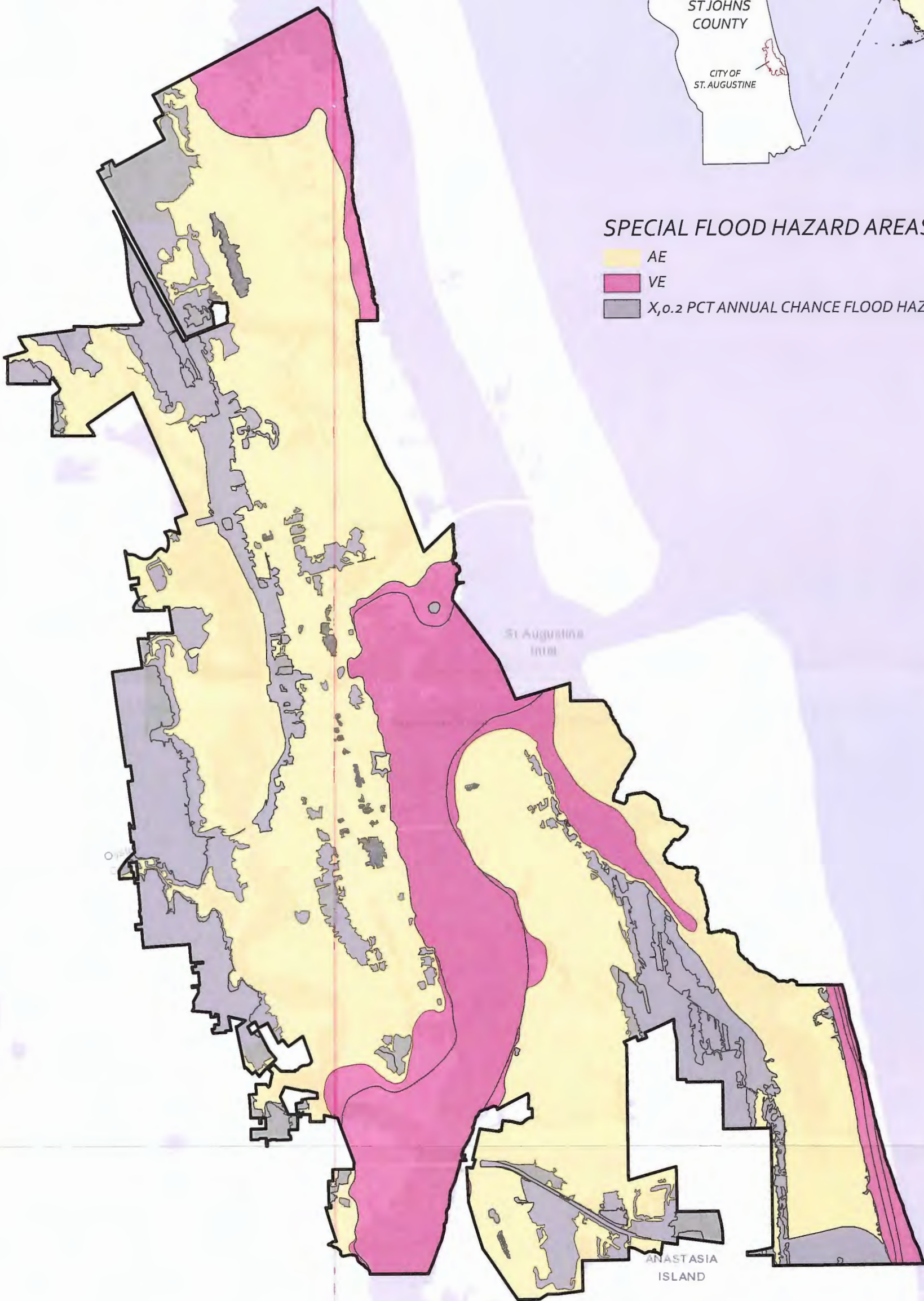
FEMA Flood Zones

 **2040 Comprehensive Plan**
City of St. Augustine, Florida
Regional Airport



SPECIAL FLOOD HAZARD AREAS

- AE
- VE
- X_{1/0.2} PCT ANNUAL CHANCE FLOOD HAZARD



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Flood Zones, Map Revisions, and CBRA Zones:

Flood Zone data represents flood probabilities and is derived from Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) program and is the basis for floodplain management, mitigation, and insurance activities. Map Revisions are areas with modified flood zone information. CBRA Zones are hurricane prone biologically rich areas that have restricted Federal expenditures.

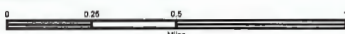
Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

FEMA Flood Zone Notes

Data Source:

Flood Zones are provided by FEMA Digital FIRM database which supports floodplain management, mitigation, and insurance activities for the National Flood Insurance Program. Flood Map revisions are provided by FEMA and represent areas of physical or administrative flood zone changes. CBRA Zones are maintained by the U.S. Fish and Wildlife Service.



City of St. Augustine
Planning, Zoning, & Building Department
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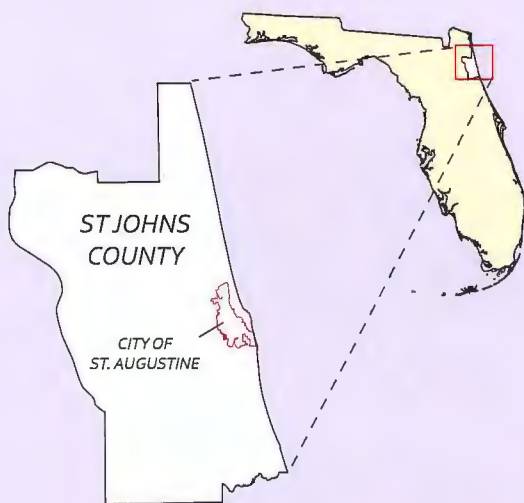
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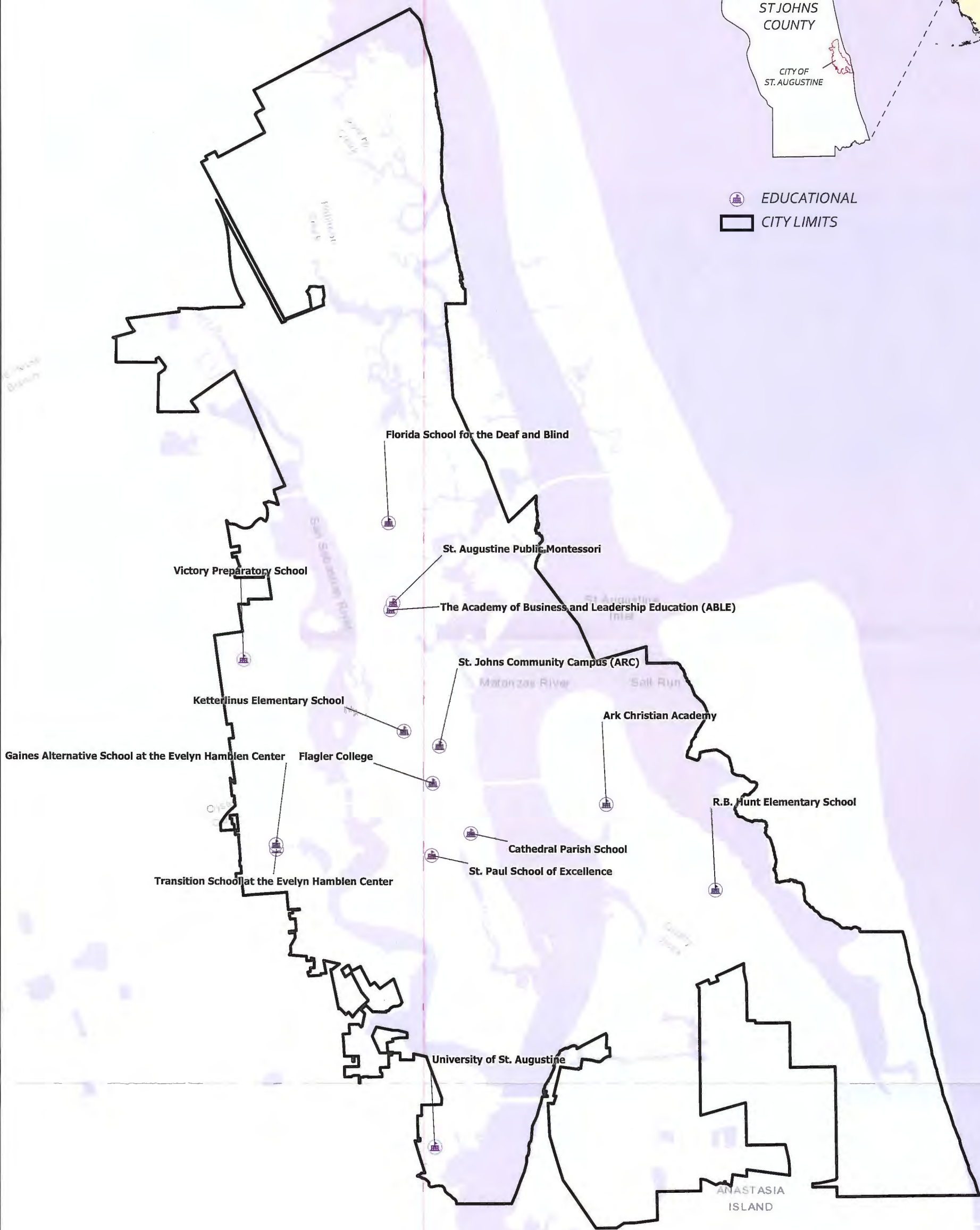


Education Facilities

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



 EDUCATIONAL
 CITY LIMITS



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Education Facilities:

The Education Facilities map displays the locations of both public and private schools in St. Augustine.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Education Facilities Notes

Data Source:

Education Facilities information is derived from data provided by the St. Johns County School District and the Florida Department of Education. The data is used to represent the locations of both public and private schools.



0 0.25 0.5 Miles

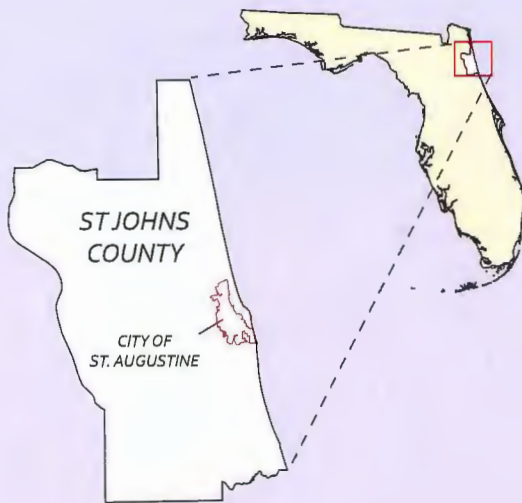
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Phone: (904) 625-1065

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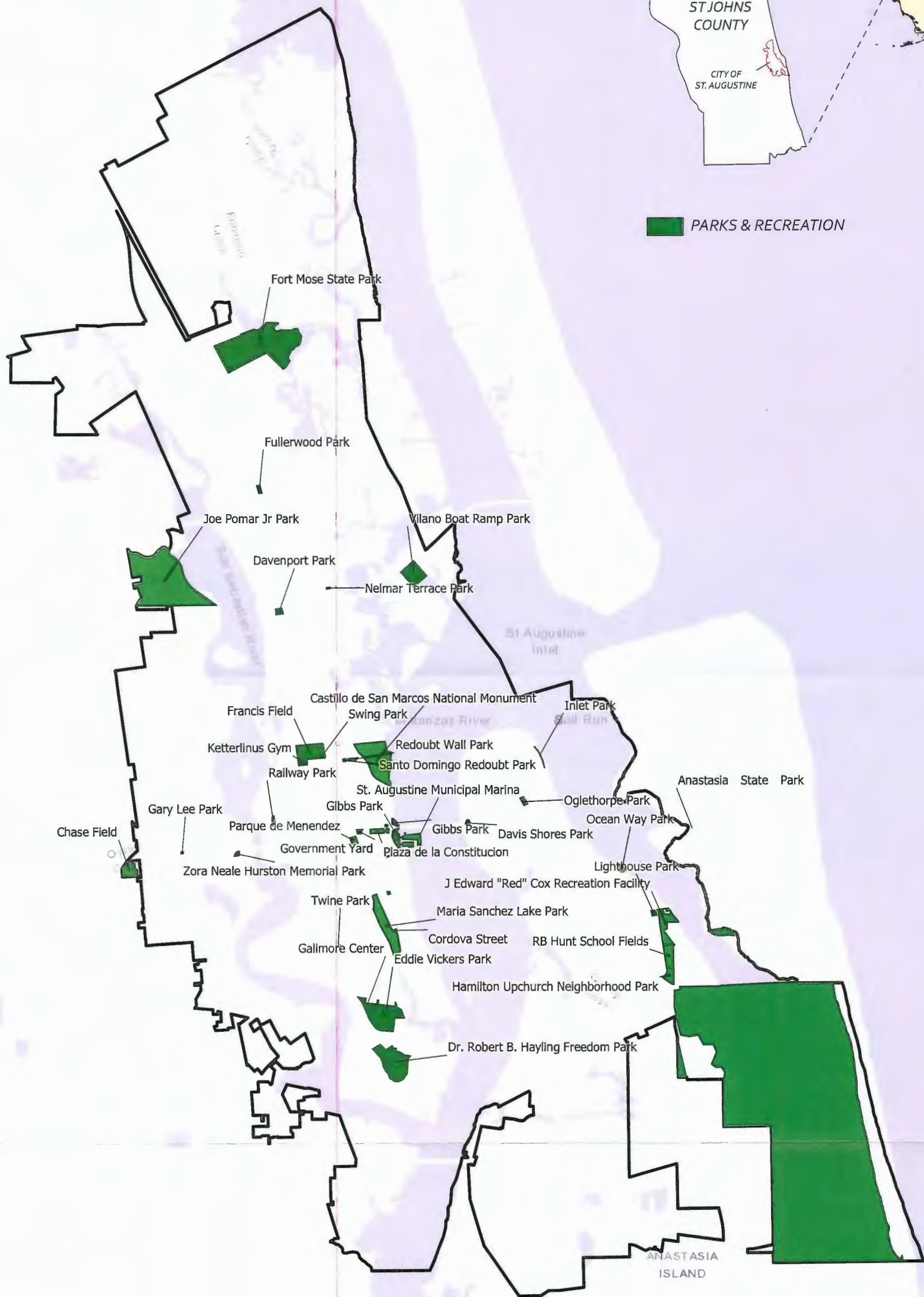


Parks and Recreation Sites

2040 Comprehensive Plan
City of St. Augustine, Florida



PARKS & RECREATION



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Parks and Recreation Sites:

Public parks and recreation sites within St. Augustine include recreation parks, passive parks and conservation lands that are owned by the City of St. Augustine, St. Johns County, The State of Florida, and the Federal government or other public agencies.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Parks and Recreation Notes

Data Source:

Parks and Recreation site data provided by The City of St. Augustine GIS



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Planning, Zoning, & Building Department
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Phone: (904) 825-1085

DISCLAIMER

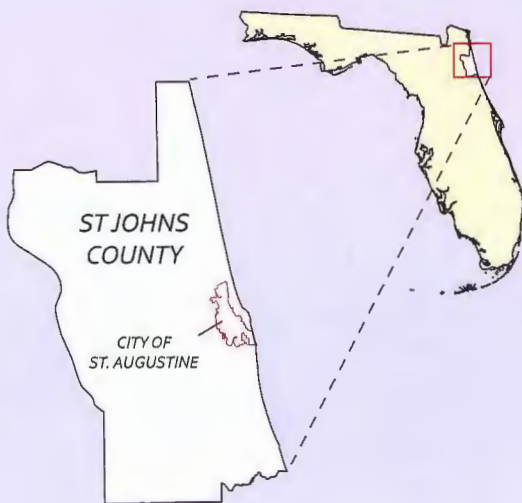
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.



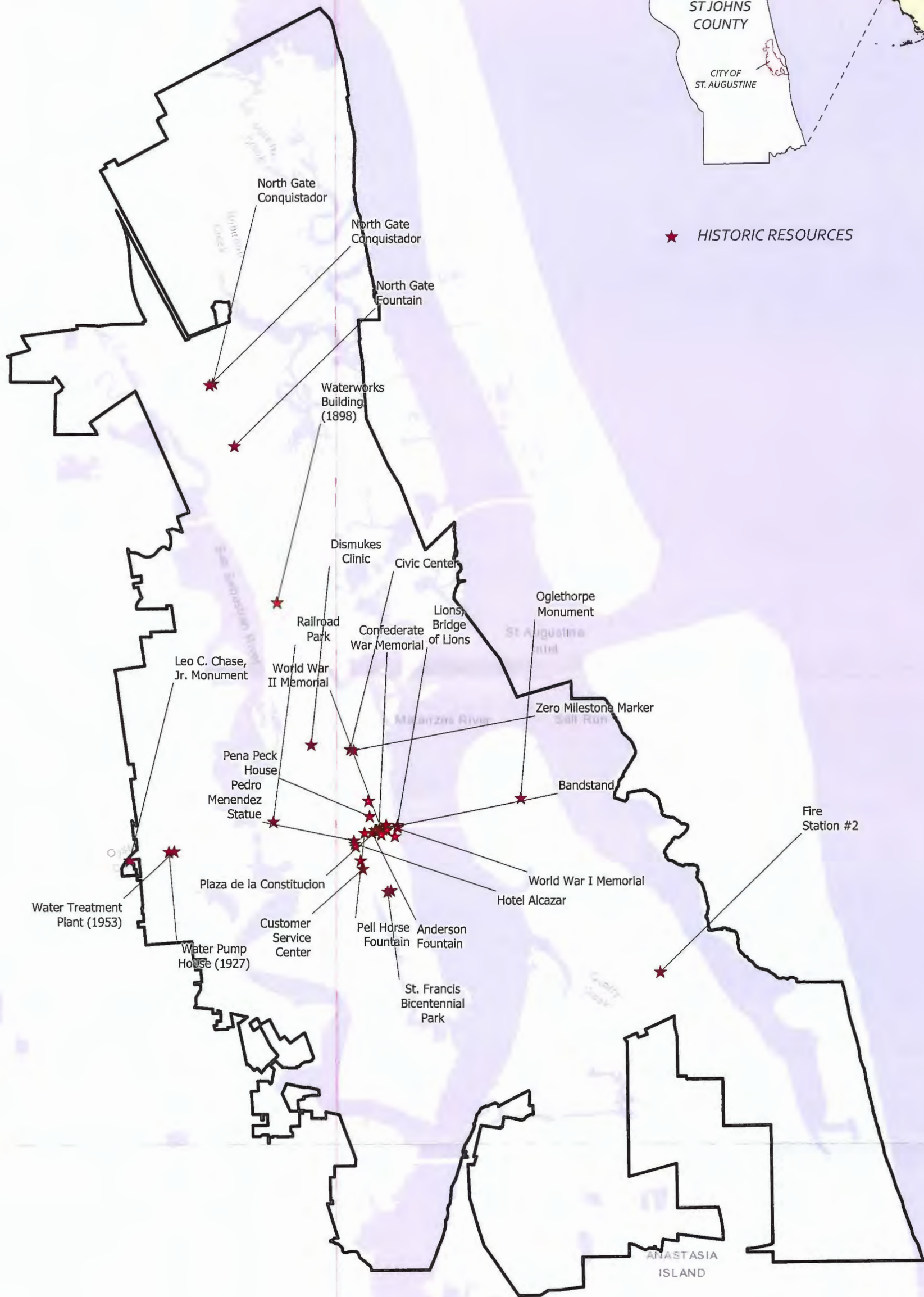
CITY OF
ST. AUGUSTINE
EST. 1685

Identified Historic Resources

2040 Comprehensive Plan
City of St. Augustine, Florida



★ HISTORIC RESOURCES



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Identified Historic Resources:

The resources identified on this map are known historical sites. A resource must be 50 years or older to qualify as historic. Historic Resources can include archaeological sites, houses and buildings, cemeteries and graves, historic roadways, and other objects. This does not constitute all historic resources in the City, just those already known. Archaeological sites are not shown on this map.

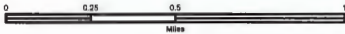
Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Identified Historic Resources Notes

Data Source:

Identified Historic Resources data is derived from the Florida Master Site File data provided by the State of Florida Division of Historical Resources.



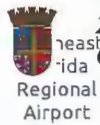
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Planning, Zoning, & Building Department
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DISCLAIMER

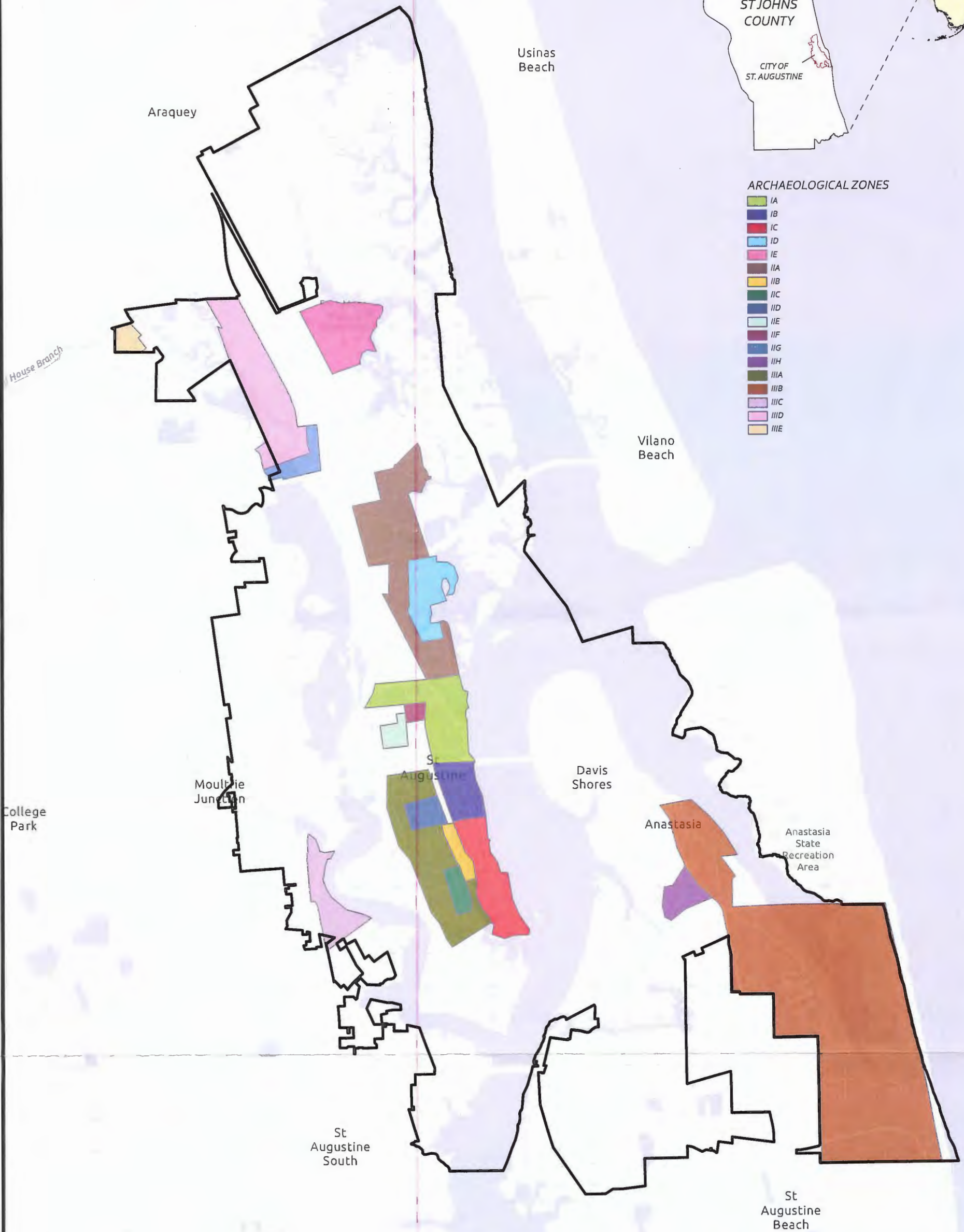
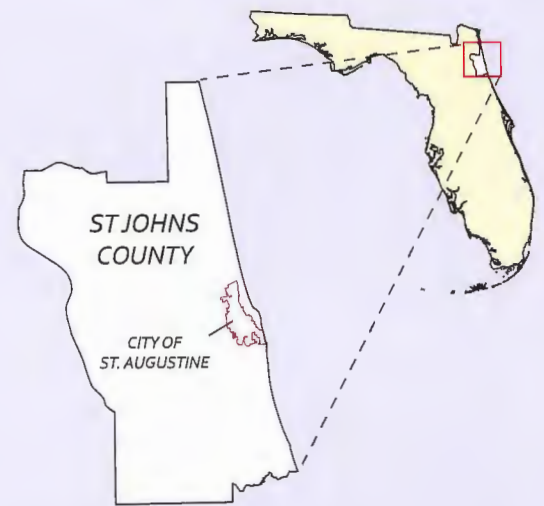
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Archaeological Zones



2040 Comprehensive Plan
City of St. Augustine, Florida



ARCHAEOLOGICAL ZONES

- IA
- IB
- IC
- ID
- IE
- IIA
- IIB
- IIC
- IID
- IIE
- IIF
- IIG
- IIH
- IIIA
- IIIB
- IIIC
- IIID
- IIIE

Archaeological Zones:

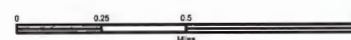
The Archaeological Zone Map shows zones of archaeological significance within the City of St. Augustine.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Archaeological Zone Notes

Data Source:
Archaeological Zone data provided by the City of St. Augustine's Archaeology Department



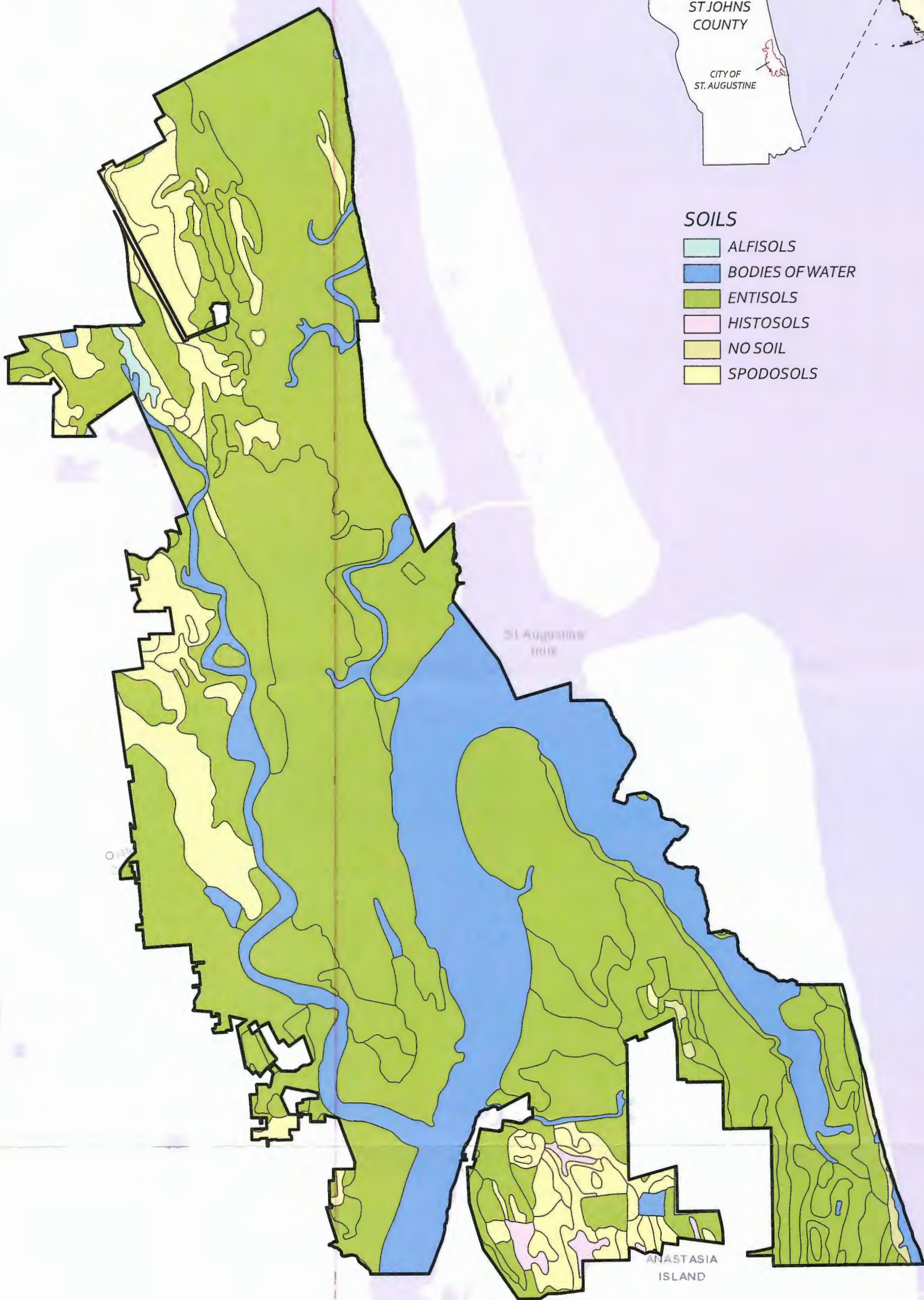
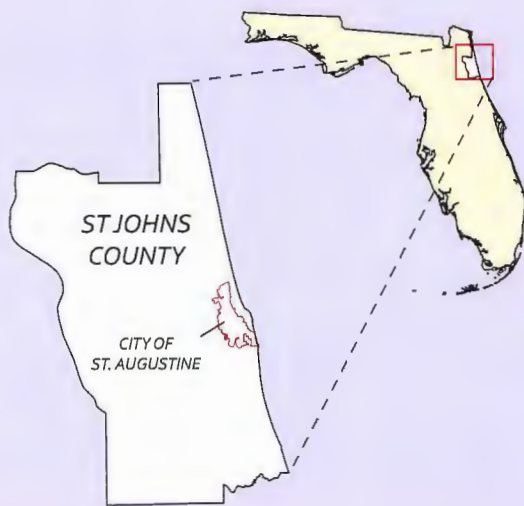
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Planning, Zoning, & Building Department
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General Soils

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



SOILS

- ALFISOLS
- BODIES OF WATER
- ENTISOLS
- HISTOSOLS
- NO SOIL
- SPODOSOLS

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General Soils:

General Soils represents a general soils coverage for the City of St. Augustine.

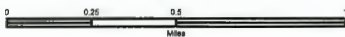
Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Parks and Recreation Notes

Data Source:

Soil data provided by the U.S. Department of Agriculture Soil Conservation Service and the Florida Department of Environmental Protection.



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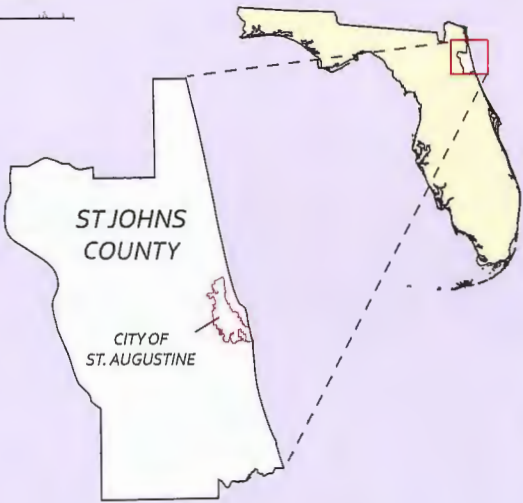
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Public Utility Water Supply Wells

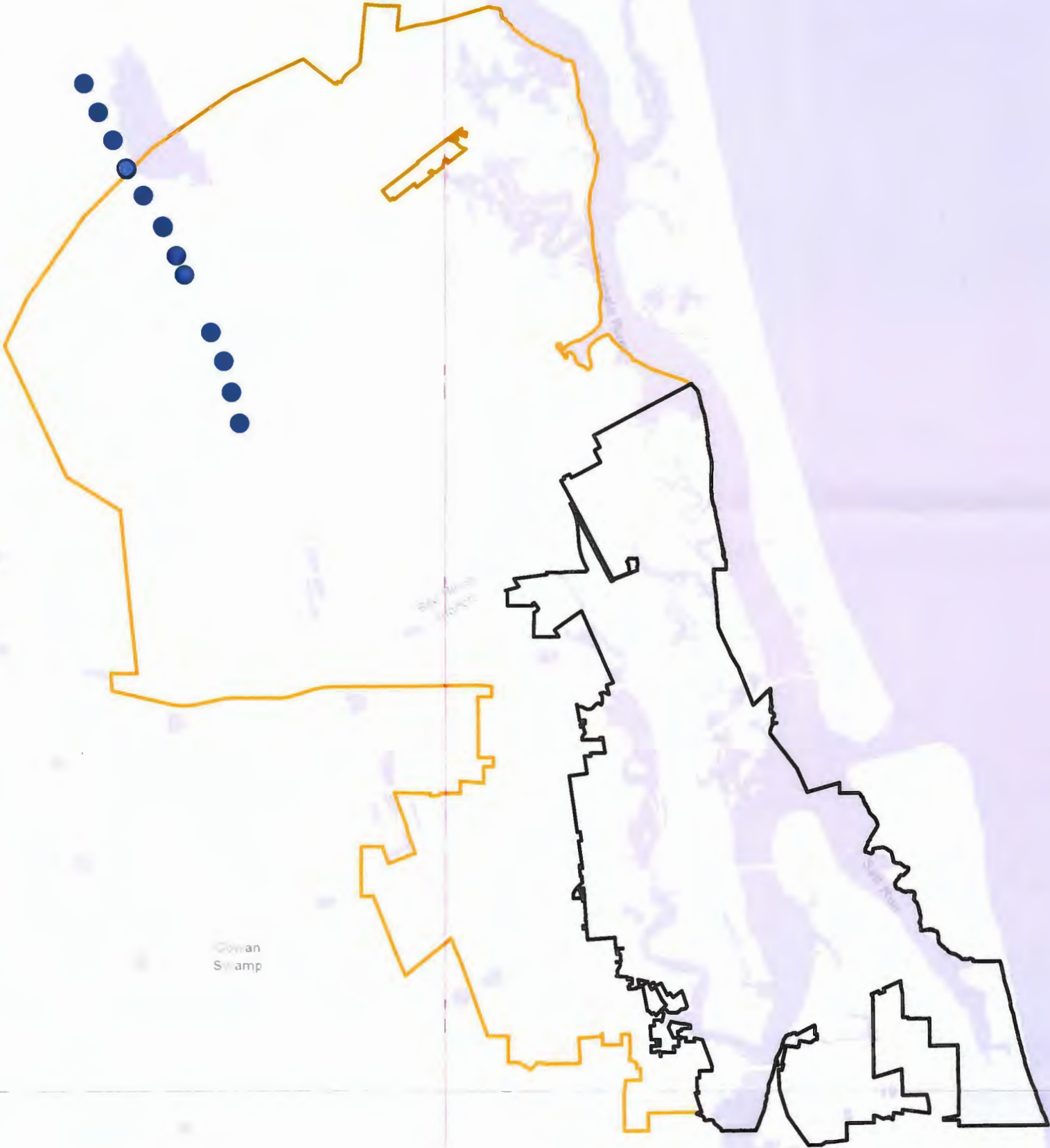


2040 Comprehensive Plan
City of St. Augustine, Florida



- PUBLIC UTILITY WATER SUPPLY WELLS
- INFRASTRUCTURE AREA

Twelve Mile Swamp



Twelve Mile Swamp

Twelve Mile Swamp

ANASTASIA ISLAND

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Public Utility Water Supply Wells:

Public Utility Water Supply Wells represent public utility wells permitted by the St. Johns Water Management District. This data is used by Growth Management as a water planning strategy to protect the areas around the well fields as well as protect the water quality of aquifer, or aquifers in the vicinity of wells which provide ground water to public water supply systems.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Public Utility Water Supply Well Notes

Data Source:

Public Utility Water Supply Well Information is provided by The City of St. Augustine GIS



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Planning, Zoning, & Building Department
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Phone: (904) 825-1066

DISCLAIMER

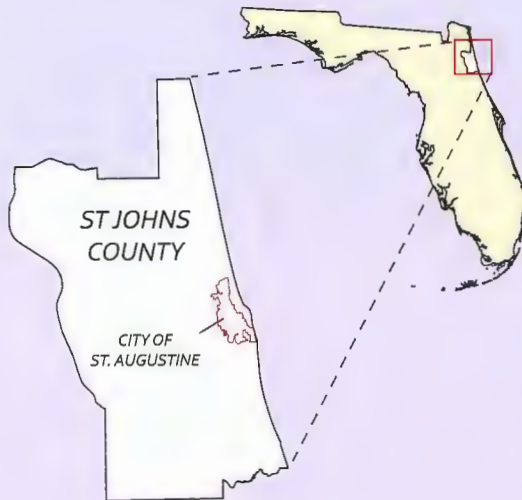
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CITY OF
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Topography

 **2040 Comprehensive Plan**
City of St. Augustine, Florida



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Topography:
Topographical data represents the elevations, shape, and features of earth's surface.

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Topography Notes
Data Source:
The 2019 elevation model is generated from 2018 LIDAR data provided by The City of St. Augustine GIS Department.



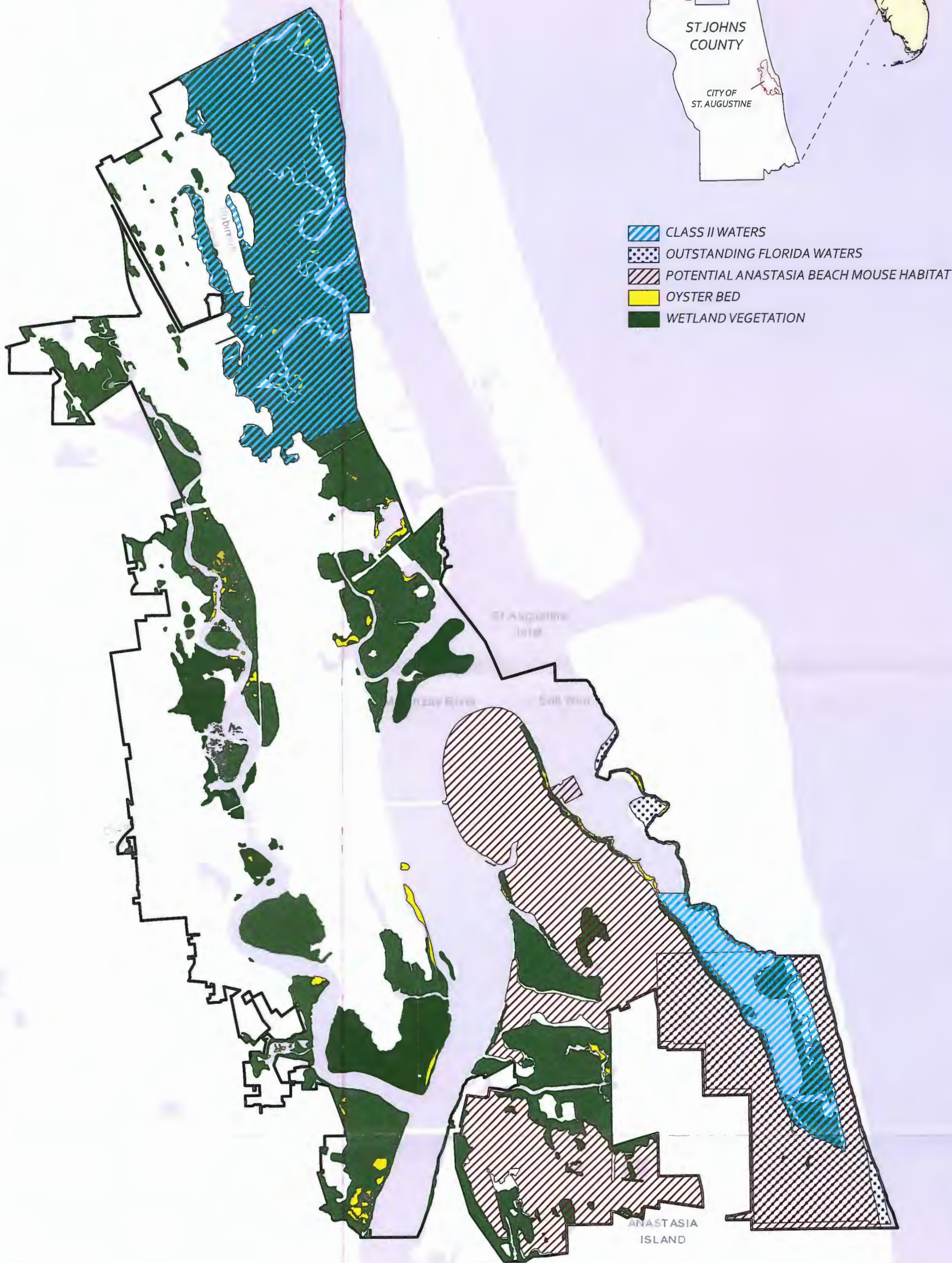
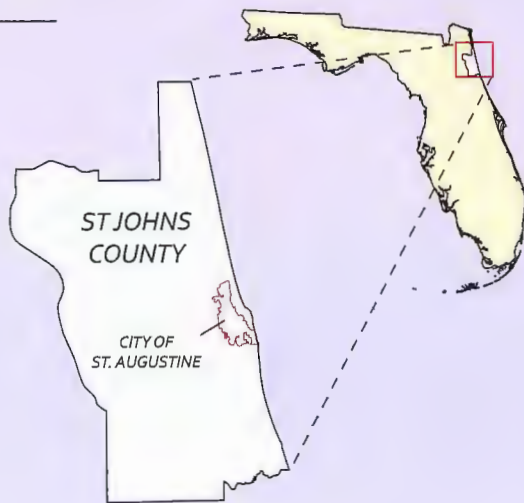
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Phone: (904) 825-1085

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Environmentally Sensitive Lands

North Florida
2040 Comprehensive Plan
City of St. Augustine, Florida



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Environmental Sensitive Lands:

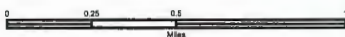
The City of St. Augustine recognizes the value of protecting the natural resources for current and future generations. This map depicts environmentally sensitive lands in and around the City of St. Augustine.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Environmentally Sensitive Lands

Data Source:
Information for Environmentally Sensitive Lands has been derived from multiple sources, including St. Johns River Management District (SJRM), U.S. Fish & Wildlife, as well as data from St. Johns County GIS Department.



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Planning, Zoning, & Building Department
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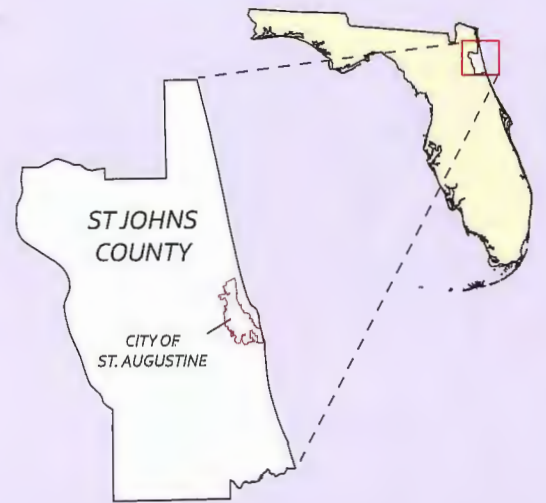
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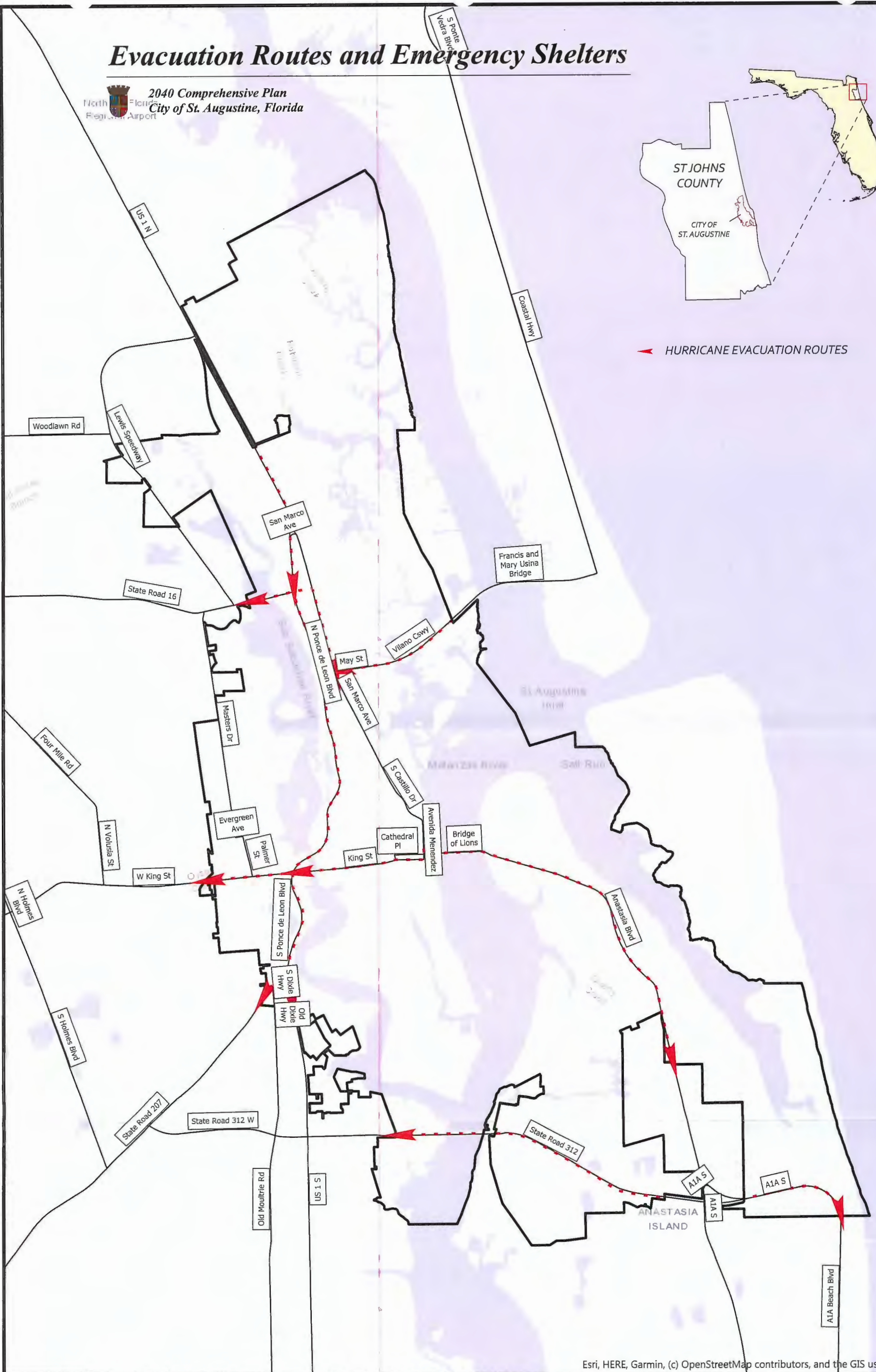


Evacuation Routes and Emergency Shelters

2040 Comprehensive Plan
City of St. Augustine, Florida



HURRICANE EVACUATION ROUTES



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Evacuation Routes:

Evacuation Routes and Shelters illustrates available routes and shelters utilized in the event an evacuation order is issued for The City of St. Augustine.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Evacuation Routes and Shelters Notes

Data Source:
Evacuation and Shelter data derived from information provided by St. Johns County Dept. of Emergency Management



0 0.25 0.5 1
Miles

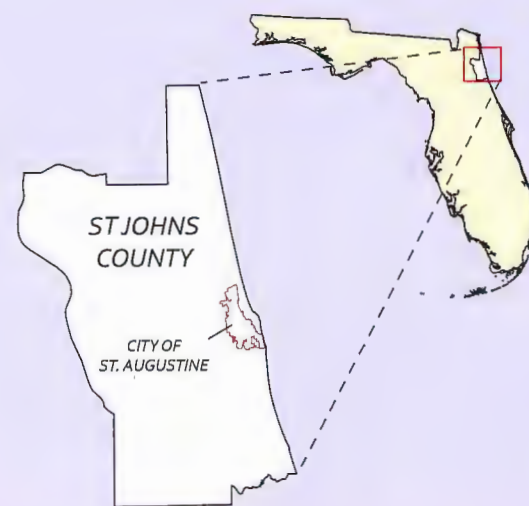
City of St. Augustine
Planning, Zoning, & Building Department
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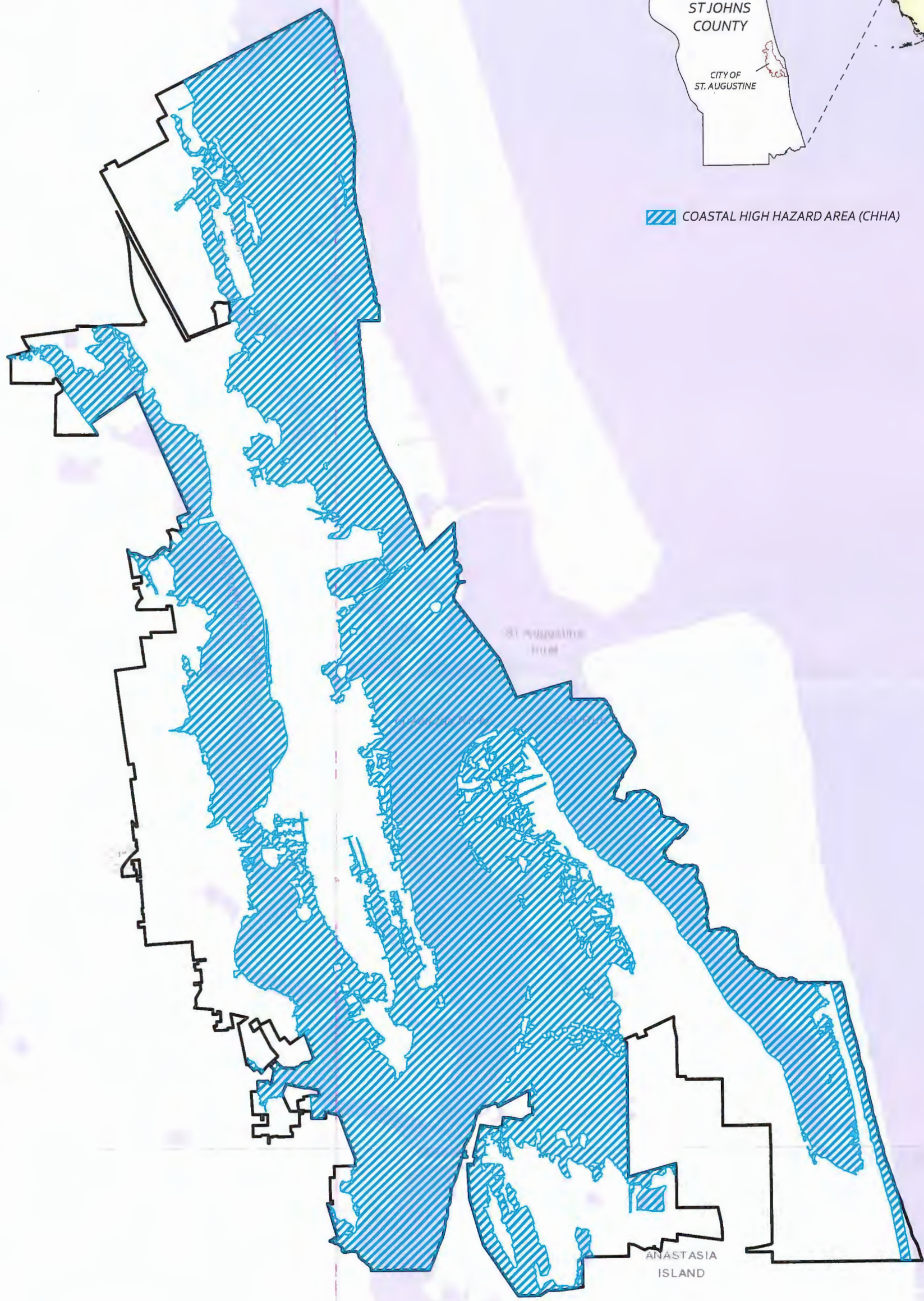


Coastal High Hazard Areas

 **2040 Comprehensive Plan**
City of St. Augustine, Florida
Flagler County Airport



 COASTAL HIGH HAZARD AREA (CHHA)



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Coastal High Hazard Areas:
The Coastal High Hazard Area map shows areas below the elevation of the Catagoy 1 storm surge line as established by Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Coastal High Hazard Area Notes
Data Source:
The Coastal High Hazard Area (CHHA) data layer was created to assist in controlling proposed development and for protecting the coastal environment. CHHA information is derived from SJC storm surge models



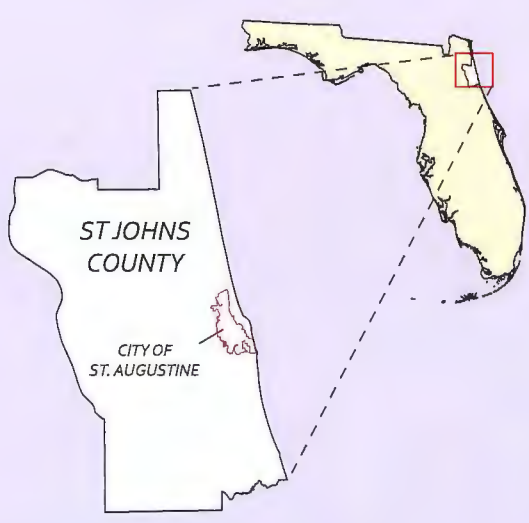
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Road Classification Map

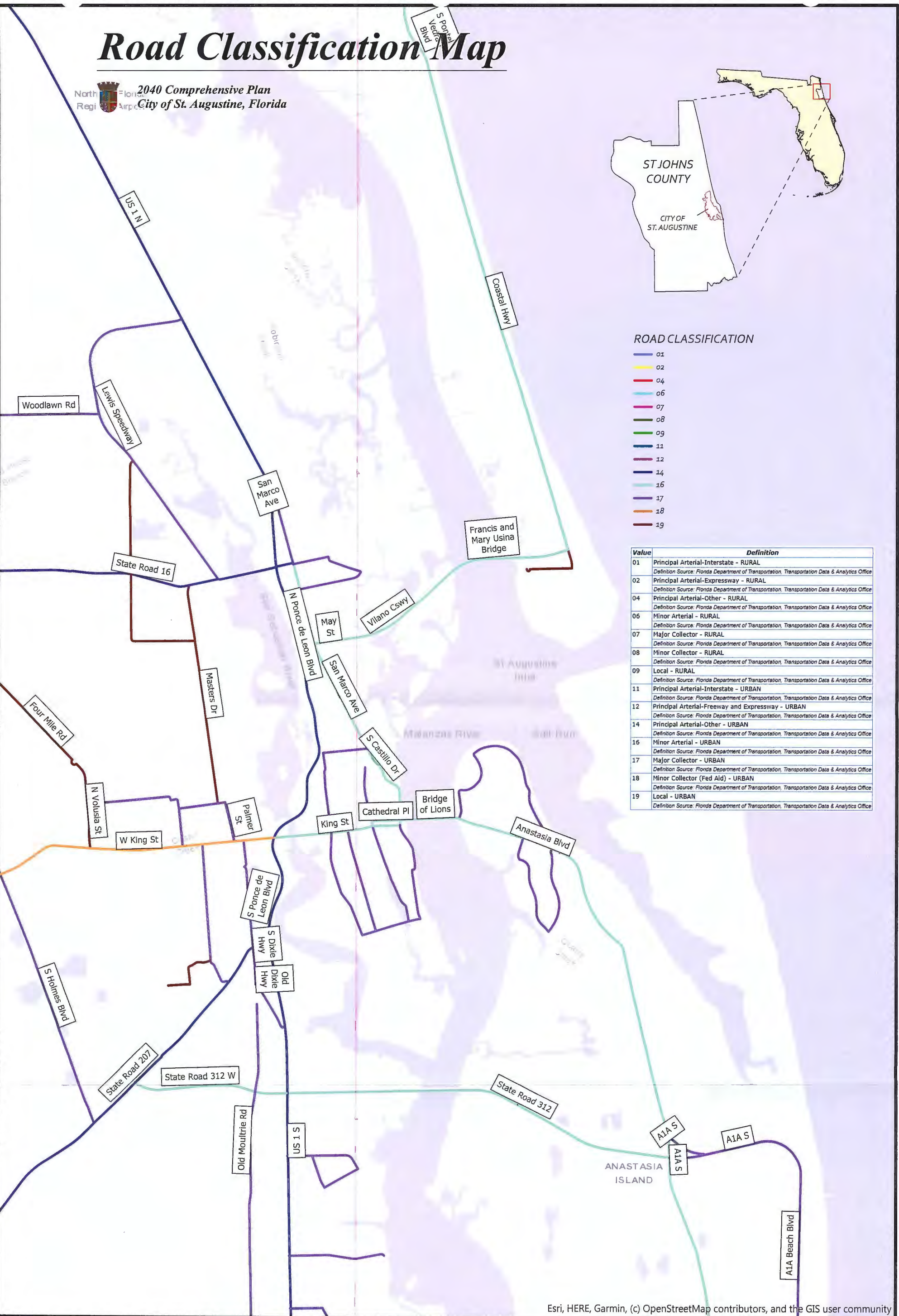
North  2040 Comprehensive Plan
Region  City of St. Augustine, Florida



ROAD CLASSIFICATION

- 01
- 02
- 04
- 06
- 07
- 08
- 09
- 11
- 12
- 14
- 16
- 17
- 18
- 19

Value	Definition
01	Principal Arterial-Interstate - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
02	Principal Arterial-Expressway - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
04	Principal Arterial-Other - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
06	Minor Arterial - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
07	Major Collector - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
08	Minor Collector - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
09	Local - RURAL Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
11	Principal Arterial-Interstate - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
12	Principal Arterial-Freeway and Expressway - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
14	Principal Arterial-Other - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
16	Minor Arterial - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
17	Major Collector - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
18	Minor Collector (Fed Aid) - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office
19	Local - URBAN Definition Source: Florida Department of Transportation, Transportation Data & Analytics Office



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Road Classification:

Roadway Classification is the system of categorizing streets and highways grouped into classes or systems, according to the functional character of service they provide

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Road Classification Notes

Data Source:

Road Classes are established through methods documented by St. Johns County and the Florida Department of Transportation.

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Planning, Zoning, & Building Department
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Phone: (904) 825-1065

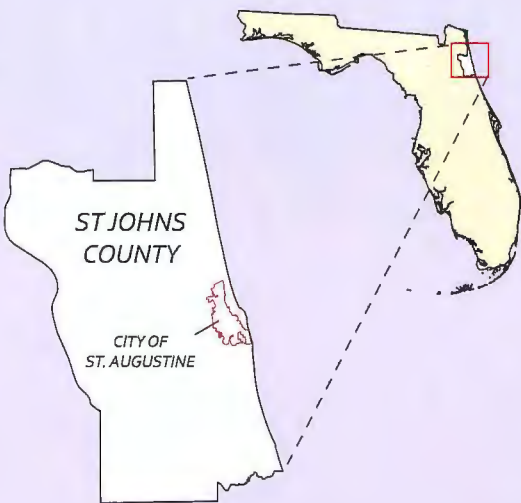
DISCLAIMER

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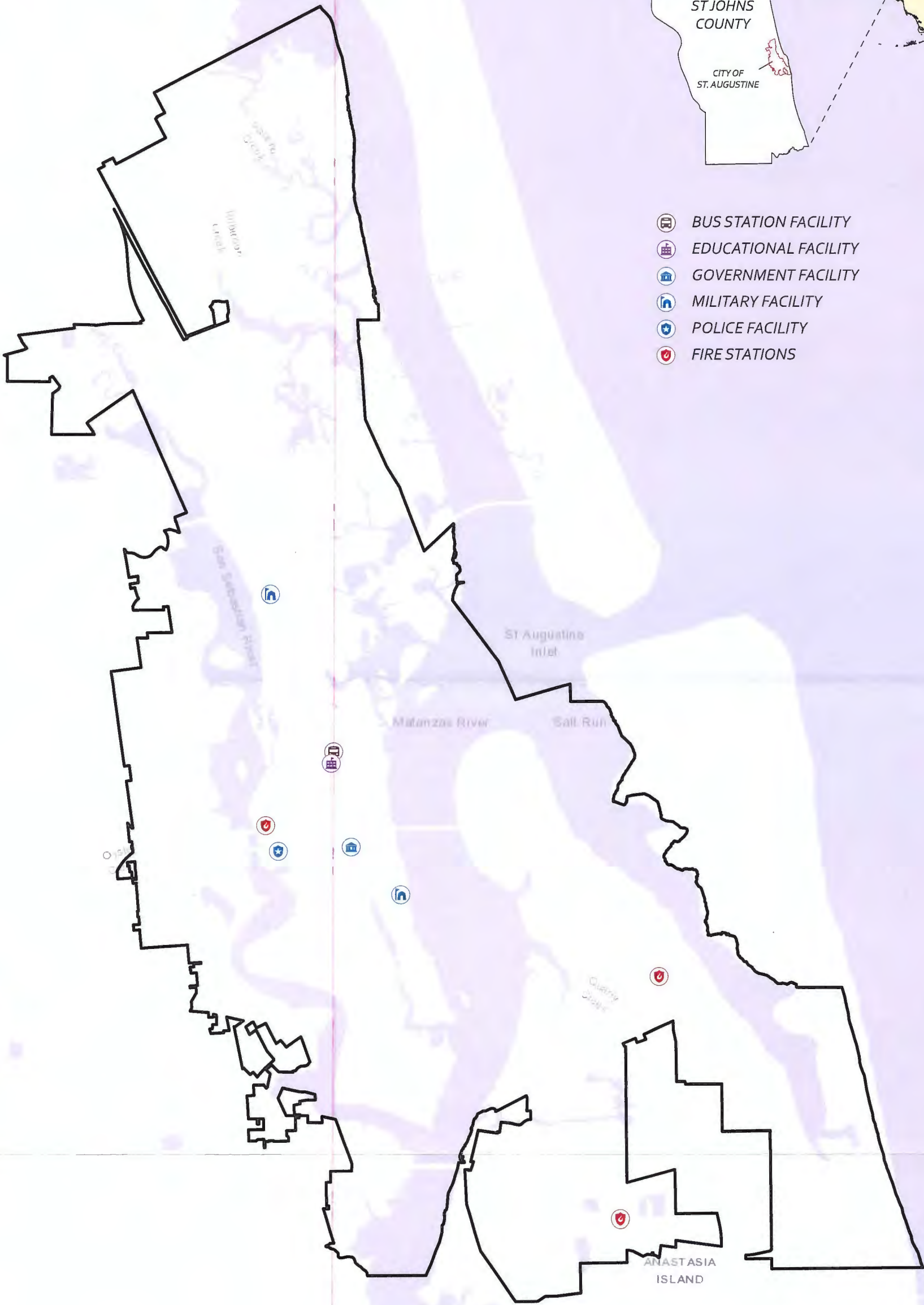


Public Buildings and Grounds

2040 Comprehensive Plan
City of St. Augustine, Florida
North Florida
Regional Airport



- BUS STATION FACILITY
- EDUCATIONAL FACILITY
- GOVERNMENT FACILITY
- MILITARY FACILITY
- POLICE FACILITY
- FIRE STATIONS

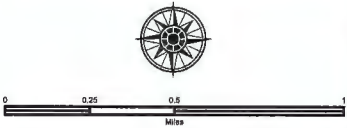


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Public Buildings and Grounds:
Public facilities throughout the City of St. Augustine.

Comprehensive Plan:
The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Public Buildings and Grounds Notes
Data Source:
Public Buildings and Grounds information provided by the City of St. Augustine GIS Department.



City of St. Augustine
Planning, Zoning, & Building Department
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Phone: (904) 825-1065

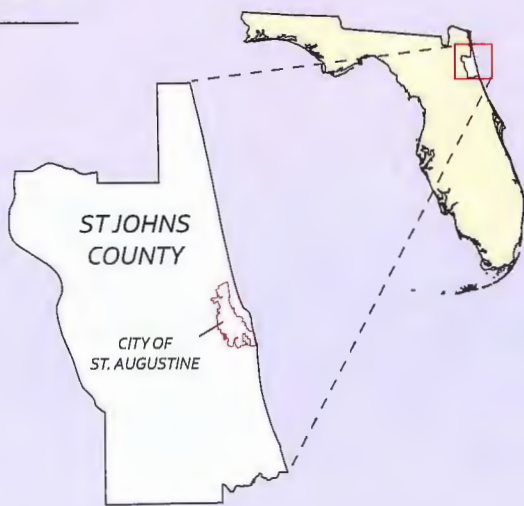
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Public Utility Infrastructure Area



2040 Comprehensive Plan
City of St. Augustine, Florida



 PUBLIC UTILITY INFRASTRUCTURE AREA

Tweele Swamp

Cowan Swamp

Treble Swamp

ANASTASIA ISLAND

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Public Utility Infrastructure Area:

This data is used by various agencies as a Utility planning strategy.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible in a cost-effective and environmentally acceptable manner.

Public Utility Infrastructure Area Notes

Data Source:

Data for the Public Utility Infrastructure Area is provided by The City of St. Augustine GIS.



City of St. Augustine
Planning, Zoning, & Building Department
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Phone: (904) 825-1005

DISCLAIMER

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CITY OF ST. AUGUSTINE
EST. 1565

Historic Preservation Element

Proposed

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Historic Preservation Element

Goals, Objectives and Policies

Chapter 163.3177 F.S. Optional Element

Historic Preservation Summary

The Historic Preservation Element is an optional comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The City is recognized as the oldest, continuously occupied European settlement in the continental United States. Its colonial connections to Spain and England are unique. The desire to protect, preserve, understand, and promote the unique cultural-crossroads that St. Augustine represents prompted the City to include a Historic Preservation Element as part of the City's Comprehensive Plan. To this end, the Historic Preservation Element contains a historical development outline, inventory of cultural resources, and a set of Goals, Objectives, and Policies to establish preservation needs.

The Historic Preservation Element serves as a guide for the development and use of land within the City of St. Augustine. This includes recognizing all aspects of preservation of the city and identifies the very real threats to the historic built environment, archaeological record, and its unique characteristics. The historic Spanish Colonial Town Plan, and the surrounding historic residential neighborhoods, and commercial corridors need to be considered from a preservation perspective as time moves forward.

Order of Issues and Page References

Cultural Resource Inventory	1-5
Preserving Historic Structures	6-9
Preserving Archaeological Resources	10-12
Preserving Community Character	13-15
Economic Incentives	16-17
Community Awareness and Promotion	18-21
Hazard Mitigation	22-24
Administration of Programs and Policies	25-30

Historic Preservation Element

Goals, Objectives and Policies

Chapter 163.3177 F.S. Optional Element

Overall HP Goal

The overall goal of the City's historic preservation program is to protect and preserve the historic resources of the city's built and archaeological environment, understand and enhance the City's historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances.

Cultural Resource Inventory

HP Goal 1

Update and maintain a cultural resource inventory of the city to evaluate the status of known cultural resources, identify undocumented cultural resources, identify threatened resources, and to prioritize documentation needs and designation recommendations.

HP Objective 1.1

Conduct a phased inventory of the city's cultural resources to include a historic structure survey, archaeological sites survey, and windshield survey to evaluate the condition of existing resources and assess the significance of unrecorded cultural resources within the next five (5) years.

HP Policy 1.1.1

New historic structure surveys will include West Augustine, Oyster Creek, and neighborhoods in the Fort Mose area where there is little existing documentation, while previous surveys in the National Register Historic Districts will be updated.

HP Policy 1.1.2

Identify locations of potential archaeological remains, including submerged resources, and inventory all the previous archaeological investigations completed by the City.

HP Policy 1.1.3

Complete a comprehensive windshield survey of the city to identify unrecorded cultural resources such as potential historic districts and landmarks, objects and scenic vistas, and viewsheds.

HP Policy 1.1.4

Resources formally surveyed will be documented in professional survey programs and geospatial databases.

HP Objective 1.2

Evaluate and prioritize resource designation, documentation, and preservation planning efforts in accordance with significance, threat, and institutional capacity.

HP Policy 1.2.1

Establish a method to identify historic and archaeological resources as either significant, contributing, or non-contributing, and apply the data towards current local historic districts or future designations.

HP Policy 1.2.2

Develop and maintain an endangered sites and properties list to include properties facing deterioration, properties and archaeological sites within areas subject to greater development pressures, flooding and erosion hazards, properties transferred from a tax sale, and unique buildings which may have a historic use that is not viable in its current zoning designation. The list can be compiled from resource surveys, building inventories, demolition permits, and other inspections or citations.

HP Policy 1.2.3

Plan a strategy for prioritized documentation of the most significant and/or threatened resources which may include partnerships with the St. Augustine Historical Society, Florida Division of Historical Resources, the University of Florida Preservation Institute, St. Augustine, Florida Public Archaeology Network, and St. Augustine Neighborhood Associations. Resources may include original Spanish colonial structures, unique structures threatened from flooding (such as the D.P. Davis buildings), architecturally significant mid-century modern buildings, and archaeological resources.

HP Policy 1.2.4

Prioritize national and local designation of historic districts and landmarks based on physical or environmental threats and/or cultural significance, which may include concentrations of post-WWII neighborhoods, structures associated with the Civil Rights Movement, and Native American and Spanish colonial archaeological sites, other themes deemed important to the City's heritage.

HP Goal 2

Promote the city's diverse history in a manner that is inclusive and accessible by using information from cultural resource inventories to increase local pride and community support of historic preservation activities.

HP Objective 2.1

Encourage community participation and broaden the documentation methods in user-friendly platforms to provide community members with information and tools to support preservation of the city's diverse cultural resources.

HP Policy 2.1.1

Provide survey inventories and related information to city staff and the public in an interactive geospatial web application which can be used in public and private planning projects, excluding specific locations of archaeological resources in accordance with state law.

HP Policy 2.1.2

In partnership with the oral history program of the St. Augustine Historical Society, efforts should be made to collect oral histories representing the diverse role St. Augustine's citizens have played in shaping the city's history. .

HP Policy 2.1.3

Develop character studies for historic neighborhoods to build on the neighborhood workbooks that identify important physical and historical development patterns of an area, which can be presented to the public in a digital platform for user-friendly access.

HP Policy 2.1.4

Identify and document thematic surveys to document cultural histories that are tied to more than one geographic location. Thematic surveys may include African American cultural and development patterns, mid-century modern architecture, and the city's first major historic preservation movement.

Preserving Historic Structures

HP Goal 3

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older, historic buildings and structures.

HP Objective 3.1

Increase threshold requirements for certificate of demolition applications for buildings that meet the criteria for exceptional significance and supplement the review process for undue economic hardship.

HP Policy 3.1.1

Applications for demolition may require documentation that reasonable efforts were made to explore whether an alternative use could support preservation of the structure without requiring substantial modification to the historic character of the property.

HP Policy 3.1.2

Applications for demolition may require documentation demonstrating the sale of the property or relocation of the structure is not technically or financially feasible to support preservation of the structure.

HP Policy 3.1.3

Applications for demolition may require documentation that an undue economic hardship exists, which includes evidence that is supplied by the applicant and evaluated on its own merit.

HP Policy 3.1.4

For more complex projects, the city may conduct an independent assessment of a property proposed for demolition and seek reimbursement from the applicant(s). This assessment could evaluate overall condition and structural soundness, the potential costs associated with rehabilitation or adaptive reuse, and the evidence provided for the undue economic hardship.

HP Policy 3.1.5

To encourage preservation through rehabilitation and compatible additions, replacement of new construction can be limited to a 10 to 15% increase in footprint or gross floor area of the existing structure.

HP Objective 3.2

Encourage compliance with demolition review requirements considering community awareness and limitations on after-the-fact demolition applications for all applicable properties.

HP Policy 3.2.1

Implement a process to provide notice to new business tenants and new property owners of the demolition review requirements and historic preservation incentives if they occupy buildings subject to the certificate of demolition requirement, which can be informed with data collected when new utility accounts are opened.

HP Policy 3.2.2

An owner may be required to reconstruct the building envelope including its footprint, height (with possible adjustment for floodplain elevation), form, materials and details when demolition is undertaken prior to receiving approval for demolition that is subject to the certificate of demolition requirement. To be effective, this requirement would need to be tied to a property's deed and future additions will be limited to maintain compliance.

HP Policy 3.2.3

Create the authority to require a waiting period between the date of the demolition and the date that a building permit and/or a Certificate of Occupancy can be issued on the property when a demolition is undertaken prior to receiving approval for demolition that is subject to the certificate of demolition requirement. The delay period could be waived if the Building Department is satisfied that the demolished building posed a threat to public safety.

HP Objective 3.3

Reduce demolition-by-neglect typically associated with a building or structure that is determined to be in a hazardous condition. Examples may include a building or feature subject to collapse and cause injury, unstable structural elements that are no longer able to carry loads safely, or conditions that make a building susceptible to water damage.

HP Policy 3.3.1

Apply provisions in the building code that require correction of unsafe conditions for older and historic structures, and provide notice to property owners or business tenants as in Policy 3.2.1 of the demolition review requirements and historic preservation incentives.

HP Objective 3.4

Provide assistance for properties identified on the endangered properties list that are in distress due to deterioration.

HP Policy 3.4.1

Identify the most severely deteriorated structures and attempt to contact the property owner to determine the obstacles that prevent maintenance and rehabilitation. Potential assistance may include design and technical preservation recommendations as well as providing information regarding economic incentives, preservation funding programs, and zoning opportunities that can support the long-term preservation of the structure.

HP Objective 3.5

Evaluate financial mechanisms that could support the preservation and rehabilitation of privately owned historic properties that are culturally significant or are fifty years old or older.

HP Policy 3.5.1

A mechanism, such as a mitigation bank or historic preservation trust fund, should be created. Potential funding sources may include contributions from property owners seeking new construction that adversely impacts historic buildings or archaeological remains. Financial contributions would partially offset the community's loss by providing funding for the preservation of properties with equal cultural value elsewhere in the City. Adverse impacts can include cases of demolition-by-neglect or an after-the-fact demolition application, which will be officially recorded in the deed until satisfied.

HP Objective 3.6

Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.

HP Policy 3.6.1

A process to request a historic preservation re-zoning application or variances can be created which requires the property owner to document that the building faces unique threats to its continued preservation within the current zoning requirements. There must be documentation that the new use provides a greater financial benefit and does not require substantial modification to the historic character of the property.

HP Policy 3.6.2

Properties which are not designated as historic within the criteria of exceptional significance may be required to seek designation as a local landmark or contributing to a local district which will designate the building as eligible for financial incentives and apply regulatory review of building alterations.

Preserving Archaeological Resources

HP Goal 4

Preserve and interpret St. Augustine's fragile and irreplaceable archaeological resources by providing sufficient support to the Archaeology Program, and also enhance opportunities to minimize or offset adverse impacts to archaeological resources.

HP Objective 4.1

To improve the staff's ability to meet the goals of the Archaeology Program and meet professional standards in accordance with the Archaeological Preservation Ordinance, the City shall maintain a staff of archaeologist(s) and seek future funding for additional curatorial and collection management staff to meet the US Department of the Interior curation standards.

HP Policy 4.1.1

Sustain and grow the Archaeology Program's volunteer efforts, which is essential to support the city's responsibilities for historic preservation through excavation, lab analysis, and long-term curation. Opportunities for training volunteers to perform advanced archaeological skills will be pursued.

HP Policy 4.1.2

Explore funding options and academic partnerships to supplement staff with internships, post-doctoral research candidates, and part-time staff who can be integrated within the existing field and laboratory work schedules.

HP Policy 4.1.3

Enhance access to Archaeology Program data by creating digital inventories, maintaining geospatial databases, producing timely reports summarizing archaeological investigations, and curating older collections of artifacts and records to meet professional standards for the ethical custodianship of St. Augustine's cultural resources.

HP Objective 4.2

Implement opportunities to minimize the adverse impacts of development projects on archaeological resources

HP Policy 4.2.1

Conduct archaeological assessments early in a project's planning phase to provide an opportunity for the City Archaeologist to comment on potential adverse project impacts that can be avoided with acceptable project alternatives.

HP Policy 4.2.2

Based on data obtained from an updated archaeological survey and inventory, (see HP Policy 1.1.2) an evaluation of the current Archaeological Zones can determine whether the geographic boundaries of each zone should be updated to reflect current archaeological knowledge and historical information.

HP Policy 4.2.3

To minimize impacts to significant archaeological resources in Zone I, which is the oldest and highest concentrated area of below-ground resources, the city should consider limiting some types of construction. Significant disturbance includes underground garages, basements, and excessively destructive foundation systems. Consideration should also include an evaluation of the impacts to archaeological remains created by underground stormwater retention.

HP Policy 4.2.4

Provide information to business tenants and property owners within archaeological zones about review requirements for project planning and new construction, which is regulated by the Archaeological Preservation Ordinance. The creation of new utility accounts may be a way to gauge when notices should be sent.

HP Policy 4.2.5

For projects that require an archaeological review within the parameters set by the Archaeological Preservation Ordinance, the City will explore mechanisms to discourage and deter applicants who complete projects without notification and/or approval from the City Archaeologist.

HP Objective 4.3

Provide a financial mechanism to support the preservation and interpretation of archaeological resources.

HP Policy 4.3.1

A mechanism, such as mitigation bank or historic preservation trust fund, should be created. Potential funding sources may include contributions from property owners seeking new construction on a parcel that adversely impacts archaeological features to offset the community loss by providing funds for the preservation and interpretation of resources. Adverse impacts can include cases of an after-the-fact archaeology review applications or conducting work without complying with archaeological monitoring stipulations.

Preserving Community Character

HP Goal 5

Preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns.

HP Objective 5.1

Encourage preservation of the overall character of historic areas by evaluating opportunities to designate each of the National Register of Historic Places neighborhoods as local historic preservation conservation districts and implement overlay or supplemental land development regulations designed to maintain the relationship of buildings along the streetscape and to each other. This approach can guide and encourage compatible new construction without requiring review by HARB to potentially address the form, mass and scale of buildings relative to adjacent properties and established patterns of the neighborhood.

HP Policy 5.1.1

The use of zoning tools is a community driven option and requires neighborhood participation and input. If supported by each neighborhood through the public meeting process, the zoning requirements can be expanded to include basic design elements such as materials and fenestration patterns.

HP Policy 5.1.2

The boundaries of zoning overlay districts, and what is regulated, should be identified with support of the neighborhood and include support from property owners, HARB, the PZB and the City Commission.

HP Policy 5.1.3

Provide clearly illustrated design guidelines to assist property owners in understanding building terminology and the character-defining features of the neighborhoods to build on the neighborhood character study in HP Policy 2.1.3 when overlay or historic preservation conservation districts are established

HP Objective 5.2

Encourage the preservation and protection of the overall character of older and historic areas by maintaining visual continuity along streetscapes and scenic vistas.

HP Policy 5.2.1

Consideration should be given to incorporating skyline, vista and viewshed restrictions to mitigate the impact of new development on historic resources including districts, sites, and individually designated National Register historic properties.

HP Objective 5.3

Influence redevelopment patterns to be compatible with the scale of the surrounding built environment through zoning designations that promote consistency with the streetscape or district's existing character and use zoning to promote adaptive re-use of older and historic structures.

HP Policy 5.3.1

Use information gathered in the neighborhood character studies to identify buildings or areas with a distinct character and evaluate whether the current zoning designation promotes new construction that is consistent with that character in terms of building footprint, setbacks, and height to evaluate the potential for changes to the zoning designation.

HP Policy 5.3.2

Use information gathered to identify properties that may have a historic use that is not viable in its current zoning designation based on the building character which contrasts with the surrounding character or building uses in the zoning district to provide a list of potential properties that may seek zoning incentives to support their long-term preservation.

HP Objective 5.4

Integrate preservation into the commercial thoroughfares and nodes which already includes King Street, San Marco Avenue and Anastasia Boulevard as important commercial and transportation thoroughfares through the city identified in the Design Standards.

HP Policy 5.4.1

Provide design and planning assistance to encourage revitalization of the major thoroughfares and other, smaller commercial connectors in a manner that recognizes the unique character of these areas to preserve broader aspects of the city's authentic heritage.

HP Policy 5.4.2

A variation on the Main Street program tailored to unique needs of the city could be developed to encourage façade improvements and supplement the Design Standards and Architectural Guidelines for Historic Preservation where they are already in place.

Economic Incentives

HP Goal 6

Provide financial tools and economic incentives to encourage more voluntary participation in preservation and rehabilitation of cultural resources.

HP Objective 6.1

Develop a strategy to establish a funding mechanism that promotes preservation and conservation of cultural resource activities that may include property acquisition or conservation, maintenance and rehabilitation of older or historic structures, and interpretation programs.

HP Policy 6.1.1

Pursue amendments to the Tourist Development Tax and Tourist Impact Tax programs that would allow municipal administration and authority within the collection area and to expand the allowable expenditures to include broader historic preservation and archaeological activities.

HP Policy 6.1.2

Develop the framework to allow implementation of a preservation mitigation bank where funds are contributed from required mitigation assessments and other allowable sources to enable financial support for rehabilitation of privately owned older and historic structures.

HP Policy 6.1.3

Determine whether a revolving fund or similar program that purchases endangered historic properties for resale to owners with preservation covenants can be developed and operated. This program could be supplemented with low-interest loans or grants to new owners for the costs of rehabilitation, as well as design assistance by volunteer architects and design professionals.

HP Objective 6.2

Property owners in St. Augustine have access to economic incentive programs including the Historic Preservation Property Tax Exemption (ad valorem) program, the Federal Rehabilitation Tax Credit program for commercial properties, and the 2013 Lincolnville Community Redevelopment Area (LCRA) for qualifying properties. The city will continue to support and promote these programs and will also continue to evaluate opportunities to provide additional incentives.

HP Policy 6.2.1

Reducing development and permit fees is an incentive that should be considered to encourage redevelopment of distressed historic properties or to simply reward compatible rehabilitation work. A fund may need to be established to offset building permit fees for projects that take advantage of the city's financial incentive programs.

HP Policy 6.2.2

The city should create preservation reinvestment opportunities and identify and promote other financial incentive programs that can benefit historic preservation, economic development, and neighborhood revitalization which can include strategically pairing funding available through the St. Johns County Housing and Community Development Division or other affordable housing programs with local funding incentives to encourage reinvestment.

HP Policy 6.2.3

Any new incentives should be focused to address specific areas so that they serve to generate private growth and investment in the surrounding area in a manner that fits the larger planning goals of the city.

HP Policy 6.2.4

Historic preservation incentive brochures should be made available that can be shared with new tenants and property owners.

HP Policy 6.2.6

An education session should be conducted annually or biannually on available incentive programs. HARB member participation should be encouraged and reported to the Florida Division of Historical Resources CLG division on the annual CLG report.

Community Awareness and Promotion

HP Goal 7

Increase community awareness of the city's historic preservation program and celebrate the value and diversity of the city's heritage with support from local institutions, organizations, groups and community members.

HP Objective 7.1

Improve the visible identity and documentary efforts of St. Augustine's cultural resources and increase access to the city's cultural resource inventory.

HP Policy 7.1.1

The installation of signage identifying each historic neighborhood or place should be expanded beyond the locally-designated Historic Districts and Lincolnville. This can include decorative street signs, directional signs, gateway signs, historical markers at significant sites, etc., and should be undertaken utilizing consistent graphics for clear visual identity. Descriptive information and labels will be based on documentary information to ensure its authentic representation of St. Augustine heritage.

HP Policy 7.1.2

Signage can be linked to digital media and supplemented by mobile access to the city's cultural resource inventory. Archaeological sites will be excluded to avoid unintended exposure that can pose risks to the site's preservation.

HP Policy 7.1.3

The City will use the cultural resource inventory and previous survey recommendations to support new nominations of significant archaeological sites, historic structures, objects and districts to be listed in the National Register of Historic Places which provides formal documentation of the city's cultural resources, enhances their appreciation and understanding as well as demolition review under local ordinance. The properties identified as eligible for potential National Register designation will be shared with the community to determine if property owners support moving forward with the formal designation process.

HP Policy 7.1.4

Given the enormity of the remaining archaeological resources in the city and particularly in the Town Plan Historic District, a prioritized list should be developed based upon clearly defined parameters including recognition of unique spatial and temporal boundaries. When appropriate, this task should include updating listed properties, specific districts, to include contributing archaeological resources as well.

HP Objective 7.2

Improve existing print and multi-media materials and develop new materials and programming to share general historic preservation resources and information about the city's preservation program across multiple audiences.

HP Policy 7.2.1

Increase opportunities for public interpretation programs adjacent to current archaeological excavation sites which can include digital media accessible from remote mobile devices.

HP Policy 7.2.2

St. Augustine historic preservation division staff should work closely with organizations and educational institutions to expand resources for lecture topics such as neighborhood history and revitalization; available historic preservation incentive programs; flood and hazard preparedness; and what to do in the event of an archaeological find.

HP Policy 7.2.3

Provide training to educate realtors, builders, and architects or other professionals on the city's historic districts and neighborhoods, preservation procedures, preservation incentives and financial benefits. This can be implemented by the historic preservation staff as part of realtor board training.

HP Policy 7.2.4

Develop hands-on workshops focused on building preservation topics such as window restoration, masonry repointing, and architectural design. This can be completed in conjunction with professional consultants, contractors, and architects in coordination with local non-profits and filmed or streamed for web viewing.

HP Policy 7.2.5

Print materials should be made available to the general public and also provided directly to new tenants and property owners that includes information about HARB, historic designation, preservation incentives, the Certificate of Appropriateness and Certificate of Demolition processes, hazard mitigation resources, as well as archaeological review requirements and the protocol for unexpected archaeological finds. A similar pamphlet can be developed for any adopted Historic Preservation Districts or similar areas. These pamphlets could be distributed by realtors and the city to new property owners as part of a welcome package.

HP Policy 7.2.6

Walking tours and podcasts describing the Historic Districts and publicly accessible archaeological sites should be developed in cooperation with neighborhood associations. This same information should be included in tour brochures made available at the Visitor's Center and City Hall.

HP Policy 7.2.7

Develop a social media presence with accounts for historic preservation activities to provide posts of preservation accomplishments and archaeological findings and news. Solicit print and broadcast outlets for opportunities to share information on current events and activities in addition to their requests for comments on specific projects.

HP Policy 7.2.8

Improve the information and organization of the city's website and multi-media resources for the historic preservation division to include links for preservation-related activities and events, current excavations under the city's archaeology program, archaeological review procedures, preservation incentives, current development reviews under the HARB, helpful preservation resources such as the Florida Master Site File, National Park Service Preservation Briefs, and information on National Register listings, among others.

HP Objective 7.3

Increase awareness of how historic preservation positively affects the city and celebrate historic preservation achievements in the community.

HP Policy 7.3.1

Recognize the achievements of successful projects, individuals and groups that have had a positive impact on preserving the city's architectural, archaeological and cultural heritage through an awards ceremony.

HP Policy 7.3.2

Provide a recap of the city's historic preservation efforts. This can include a report on completed surveys, new Historic Districts, the number of applications processed, archaeological digs completed, artifacts conserved and other city-sponsored initiatives. This recap should be posted on the City website and shared in the opening remarks at a preservation themed event.

HP Policy 7.3.3

The city should continue applying for grant funds through the Florida Division of Historical Resources and awards from the Florida Trust for Historic Preservation while seeking to diversify and broaden these opportunities. There are also multiple national programs and designations beyond the National Register that could enhance the city's visibility and distinction which increases funding considerations. Wider promotion of the city's resources will help generate awareness of its significance and increase the opportunity to address potential threats facing the city with state and national leaders.

Hazard Mitigation

HP Goal 8

Prioritize the protection of cultural resources in the larger context of the city's disaster management and resiliency planning efforts to include hazard mitigation, preparedness, response, and recovery methods that support the long-term protection and preservation of the historic structures, objects, and sites in the city.

HP Objective 8.1

Continue to incorporate historic preservation as a priority into the city's disaster planning and resiliency strategies while accumulating data and analysis that can be used to develop a historic preservation hazard mitigation plan.

HP Policy 8.1.1

Expand the cultural resource inventory to identify cultural resources threatened by natural hazards including tropical cyclone events, flooding, erosion, and sea level rise based on previous studies, maps, and any new information that is developed. Prioritize documentation of the most severely threatened resources as indicated in HP Objective 1.2. Include identifying the key historical and physical attributes of a property or site and/or identification of the area's sensitivity to potential hazards.

HP Policy 8.1.2

Evaluate the potential financial impacts of a disaster to the community's cultural resources including the potential impacts to the community's heritage tourism economy.

HP Policy 8.1.3

The historic preservation division staff should participate in the task force meetings of the St. Johns County Emergency Management Division and Local Mitigation Strategy development to identify the vulnerability of cultural resources to hazards and help prioritize mitigation projects that are eligible for funding.

HP Policy 8.1.4

Specific protection measures for cultural resources under stewardship of the City of St. Augustine will be developed to mitigate the impact of a potential hazard and provide leadership to encourage other property owners to follow suit. A specific plan should be undertaken for the archaeological laboratory which contains archival documentation and sensitive artifacts.

HP Policy 8.1.5

Update and maintain information that is readily available to communities and property owners to better understand their level of risk from the specific hazards that have a higher likelihood in St. Augustine, including flooding and storms to encourage community support and participation in disaster planning programs. Geospatial data can be an important tool to convey multiple layers of information.

HP Objective 8.2

Identify clear policies that address flood mitigation and historic preservation in the community to recognize the significant vulnerability of the city to flooding and sea level rise.

HP Policy 8.2.1

Prepare Design Guidelines for Flood Mitigation as a stand-alone document or a chapter in the AGHP. If incorporated into the existing AGHP, the AGHP should be reviewed and updated so its recommendations and requirements are consistent and do not conflict with flood and wind mitigation recommendations.

HP Policy 8.2.2

Define acceptable building elevation heights relative to the Base Flood Elevation (BFE) or Design Flood Elevation (DFE) and/or construction types.

HP Policy 8.2.3

Identify appropriate materials and design considerations for higher foundations and extended stairs as well as acceptable water-resistant materials for flood prone areas.

HP Objective 8.3

Develop procedures to respond and recover from a disaster that preserves historic fabric and character.

HP Policy 8.3.1

Identify preservation partners from adjacent communities, volunteers and the county or state representatives who will be able to assist in the review of preservation issues and provide information regarding preservation assistance programs in the event of an impending disaster.

HP Policy 8.3.2

In the aftermath of a disaster, it is important to identify opportunities for historic preservation advocates and emergency management personnel responsible for recovery activities to protect historic resources. Sharing the cultural resource inventory and disaster mitigation techniques for historic structures can help inform recovery personnel of the city's preservation goals.

HP Policy 8.3.3

To better protect historic resources, building inspection staff will be familiar with historic preservation requirements and be able to access preservation representatives in an emergency in an effort to process expedited permit reviews.

HP Policy 8.3.4

Planning and Building Department staff can be authorized to approve minor repairs and stabilization measures without formal HARB review to expedite stabilization and provision of a weather-tight building enclosure and reduce the administrative burden on property owners. The AGHP or hazard mitigation design guidelines can provide specific examples of appropriate stabilization measures and repairs.

HP Policy 8.3.5

Establish a plan that promotes repair and re-use of historic materials and components vulnerable to high winds and flooding such as porches, railings, windows, shutters, fences, and decorative plaster and wood interior features, etc. This can also be promoted as a sustainable option to disposal. To be effective, training collection personnel and providing educational materials or programs will be a key component.

HP Policy 8.3.6

The City will develop information to guide property owners during the recovery phase including what they should and can do to protect their properties and return to normal. Websites, brochures and/or pamphlets should be readily available for distribution during preparation of an impending hazard and in the immediate aftermath of an event.

HP Policy 8.3.7

Recommended strategies for mitigation and repairs of historic resources should be provided as well as information regarding the availability of historic preservation technical and financial assistance to encourage property owners to conduct sensitive repairs and reduce the unnecessary loss of historic materials.

Administration of Programs and Policies

HP Goal 9

Preserve and enhance St. Augustine's cultural resources and collections with continued leadership and stewardship within the city administration when evaluating future development for city projects.

HP Objective 9.1

Integrate preservation into all aspects of city planning initiatives that may impact cultural resources in older neighborhoods, historic districts, archaeological sites and heritage tourism programs and resources under city stewardship.

HP Policy 9.1.1

Include historic preservation staff in planning initiatives to help determine the potential impact of the city's proposed development activity on resources identified in the cultural resource inventory. Following an assessment of the proposed project and potential level of impact, it can then be brought to HARB for review as appropriate and/or further research by the archaeology staff to determine if any alternatives or mitigation actions can be considered.

HP Policy 9.1.2

Inter-departmental cooperation will be facilitated when structures or sites will be impacted from development activities to include Public Works Department permits with ground penetrating activity that requires review by and coordination with the City Archaeologist.

HP Policy 9.1.3

The City of St. Augustine is a steward of many cultural resources including the archaeological collections and archives, terrestrial and submerged sites, historic buildings and structures, objects, and landscape features. Historic preservation will continue to be a goal when considering the planning and design of public properties, facilities, spaces, and infrastructure including condition assessments, documentation measures, and management plans.

HP Policy 9.1.4

A restrictive covenant should be required on property sold by the City of St. Augustine to protect historical architectural and archaeological resources. Based upon the nature of the property, the covenant could include limiting construction areas to protect archaeological resources from

damage, requiring HARB review of exterior alterations and/or prohibition of demolition of significant features or elements.

HP Policy 9.1.5

Continue support staff positions of the Historic Preservation Division and professional development opportunities to manage the responsibilities outlined herein while advancing their ability to implement programs and policies that meet or exceed professional standards in the cultural resource preservation field.

HP Policy 9.1.6

Financial resources to supplement the city's budget and staff will continue to be pursued including state and national grant programs, partnerships with educational institutions, and related cultural organizations.

HP Objective 9.2

Maintain designation as a Certified Local Government with the Florida Division of Historical Resources and the National Park Service under the Department of the Interior.

HP Policy 9.2.1

Perform responsibilities of the Certified Local Government guidelines and agreement and maintain a positive standing by submitting monthly reports and meeting grant reporting requirements when applicable.

HP Goal 10

Facilitate a balance of economic growth and the preservation, continued use, and adaptive use of cultural resources with programs and policies that are user-friendly and responsive to the needs of the community.

HP Objective 10.1

Conduct a regular evaluation of the city's historic preservation program to include tasks in the Historic Preservation Master Plan as a means of identifying priorities and measuring the program's progress.

HP Policy 10.1.1

An annual report and work plan for the upcoming year will be developed by HARB and/or PZB in a public workshop. Tasks from the work plan and other identified needs can be assessed for human resources and budget needs while providing a public forum each year to ensure the priorities of the preservation program are achieved.

HP Objective 10.2

Promote preservation programs to encourage affordable housing in historic neighborhoods.

HP Policy 10.2.1

Partnerships should be developed with community housing organizations to encourage affordable and low-income housing in historic neighborhoods including possible incentive programs.

HP Policy 10.2.2

Compliance with historic preservation standards can place an undue economic burden on low and moderate income households by requiring the installation of specific materials when there are less costly options available. Provide a means for HARB approval in instances where conformance would place a financial hardship to individuals meeting income standards when the basic form and rhythm can be preserved and the work will not irreversibly affect the building's historic character.

HP Objective 10.3

Continue administration of the municipal tax exemption for historic properties and seek other opportunities to encourage private investment in historic preservation.

HP Policy 10.3.1

See also HP Goal 6 for specific policies related to other opportunities for historic preservation investment and community revitalization and other methods to increase awareness about historic preservation incentives.

HP Objective 10.4

Revise the Historic Architectural Review Board ordinance and zoning chapter definitions, historic preservation applications, demolition review procedures, and associated meeting procedures to incorporate proposed revisions of the Historic Preservation Master Plan as they are approved or implemented. Other updates generated from changes to the Architectural Guidelines for Historic Preservation or other new policies may be required.

HP Policy 10.4.1

Historic resources should be easily identified in a city-wide, geo-spatial database indicating the need for HARB and/or archaeological review as part of a permit or HARB application process.

HP Policy 10.4.2

Clarify preservation standards and definitions that are not clearly defined in the ordinance such as definitions, process of designation of local and national historic districts, designation and administration of local landmarks, demolition review thresholds, corresponding implications from other ordinances, documentation of undue economic hardship, and procedures for identifying and pursuing a case of demolition-by-neglect.

HP Policy 10.4.3

Provide clear explanations of review requirements and processes associated with a demolition application to include a worksheet with a submission checklist and requirements for a building condition assessment and economic hardship when required.

HP Policy 10.4.4

Provide clear details on the variety of requirements that may be attached as a condition to approval of a demolition application including instructions for the Florida Master Site File, measured archival drawings, photography. The level of required documentation may be adjusted based upon the significance of the historic resource.

HP Policy 10.4.5

The demolition review procedures may be modified for buildings that are not designated which may include a preliminary determination as whether or not a property that is 50 years old or older is potentially eligible for local Landmark listing prior to HARB review. If HARB concurs during the public meeting that the property is not eligible for local landmark or other designation, the building may be granted demolition approval with or without conditions. Alternatively, if the HARB determines the property may be eligible for designation the full demolition review will be required.

HP Policy 10.4.6

Design review by HARB may be required for designated local landmarks in order to balance the property's eligibility for zoning and financial incentives with historic preservation goals.

HP Policy 10.4.7

The administrative review authority of the historic preservation staff may be expanded for minor applications based on the type of alteration and its conformance with the AGHP, significance of the property, location of the property, and existing conditions with the provision that staff may determine that HARB review is required.

HP Policy 10.4.8

A requirement for applicants to provide both paper and digital photographs and application materials at the time of submission should be put in place to facilitate sharing of information with HARB members and the public, while minimizing staff time associated with scanning. For applicants who do not or are unable to comply consistent with department procedure.

HP Policy 10.4.9

HARB application materials should be posted online to allow neighbors to understand proposed property alterations and choose whether or not to attend and participate in the HARB meeting, voicing either support or opposition. This would increase the transparency associated with the HARB review process and, in cases in which HARB recommends design alterations, also serves to demonstrate the benefits of the process.

HP Objective 10.5

Revise the Architectural Guidelines for Historic Preservation (AGHP) to include changes in materials and technology and additional design guidelines and requirements to incorporate proposed revisions of the Historic Preservation Master Plan as they are approved or implemented. Other updates generated from changes to the city ordinances or other new policies may be required.

HP Policy 10.5.1

The AGHP should provide property owners an expectation of what will and will not be approved by HARB as part of the review process by addressing the issues relevant to today's property owners. This is often best accomplished via illustrations of appropriate and inappropriate alternatives, supplemented by descriptions in layman's language. Historic district guidelines written specifically for a district can often best address local character and issues and can be chapters added to the city-wide AGHP or a stand-alone document.

HP Policy 10.5.2

New building materials and technologies have either been introduced or gained in popularity increasing the likelihood that they will be considered by owners, design professionals, and contractors as they make improvements to properties. These include alternative wood and window products as well as technology such as generators. Although perhaps not appropriate in all locations, instances in which they might be appropriate should be identified in the AGHP.

HP Policy 10.5.3

The AGHP can provide review criteria using design principles in a manner consistent with the building and/or context area when architectural style is not prescribed as the method of regulating new construction. Using architectural style can promote a specific ambience within a district, however it can create imitations of historic buildings and a false sense of history in conflict with the Secretary of the Interior's Standards for Rehabilitation.

HP Policy 10.5.4

Hazard mitigation or flood mitigation design guidelines for historic preservation that may be adopted can be incorporated into the AGHP or as a stand-alone document.

HP Policy 10.5.5

Sustainable practices and design methods should be incorporated in the AGHP wherever possible to assist property owners in making educated decisions to improve their property's energy performance and reduce environmental impact.

HP Policy 10.5.6

The implementation of recommendations that promote the preservation of historic properties should be evaluated in tandem with the city's overall environmental conservation goals and approach to sea level rise (perils of flood).

HP Policy 10.5.7

The administrative review authority of the historic preservation staff may be expanded for minor applications and will need to be added to the AGHP to provide staff the detailed review criteria.

Conservation and Coastal Management Element Proposed Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Conservation and Coastal Management Element Goals, Objectives and Policies

Conservation Summary Chapter 163.3177(6)(d) F.S.

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

This environmental planning process is a continuously evolving one that responds not only to new discoveries about the importance of upland and aquatic habitats, but also to the changing needs and priorities of the citizens who share those areas.

The role of the Conservation Element is to maintain or improve the quality of the City's environmental and natural resources and its citizens' quality of life in the face of potential population and development growth. The Conservation Element must work in harmony with the Future Land Use, Coastal Management, Transportation and Mobility, Recreation and Open Space, and the other elements of the Comprehensive Plan in ensuring environmental protection while fostering responsible economic growth. The updated Conservation Element provides an inventory and analysis of the City's natural resources and establishes policies that provide long-term protection and management of these resources.

Order of Issues and Page References

Natural Resources 1-9

- Air Quality
- Surface Water
- Floodplain Protection
- Hazardous Waste
- Soils and Minerals
- Environmentally Sensitive Areas
- Wetlands

Conservation of Groundwater Resources 9-15

- Wellfield Protection
- Coordination with Land Use Plan
- Regional Water Supply Planning
- Conserve and Appropriately Use Energy

Coastal Management Summary

Chapter 163.3177(6)(g) F.S.

Since 2011 the perspective on the environment and the impacts of human development have both expanded and changed.

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

A community's natural resources are among its greatest assets. They warrant protection and enhancement not only for their ecological importance, but also for protecting against natural disasters, and rising waters in low lying coastal zones, including addressing the impacts of sea level rise.

Order of Issues and Page References

Maintain, Restore, Enhance, Coastal Quality	16-25
Ecological Planning Principles	25-26
Development in Coastal High Hazard Area (CHHA)	26-29
Protect Against Natural Disasters	29-32
Ports	32
Preservation	32
Perils of Flood and Sea Level Rise	32-36

Overall Conservation and Coastal Management Goal

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

Chapter 163.3177(6)(d) F.S.

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

Natural Resources

Air Quality

CCM Objective 5 1.1

The City shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP). The measurable target for this objective is continuing to meet the FDEP air quality standards.

CCM Policy 5.1 1.1.1

The City shall continue to allow the Department of Environmental Protection (FDEP) to maintain an air quality monitoring station at the City Public Works Complex in the West Sector or other locations if deemed appropriate by the FDEP. Should this monitoring show that air quality standards are not being met, the City will take appropriate action through the direction of FDEP to resolve the air quality deficiency.

CCM Policy 1.1.2

The City of St. Augustine shall cooperate with any local, state or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

CCM Policy 1.1.3

The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:

- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
- b. Require vegetative and landscape buffers, and where appropriate, street trees along

- transportation corridors to buffer land uses;
- c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
- d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.

CCM Policy 1.1.4

The City shall report suspected air quality violations to FDEP.

CCM Policy 1.1.5

The City of St. Augustine shall require that industrial and commercial businesses in the City meet or exceed applicable federal and state air quality standards.

Surface Water

CCM Objective 1.2

The City shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

CCM Policy 1.2.1

The City shall continue to ensure the protection and enhancement of surface water quality.

CCM Policy 1.2.2

The City shall work towards the enhancement of the Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) surface water quality testing program results by aiming for the development, operation and maintenance of cost effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns while protecting the public health and environment.

CCM Policy 2.2 1.2.3

The City will ~~C~~ontinue to cooperate with the Florida Department of Environmental Protection (FDEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Policy 1.2.4

The City shall update its Stormwater Master Plan (stormwater management system) within three (3) years of adoption of this comprehensive plan. The design of the Stormwater Master Plan (stormwater management system) shall meet the rules and criteria established by the City of St. Augustine, the SJRWMD, the Florida Department of Transportation (FDOT), if applicable, and the Northeast Florida Regional Council (NEFRC).

CCM Policy 1.2.4.1

After completion of the Stormwater Master Plan update, the City shall identify those components of the stormwater management system that may be contributing to the degradation of surface water quality, and develop a priority listing for mitigating those elements on an annual basis.

CCM Policy 1.2.4.2

The City shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, ponds, rivers, streams, creeks, and wetlands.

Floodplain Protection

CCM Objective 1.3

The City shall ensure long range protection of the functionality of the City's floodplains.

CCM Policy 1.3.1

The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.

CCM Policy 1.3.2

The City shall enforce land development regulations and amend the land development code (LDC) as necessary to specify regulations for development within the floodplains and any floodways.

CCM Policy 1.3.3

The 1% annual chance flood zone (100-year flood zone) shall be delineated within the Future Land Use Map series, and its demarcation shall be determined by the most recent flood insurance rate maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA).

CCM Policy 1.3.4

The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.

Hazardous Waste

CCM Objective 1.4

The City shall coordinate with the appropriate agencies that ensure that sources of hazardous wastes are identified and monitored.

CCM Policy 1.4.1

The City shall continue to utilize the City and the County's fire and emergency management services and the state emergency response commission for hazardous materials for monitoring of any hazardous waste generators within the City.

CCM Policy 1.4.2

The City shall coordinate with St. Johns County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

CCM Policy 2.1 1.4.3

~~The City shall~~ Coordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways.

Soils and Minerals

CCM Objective 1.5

The City shall appropriately manage soils data and protect against soil erosion and uses inconsistent with the soils of the city.

CCM Policy 1.5.1

The City shall require that an erosion and sediment control plan be submitted prior to commencement of any development activities; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

CCM Policy ~~1.8~~ 1.5.2

The City shall require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy 1.5.3

The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Objective 3 1.6

Protect and conserve minerals and soils by continuing enforcement of the development regulations.

CCM Policy ~~3.1~~ 1.6.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

Environmentally Sensitive Areas

CCM Objective 1.7

The City shall conserve, protect and appropriately use native wildlife habitat and environmentally sensitive areas.

CCM Policy 1.7.1

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other appropriate permanent protective mechanisms to ensure the preservation of natural communities and listed animal species habitat.

CCM Policy 1.7.2

The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as, species of special concern.

CCM Policy 1.7.3

The City shall notify the FFWCC of the presence of any roosting, nesting or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

CCM Policy 1.7.4

The City's Land Development Code (LDC) shall establish regulations to ensure the protection of areas of native vegetation, wildlife habitat and endangered and threatened species, including the following:

- Developers shall be required to identify wildlife habitat and endangered and threatened species as part of the development review process, and they shall be required to submit mitigation measures for review as part of the City's development review process, if necessary.
- The City shall require proposed development to utilize and preserve existing topographic contours to the maximum extent feasible in project design.
- The City shall require proposed development to assess the potential of creating or adding to greenway corridors or trails within their project to adjacent land or adjacent jurisdictions in an effort to incrementally build protected corridors.

CCM Policy 1.7.5

The City shall monitor the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife:

- The removal or excavation of soil, sand, gravel, minerals, organic matter or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The undertaking of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Policy 1.7.7

During the statutory Evaluation and Appraisal Report process, the City shall obtain updated maps from FFWCC showing the locations of unique natural areas and of habitat for endangered and threatened species and species of special concern.

CCM Policy 1.7.8

The City shall strive to coordinate with St. Johns County to encourage the protection of environmentally sensitive areas that cross jurisdictional boundaries.

CCM Policy 1.7.9

The City will encourage the restoration of degraded natural areas through the restoration of natural communities, restoration of natural hydrology and removal of non-native vegetation through the development review process.

CCM Policy 1.7.10

The City shall protect any natural preservation property if identified in the recreation and open space element.

CCM Policy 4.4 1.7.11

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations.

Wetlands

CCM Objective 1.8

The City of St. Augustine will protect and manage wetlands and the natural functions of wetlands in accordance with Section 163.3177(6)(d).F.S. by implementing the following policies.

CCM Policy 1.8.1

No development will be allowed in areas assigned the Open Land (Conservation) land use category as created by this 2040 Comprehensive Plan, except the following uses:

1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City Land Development Regulations, and in accordance with any other applicable jurisdiction.
2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water; floodplain management, commercially or recreationally valuable fish and shellfish, or

- protection of vegetative communities or wildlife habitats.
3. New development and redevelopment shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments, utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance.
 4. Allow for Insect Control Structures, stormwater management structures, as well as utility installation with temporary impacts to the wetlands.
 5. Setbacks shall be must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan.

CCM Policy 1.8.2

The fragmentation of large wetland community associations shall be discouraged by allowing for density transfers, conservation easements, transfer of development rights, fee simple acquisition, and encouraging development clustering away from the wetlands and other land development tools to enhance conservation, as implemented by the land development code or other legal instrument.

CCM Policy 1.8.3

All wetlands on any proposed development site must be identified as part of the City's application process prior to the issuance of development orders which permit site alteration.

CCM Policy 1.8.4

The City shall adopt a Map as part of the Future land Use Map Series designating wetlands. Wetland areas will be delineated based on the procedures outlined by standard industry practice. The precise delineation of these areas shall be determined through site specific studies and field determination through the permitting and review process.

CCM Policy 1.8.5

The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.

CCM Policy 1.8.6

Removal, encroachment and alteration of wetlands pursuant to the "no net loss" requirements of the City Comprehensive Plan, and shall be in compliance with the following:

1. Appropriate justification for the proposed alteration is provided to the City;
2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the

Conservation Overlay Zone development section of the Comprehensive Plan;

4. The following activities are permitted in wetland setback areas provided:

- (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;
- (b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.

CCM Policy 1.8.7

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended.

CCM Objective 1.9

The City will work towards establishing an education and outreach program related to the City's resources.

CCM Policy 1.9.1

Through education and outreach the City will encourage public participation, possible land acquisition opportunities and intergovernmental coordination.

Water Conservation

Conservation of Groundwater Resources

CCM Objective 6 1.10

Protect the quality and quantity of St. Augustine's ground water resources through the participation in the Florida WaterStar program and the use of waterwise and Florida-Friendly Landscaping practices. The measurable target for this objective is water quality and quantity measured by the monitoring well at the City's wellfield. This monitoring well is required by the St. Johns River Water Management District's Consumptive Use Permit.

CCM Policy 6.1 1.10.1

The City will maintain the existing 1,500 feet protective easements around the potable water well fields.

CCM Policy 6.2 1.10.2

The City will ~~Cooperate with St. Johns County and Putnam County~~ regional entities, such as, the St. Johns River Water Management District and other Florida utilities to protect water recharge areas.

CCM Policy 6.3 1.10.3

The Consumptive Use Permit issued to the City by the St. Johns River Water Management District requires the City to comply with District directives for conservation during times of water emergency. In the event that the District declares a water emergency, the City shall follow directives issued by the District which may include customer water restrictions, bans on outdoor water use and system wide pressure reduction.

CCM Policy 6.4 1.10.4

The City shall continue to use effluent for irrigation and process water at both the Waste Water Treatment Plants to conserve ~~potable~~ ground water.

CCM Objective 1.11

The City shall conserve and protect future and existing groundwater resources for potable water usage.

CCM Policy 1.11.1

The City shall, in cooperation with the St. Johns County, FDEP and SJRWMD, continue to ensure the protection of groundwater quality and quantity.

CCM Policy 1.11.1.1

The City shall cooperate with designated programs of St. Johns County, SJRWMD and other such applicable agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.

CCM Policy 1.11.2

The City shall notify the SJRWMD of the presence of any abandoned free-flowing artesian wells identified within its jurisdiction and record their existence.

CCM Policy 1.11.3

The City shall support, assist and cooperate with St. Johns County and the SJRWMD in order to conduct water conservation programs.

CCM Policy 1.11.4

The City shall continue to expand and explore water conservation efforts in conjunction with the FDEO, SJRWMD, and any other regional or local entities to maintain a low per capita consumption of potable water.

Wellfield Protection

CCM Objective 1.12

Protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety of potable water supplies.

CCM Policy 1.12.1

The City shall continue enforcing a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

CCM Policy 1.12.2

The City shall continue to maintain the groundwater monitoring wells adjacent to the wellfields.

Coordination with Land Use Plan

CCM Objective 1.13

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development code that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

CCM Policy 1.13.1

The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined by the Comprehensive Plan shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established by a professional registered wetland specialist, biologist or similar profession or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.

CCM Policy 1.13.2

Future land uses which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources and wetlands and their functions shall be directed away from these resources.

CCM Policy 1.13.3

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of the City's resources are land use factors which shall be considered when directing incompatible land uses away from floodplains, floodways, and wetlands.

CCM Policy 1.13.4

The policies of the Conservation and Coastal Management Element shall not be construed to prevent timbering operations so long as timbering operations utilize best management practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry to minimize the effects of the wetlands.

Regional Water Supply Planning

CCM Objective 1.14

The City shall explore the development of alternative water supplies to meet future needs.

CCM Policy 1.14.1

The City shall continue to explore opportunities to expand water conservation efforts in conjunction with wastewater improvements and/or expansions.

CCM Policy 1.14.2

When improving or expanding the City's water systems the City shall evaluate feasible alternative water supply sources.

CCM Policy 1.14.3

The Water Supply Work Plan shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit, as modified from time-to-time, the SJRWMD Water Supply Plan, and the Five-year schedule of Capital Improvements Plan.

CCM Policy 1.14.4

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources.

CCM Policy 1.14.5

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of infill, redevelopment, clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques may include, but not be limited to the following:

- a. preservation of native vegetation on site;
- b. use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- c. limitation of the amount of impervious surface (such as paving and parking areas);
- d. using shallow wells or recycling for irrigation purposes;
- e. use of water saving devices and plumbing fixtures including encouraging retrofitting of water saving devices and ultra-low flow fixtures within existing structures;
- f. implementation of water loss prevention programs;
- g. encourage the use of lower quality sources of water first including recycled water and stormwater, if feasible;
- h. maintain a base rate for water usage, as well as, a conservation billing rate structure; and,
- i. developing other innovative techniques that create incentives to conserve.

CCM Policy 1.14.6

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

CCM Policy 1.14.7

The City shall encourage low water use landscape for both residential and commercial development.

CCM Policy 1.14.8

The City shall routinely conduct water audits to determine water loss, and enforce the SJRWMD's applicable landscape irrigation rule, as amended from time to time.

Conserve and Appropriately Use Energy

CCM Objective 1.15

The City shall increase its efforts toward sustainable development by developing strategies to reduce greenhouse gas (GHGs) emissions and to implement energy-efficiency measures, where feasible.

CCM Policy 1.15.1

The City shall promote awareness of environmental issues related to the built environment by developing environmental education content for the City's website, including making available environmental GIS data and other data such as aerial photography, air quality index and water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the local government.

CCM Policy 1.15.2

The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

CCM Policy 1.15.3

The City will encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs, as appropriate and financially feasible.

CCM Policy 1.15.4

The City shall routinely conduct audits of City facilities to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water, equipment power usage, and potential alternative/renewable electric power generation sources. The City may create a central database, or other appropriate system, to track electric and other utility costs.

CCM Policy 1.15.5

The City will encourage redevelopment throughout the city to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.

CCM Policy 1.15.6

The City has established wetland areas as the carbon sequestration areas and established policies to encourage energy conservation throughout the City.

Coastal Management Goal

Chapter 163.3177(6)(g) F.S.

To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, including sea level rise and intense rain events, while encouraging appropriate public access to and use of coastal areas.

Maintain, Restore, Enhance Coastal Quality

CCM Objective ~~1~~ 2.1

~~As Salt Run and Robinson Creek~~ Monitor whether any waterbodies have been designated as Class II Waters by the Department of Environmental Protection within the city limits, and the City will work to insure that these water bodies remain open for shellfish propagation and harvesting. ~~The measurable target for this objective is whether Salt Run and Robinson Creek remain open for shellfish propagation and harvesting.~~

CCM Policy ~~1.1~~ 2.1.1

The City maintains three (3) "Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones, generally indicated on the Conservation Overlay Zone Map adopted as part of the Future Land Use Map series, shall be determined on a site specific basis during site plan review of each development proposal.

Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. ~~Locally, these uses are more fully governed by other elements of the Comprehensive Plan and the City's land development regulations.~~

Conservation Overlay Zone 2 This Conservation Overlay Zone allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas ~~providing that they are constructed with pervious materials except as may otherwise be required by the ADA Standards for Accessible Design and Florida statutes s.553.5041 Parking Spaces for Persons Who Have Disabilities;~~ and residential development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category.

Conservation Overlay Zone 3 The restrictions on uses and other development and performance standard requirements within this zone including tree canopy and tree removal are governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 1.5 2.1.2

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. ~~In addition, applications for building permits for development in Conservation Overlay Zones 1, 2 and 3 shall be accompanied by a copy of any permits required by the U. S. Army Corps of Engineers, the St. Johns River Water Management District and the Florida Department of Environmental Protection.~~ Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only ~~for such structures and uses which have received permits under provisions of applicable federal and state regulations and, will be issued only~~ for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect.

The planning and zoning board is authorized to impose limitations in the nature and manner of construction or use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to the animal, fish or shellfish contained therein; avoid blocking or disrupting vistas and scenic opportunities and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Only water dependent structures and uses shall be permitted in Conservation Overlay Zone 1; all other structures and uses shall be prohibited.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to any animal, fish or shellfish life contained therein; avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. In those cases where proposed development will occur near an altered shoreline or will be within 150 feet of existing development (development landward of the most restrictive jurisdictional line and along the existing shoreline but not more than 150 feet away), development may not occur waterward of the existing line of development or the most restrictive jurisdictional line, whichever is more landward. In those cases where proposed development will occur near a natural shoreline and there is no existing development within 150 feet, development must occur at least ~~20~~ 25 feet landward of the most restrictive jurisdictional line. ~~High density development such as residential development in excess of thirteen (13) units per acre shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.~~

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree

canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

CCM Policy 2.1.3

Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation **plus any defined freeboard** established by FEMA. Prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation **plus any defined freeboard**.

The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line.

Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality.
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) The City shall pursue no net loss in wetlands by both amount and type of community.
- (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species, and protecting native vegetative communities from destruction by development activities. This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.

CCM Policy ~~1.6~~ 2.1.4

No landfills or dumps shall be permitted in Conservation Overlay Zones 1 or 2.

CCM Policy ~~1.7~~ 2.1.5

The City shall continue to enforce the City Code which prohibits the discharge of any sewage or other polluted waters except where suitable treatment has been provided by the City. Tertiary treatment shall be considered a suitable treatment.

CCM Policy ~~1.8~~ 2.1.6

Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy ~~1.9~~ 2.1.7

No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow.

CCM Policy ~~1.10~~ 2.1.8

The City will continue to enforce the City Code which requires development to connect to the city's sanitary sewer system if available if sewer is not available to the property, and cannot be made available in conjunction with construction, septic tank permits may be issued by St. Johns County Health Department as a temporary on-site sewage disposal system.

CCM Policy ~~1.11~~ 2.1.9

Continue to enforce City Code which prohibits the discharge of any seafood viscera into any city waterway.

CCM Objective 2.2

Maintain or improve the quality of the water in the city's estuaries. ~~The measurable target for this objective is~~ The City will continue to monitor water quality in the city's estuaries as reported in the Florida Water Quality Assessment 305b Technical Report published by the the Florida Department of Environmental Protection.

CCM Policy 2.12.1

Coordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways.

CCM Policy 2.2.2

Continue to cooperate with the Florida Department of Environmental Protection (FDEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Objective 3 2.3

Protect and conserve minerals and soils by continuing enforcement of the land development regulations.

CCM Policy 3.1 2.3.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

CCM Objective 4 2.4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. ~~The measurable target for this objective is the continued enforcement of~~ The City will continue to enforce all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Objective 4.1 Policy 2.4.1

The City shall continue to protect wetlands, ~~as defined in Rule 9J-5.002(149), Florida Administrative Code (1999),~~ by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Objective 4.2 Policy 2.4.2

The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. ~~The measurable target for this policy is the amount of native vegetation and wildlife habitat at the time of adoption minus the amount of native vegetation and wildlife habitat at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.~~ As implemented in the land development code.

CCM Policy 4.2 2.4.3

The City shall take any action specifically requested by the State Division of Parks and Recreation and the Florida Fish and Wildlife Conservation Commission to protect sea turtles and their nests in the Anastasia State Recreation Area during the nesting season.

CCM Policy 4.3 2.4.4

The City shall take any action specifically requested by the U. S. Army Corps of Engineers to support their periodic beach renourishments in the Anastasia State Recreation Area during the winter and spring to protect sea turtle nesting areas. The City shall also take any action specifically requested by the U.S. Army Corps of Engineers to support their practice of placing beach grade sand from the periodic maintenance dredging of St. Augustine Inlet, and the Intracoastal Waterway directly on the beaches of Anastasia State Recreation Area to reverse the effects of erosion.

CCM Policy 4.4 2.4.5

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations.

CCM Policy 4.5 2.4.6

The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code. ~~The City shall consider elimination of the requirement for a public hearing in Conservation Overlay Zone 3 if 100% waterwise and Florida-Friendly Landscaping is used for landscaping and replacement trees.~~

CCM Policy 4.6 2.4.7

Encourage Florida East Coast Railway officials and other property owners not to renew leases for the billboards which are located along Ponce de Leon Boulevard (U. S. 1) and State Road 16 near the marsh when those leases are considered for renewal.

CCM Policy 4.7 2.4.8

The City shall continue to support the established practice of the Anastasia Mosquito Control District not to do aerial spraying within the City limits, and to avoid truck spraying during the mating season in the areas known to be inhabited by the Sweadner's Hairstreak Butterfly.

CCM Policy 4.8 2.4.9

As an additional means of protection, the City shall consider public acquisition of lands that contain significant natural resources including environmentally sensitive areas, natural vegetative communities, and wildlife habitats. Such lands, should they be acquired, shall be managed as open space and for passive outdoor recreation in a manner that furthers the protection of the resources occurring on site.

CCM Policy 4.9 2.4.10

The City shall take efforts to enhance degraded natural resources by means such as the removal of non-native and invasive plant species that occur within native vegetative communities; restoration of natural hydrology, and landscaping with indigenous, drought tolerant plant species.

CCM Objective 8 Policy 2.4.11

As the only beaches and dunes within the city limits are in the Anastasia State Recreation Area, over which the City has no regulatory jurisdiction, the City will continue to support the efforts of the State Division of Parks and Recreation to protect the beaches and dunes, and restore the altered or degraded beaches and dunes.

Preserve Wildlife

CCM Objective 2.5

The City shall encourage development and management of resources in a manner which sustains local wildlife, their habitat and the ecological services of the land, and shall protect significant habitats of populations of threatened or endangered species in accordance with the provisions of the Endangered Species Act (ESA) 16 USC 1531, and Florida Administrative Code Division 68A.

CCM Policy 2.5.1

When reviewing development proposals for public or private development, the City shall take into account the following strategies:

- a. When planning for a larger parcel or contiguous smaller parcels, emphasize a compact, clustered development pattern over a sprawling one;
- b. Preserve water body and riverine green edges in order to conserve an upland buffer that links the water to larger habitat areas;
- c. Where possible do not subdivide properties in a manner that creates multiple lots to the water's edge; instead, maintain a common community shoreline corridor with an upland component that links to larger habitat areas;
- d. Preserve native vegetation and habitat types;
- e. Preserve forested areas, the understory and native soil associations; and
- f. Avoid activities that dehydrate landscape features or alter the seasonal water flows or duration of inundation to wetlands, hammocks or water bodies.

CCM Policy 2.5.2

The City shall protect significant habitats for native wildlife and vegetation in areas of known environmentally sensitive habitats, including habitats of endangered species. The Land Development Code shall be updated with regulations to ensure that prior to the issuance of development permits in such areas, detailed inventories and assessments of impacts of development shall be conducted. The City shall seek assistance from the Florida Department of Environmental Protection (FDEP) and the Florida Fish and Wildlife Conservation Commission (FFWCC) in assessing identification of habitat, and any needed relocation or mitigation.

CCM Policy 2.5.3

The City shall plan for the provision of wildlife corridors (greenway corridors) to allow for survival of species, prevent isolation of natural communities, and decrease fragmentation of habitat. In planning for wildlife corridors (greenway corridors), the City should take into account maintaining large, connected areas of natural vegetation, wide vegetation corridors along major water courses, and connectivity for movement of key species.

CCM Policy 2.5.4

The City shall evaluate the presence of native upland habitats and their linkages to contiguous or related lowland and wetland habitats, and consider implementation of regulations to protect these native upland habitats including strategies such as retaining native vegetation, providing for undeveloped habitat buffers around waterways, protecting areas of temporary or seasonal wetlands and ponds, and identifying opportunities for linking open space, stormwater facilities and buffers to create separation from human and wildlife communities.

CCM Policy 2.5.5

The City shall seek assistance from the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Fish and Wildlife Service, and any other appropriate entity for the identification and protection of species of special concern, or threatened and endangered species. These agencies shall also be requested to assist in updates to and the development of the City's land development regulations and future ordinances for the protection of these resources, especially the manatee, sea turtle, gopher tortoise, shorebirds, and other identified species of special concern or threatened or endangered species within the City.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

CCM Policy 2.6.1

The City shall implement recommendations from the Urban Forestry Management Plan, including updating the existing inventory of street trees.

CCM Policy 2.6.2

The City shall establish a tree planting and replacement strategy for street and public trees, including goals for maintenance trimming and pruning and use of a Tree Fund to facilitate planting efforts. Where feasible, any maintenance should follow arborist-approved tree pruning practices.

CCM Policy 2.6.3

The City shall discourage invasive vegetation from plant materials permitted in public or private landscape plans. The City shall make a commitment to removal of invasive vegetation from rights-of-way and public property, and inform private property owners of the benefits of removing invasive vegetation.

CCM Policy 2.6.4

In order to prevent catastrophic loss to the City's public trees due to insect or disease, the City shall diversify public tree species when planting new or replacement trees.

CCM Policy 2.6.5

The City shall consider implementing tree and landscaping plans for specific public areas and rights-of-way.

CCM Policy 2.6.6

The City shall continue to seek Tree City USA designation on an annual basis and participate in Arbor Day commemoration.

CCM Policy 2.6.7

The City shall consider implementing a heritage tree program through the Land Development Code and encourage private property owners to apply for heritage tree designation.

CCM Policy 2.6.8

The City shall regularly monitor the Land Development Code requirements regarding tree and landscaping requirements in order to assess their ability to best protect the City's existing trees.

CCM Policy 2.6.9

The City shall conduct community outreach and education encouraging property owners to maintain existing trees and plant new trees.

Ecological Planning Principles

CCM Objective 7 2.7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. ~~The measurable target for this objective is that~~ The City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area adjacent to the riverine environments.

CCM Policy 7.1 2.7.1

New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition:

1. marinas ~~must~~ should be located within one statute mile of passes or inlets;
2. marinas must be located in areas designated for such use by the Future Land Use Plan;
3. all marina basins shall be designated idle speed zones;
4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers;
5. ~~marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance;~~
6. marina entrances should be located such that maximum tidal flushing and circulation occurs;
7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 7.2 2.7.2

The following performance standards shall apply to development of water dependent and water-related uses:

- (1) compliance with all of the conditions of any regulatory agency permits required for the development;
- (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in ~~Policy 5~~ of this element; and
- (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code. Priorities for shoreline land uses and siting for water-

dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.

CCM Objective ~~12~~ 2.8

Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies.

CCM Policy ~~12.1~~ 2.8.1

The St Augustine Inlet Navigation Channel provides the City marine access to the Atlantic Ocean. The US Army Corps of Engineers with their local sponsor the St Augustine Port Waterway & Beach District are responsible for maintaining the inlet navigation channel. This ocean access navigation channel is an important economic asset to the City's marine and tourist industries. The City will support the efforts of the USACOE and the SAPW&BD to maintain this ocean access navigation channel.

Development in CHHA

CCM Objective ~~11~~ 2.9

The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Areas Map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane.

CCM Objective ~~10~~ 2.9.1

In the event that public or private property in the City is damaged by a natural disaster, the post disaster redevelopment will reduce or eliminate the risk of human life and property damage by natural hazards which includes sea level rise and intense rain events. The measurable target for this objective is that, in the event property is damaged or destroyed by a natural disaster, post disaster redevelopment will be in accordance with: (1) the densities and intensities of land use established by the Future Land Use Plan; (2) the criteria for developing in the Conservation Overlay Zones implemented by the City Code; and (3) requirements of the Building Code.

CCM Policy ~~10.1~~ 2.9.2

New development, alterations to existing structures and repairs to existing structures that sustain damage greater than 50% of their structural value located 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

shall be constructed or repaired to comply with the current building code of the City, as required by the State of Florida. Seawalls located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map that sustain damage greater than 50% of the seawall area due to a tropical storm or hurricane shall be rebuilt as revetments or rip-rap, or be replaced with native vegetation. The City will prepare, ~~by the year 2012,~~ and maintain a post-disaster redevelopment plan. The post-disaster redevelopment plan shall differentiate between post-disaster redevelopment and post-disaster repair. The City shall continue to enforce and adopt land development regulations that incorporate:

1. building practices, to include structural integrity requirements and use of hazard protection devices;
2. floodplain management, to assure maximum drainage of floodwaters;
3. beach and dune preservation, to maintain protection from velocity waters;
4. stormwater management;
5. sanitary sewer construction and location, including backflow prevention and minimum elevations; and
6. land use, including location of institutions, docks, and buildings and distribution of densities and intensities.

CCM Objective 2.10

The City shall protect property, residents, and visitors within the Coastal High Hazard Area. Protection shall be provided through appropriate designations on the Future Land Use Map to ensure that population is directed away from the coastal high hazard area, limitations on construction of infrastructure in the Coastal High Hazard Area, and coordination with hazard mitigation and post-disaster plans.

CCM Policy 2.10.1

The City shall designate Coastal High Hazard Areas (CHHA) on the Future Land Use Map (FLUM) series and ensure the criteria for mitigation found in a coastal high-hazard area is met, as defined in F.S. 163.3178(9). The CHHA is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CCM Policy 2.10.2

The City shall carefully consider public expenditures for infrastructure improvements which subsidize increases in development in the CHHA. An increase in development means a change in land use to a more dense or intense category or a redevelopment activity which increases density or intensity. Improvements to a public facility which are necessary to address a deficiency, necessary to serve the existing population, and constructed in a manner that minimizes impacts from storm events may be allowable.

CCM Policy 2.10.3

Prior to the development of public facilities in the CHHA, it shall be determined that no other feasible sites exist outside that area. Where public facilities are proposed for renovation or expansion, relocation shall be considered as an option. If construction of public facilities in the CHHA occurs, all facilities must be flood proofed to ensure minimum damage from storms and hurricanes.

CCM Policy 2.10.4

The City shall maintain a list of infrastructure facilities located in the CHHA which could be relocated, mitigated or replaced should state or federal funding become available for such activities. It is the City's intent to relocate, replace, or mitigate impacts to listed infrastructure facilities as funds become available.

CCM Policy 2.10.5

All new permanent building construction shall meet the standards of the National Flood Insurance Program (NFIP) and the City's floodplain protection regulations, including nonresidential construction within the coastal high hazard area meeting storm and flood proofing standards exceeding those required for a 100-year storm.

CCM Policy 2.10.6

The City shall continue to allow development within the CHHA; however, the City shall direct population concentrations, including nonresidential development, away from the CHHA. Development and/or redevelopment in the CHHA shall not increase the intensity currently allowed by the Comprehensive Plan.

CCM Policy 2.10.7

The City shall prohibit the location of new assisted living facilities, nursing homes, hospitals, or other similar facilities that provide critical health services or serve special needs populations within the CHHA.

CCM Policy 2.10.8

The City recognizes sea-level rise as a potential coastal hazard, and shall work with St. Johns County and state and regional entities as appropriate to develop strategies for responding to sea-level rise, including:

- a. Analysis of the estimated sea-level rise and its effects on estuaries, wetlands, floodplains, beaches, and uplands;
- b. Identification of structures and areas of possible risk;
- c. Determination of additional data and research needed;
- d. Assistance from state and federal agencies;

- e. Analysis of City and County buffer requirements and whether additional buffering should be required;
- f. Evaluation of locating public facilities in areas projected to be affected by rising sea level;
- g. Consideration of the effects of sea-level rise on potable water sources, saltwater intrusion, septic systems, wastewater treatment facilities, and the water table;
- h. Consider the Historic Preservation Master Plan; and
- i. Creation of Adaptation Action Areas, as permitted by state statute.

Protect Against Natural Disasters

CCM Objective 9 2.11

Ensure that a total evacuation of the city in the event of a Category 3 2 storm can be accomplished in a time period determined to be safe as provided for in the St. Johns County Comprehensive Emergency Management Plan. ~~The measurable target for this objective is a safe evacuation of the City in the event of a natural disaster.~~

CCM Policy 9.1 2.11.1

The St. Johns County Comprehensive Emergency Management Plan addresses County action before, during and after any natural disaster (including hurricanes); and County interaction with other governmental and non-governmental agencies related to disaster preparation and response. The decision to activate the Emergency Operations Center is made by St. Johns County. The decision to evacuate all or part of the City shall be coordinated with the County Emergency Operations Center. Residents living in areas to be evacuated shall be notified to evacuate via ~~radio and television~~ all available media, and by the police and fire departments. Notice to evacuate shall be given as soon as the expected time and location of landfall is known, and shall not be less than 12 hours prior to the expected landfall. When the evacuation order is issued, the locations of open evacuation shelters will be publicized. The decision to evacuate the Florida School for the Deaf and the Blind is made by school officials. The decision to evacuate county-operated nursing homes is made by St. Johns County.

CCM Policy 9.2 2.11.2

The City shall maintain a current list of all evacuation shelters in St. Johns County, including the location and capacity of each shelter. ~~This list shall be included in the St. Johns County Comprehensive Emergency Management Plan.~~ This list shall be updated as necessary to reflect current conditions.

CCM Objective 2.12

The City shall protect the safety of residents and visitors through making residents aware of the threats related to developing within the Coastal High Hazard Area, preparation of a post-disaster plan, and through maintaining evacuation routes and standards for evacuation times.

CCM Policy 2.12.1

The City shall coordinate with St. Johns County for the safe evacuation of the coastal population in accordance with St. Johns County's hurricane evacuation plan.

CCM Policy 2.12.2

The City shall prioritize the improvement of City transportation facilities to give special consideration to routes for hurricane evacuation, and shall coordinate with the State and St. Johns County to prioritize improvement of State and County transportation facilities necessary for hurricane evacuation.

CCM Policy 2.12.3

The City shall coordinate with the County's Emergency Management Director whenever the County updates its hurricane evacuation plan, disaster preparedness plan, Local Mitigation Strategy, and Post-Disaster Redevelopment Plan. An analysis of the existing plans shall include the following:

- a. Road carrying capacities as compared to the needs of the main evacuation routes, based upon population to be evacuated;
- b. Number and adequacy of shelters to serve the City's population;
- c. Methods of issuing evacuation orders to ensure all residents are adequately notified and, if necessary, assisted during evacuation;
- d. Adequacy of educational information available and reaching the public regarding shelters, evacuation routes, emergency assistance, and enforcement of evacuation orders; and
- e. Current information on the number and location of special needs population.

CCM Policy 2.12.4

The City shall coordinate with St. Johns County Emergency Management to distribute the hurricane guide, updated annually, showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens, including special needs populations.

CCM Policy 2.12.5

The City shall develop and maintain a post-disaster redevelopment plan to address strategic actions necessary to establish order, communication, and basic service delivery systems necessary for health, safety, and welfare following a hurricane or other natural disaster. This plan shall be reviewed with the County for compliance with the local Comprehensive Emergency Management Plan. The post-disaster redevelopment plan should provide a basis for policies related to the following activities during times of natural disaster:

- a. Potentially establishing a temporary moratorium on building activity;
- b. Reviewing and deciding upon emergency building permits;
- c. Coordinating with State and federal officials to prepare disaster assistance applications;

- d. Analyzing and recommending to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
- e. Developing a redevelopment plan including limitations on redevelopment in areas which have historically experienced destruction or severe damage from storm surge, waves, erosion, or other manifestations of storm-driven waters;
- f. Discouraging the rebuilding and redevelopment of facilities which encourage growth in hazardous areas, except for necessary services for existing development
- g. Ensuring that land acquisition programs include provisions for the possible redirection of funds to acquire estuarine properties which should not be redeveloped following a major disaster;
- h. Recommending amendments to the local emergency plan and other appropriate policies and procedures;
- i. Distinguishing between immediate repair and cleanup action needed to protect public health and safety and long-term repair and redevelopment activities;
- j. Eliminating unsafe conditions and inappropriate uses;
- k. Incorporating applicable recommendations of interagency hazard mitigation reports;
- l. Identifying mechanisms for the removal, relocation, or structural modification of damaged and unsafe structures;
- m. Considering development credits or transfer of development rights for use as incentives to reduce rebuilding damaged structures in the coastal high hazard area;
- n. Identifying areas needing redevelopment; and
- o. Providing for strategies to address historic and cultural resources.

CCM Policy 2.12.6

The City shall require the redevelopment of any structure that received storm damage in excess of fifty (50) percent of the structure's appraised value to meet all current laws and ordinances, including those enacted since construction of the subject structure. The City shall address potential exemptions for historic structures in relation to this policy.

CCM Policy 2.12.7

The City shall coordinate coastal area population densities with hurricane evacuation plans. The City shall enforce land development regulations which ensure that land use decisions impacting population density within the Level A evacuation zone, and the category 1 and 2 storm surge inundation zones are coordinated with the County's hurricane evacuation plan and applicable regional or State hurricane evacuation study.

CCM Policy 2.12.8

Disaster preparedness plans shall address the needs of special needs populations, including evacuation and specific shelter requirements. The City will assist the County and support County efforts to identify and maintain data on special needs populations.

CCM Policy 2.12.9

The City shall continually coordinate with the County's Emergency Management Department to develop a plan for reducing the hurricane evacuation time within the County.

CCM Policy 2.12.10

The City shall continually coordinate with the County's Emergency Management Department to ensure that adequate hurricane shelters are available to serve the City's residents and visitors.

CCM Policy 2.12.11

Construction in floodplains shall adhere to local development standards in keeping with the requirements of the National Flood Insurance Program (NFIP). The City shall maintain maps of existing development and densities within the floodplain.

Ports

CCM Policy 4.1 2.13.1

New marinas must incorporate the manatee protection recommendations of the Department of Environmental Protection (FDEP). The City shall support the establishment of no wake zones and posted manatee areas that are not within a new marina's boundaries. New marinas shall be required to have pumpout facilities.

CCM Policy 2.13.2

The City will also work to protect working waterfronts consistent with Florida Statutes 342.07.

Preservation

CCM Policy 2.14.1

The City will encourage the protection of recreational and historic resources.

Perils of Flood and Sea Level Rise

CCM Objective 2.15

The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in the NFIP's Community Rating system (CRS), and by targeting vulnerable properties for mitigation.

CCM Policy 2.15.1

The City shall continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program and Community Rating System in order to achieve higher flood insurance premium discounts.

CCM Policy 2.15.2

Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

CCM Objective 2.16

The City will promote the development of adaptation strategies and engineering solutions for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the City's comprehensive adaptability and resiliency capacities.

CCM Policy 2.16.1

To assess the impacts of sea level rise and increased rainfall, at a minimum, the City will draw upon the Coastal Vulnerability Assessment: City of St. Augustine and Strategic Adaptation Plan for St. Augustine, Florida, or similar detailed vulnerability assessment. The City's basis for measuring sea level rise may be revised from time-to-time in acknowledgement of evolving data and associated vulnerabilities.

CCM Policy 2.16.2

Strategies for preparing for sea-level rise, such as increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation, should be collectively assessed and implemented where appropriate.

Adaptation strategies may apply to the following:

- a. Public infrastructure planning, siting, construction, replacement, operation, and maintenance;
- b. Emergency management;
- c. Stormwater management;
- d. Land development regulations;
- e. Building codes;
- f. Comprehensive planning; and
- g. Other functions

CCM Policy 2.16.3

Any construction activities seaward of the coastal construction control lines (CCCL) established pursuant to s. 161.053 will be consistent with Chapter 161: Beach and Shore Preservation. Infrastructure and roadway improvements within already developed public rights-of-way will be maintained as required to meet minimum level of service standards.

CCM Policy 2.16.4

Armoring or other shoreline stabilization efforts by property owners shall not disrupt or harm adjacent or nearby properties.

CCM Policy 2.16.5

The City shall engage stakeholders, St. Johns County and other agencies to increase planning and implementation of natural erosion prevention and hazard mitigation.

CCM Policy 2.16.6

The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to:

- a. Bioretention cells and rain gardens;
- b. Permeable pavements;
- c. Cisterns and detention basins;
- d. Bioswales; and
- e. Green roofs

CCM Policy 2.16.7

The City shall discourage the disturbance of natural shorelines to improve and continue the shoreline stabilization, protection and habitat benefits natural shorelines provide.

CCM Policy 2.16.8

In the next update of the stormwater master plan, the City shall incorporate an increase in green infrastructure strategies to reduce run off, and provide additional opportunities for water capture and filtration.

CCM Policy 2.16.9

Any established Adaptation Action Area in accordance with Sections 163.3164(1) and 163.3177(6)(g)10 F.S. is with the purpose to increase grant and other funding opportunities and identify creative solutions to achieve the following goals:

1. Protect the health, safety and welfare of residents;
2. Prevent damage to public and private property;
3. Reduce National Flood Insurance Program premiums to property owners; and
4. Prioritize projects and funding that aim to increase the resilience of the City to natural hazards, sea level rise, and flooding.

CCM Policy 2.16.10

The City shall continue to use public input, subject matter experts, and best available science/data to refine the identification of any Adaptation Action Area(s).

CCM Policy 2.16.11

The City shall consider and utilize, but not be limited to, the following tools, site development techniques and strategies for use within any Adaptation Action Area to implement in order to mitigate flooding and effects of sea level rise and storm surge in order to protect property, to the greatest physical and financial extent possible:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;
6. Land development regulations;
7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

CCM Policy 2.16.12

The City will work to institute the practice of adapting and mitigating the built environment to address natural hazards, flooding, and impacts from sea level rise across all plans, policies, procedures, and in coordination with partner agencies.

CCM Policy 2.16.12.1

The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, any coastal management plans, and economic development programs.

CCM Objective 2.17

The reestablishment of businesses after a disaster is critical to the redevelopment of the impacted area.

CCM Policy 2.17.1

The City will cooperate with local businesses and organizations to aid in disaster planning and recovery for businesses located in the impacted area.

CCM Policy 2.17.2

The City will cooperate with the local business community to develop an informational program about hurricane preparedness for local businesses.

Recreation & Open Space Element Proposed Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

November, 2019

Recreation and Open Space Element

Goals, Objectives and Policies

Summary

Providing recreational opportunities and open space is a foundation of strong neighborhoods, communities, and regions. The Recreation and Open Space Element identifies the recreation sites within the City that are available to the public and discusses private resources as well. The City of St. Augustine currently includes approximately 858 acres of parkland. In addition, St. Augustine is fortunate to have significant riverine and marsh environments associated with the Tolomato, San Sebastian and Matanzas rivers, Salt Run and Anastasia State Park. These areas border the uplands of the City and contribute to the unique character of the city. The surrounding area including the city also provides recreational and economic opportunities for tourism, fishing, sailing, boating and enjoying the outdoors.

As a tourist destination the city is unique in its appeal to visitors, regional and county residents, and its own citizen quality of life.

The Recreation and Open Space Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Recreation and Open Space Element must indicate a comprehensive system of public and private sites for recreation. This may include natural reservations, parks, playgrounds, parkways, open spaces, waterways, and other recreational facilities. The Recreation and Open Space Element must also include level of service standards for the amount of recreation available as development occurs. The Recreation and Open Space Element serves as a guide for the development and use of public land within the City of St. Augustine and recognizes private resources. This includes creating an efficient pattern and location of recreational opportunities designed to serve all sectors of the population. The Recreation and Open Space Element contains goals, objectives and policies to maintain and expand the existing recreation network.

Order of Issues and Page References

Level of Service Standards	1-2
Natural Areas and Open Space	3-4
Natural Areas, Open Space and Sustainability	5
Park Maintenance and Joint Use of Facilities	6
Accessibility	7
Historic Preservation and Tourism	8

Recreation & Open Space Element

Goals, Objectives and Policies

Chapter 163.3177(6)(e) F.S.

ROS Overall Goal

To provide open space, recreation sites and recreation facilities which meet the needs of residents and visitors, support City conservation efforts and provide a healthy and aesthetically pleasing environment.

Level of Service Standards for Parks

ROS Objective 1.1

Coordinate private and public resources to adequately provide recreation sites and facilities at the adopted level of service standards.

ROS Policy 1.1.1

To ensure that park facilities keep pace with the impacts of sustained growth and to plan for future parks and open space facilities, the City adopts the following level of service standards (LOS):

- Neighborhood Parks: LOS standard 0.80 acres per 1,000 people
- Community Parks: LOS standard 1 acre per 1,000 people
- Regional Parks: LOS standard of 5 acres per 1,000 people

ROS Policy ~~1.2~~ 1.1.2

The City shall make an effort to incorporate documented historic and archaeological sites into park areas whenever possible to address both recreation and preservation needs.

ROS Policy ~~1.3~~ 1.1.3

The City will coordinate the development of the projects which are listed in the Capital Improvements Element as projects secured with private funding.

ROS Objective ~~2~~ 1.2

The City shall ensure safe public access to the recreation sites and facilities. The measurable target for this objective is public access to the identified recreation sites and facilities.

ROS Policy ~~2.1~~ 1.2.1

Although the only beaches in the City are in the Anastasia State Recreation Area and are therefore not subject to the City's development regulations, the City shall continue to support the policy of the State Division of Parks and Recreation in permitting public access to those beaches. The City shall continue to provide access to shores and waterways depicted on the Future Land Use Map by: (1) continuing to enforce the Future Land Use Plan which allows water-dependent or water related uses as permitted uses in every land use classification; and (2) continuing to operate the municipal marina.

ROS Policy ~~2.2~~ 1.2.2

The City shall correct park and recreation facility deficiencies and provide future parks and recreation facilities according to the following priorities:

1. maintenance, repair and replacement of existing facilities located on existing recreation sites.
2. development of new facilities, located on existing recreation sites, to correct existing deficiencies.
3. acquisition of new recreation sites to correct existing deficiencies.
4. development of new facilities, to be located on new recreation sites, to correct existing deficiencies.
5. development of new facilities, located on existing recreation sites, to provide for future needs.
6. acquisition of new recreation sites to provide for future needs.
7. development of new facilities, located on new recreation sites, to provide for future needs.

ROS Policy 1.2.3

The City of St. Augustine shall utilize the National Recreation and Parks Association (NRPA) guidelines outlined in the Data and Analysis to determine the type and location of parklands.

ROS Policy 1.2.4

The Land Development Code shall address standards for park development and improvements, which shall include buffering, landscaping, parking and siting facilities.

ROS Policy 1.2.5

The City shall refer to the State Comprehensive Outdoor Recreation Plan (SCORP) as a guideline to assist in the evaluation of facilities and siting new parks and improvements.

Natural Areas and Open Space

ROS Objective 4 2.1

Public agencies and private developments shall provide open space as defined in this element.

ROS Policy 4.1

~~The following Level of Service Standards shall be provided for all development: Regional Parks 5.0 acres per 1,000 persons Community Parks 1.0 acre per 1,000 persons Neighborhood Parks 0.8 acres per 1,000 persons All residential development of twenty five (25) units or more must provide, at a minimum, contiguous parkland or open space meeting the level of service standard for neighborhood parks for the projected number of residents based on the average household size from the most recent census. For development of twenty five (25) to ninety nine (99) units, this parkland or open space must provide at least passive recreational activity. For development of one hundred (100) or more units, this parkland or open space must provide at least one (1) active recreational facility (preferably one determined to be deficient in the particular planning sector) and one (1) passive recreational facility, per one hundred (100) units. Level of Service standards for Regional Parks shall be continually coordinated with the State Division of Parks and Recreation. The Level of Service standards for Community and Neighborhood Parks not located inside the City limits, but providing services to City residents shall be continually coordinated with St. Johns County. This policy implements ROS Objectives 1 and 4.~~

ROS Policy 4.2 2.1.1

The City shall continue to enforce the Future Land Use Plan and the development regulations contained in the City Code to preserve open space.

ROS Policy 4.2 2.1.2

The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites.

ROS Policy 4.2 2.1.3

The newly created Open Land (Conservation) classification is intended to designate open space. Additionally, open space is determined on a site specific basis during site plan review and through the conservation overlay zone development process. Open space so determined is defined as being marshland, swamp, natural or manmade bodies of water, and environmentally sensitive lands where local, state or federal regulations prohibit development including land under conservation easement, conservatorship or other permanent protection.

ROS Policy 4.2 2.1.4

The City shall continue to investigate and utilize local, state and federal funding programs to enhance, acquire and expand recreation and open space facilities and natural reservations.

ROS Policy 4.3 2.1.5

The City Code shall continue to contain and implement open space definitions and standards established in the Future Land Use Plan and in the Conservation Overlay Zone Development section of the Conservation and Coastal Management Element, which includes the definition of “undeveloped conservation parklands”.

ROS Policy 4.4 2.1.6

The City shall coordinate with the county and adjacent jurisdictions to acquire lands to be used as conservation and open space for the purpose of creating a system of resource based recreational trails, greenways, and greenway corridors. To enhance such a trail system, priority shall be given to lands that are adjacent to or by some other means are connected to other lands dedicated for such purposes, especially where such acquisitions create new or enhanced access to water bodies and shorelines, which may encourage paddling, kayaking and fishing.

ROS Policy 2.1.7

The City shall encourage greenways and a recreational trail system that provide extensions or connections to existing adjacent municipality, county and state trails. This can include paddling, kayaking, biking, walking, running and hiking.

Natural Areas, Open Space and Sustainability

ROS Objective 3.1

As indicated in the Infrastructure Element the City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management including the use of recreation or open spaces.

ROS Policy 3.1.1

The City shall coordinate with local, regional, state and federal agencies to provide educational materials and forums to the public and the community on the value and benefits of sensitive sustainable stormwater management facilities design.

ROS Policy 3.3.2

For new construction or redevelopment of City buildings and facilities including parks, recreation and open spaces, the City shall utilize LID principles to the extent practicable to address stormwater management needs and to model innovative techniques:

- Manage stormwater as close to its origin as possible by using many small-scale LID techniques.
- Create a site design that slows surface flows and increases the amount of time stormwater flows over the site.
- Increase the reliability of the stormwater system by using multiple, redundant stormwater controls.
- Integrate stormwater controls into the design of the site and use the controls as site amenities.
- Reduce the reliance on traditional collection and conveyance stormwater practices.

Park Maintenance and Joint Use of Facilities

ROS Objective 4.1

The City shall maintain and improve all City parks in a manner that is consistent with the recreation needs of City residents and shall maximize the potential of the individual facilities.

ROS Policy 4.1.1

The City's parks and recreational facilities shall be renovated and/or upgraded consistent with the Capital Improvements Plan (CIP) to provide improved recreational opportunities.

ROS Policy 4.1.2

The City shall maintain an inventory of the location, size, condition, and amenities available at each public park.

ROS Objective 4.2

The City shall continue to coordinate with the public and private sector to avoid duplication of recreation facilities. This shall include provisions for joint use of school board or other public agencies' recreation facilities to meet the recreation demands of the City's citizens.

ROS Policy 4.2.1

The City shall coordinate with private developers to provide public recreation facilities within their development.

ROS Policy 4.2.2

The City shall utilize the LOS standards to recommend recreation improvements located within private developments.

Accessibility

ROS Objective 5.1

Within the planning timeframe, all recreation and open space areas shall be evaluated as to their accessibility to all St. Augustine residents regardless of physical condition, age or economic condition as outlined in the uniform federal accessibility standards.

ROS Policy 5.1.1

All City parks and open space shall provide unobstructed access, when reasonably possible, through the following procedures:

- Existing facilities shall be evaluated and improved, if necessary, within the planning timeframe.
- Any new roadway or sidewalk construction required to access future sites shall be improved to engineering standards established in the Land Development Code.
- Appropriate safety improvements for the safe ingress and egress to and from recreational sites shall be considered.

ROS Policy 5.1.2

Any park undergoing renovation shall incorporate wheelchair access and bicycle parking.

ROS Policy 5.1.3

Within the planning timeframe, bicycle racks and park benches shall be provided at all recreational sites.

Historic Preservation and Tourism

ROS Objective 6.1

Based on the City's tourist economy consider protecting historic or cultural structures and/or sites that are used for private recreation and tourist uses.

ROS Policy 6.1.1

Encourage public and private property owners of historic sites to provide access to these sites so that the public can appreciate the historic nature and background of these sites.

ROS Policy 6.1.2

Access to cultural and historic sites provides a valuable resource for locals and tourists to appreciate and learn about history and other cultures, including the value in protecting these resources for future generations.

Transportation and Mobility Element Goals, Objectives and Policies

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Unless indicated proposed Goals, Objectives and Policies replace previously adopted

Transportation and Mobility Element

Goals, Objectives and Policies

Chapter 163.3177(6)(b) F.S.

Transportation and Mobility Summary

The new Transportation and Mobility Element of the Comprehensive Plan is a required element. The element is the chapter of the Comprehensive Plan that establishes the overall plan and framework for a long-term transportation network, addressing impacts of traffic, and establishing a program to encourage multiple modes of transportation for the City. It is the element that outlines all of the important issues to try to address traffic, livability, tourist volume, and a potential balance of modern transportation needs in an ancient city.

The Mobility Plan for the City of St. Augustine includes a range of options to manage vehicular traffic and congestion, reduce pressure and improve the transportation experience downtown, while simultaneously encouraging the use of multimodal transportation and other associated improvements.

Management strategies include establishing a park once environment, access to short and long-term parking that encourages the use of the existing historic district parking garage, and implementation of variable parking pricing to encourage the efficient use of the existing parking in the downtown area.

Downtown management also includes shared streets, pedestrian, bicycle and accessibility improvements, along with a potential circulator system.

Encouraging multimodal transportation includes developing peripheral parking facilities, which may be surface initially and/or garages, improving regional road, rail and trail connections, providing safe and connected facilities for pedestrian and bicycle usage, and utilizing water taxis on the City's waterways.

Order of Issues and Page References

Transportation	1-9
Mobility	10-24

Transportation and Mobility Element

Goals, Objectives and Policies

Chapter 163.3177(6)(b) F.S.

Overall Goal

The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.

Transportation

TME Goal 1 Transportation

To maintain a coordinated multimodal transportation system which provides for the safe, efficient, and economical movement of people, goods, and services, which is consistent with the Future Land Use Plan, recognizes the impact resulting from sea level rise and higher, more intense rainfall, conserves energy, and protects the City's natural, cultural, and historical resources.

TME Objective 1.1

The City shall provide a safe, convenient and efficient motorized and nonmotorized transportation system.

TME Policy 1.1.1

The city may, as appropriate, encourage and incorporate policies as part of its transportation and mobility planning including, but not limited to the following:

- Transportation demand management programs;
- Transportation systems management programs;
- Revised parking standards and regulations;
- Transit services that may include community circulators, buses, autonomous transit vehicles and rail;
- Community bike share programs;
- Alternative vehicle shared-use paths for low speed vehicle types;
- Parking facilities, that also safely and conveniently accommodate pedestrian, bicycle, and transit accessibility and connectivity;
- "Complete streets" policies that consider all users of the transportation system by providing choices to make walking, bicycling, and riding transit, convenient, safe and attractive;
- Transit and pedestrian-oriented site design standards and regulations; and,

- Pedestrian, bicycle, and transit facility amenities and enhancements, such as landscaped and shaded routes and shelters.

TME Policy 1.1.2

Proposed roadway improvement projects shall be evaluated, ranked, and added to the improvement program based on the need to:

- Protect the public health and safety;
- Fulfill the City's legal commitment to provide facilities and services;
- Meet, maintain or enhance Quality of Service standards;
- Preserve or achieve full use of existing facilities;
- Promote efficient use of existing facilities;
- Prevent or reduce future maintenance or improvement costs;
- Provide service to development areas consistent with the Future Land Use Element and the Transportation and Mobility Element;
- Provide and facilitate partnerships for a community circulator or transit services; and
- Provide sidewalks and bike paths where none currently exist.

TME Policy 1.1.3

The City shall continue to use Florida Department of Transportation (FDOT) counts on all state facilities, and work with St. Johns County to collect traffic count data for County roadways within the City limits. These analysis of these counts will focus first on constrained facilities, then on segments nearing maximum level of service, and then on other roadways. The studies will be conducted using the methodology from the most recent version of FDOT Quality/Level of Service Handbook to provide an understanding of the volume of traffic moving in and through the city.

TME Policy 1.1.4

Continue to implement provisions of the ~~Downtown Area Traffic Master Plan~~ adopted Mobility Plan related to traffic circulation (one-way and two-way streets), satellite parking areas, public transportation, and on-street parking.

TME Policy 1.1.5

Continue to maintain programs to license trams and other forms of paratransit. Continue to work with the Sunshine Bus Company and other providers to determine service routes that can provide enhanced mobility as an alternative to the single-occupant automobile.

TME Policy 1.1.6

The City shall continue to provide signage and traffic signals on City streets which conform with the Manual on Uniform Traffic Control Devices standards. The City shall continue to support both the St. Johns County and FDOT practice of providing signage and traffic signals on State and County roadways in the City which conform with the Manual on Uniform Traffic Control Devices standards.

TME Policy 1.1.7

The City shall continue to consider the development of bicycle and pedestrian routes taking into consideration roadway widths, traffic volumes and accident rates, with the safety of the cyclists being the primary concern.

TME Policy 1.1.98

The City establishes the following priorities for transportation ~~traffic~~ and roadway improvement projects:

- 1st priority projects which are needed to protect the public health and safety;
- 2nd priority projects which are needed to preserve or achieve full use of existing facilities, to promote efficient use of existing facilities, or to prevent or reduce future maintenance or improvement costs;
- 3rd priority projects which are needed to promote infill development and redevelopment; and
- 4th priority projects which are needed to provide facilities and services to new developments.

TME Objective 1.2

Protect existing and future rights-of-way from building encroachment, through the continued enforcement of the subdivision regulations, right-of-way permitting regulations and development regulations.

TME Policy 1.2.1

The City shall continue to enforce Chapter 23 of the City Code (subdivisions) which requires that all subdivisions platted in the future designate permanent rights-of-way providing access to each lot or parcel in the subdivision on the subdivision plat. The City shall continue to enforce the Right-of-Way permitting process established in Chapter 22 (streets, sidewalks, parks and miscellaneous public places) of the City Code which regulates connections and access points of driveways to roadways, the installation, repair or replacement of utilities and prohibits the construction of any buildings or structures in any public right-of-way. Connections to City roadways shall be regulated according to local standards. Connections to state roadways shall be regulated by FDOT standards. The City shall continue to enforce Chapter 28 of the City Code (zoning and on-site parking) which requires all structures and buildings to be constructed on private property, and which also establishes minimum required yards (setbacks) in the zoning districts associated with each land use classification.

TME Policy 1.2.2

For all new subdivisions and new developments requiring or providing public or private roadways, rights-of-way of sufficient width shall be provided for adequate stormwater management and utilities facilities, and to accommodate the Complete Street design standards ~~minimum pavement widths established in the Land Development Regulations~~ Code.

TME Objective 1.3

The Transportation and Mobility Element system shall be consistent with and support the Future Land Use Plan as depicted on the Future Land Use Map series and all subsequent amendments.

TME Policy 1.3.1

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.

TME Policy 1.3.2

The City shall continue to maintain or improve existing pedestrian facilities at a minimum by: repairing and replacing sidewalks as needed, including handicap accessible curb cuts at crosswalks; continuing to provide benches for public seating in the Plaza, along the bayfront and other areas; and continuing to provide signs and maps directing pedestrians in the downtown area to public restrooms and other points of interest.

TME Policy 1.3.3

The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing "urban" area of the city including existing commercial corridors.

TME Policy 1.3.4

The City recognizes that certain roadway corridors will be congested, and that congestion will be addressed by means other than solely considering adding capacity for single occupant automobiles.

TME Policy 1.3.5

The City shall coordinate transportation planning with the Future Land Use Element to provide multi-modal transportation facilities which are adequate to accommodate the uses shown on the Future Land Use Map (FLUM). The City shall determine, on a case-by-case basis, if a proposed development is consistent with the Transportation and Mobility Element and the FLUM through the site plan review process.

TME Policy 1.3.6

The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.

TME Policy 1.3.7

The City may require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and may provide a secure location for the storage of bicycles on-site.

TME Policy 1.3.8

The City shall revise its Land Development Code to ensure consistency with the policies contained in this Plan. Development review will ensure predictable evaluation criteria for assessing site plan design.

TME Policy 1.3.9

The City shall ensure that all new development and redevelopment is designed and required to: safely promote increased walking, bicycling, low speed alternative vehicles and a circulator or community transit use while reducing vehicle trip lengths and vehicle miles of travel, as outlined in the Future Land Use and Transportation and Mobility Elements of the Comprehensive Plan. This will also be implemented in the Land Development Code, and potentially funded through either collection of fees or improvements to the multi-modal transportation system that further the achievement of multi-modal performance measures established by the City's Mobility Plan.

TME Policy 1.3.10

The city shall further support pedestrian, bicycle, and a community circulator or transit use by:

- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
- Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
- Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
- Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
- Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.

TME Objective 1.4

The city shall use design features such as wide sidewalks, street trees, on-street parking, narrow travel lanes, consolidation of driveways and turn lanes, traffic calming, prominent crosswalks, modest building setbacks, and signal timing, where feasible, to achieve more modest average vehicle speeds in order to create a more balanced and livable street system that supports transportation choice, energy efficiency, and enhanced quality of life.

TME Policy 1.4.1

The city shall consider adopting standards for constructing “context-sensitive” local streets that support walking, bicycling and a circulator or transit use while continuing to accommodate safe vehicular travel. “Context-sensitive” design recognizes that not all streets should be designed to move high-speed traffic, and that many local streets should be designed with a higher priority to calming traffic and promoting multi-modal transportation. Cross-sections will be designed to maximize rights-of-way to discourage excessive speeds, and provide on-street parking, bicycle lanes, and sidewalks. The city shall encourage FDOT and St. Johns County to apply these standards for streets within the city limits.

TME Policy 1.4.2

The multi-modal network shall be designed to avoid, minimize, and mitigate adverse impacts upon cultural, natural and historic resources and scenic quality during the siting, design, construction, operation, and maintenance of the transportation system. Use of the transportation system to enhance cultural, natural and historic resources and preserve neighborhood character and scenic quality shall be considered where possible.

TME Policy 1.4.3

Transportation facilities shall be located, designed, constructed, and maintained to avoid, minimize and mitigate adverse impacts to conservation and open space areas consistent with the Conservation and Coastal Management Element and the Recreation and Open Space Element of the Comprehensive Plan.

TME Policy 1.4.4

Appropriate conservation, arboricultural, and horticultural standards shall be used in the design, construction, and maintenance of transportation facilities in order to promote energy conservation, reduce heat-island effect, enhance the creation of corridors by connecting habitats, and providing the safe passage of wildlife, and improve scenic quality consistent with the Conservation and Coastal Management Element and the Recreation and Open Space Element of this Comprehensive Plan.

TME Policy 1.4.5

Traffic calming shall be used, where appropriate, to reduce the negative impacts of vehicle volume or speed on neighborhood streets and any streets that provide service to non-motorized travelers.

TME Policy 1.4.6

Intersections shall be designed to slow vehicular traffic and promote safe pedestrian crossing.

TME Policy 1.4.7

The city shall use street resurfacing projects as an opportunity to install or enhance sidewalks, bicycle lanes, raised medians, and brick or brick imprinted paver or painted crosswalks, where feasible. If not a city project, the city shall recommend that FDOT, St. Johns County, or private developers make such enhancements.

TME Policy 1.4.8

Future development or redevelopment shall make provisions for safe, convenient on-site traffic flow, adequate parking shall be provided and designed so as not to be a detriment to pedestrian, bicycle and circulator or transit access.

TME Objective ~~1.4~~ 1.5

Coordinate the City's Transportation and Mobility Element plan with the plans and programs of the Florida Department of Transportation (FDOT) and St. Johns County. ~~This objective is implemented by TE Policy 4.2.1. The measurable target for this objective is that levels of service standards for all roads inside the city limits shall be maintained for future development.~~

TME Policy 1.45.1

The City shall continue to maintain staff level communication with the FDOT Regional Office to keep informed of FDOT regulations, plans, schedules and activities concerning traffic signs and signals, roads, bridges and access management related to the state highway system in the City limits. The City shall continue to maintain staff level communication with St. Johns County to keep informed of County regulations, plans, schedules and activities concerning traffic signs and signals, roads, bridges and access management related to County roads in the City limits. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.45.2

Continue to improve the aesthetic appearance of the gateways into the City, such as West Castillo Drive through installation and maintenance of landscaping, street lighting and other appurtenances. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.4~~5~~.3

Maintain the present street pattern and restore colonial street widths where practical in the area bounded by Orange, Cordova, and St. Francis Streets and the bay front. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.4~~5~~.4

The City shall work with FDOT to limit the use of roadways other than San Marco Avenue, King Street, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District(s) as arterials in the State highway system. ~~This policy implements TE Objective 1.4.~~

TME Policy 1.4~~5~~.5

All traffic control signs, traffic signals, transformers, switching gear and related accessory equipment to be installed in the public right-of-way in locally designated historic preservation zoning districts shall be approved by the Historic Architectural Review Board (HARB). ~~This policy implements TE Objective 1.4.~~

TME Objective 1.5~~6~~

The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled.

- A) Establish locations for compact mixed-use development.
- B) Increase opportunities for job creation proximate to higher density residential.
- C) Facilitate future opportunities for transit-oriented developments.
- D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system.

TME Policy 1.5~~6~~.1

The City shall employ Transportation System Management Strategies to protect the right-of-way, improve efficiency and enhance safety. A) The City will continue efforts to coordinate and participate in, when feasible, in regional transportation studies which encourage and promote transit initiatives. The County City will continue to work with St. Johns County, Jacksonville Transportation Authority (JTA), North Florida TPO, Northeast Florida Regional Council (NEFRC) and FDOT and other transportation agencies to educate and encourage transit in the region including rail and a possible commuter stop within the city limits.

TME Objective 1.7

The City shall take steps to improve its transportation system that protects the lives and property of its residents from the effects of natural disasters including high tide events, storm surge, flash floods, stormwater runoff and sea level rise.

TME Policy 1.7.1

When evaluating new development proposals or redevelopment proposals, the City will require developers to build in a manner that lessens risk to transportation public investments and private property, particularly in those areas identified in the Conservation and Coastal Management Element and the Coastal High Hazard Area shown in Future Land Use Element map series.

Mobility

TME Goal 2 Mobility

Establish a coordinated multimodal transportation system that provides mobility for pedestrians, bicyclists, circulator and transit users, motorized vehicle users, rail and trail users, and is sensitive to the City of St. Augustine's natural, cultural, and historical resources.

TME Objective 2.1

The City shall provide a safe, convenient, connected, visible, and efficient multimodal ~~motorized and non-motorized~~ transportation system. The measurable targets for this objective are based upon the establishment of multimodal quality of service standards for people walking, bicycling, riding transit, and driving. ~~require promote the continued enforcement of development regulations related to on-site parking and maneuvering. ; and (2) the continued maintenance of adopted levels of service standards for roadways in the city.~~

TME Policy 2.1.1

The establishment of quality of service standards shall be used to periodically measure mobility provided within the City.

TME Policy 2.1.2

The quality of service standards shall be used for multimodal transportation planning to identify needed improvements for future updates of the Mobility Plan.

TME Policy 2.1.3

The quality of service standards shall also be used to develop multimodal capacities for projects included in the Mobility Plan that will serve as the basis for development of a Mobility Fee to be paid by new development and redevelopment with an increase in person travel demand.

TME Policy 2.1.4

The established quality of service standards maybe used for Complete Street Design and to establish requirements for new development and redevelopment to achieve for multimodal facilities internal to the project and along external on-site property boundaries.

TME Policy 2.1.5

The City adopts the following quality of service standards for streets and roads based upon posted speed limits that encourage slower vehicle speeds and create a safer environment for people to walk, bicycle and access transit.

<u>Posted Speed Limit</u>	<u>Street and Road Quality of Service Standard</u>
<u>15 MPH or less</u>	<u>A</u>
<u>20 MPH</u>	<u>B</u>
<u>25 MPH</u>	<u>C</u>
<u>30 MPH</u>	<u>D</u>
<u>35 MPH or greater</u>	<u>E</u>

TME Policy 2.1.6

The City adopts the following quality of service standards for sidewalks, paths and trails that accommodate travel demand for people walking, jogging, running, skating, riding a bicycle, scooter or micromobility device based on the width of the facility and the type of physical separation from motor vehicle travel lanes. The land development code shall further define the types of physical separation.

<u>Facility Type</u>	<u>Limited Separation</u>	<u>Street Trees</u>	<u>On-Street Parking</u>	<u>Landscape Buffer</u>
<u>Trail 12' or wider</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Path 10'</u>	<u>C</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>Path 8'</u>	<u>D</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sidewalk 7' or less</u>	<u>E</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>The presence of two or more physical separation features, such as on-street parking and street trees would result in an increase in one letter grade. For example, a 10' wide path with street trees and on-street parking would achieve a quality of service of "A", a 5' wide sidewalk with street trees and a landscape buffer would achieve a quality of service of "C"</u>				

TME Policy 2.1.7

The City adopts the following quality of service standards for bike lanes that accommodate travel demand for people skating, riding a bicycle, scooter, skateboard, or micromobility device based on the width of the facility and either the level of physical separation from motor vehicle travel lanes, the visibility of the facility or the posted speed limit. The land development regulations shall further define the types of physical separation and pavement markings.

<u>Facility Type</u>	<u>Limited Separation</u>	<u>Protected</u>	<u>Buffered</u>	<u>Green Lane</u>	<u>Posted Speed Limit</u>
<u>Bike lane 6' or more</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>30 mph – A</u>
<u>Bike lane 5'</u>	<u>C</u>	<u>A</u>	<u>B</u>	<u>B</u>	<u>25 mph – B</u>
<u>Bike lane 4'</u>	<u>D</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>20 mph – C</u>
<u>Paved Shoulder</u>	<u>E</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>20 mph – D</u>
<u>The presence of a physical separation features, along with pavement markings and posted speed limits would result in an increase in one letter grade.</u>					

TME Policy 2.1.8

The City adopts the following quality of service standards for transit based upon frequency of service. The service standards are only for roadways or corridors that feature transit service. The City may elect to establish target transit quality of service standards for public/private partnership proposals and during the annual capital improvements planning process.

<u>Frequency of Service</u>	<u>Trolley</u>	<u>Bus</u>	<u>Streetcar</u>	<u>Aerial Tram</u>
<u>10 minutes or less</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>15 minutes</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>
<u>30 minutes</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>45 minutes</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>
<u>60 minutes</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>

TME Goal 3 Mobility Planning

To enhance the quality of life for City residents and reduce congestion by (1) making it safer and more convenient for people to walk and bicycle, (2) creating a park once environment within the multimodal district for longer duration visits, and (3) developing innovative parking management strategies that improve access to local businesses and reduce the impact of non-city resident traffic on residential streets.

TME Objective 3.1

To develop and implement a 2040 Mobility Plan focused on the movement of people, the provision of multiple multimodal transportation options to move about the community, the pursuit of a park once environment for travel within the City's multimodal district for longer duration visits, and the development of a Mobility Fee, based upon the projects identified in the Mobility Plan, that allows for new development and redevelopment to equitably mitigate its impact to the multimodal transportation system.

TME Policy 3.1.1

The City will promote an interconnected, multimodal transportation system that transitions from a system focused on quickly moving motor vehicles toward a system that emphasizes the movement of people of all ages and abilities, whether those people choose to walk, bicycle, ride transit, drive a motor vehicle or use a new transportation mobility technology.

TME Policy 3.1.2

The Mobility Plan shall identify multimodal projects that include improvements, services, and programs for people walking, bicycling, riding transit, driving motor vehicles and utilizing new mobility technologies. The projects identified in the Mobility Plan shall be based upon existing demand and projected increases in personal travel demand by 2040, the mobility plan horizon year, from new development, redevelopment, tourism and the growing population in northeast Florida.

TME Policy 3.1.3

Mobility Plan projects within the City's multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

TME Policy 3.1.4

The Mobility Plan shall promote a park once environment with parking garages located outside of the multimodal district for longer duration visits generally exceeding three or more hours. Surface parking lots maybe initially provided with the intent of constructing parking garages. The Mobility Plan shall include transit circulator routes and identify water taxi docks, for public and/or private water taxi service, that connect the parking garages to destinations within the multimodal district. As more parking spaces are located in parking garages along the periphery of the multimodal district and frequent multimodal transportation options are provided, longer duration visits may include visits of two or more hours in length.

TME Policy 3.1.5

The City shall evaluate opportunities to partner with private transit companies to provide services and shall also consider water taxi services, and new transit technology including autonomous microtransit vehicles and aerial tramways. The City shall maintain and expand programs to license transit providers and water taxi services, along with paratransit services. The City shall continue to work with the Sunshine Bus Company and other transit providers to determine service routes that can provide enhanced mobility.

TME Policy 3.1.6

The addition of motor vehicle capacity, turn lanes, or upgrades to enhance the flow of vehicles within the multimodal district shall be discouraged, accept for access improvements from US 1 to the Historic Downtown Parking Garage. Mobility Plan projects for motor vehicles shall be focused on the diversion of cut-through and regional traffic away from the multimodal district and onto US 1, SR 207, SR 312, and SR 16, with an emphasis on further diversion of trips away from US 1 and SR 207 once the SR 313 extension is completed.

TME Policy 3.1.7

The Mobility Plan projects shall further the multimodal quality of service standards established in TME Objective 1.1

TME Policy 3.1.8

The Mobility Plan projects may include, but are not limited to, sidewalks, paths, trails, bike lanes, protected bike lanes, buffered bike lanes, bicycle boulevards, bicycle racks, shared streets, speed reduction programs, shared-use multimodal lanes, flexible lanes, dedicated transit lanes, high-occupancy vehicle lanes, mobility hubs, pavement markings, traffic control devices, enhanced crosswalks, advanced warning systems, streetscape, hardscape, landscape, turn lanes, intersection improvements, safety improvements, roundabouts, bridges, transit stops, shelters, stations and pull-out bays, transit vehicles, and new motor vehicle travel lanes.

TME Policy 3.1.9

The Mobility Plan projects may include repurposing existing right-of-way from motor vehicle travel lanes to lanes for shared streets, dedicated transit facilities, high-occupancy lanes, protected bicycle facilities, flexible 15 MPH lanes, shared-use multimodal lanes, expansion of sidewalks, trails and paths, and the integration of green infrastructure.

TME Policy 3.1.10

The objectives and subsequent policies in the Transportation and Mobility Element related to Complete Streets, reduced fatalities and injuries of transportation system users and parking management are components of the overall Mobility Plan. Multimodal projects include those identified in the Mobility Plan and future multimodal projects developed under Complete Streets, safety programs, and parking management strategies.

TME Policy 3.1.11 ~~1.1.9~~

The City establishes the following priorities for multimodal projects: ~~traffic and roadway improvement projects:~~

- 1st priority projects which are needed to protect the public health and safety;
- 2nd priority projects which are needed to preserve or achieve full use of existing facilities, to promote efficient use of existing facilities, or to prevent or reduce future maintenance or improvement costs;
- 3rd priority projects which are needed to promote infill development and redevelopment; and
- 4th priority projects which are needed to provide facilities and services to new developments.

TME Policy 3.1.12

Utility providers shall coordinate repairs, replacements and upgrade of utilities within public rights-of-way and publically accessible easements with the City to identify opportunities to incorporate the Mobility Plan, Complete Street, safety, and parking management multimodal projects into the utility projects.

TME Policy 3.1.13

Right-of-way use permits issued, renewed, or extended by the City shall include requirements that all utility projects within rights-of-way and easements be coordinated with the City to identify opportunities to incorporate the Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 3.1.14

The City shall coordinate resurface, restoration, and rehabilitation, collectively known as (3R) projects, with the County and the State to identify opportunities to incorporate the Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 3.1.15

The City shall require that all right-of-way use and access connection permits issued to new development and redevelopment of any land use include an evaluation of impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 3.1.16

The City shall coordinate with the County and the State on driveway and access connection permits to evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects with 3R projects.

TME Policy 3.1.17

The City shall require all comprehensive plan amendments, rezonings, final development engineering plans and changes of land uses evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 3.1.18

The City shall consider opportunities for public/private partnerships and for agreements with third parties and other local government entities to advance the Mobility Plan, Complete Street, safety and parking management projects; including the consideration of both front ending and reimbursement agreements, from lawfully available revenue sources, to advance multimodal projects.

TME Policy 3.1.19

The City shall account for sea level rise in the planning and design of the Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 3.1.20

The City shall evaluate the provision of safe routes to school in the planning and design of Mobility Plan, Complete Street, safety, and parking management multimodal projects.

TME Policy 3.1.21

A Mobility Fee is one source of revenue to fund the projects identified in the Mobility Plan. Gas, property and sales tax, CRA, County, State and Federal grants and funds, special assessments, higher education student fees, user fees, private party contributions, and parking revenues are all additional sources of revenue that are available to fund projects identified in the Mobility Plan. The City should consider opportunities to combine revenue sources, to the extent permissible, to advance the Mobility Plan, Complete Street, safety and parking management multimodal projects.

TME Policy 3.1.22

The Mobility Plan projects shall serve as the basis for development of a mobility fee. The Mobility Fee shall be a one-time assessment on new development or redevelopment that results in an increase in person travel demand. The Mobility Fee shall be required to meet the dual rational nexus test and shall be reasonably attributable to the person travel demand of new development, infill and redevelopment. Multimodal capacities based upon quality of service standards shall be established to ensure fees are reasonably assignable to the impacts of new development or redevelopment.

TME Policy 3.1.23

The Mobility Fee, consistent with Florida Statute, is intended to replace transportation concurrency and proportionate fair-share contributions, and would be provided in place of a road impact fee.

TME Policy 3.1.24

The Mobility Fee may include provisions to encourage and incentivize new development, infill and redevelopment within the multimodal district and targeted areas of the City. The Mobility Fee may also include provisions to encourage affordable, workforce housing, mixed-use, multimodal supportive development and desired land uses that increase employment and attract economic development.

TME Policy 3.1.25

The Mobility Plan and Fee shall be re-evaluated and updated every five years. The Mobility Fee shall be indexed and adjusted for inflation on an annual basis.

TME Objective 3.2

The City shall develop context sensitive Complete Street policies within its Land Development Code. Complete Streets are designed to accommodate all users, including, but not limited to motorists, cyclists, pedestrians, transit riders, and mobility impaired individuals. The quality of service standards established under Objective 1.1 may be utilized in the development of Complete Street design requirements.

TME Policy 3.2.1

Complete Street policies shall require that pedestrian, bicycle, transit, motorist and other anticipated users of a multimodal street are included in evaluation and design of street cross-sections based upon anticipated mobility and accessibility needs.

TME Policy 3.2.2

Complete Street policies shall address both travel along the street, as well as crossing the street mid-block and at intersections. The Complete Street policies shall address the need for more high visibility mid-block crosswalks that reduce crossing distances for people walking and bicycling and the use of advanced warning devices such as rectangular rapid reflective beacons (RRFB).

TME Policy 3.2.3

Complete Street policies shall be developed with the flexibility to ensure streets are designed in a context sensitive manner, based upon the existing and future environment in which the street is located.

TME Policy 3.2.4

Complete Street design requirements shall be based upon the premise that each street is unique in form and function and should avoid establishing standardized one-size fits all design requirements.

TME Policy 3.2.5

The Complete Street policies shall include street cross-sections that reduce travel lane widths and allow for innovative cross-sections such as shared streets, yield streets, bicycle priority streets and low speed local streets. Complete Street designs should minimize the width of motor vehicle travel lanes to the greatest extent feasible, while still providing access for emergency response and sanitation vehicles.

TME Policy 3.2.6

The Complete Street policies shall include allowances for reimagining and repurposing right-of-way from the movement of motor vehicles to the movement of people through the development of innovative concepts such as shared streets, bicycle priority streets, dedicated transit lanes, high-occupancy vehicles lanes, shared-use multimodal ways, low speed multimodal lanes, adding on-

street parking and widening facilities for people walking, and for people bicycling where on-street facilities are not available.

TME Policy 3.2.7

Complete Street policies shall prioritize the provision of areas for people walking in the design of local streets through use of separated facilities where right-of-way is available. Where right-of-way is limited, shared streets or the use of pavement markings, signage, and vertical barriers where feasible, shall be prioritized to provide safe places for people to walk. Policies for facilities for people walking on collector and arterial roads shall emphasize the physical separation from motor vehicle travel lanes and the incorporation of streetscape, hardscape and landscape within that physical separation.

TME Policy 3.2.8

Complete Street policies for people bicycling should focus on innovative use of speed limits, pavement markings and signage to create safe and comfortable spaces for people bicycling on local streets in a mixed traffic environment. Policies for collector and arterial streets shall first evaluate the provision of protected, physically separated facilities for people on bicycles and allow for innovative use of vertical barriers to separate people on bikes from motor vehicle travel lanes. Where physical barriers are not feasible on collector and arterial roads, the buffering of facilities for people riding on bicycles shall be provided to the maximum extent feasible. For restricted right-of-way along collector and arterials, high visibility pavement markings shall be used on facilities for people bicycling where protected or buffered facilities cannot be provided. Sharrows for bicycles shall be prohibited from use on any road with a speed limit greater than 25 MPH. Where safe and visible facilities for people bicycling cannot be provided, sidewalk, paths or trails shall be designed to accommodate bicycles with high visibility crossings or a level, continuous facility treatment across driveways and intersecting roads and streets.

TME Policy 3.2.9

The Complete Street policies shall incorporate streetscape, hardscape, landscape, street trees, street lights and the integration of architectural features and art work within street and road right-of-way. The provision of shade for people walking and bicycling shall be incorporated into cross-sections to the maximum extent feasible.

TME Policy 3.2.10

Complete Street policies shall incorporate on-street parking, once safe, connected, visible, and convenient facilities for people walking and bicycling have been provided within the right-of-way. On-street parking should be provided on both sides of all streets and roads with speed limits of 35 MPH or slower where right-of-way is available, and spaces have been provided for people walking and bicycling. The width of on-street parking may vary and the use of drop curbs, pavers, brick or other treatments other than asphalt is encouraged to visually delineate on-street parking areas and motor vehicle travel lanes.

TME Objective 3.3

The City will seek to improve the safety of the multimodal transportation system and reduce the number of traffic fatalities and severe injuries for all users of the transportation system on City streets, and County and State Roads within the City by 2040.

TME Policy 3.3.1

The City supports a multi-disciplinary approach to reduce the number of traffic fatalities and severe injuries that includes engineers, planners, law enforcement, fire rescue, public health representatives and other community stakeholders.

TME Policy 3.3.2

The City, in coordination with FDOT, St. Johns County and the North Florida Transportation Planning Organization (TPO) shall identify high collision locations, and identify appropriate operational and safety improvements for all users of the transportation system, with priority given to improvements for people walking, bicycling and riding transit.

TME Policy 3.3.3

The City shall consider development of a safety plan that integrates components of Engineering, Enforcement, Encouragement, Equity and Evaluation.

TME Policy 3.3.4

The City shall consider a neighborhood speed limit program that reduces posted speed limits on local residential streets to 15 MPH and 20 MPH, collector streets to 20 MPH and 25 MPH, and arterial roads to 25 MPH, 30 MPH and 35 MPH, depending upon the context, design and street network and innovative traffic calming techniques to encourage lower motor vehicle speeds and provide a safer environment for people to walk and bicycle through shared streets and bicycle priority streets.

TME Policy 3.3.5

The City shall consider a speed limit program for the Historic Districts that reduces posted speed limits on streets to 15 MPH, 20 MPH and a maximum of 25 MPH on collector streets and arterial roads, depending upon the context, design and land uses adjacent to the street network and the reduction in travel lane widths, the extension of curbs, the addition of high visibility enhanced crosswalks, greater allowance of on-street parking and the development of shared streets and bicycle priority streets.

TME Objective 3.4

The City shall develop parking management strategies in the Land Development Code (LDC) that encourages park once environments, protection residential neighborhoods and provides sufficient on-site parking and maneuvering to meet the travel demands of the land-use for which the on-site parking is provided.

TME Policy 3.4.1.

The City will establish parking requirements for new development and redevelopment based on industry standards and the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

TME Policy 3.4.2

The City will establish policies that allow for a private development to conduct a shared parking plan and program for mixed-use development and redevelopment.

TME Policy 3.4.3

The City shall encourage on-street parking on residential streets, collectors and arterials, where adequate right-of-way exists, to slow down traffic, provide greater separation between sidewalks and travel lanes, encourage infill and redevelopment, and accommodate new growth.

TME Policy 3.4.4

The City shall continue to acquire and require smaller emergency vehicles and sanitation vehicles to service residential neighborhoods to better navigate neighborhood streets with on-street parking on one or both sides of the street.

TME Policy 3.4.5

The City shall establish a program that permits a development to make a payment to in-lieu-of fee to the City instead of providing on-site parking once parking garages have been constructed that provide adequate parking to accommodate a fee in-lieu of program.

TME Policy 3.4.6

The City shall establish policies in the Land Development Code that encourage park once environments within the multimodal district and mixed-use developments.

TME Policy 3.4.7

The City shall explore the acquisition of underutilized retail parcels to establish high turn-over parking lots with maximum time limits of no more than two hours to serve commercial businesses within the historic districts that are not able to provide on-street parking or where on-street parking is removed on San Marco Avenue, Anastasia Boulevard and King Street. The parking lots shall employ dynamic parking technology to ensure the spaces are reserved to provide quick turnover to serve local businesses.

TME Policy 3.4.8

The City shall establish landscape requirements and green infrastructure requirements to address heat island impacts and stormwater run-off for private developments that construct parking lots that serve an attraction or a transit or tram service or for lease or fee payment parking.

TME Policy 3.4.9

The City shall establish access, design, circulation, landscape, buffering, screening, lighting, pavement, pervious pavement, and stormwater management design standards. The standards shall allow for innovations such as tandem parking, podium parking, compact parking and efficient drive aisle width requirements.

TME Policy 3.4.10

The City shall establish bicycle parking requirements for development and redevelopment. The City shall consider establishing scooter, moped and motorcycle parking requirements. The City may consider allowances for parking reductions for developments that provide bicycle, scooter and car sharing programs.

TME Policy 3.4.11

The City shall consider establishing drop-off, pick-up and loading requirements for deliveries, ride hailing services, shared mobility services and transit.

TME Policy 3.4.12

The City shall establish parking management strategies within the multimodal district that utilizes dynamic parking rates for events and peak season parking demands to encourage parking once in either the Historic Parking Garage or in peripheral parking garages identified in the Mobility Plan. Strategies shall include the use of variable message technology on major corridors entering the multimodal district that provides real time information on the availability of parking and indicates the price for on-street parking and parking in the Historic Parking Garage. On-street parking shall charge the highest hourly rate during events and peak season to discourage visitors from congesting streets while searching for parking. On-street parking shall also include limited duration parking, typically two hours or less, to encourage higher turnover and improve access to local businesses.

TME Policy 3.4.13

The City shall establish a residential parking permit program that only allows on-street parking in certain neighborhoods to residents of the neighborhood. The maximum number of permits for each residential unit shall be limited. The program may provide a program where temporary visitor permits may be purchased. Visitors and short term rental visitors will be encouraged to park in garages and in periphery parking structures and lots.

TME Policy 3.4.14

All public and private parking garages with more than 250 parking spaces, shall be directly served by a four-lane divided road that provides direct access to US 1, SR 207, SR 16 and Anastasia Blvd. Four lane divided roads included on the Mobility Plan and programmed in the Capital Improvements Program shall meet the requirement that the parking structures are directly accessed by a four-lane divided road. No development order approvals shall be approved for a parking structure that does not have direct access to a four-lane divided road or where a four-lane divided road is included on the Mobility Plan and fully funded in the Capital Improvements Program.

TME Policy 3.4.15

The City shall consider the development of mobility hubs that help create park once environments and provide shared parking spaces for a variety of land uses that may not have available land to provide on-site parking to encourage infill, redevelopment and increased residential densities. Mobility hubs also serve as locations to provide pick-up and drop-off locations for transit, carpool and ride-hailing services and centralized areas to provide shared mobility programs such as car sharing, bicycles, electric bicycles and electric scooters. The City will evaluate multiple funding sources including the leasing of spaces by private development, federal and state grants, CRA funds, mobility fees and fees assessed on shared mobility programs.

TE Policy 3.4.16

The City may designate future transit oriented developments along future commuter rail corridors. To the greatest extent feasible, the City should evaluate opportunities for public private partnerships for locate parking garages within transit oriented developments in furtherance of creating a park once environment. The transit oriented developments shall be designed to accommodate multimodal access and connectivity with the City's existing and planned multimodal improvements.

TME Objective 3.5

The City will establish access management, cross-access, and curbside management standards in the Land Development Code.

TME Policy 3.5.1

The City shall develop land development regulations for access management, driveway access reductions and design, cross-access connections that account for redevelopment and infill development of adjacent properties, internal vehicle circulation, vehicle queue storage and multimodal access to adjacent developments and existing roads and streets.

TME Policy 3.5.2

The City shall evaluate developing land development regulations for curbside management that includes drop-off and pick-up areas for ride hailing services, car/van pools and requirements for areas designated for bike share and car share, including provisions for electric charging of bikes, cars, and other new mobility technologies.

TME Policy 3.5.3

The City may consider the development of criteria for development to conduct site impact assessments to address access connections to the existing transportation system and connectivity between developments.

TME Objective 3.6

The City shall evaluate the establishment of requirements to regulate new mobility technologies, including rental vehicle services, ride hailing services, transportation network companies (TNC), mobility as a service (MaaS) providers, and car, bike and mobility sharing services as well as any existing or new mobility technology, system, program or service that operates within the City on publicly owned right-of-way and publicly accessible easements.

TME Policy 3.6.1

The City shall have the right to license, permit, and regulate the operations for mobility technology providers, systems and programs.

TME Policy 3.6.2

The City shall have the right to require data from mobility technology providers, systems and programs.

TME Policy 3.6.3

The City shall have the right to establish fees on mobility technology providers, systems and programs to offset the capital, operation and maintenance of the transportation system, including transit operations and mobility services and programs within the City that are utilized by such mobility technology providers, systems and programs.

TME Policy 3.6.4

The City shall evaluate the establishment of land development regulations and mobility strategies to regulate and control the curb of public and private right-of-way for drop-off and pick-up of users, deliveries and packages, parking, docking requirements, accessibility requirements, maintenance and operations, and dockless e-mobility transport devices, such as bicycles and scooters.

Housing Element Proposed Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

November, 2019

Housing Element

Goals, Objectives and Policies

Chapter 163.3177(6)(f) F.S.

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	1-6
Elimination of substandard housing	
Sites for low-income, very low-income, and moderate income families	
Group Homes and Foster care Facilities	
Housing Demand	7-9
Affordable Housing	
Affordable Workforce Housing Plan	
Historic Preservation	10-11
Neighborhood Planning	
Relocation	12
Energy Efficiency and Sustainability	13-15

Housing Element Goals, Objectives and Policies

Chapter 163.3177(6)(f) F.S.

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 new construction, 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 are vulnerable to storm damage by remediation measures approved by FEMA and/or lifting the structures in a manner sensitive to the character of the neighborhood.

H Policy ~~2.2~~ 1.3.4

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

H Policy ~~4.5~~ 1.3.5

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 that other affordable housing projects are located with access 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 maintain its nondiscriminatory standards and criteria which address the location of group homes and foster care facilities.

H Policy 1.6.1

The city shall enforce the siting requirements consistent with the provisions of Chapter 419, Florida Statutes, as amended from time to time, 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 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.

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 review ordinances, codes, regulations and the permitting process every two (2) years 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; or

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 shall endeavor to provide 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 or rented as workforce housing. A density bonus of up to 50 percent will be encourage throughout the residential zoning districts. A development plan will be a condition for participation in the density bonus program, including demonstrating access to a collector road. 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 adoption ordinance is required to amend the land development code to create and incorporate the Density Bonus Program.

H Policy 2.2.6

A density bonus program, as approved by the Planning and Zoning Board (PZB) and the City Commission, may include, but not be limited to the following as incentives to provide a maximum amount of workforce housing consistent with the property land use category:

- Exceptions to limits on height, building setbacks, floor area ratios (if applicable), lot coverage or other aspects of the building envelope;
- Including encouraging accessory units;
- The use of the Planned Unit Development process as a tool;
- 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.

Historic Preservation

H Goal 3

Encourage and promote quality housing through maintenance, rehabilitation and preservation of historic 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 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 3.1.4

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

The city shall encourage neighborhood identity 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

The City shall pursue a strategy that no residents are displaced from their current housing by government action 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 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 smarter and safer according to the Florida Building Code and other professional building standards such as ones that are promoted by organizations, including the 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 consistent with the City's Mobility Plan.

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, ~~t~~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

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.

Infrastructure Element Proposed Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

Infrastructure Element Goals, Objectives and Policies

Chapter 163.3177(6)(c) F.S.

Infrastructure Summary

The Infrastructure Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Infrastructure Element must evaluate the current status and the future ability of the city to provide essential facilities for the population of the city and those living in the city's service area. The essential services include sanitary sewer, solid waste collection, potable water, and stormwater management. Additionally, the element must look at the issues of water supply planning, perils of flood and sustainability, and aquifer recharge. To this end, the Infrastructure Element contains the water supply plan, perils of flood and sea level rise planning, and land use planning related to the provision of services and a set of Goals, Objectives and Policies.

The Infrastructure Element serves as a guide for the provision of essential services. This includes encouraging an efficient pattern and location of future land uses through the relationship between land use and the provision of facilities and services. This relationship should encourage compact, efficient, infill and redevelopment within the urban area.

Order of Issues and Page References

Sanitary Sewer	1-5
Solid Waste	6-8
Potable Water	9-14
Water Supply Planning	15-18
Stormwater Management	19-22
Perils of Flood and Sustainability	23-24
Natural Groundwater Aquifer Recharge	25

Infrastructure Element: Sanitary Sewer, Solid Waste, Potable Water, Water Supply Planning, Stormwater Management, Perils of Flood and Sustainability, and Natural Groundwater Aquifer Recharge Element

Goals, Objectives and Policies

Chapter 163.3177(6)(c) F.S.

INFRA Goal 1 Sanitary Sewer

To provide an effective system of wastewater collection, transmission, treatment and disposal to meet the needs of all City residents and non-residential establishments within the City of St. Augustine and its utility service area while protecting the environment and public health.

Maintain Level of Service

INFRA Objective 1.1

Based upon adopted level of service standards, the City shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve existing and new development.

INFRA Policy 1.1.1

The City's adopted level of service for sanitary sewer capacity shall be 220 gallons per day per dwelling unit.

INFRA Policy 1.1.2

All improvements and/or additions to sanitary sewer facilities shall be compatible and adequate to meet the adopted level of service standard.

INFRA Policy 1.1.3

All land use plan amendments shall require an analysis of the impacts to the adopted level of service standard and existing sanitary sewer facilities.

INFRA Policy 1.1.4

All expansions and other improvements of commercial and industrial uses that increase the demand on public infrastructure and require permitting shall comply with the adopted levels of service standard.

INFRA Policy 1.1.5

The City shall comply with bond covenants, if any, to ensure the maintenance and operations of facilities and to provide recommendations for system maintenance and improvements.

INFRA Policy 1.1.6

The City shall encourage continuing education of operating staff to optimize sanitary sewer maintenance and operation processes.

INFRA Policy 1.1.7

Sanitary sewer facilities shall be replaced, and existing deficiencies shall be corrected based upon the following priorities:

- Any project correcting an immediate threat to the health, safety or welfare of the City's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.

Future Sanitary Sewer System

INFRA Objective 1.2

The City shall ensure that the City's sanitary sewer collection, transmission, treatment and disposal system is adequate to service the future land uses within the City's utility service area.

INFRA Policy 1.2.1

The City will inform St. Johns County of all changes in its utility service area for utilities and will request that the county inform the City of all proposed development within the utility service area.

INFRA Policy 1.2.2

New residences, residential subdivisions and commercial developments shall be required to connect to the City's central sewer system, where available.

INFRA Policy 1.2.3

The City shall implement the Five-Year Schedule of Capital Improvements to address existing deficiencies and prepare for future development and shall update the schedule annually during the City's annual budget process.

INFRA Policy 1.2.4

The City shall coordinate utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing sewer facilities and roads.

INFRA Policy 1.2.5

The City shall continue to track available capacities and determine compliance with minimum sanitary sewer level of service standards.

INFRA Policy 1.2.6

The City shall review and update the system data with each new development to indicate the most current capacity conditions.

INFRA Policy 1.2.7

The City shall not extend sanitary sewer facilities beyond its utility service area unless:

- It is determined that there is adequate capacity for servicing the areas of projected growth within the City's utility service area while still maintaining adequate excess capacity; and
- The developer or the residents requesting service pay for all utility extensions.

Maximize Existing Facilities

INFRA Objective 1.3

The City shall maximize the use of existing sanitary sewer facilities within its utility service area and shall promote compact, efficient growth patterns.

INFRA Policy 1.3.1

The City shall seek to maximize the use of existing sanitary sewer infrastructure to minimize urban sprawl and shall require new development to pay for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

INFRA Policy 1.3.2

The City's land development regulations shall incorporate regulations to require connection to the City's sanitary sewer system, once it becomes available, for existing development within the utility service area currently using septic systems.

INFRA Policy 1.3.3

When existing central sanitary sewer service is determined to be unavailable to new development within the City's utility service area, the City shall require, verify if feasible the new development to extend the central sewer system at the developer's expense, coordinate with St. Johns County or to construct private wastewater treatment plants when feasible to serve the subject property.

INFRA Policy 1.3.4

The City shall maintain adequate sanitary sewer user rates and fees to ensure funding is available for expansion, repair and/or replacement of collection and transmission systems.

INFRA Policy 1.3.5

The City shall review sewer user rates to ensure that the fees charged cover the cost of supplying the service.

INFRA Policy 1.3.6

The City shall encourage continuing education of its utilities operating staff to optimize the sanitary sewer utility's maintenance and operation processes.

Septic Tanks

INFRA Objective 1.4

The City shall require that existing residences and non-residential establishments served by septic systems connect to the central sewer system at such time that repair or replacement of an existing septic tank and drain field system is needed, or at such time that the City determines a concentration of septic systems is causing a negative impact to natural environmental systems where service is available.

INFRA Policy 1.4.1

Within the planning timeframe, the City shall identify and map those areas within the City's utility service area served by septic systems, and it shall prioritize areas that may require central sewer service based on soil unsuitability, density and environmental concerns.

INFRA Policy 1.4.2

The City will routinely coordinate information between the City, the St. Johns County Health Department and the St. Johns County Building Department regarding failing septic tanks within the City.

INFRA Goal 2 Solid Waste

To provide efficient and safe solid waste disposal facilities and collection services on a regular basis for all City residents, commercial and industrial establishments within the City of St. Augustine while protecting the environment and public health.

Solid Waste Disposal

INFRA Objective 2.1

The City shall coordinate with St. Johns County and other resources to ensure implementation of an integrated solid waste management system that focuses on the proper management of solid waste, conservation of resources and responsible management of landfill capacity.

INFRA Policy 2.1.1

The City's minimum level of service for municipal solid waste shall be 6.75 pounds per person per day, which will be utilized to plan for future demand.

INFRA Policy 2.1.2

The City shall continue to utilize the transfer station in St. Johns County for final disposal of solid waste items not recycled or composted through the City system, unless other acceptable alternatives are mandated or necessitated.

INFRA Policy 2.1.3

The City shall continue to coordinate solid waste disposal efforts with St. Johns County to ensure:

- The City of St. Augustine is allocated a proportional share of capacity in the landfill-operated disposal facilities;
- Reduction of solid waste disposal levels will continue to occur through cooperative recycling programs;
- Assistance is continued in the management of hazardous waste according to mandated state regulations;
- Compliance with the Florida Solid Waste Management Act of 1988 will continue to be accomplished.

Collection

INFRA Objective 2.2

The City shall continue to provide for solid waste collection services to City residents, commercial and industrial establishments throughout the planning timeframe.

INFRA Policy 2.2.1

Solid waste collection shall be mandatory for all residential and non-residential land uses within the City.

INFRA Policy 2.2.2

The City shall continue to evaluate cost-saving measures in providing solid waste collection services throughout the planning timeframe.

INFRA Policy 2.2.3

Throughout the planning timeframe, the City shall continue to monitor complaints regarding residential and non-residential solid waste collection to ensure that the most efficient, orderly, sanitary and environmentally sound service is being provided.

Recycling

INFRA Objective 2.3

The City shall require a reduction in municipal solid waste final disposal in landfill facilities by maintaining and promoting a recycling program.

INFRA Policy 2.3.1

The City shall continue to have a collection process in place for curbside pickup of acceptable recyclables.

INFRA Policy 2.3.2

The City shall continue to have a collection process in place for curbside pickup of yard waste.

INFRA Policy 2.3.3

The City shall continue to develop educational programs for the general public and solid waste professionals to encourage waste reduction.

INFRA Policy 2.3.4

The City shall coordinate with St. Johns County with respect to solid waste management and waste recycling programs.

Hazardous Waste

INFRA Objective 2.4

The City shall coordinate with St. Johns County and the Northeast Florida Regional Council to monitor and control the disposal of hazardous wastes in accordance with state law.

INFRA Policy 2.4.1

The City shall require that any hazardous waste generators within the City properly manage their hazardous wastes in conformance with mandates of the Federal Resource Conservation and Recovery Act and other applicable laws.

INFRA Policy 2.4.2

The City shall provide applicable employee training for inspection, identification and disposal of hazardous waste materials.

INFRA Goal 3 Potable Water

To plan for and assure an adequate supply of excellent quality potable water to meet the needs of all residents and non-residential establishments within the City of St. Augustine and within the City's utility service area throughout the planning timeframe.

Maintain Level of Service

INFRA Objective 3.1

Based upon the adopted level of service standard, the City shall annually adopt programs and work plans in an effort to maintain levels of service.

INFRA Policy 3.1.1

The City's level of service (LOS) standard for potable water supply shall be 156.9 gallons per day per dwelling unit at a minimum pressure of 20 psi.

INFRA Policy 3.1.2

The City shall repair potable water supply facilities as required to maintain the adopted LOS standard.

INFRA Policy 3.1.3

The City shall review water fee methodology and user rates to ensure adequate funding for treatment, storage and distribution facilities.

INFRA Policy 3.1.4

All improvements and/or additions to potable water facilities to correct deficiencies shall comply, at a minimum, with standards recognized and approved by the Florida Department of Environmental Protection (FDEP) and shall be adequate to meet the adopted LOS standard.

INFRA Policy 3.1.5

All proposed large scale land use amendments shall require an analysis of the impacts to the adopted LOS standard and the analysis of adequate planned water supply sources and facilities.

Future Potable Water Needs

INFRA Objective 3.2

Based on population projections and analysis in the City's Water Supply Facilities Work Plan, the City shall ensure the supply and treatment of safe potable water through the planning timeframe to meet the adopted LOS standard as well as the requirements of the Water Supply Facilities Work Plan and the SJRWMD water supply plan as updated.

INFRA Policy 3.2.1

Based on the adopted LOS standard, the City will develop capacity to meet future demands concurrent with new development.

INFRA Policy 3.2.2

The City's Public Works Department shall continue to pursue alternative funding sources and participate with adjacent jurisdictions to plan and construct efficient potable water systems. Specifically, the City shall pursue funding from the St. Johns River Water Management District (SJRWMD) water protection and sustainability program and the FDEP clean water state revolving fund.

Service Area Development

INFRA Objective 3.3

The City shall prioritize the extension of existing potable water facilities and the construction of new facilities within its utility service area in a manner that discourages leapfrog development and urban sprawl.

INFRA Policy 3.3.1

The City shall encourage and require, as needed, the interconnection and looping of existing and proposed segments of the potable water distribution system.

INFRA Policy 3.3.2

The City shall rehabilitate and reuse existing public water facilities as an alternative to new construction when rehabilitation and reuse is cost-effective.

INFRA Policy 3.3.3

The City shall continue to maximize the use of the existing public water treatment facilities connected to the central water system.

Potable Water Conservation

INFRA Objective 3.4

The City shall ensure that its potable water system conserves water and reduces the per capita demand to the minimum possible rate through the planning timeframe. This shall be accomplished through the implementation of water conservation techniques and programs and through the establishment and use of non-potable water supplies for uses other than drinking water.

INFRA Policy 3.4.1

The City shall encourage continuing education of its utilities operating staff to optimize the potable water utility's maintenance and operation processes.

INFRA Policy 3.4.2

The City shall require the use of water-conserving plumbing fixtures in all new development and shall consider the use of incentive programs to encourage retrofits for existing buildings.

INFRA Policy 3.4.3

The City shall comply with conservation efforts outlined in the most recently issued consumptive use permit from the SJRWMD.

INFRA Policy 3.4.4

Within the planning timeframe the City shall implement an employee and customer water-conservation education program.

Landscape Irrigation and Florida-Friendly Design Standards

INFRA Objective 3.5

The City shall encourage or require, depending on standards established in the Land Development Code, low-impact landscape and irrigation system design to conserve the City's potable water resources.

INFRA Policy 3.5.1

Irrigation systems shall be designed in a manner that considers soil, slope and other site characteristics in order to minimize water waste, including overspray, the watering of impervious surfaces and other non-vegetated areas, and off-site runoff, and they shall be designed to provide the following where feasible:

- Use of the lowest water quality feasible;
- Matching precipitation rates for sprinklers and all other emitters in the same water-use zone, except that the design may specify micro-irrigation emitters to meet the requirements of individual plants;
- Controller systems shall be required, when feasible, to provide the following minimum capabilities:
 - o Ability to be programmed in minutes, by day of the week, season and time of day;
 - o Ability to accommodate multiple start-times and programs;
 - o Automatic shut-off after adequate rainfall;
 - o Ability to maintain operations during power outages for a minimum of three days;
 - o Operational flexibility to meet year-round water conservation requirements and temporary water shortages; and
 - o Ability to minimize free-flow conditions in case of damage or other mechanical failure.

Fire Protection Capabilities

INFRA Objective 3.6

The City shall provide adequate delivery and distribution of potable water to meet fire protection demand within the utility service area.

INFRA Policy 3.6.1

The City shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

INFRA Policy 3.6.2

The City shall maintain an active water system and fire hydrant mapping and numbering program.

Protection of Groundwater from Contamination

INFRA Objective 3.7

The City shall perform specific actions during the planning timeframe to protect water quality by preserving groundwater from contamination.

INFRA Policy 3.7.1

The City shall meet or exceed all federal and state water facility regulations that provide for the protection of the environment.

INFRA Policy 3.7.2

The City shall maintain a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities:

- A. Wellfield protection areas shall be identified surrounding each public potable water supply well or wellfield in/for the City.
- B. For each wellfield protection area, the land development regulations shall specify the size, location, and applicable restrictions of protection zones, including restrictions on activities associated with hazardous materials, septic tanks, and well construction, modification and closure.

INFRA Policy 3.7.3

Wellfield protection areas have been established, however, at a minimum, the following standards shall apply in the areas surrounding such wells:

- A. Each public water supply well shall be protected by a 1000 foot zone of exclusion within which no new development approvals will be granted.
- B. The following new uses or expansions of existing uses shall be prohibited in the vicinity of each public water supply well:
 - 1. Hazardous materials manufacturing, use or storage; and
 - 2. Septic systems.

Intergovernmental Coordination

INFRA Objective 3.8

The City shall coordinate with adjacent jurisdictions and applicable state and federal agencies to protect the quality and quantity of its water sources.

INFRA Policy 3.8.1

The City shall meet with adjacent governments, private utilities, and state and federal agencies to coordinate the provision of potable water services and service area boundaries.

INFRA Policy 3.8.2

The City shall coordinate with adjacent jurisdictions and applicable regional, state and federal agencies to educate the community about conservation, sustainable use and protection of the quality and quantity of its water sources.

Maximizing the Use of Existing Public Facilities

INFRA Objective 3.9

The City shall efficiently maximize the use of existing potable water facilities.

INFRA Policy 3.9.1

The City's Public Works Department shall identify, develop and implement a sustainable potable water production, treatment and distribution system by using best practices related to water quality standards.

INFRA Policy 3.9.2

The City shall maintain and update a GIS map of the entire potable water system to maintain the potable water system and to anticipate and facilitate system repair.

INFRA Policy 3.9.3

The City's Public Works Department shall maintain accurate records of well-water production flows, maintenance, chemical usage and other items related to efficient ongoing water service operation.

INFRA Goal 4 Water Supply Planning

To recognize that the water supply is a limited resource and protect the water supply to ensure that it is sustainable for all users in a manner that maintains sufficient quality and quantity for current and future demands.

INFRA Objective 4.1

The City shall cooperate and participate with the FDEO, SJRWMD, or any other local or regional entity in order to plan and develop available water supplies including alternative water supplies to meet future water needs.

INFRA Policy 4.1.1

The Water Supply Work Plan is adopted and included in this element of the City's Comprehensive Plan. The City shall make appropriate changes to the Comprehensive Plan, LDC, and other policies and regulations in order to implement the Work Plan.

INFRA Policy 4.1.2

The City shall pursue the following water supply strategies consistent with its Water Supply Facilities Work Plan and with the goals, objectives and policies in this element and other elements of the comprehensive plan:

- Continue to safely maximize groundwater supplies consistent with the most recently approved SJRWMD consumptive use permit constraints.
- Explore the use of alternative water supply sources.
- Continue to implement the water conservation strategies in this element to reduce system-wide potable water demand through the 2040 planning timeframe.

INFRA Policy 4.1.3

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Water Supply Plan.

INFRA Policy 4.1.4

The City shall continue to explore the development of available water supplies including alternative water supplies to meet future water needs.

INFRA Policy 4.1.5

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of infill and redevelopment, attached dwelling units and other innovative land development techniques to decrease water use.

These techniques shall include, but not be limited to the following:

- preservation of native vegetation on site;
- use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- limitation of the amount of impervious surface (such as parking areas);
- water reuse for irrigation purposes;
- use of water saving devices and plumbing fixtures and encourage retrofitting of water saving devices and ultra-low flow fixtures;
- implementation of water loss prevention programs;
- encourage the use of lower quality sources of water first including stormwater, and other reuse options; and
- maintain a base rate for water usage, as well as, a conservation billing rate structure.

INFRA Policy 4.1.6

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources within the city limits.

INFRA Policy 4.1.7

The City shall encourage low water use landscape for both residential and commercial development.

INFRA Policy 4.1.8

The City shall enforce regulations within the LDC to protect environmentally sensitive waterways and wetlands through the establishment of policies limiting development and encouraging enhancement of these areas.

INFRA Policy 4.1.9

The City shall coordinate with the FDEO, SJRWMD, and any other regional or local entities to evaluate additional water supply sources or alternative water recovery techniques when determining new or expanded facility needs within the City's potable water service area. These additional sources may include, but shall not be limited to: reuse, surface water, stormwater recovery, reverse osmosis, membrane softening, and desalinization.

INFRA Objective 4.2

Through appropriate regulation by and coordinated with the SJRWMD, the Department of Environmental Protection (FDEP), outlined in the City of St. Augustine Water Supply Plan, and land development regulations the City shall protect the function of natural groundwater including the Floridan and Surficial Aquifer Recharge Areas, to prevent the contamination of groundwater, and to extend the life span of the City's aquifers through water conservation.

INFRA Policy 4.2.1

The City shall continue to expand and explore water conservation efforts in conjunction with the FDEP, SJRWMD, and any other regional or local entities to continue to maintain a low per capita consumption of potable water.

INFRA Policy 4.2.2

The City shall evaluate the feasibility and/or opportunities to increase treatment for better quality effluent that may be reused.

INFRA Policy 4.2.4

The City shall coordinate with the SJRWMD to ensure that any aquifer recharge areas are protected and managed to preserve the quantity and quality of groundwater. Such groundwater sources shall be managed to the extent possible to support the present and future City population and proposed economic development opportunities while protecting the City's natural systems.

INFRA Policy 4.2.5

The City shall require monitoring of saltwater intrusion, chloride levels and water quality parameters as withdrawals and discharges are monitored.

INFRA Policy 4.2.5

The City shall map both the public and private wells in the City utilizing FDEP's, SJRWMD's and the Health Departments data files.

INFRA Policy 4.2.6

The City shall work with the SJRWMD to develop a Wellfield Protection Area (WPA) map. This map shall include, but shall not be limited to, the following:

- The location of existing public wells;
- The proposed location of future public wells; and
- Potential conflicts between existing and future land uses and public wellfield protection areas.

INFRA Policy 4.2.7

Free-flowing wells in the City shall be identified and plugged by the following measures:

- The City will coordinate with the St. Johns County Health Department in an effort to work with the SJRWMD to identify free-flowing wells and to recommend measures to plug the wells.
- Through land development regulations, the City shall require new developments to repair or plug all free-flowing wells located within the boundaries of a proposed development as a condition to the development approval.
- The City will coordinate with the St. Johns County Health Department in an effort to continue the SJRWMD's free flowing well abandonment program.

INFRA Policy 4.2.8

The City shall establish a mechanism to preserve and protect the SJRWMD's designated Surficial and Floridan Aquifer Recharge Areas. Such mechanisms shall, include, but not be limited to, identifying appropriate measures and land uses which protect the function of the City's recharge areas and limit the amount of impervious surface area. The City will work with the SJRWMD to educate the public on major groundwater issues of concern in the City.

INFRA Objective 4.3

As part of the annual update of the Capital Improvements Element the projects and associated funding sources and estimated costs related to the Work Plan will be further evaluated and considered during the budget/capital planning process and development of the Five-year Capital Improvements Plan.

INFRA Policy 4.3.1

As part of the fee structure review process the City should consider the necessary conservation efforts related to water supply in revising any water and sewer rates, impact fees and other charges.

INFRA Policy 4.3.2

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

INFRA Goal 5 Stormwater Management

Assure the provision of stormwater management facilities that maximize capacity and use of existing facilities; protect public health and safety; promote aquifer recharge; fulfill requirements of the National Pollutant Discharge Elimination System (NPDES) and Total Maximum Daily Loads (TDML) mandates to ensure environmental quality; and provide the adopted level of service.

Correct Existing Deficiencies

INFRA Objective 5.1

Within the planning timeframe, the City shall work towards correcting any facility deficiencies to meet future facility needs.

INFRA Policy 5.1.1

Within the two (2) years of the adoption of the updated Comprehensive Plan, the City shall update the stormwater master plan that includes an inventory of existing facilities and establishes priorities for stormwater system replacements, ensuring correction of existing drainage facility deficiencies and providing for future facility needs.

INFRA Policy 5.1.2

The City shall utilize the stormwater master plan in the preparation of the annual budget to correct existing deficiencies.

INFRA Policy 5.1.3

The City shall implement improvements adopted in the Five-Year Schedule of Capital Improvements to correct existing stormwater management facilities deficiencies.

Stormwater Facilities Capacity

INFRA Objective 5.2

The City shall maximize the use of existing stormwater management facilities and require new development to construct facilities to achieve and maintain adopted stormwater management level of service standards that fulfill NPDES and TMDL mandates for stormwater quality and quantity.

INFRA Policy 5.2.1

The City shall require new development to provide adequate legal mechanisms for stormwater system maintenance and conveyance.

INFRA Policy 5.2.2

The Stormwater LOS includes:

- Local roads shall be passable for the 5-year/24-hour design storm (6.3 inches). This means that proposed future projects should aim to have at most 0.5 feet of flooding for this scenario. This depth is considered a safe depth for travel by small size cars.
- Arterial and collector roads shall be passable for the 50-year/24-hour design storm (11 inches). This is particularly relevant to emergency vehicles that need to be able to reach residents in the event of a major flood or evacuation scenario. The maximum depth of flooding for safe transit of vehicles is 0.5 feet also, as stated for local roads.
- Structures shall not flood up to the 100-year/24-hour design storm (12.8 inches).
- Design tidal condition set at 2.2 feet NAVD, which is equivalent to the 1-year Stillwater condition.

INFRA Policy 5.2.3

New developments shall design stormwater management systems to meet the rules and criteria established by the City of St. Augustine, the St. Johns River Water Management District (SJRWMD), the Florida Department of Transportation and St. Johns County, as applicable.

INFRA Policy 5.2.4

The City shall coordinate with St. Johns County and SJRWMD to encourage maintenance of conveyance and treatment features.

INFRA Policy 5.2.5

At a minimum, the existing stormwater management systems and current levels of service shall be maintained. The City shall achieve and maintain adopted stormwater management level of service as identified in the Stormwater Master Plan, as amended.

Development Impacts

INFRA Objective 5.3

The City shall maintain high water quality by protecting the functions of aquifer recharge and natural drainage features from impacts of new development and redevelopment activities.

INFRA Policy 5.3.1

All new development and redevelopment shall provide stormwater retention, infiltration and/or wet or dry detention systems.

INFRA Policy 5.3.2

To the maximum extent feasible, development and redevelopment in the City shall reduce adverse impacts of stormwater on natural drainage features by mimicking the natural hydrology of the project site and its surroundings. The land development code shall require that, to the largest extent possible, natural systems are utilized in lieu of structural alternatives.

INFRA Policy 5.3.3

The City shall review detailed calculations for new projects prepared by a registered professional engineer which show that retention and detention will be accomplished to meet the adopted level of service, that drainage from new development will not adversely affect the City's natural drainage features, and that there will be no negative impacts to downstream water quality or quantity.

INFRA Policy 5.3.4

The City's land development regulations shall require that proposed stormwater systems have a negligible impact on adjacent native vegetation and/or wetlands and require mitigation where applicable.

INFRA Policy 5.3.5

Stormwater treatment shall be required to serve the development through a system that is site-specific. Regardless of the area served, the stormwater treatment system must provide a level of treatment that meets the requirements of the state, the City of St. Augustine and the SJRWMD.

INFRA Policy 5.3.6

The City shall require erosion and sediment control practices that protect water bodies, wetlands and watercourses from siltation during stormwater facilities construction activities.

INFRA Policy 5.3.7

To improve the aesthetics of detention and retention facilities, where possible, the City shall discourage designs that require fencing while encouraging the following:

- Use of littoral zones within wet ponds to improve the aesthetics of the pond.
- Use of curvilinear ponds in lieu of rectilinear ponds.
- Use of water-tolerant plant species within dry ponds.
- Any SJRWMD or other applicable requirements will be taken into consideration.

Intergovernmental Coordination

INFRA Objective 5.4

The City of St. Augustine shall educate citizens and coordinate with all applicable jurisdictions to address stormwater issues of mutual concern and to provide adequate levels of service.

INFRA Policy 5.4.1

The stormwater master plan process will include review of the plan by affected citizens and City advisory committees.

INFRA Policy 5.4.2

The City shall maintain a complaint monitoring system to log complaints and initiate work orders for corrective actions.

INFRA Policy 5.4.3

The City will support the SJRWMD's programs and stormwater regulations.

INFRA Policy 5.4.4

The City shall coordinate with St. Johns County and SJRWMD to encourage maintenance of conveyance and treatment features.

INFRA Policy 5.4.5

The City shall educate and inform citizens of their responsibility regarding maintenance and protection of stormwater collection systems.

INFRA Goal 6 Perils of Flood and Sustainability

Recognize the potential impacts of sea level rise and associated environmental changes that have the potential to affect the quality of life, sense of place, and ability to sustain an expectation of a lifestyle familiar to the citizens of St. Augustine, visitors, and future development within the coastal region.

INFRA Objective 6.1

The city must coordinate with local, state, and federal agencies related to addressing the potential impacts of sea level rise.

INFRA Policy 6.1.1

It is recommended that the city continue to pursue funding support from the USACOE for the Back Bay Feasibility Study.

INFRA Policy 6.1.2

It is recommended that the COSA continue to pursue cost-share funding to protect the Wastewater Treatment Plant during tropical events in excess of the 1% annual chance event.

INFRA Objective 6.2

The city must establish feasible parameters that address the impacts of sea level rise.

INFRA Policy 6.2.1

It is recommended that protection for nuisance flooding be for current conditions plus 1.5 ft. SLR.

INFRA Policy 6.2.2

It is recommended that the tide check capital improvement programs continue to be funded at least at the current level.

INFRA Policy 6.2.3

It is recommended that protection for the 1% annual flood be a two-step process, with the first step being protection to an elevation of 7.0 ft., with adaptable designs capable of raising the structures for higher levels of protection when complete protection at the 7.0 ft. elevation is achieved

INFRA Policy 6.2.4

It is recommended that the COSA continue to fund Stormwater, Utility and Paving capital improvement programs.

Sustainable Stormwater Management Strategies

INFRA Objective 6.3

The City shall encourage the use of sustainable, low impact development (LID) strategies to address stormwater management for developments ranging from individual building sites, to subdivisions to large planned developments.

INFRA Policy 6.3.1

The City shall coordinate with local, regional, state and federal agencies to provide educational materials and forums to the public and the development community on the value and benefits of sustainable stormwater management facilities design.

INFRA Policy 6.3.2

For new construction or redevelopment of City buildings and facilities, the City shall utilize LID principles to the extent practicable to address stormwater management needs and to model innovative techniques:

- Manage stormwater as close to its origin as possible by using many small-scale LID techniques.
- Create a site design that slows surface flows and increases the amount of time stormwater flows over the site.
- Increase the reliability of the stormwater system by using multiple, redundant stormwater controls.
- Integrate stormwater controls into the design of the site and use the controls as site amenities.
- Reduce the reliance on traditional collection and conveyance stormwater practices.

INFRA Policy 6.3.3

The City shall consider updating land development regulations to permit innovative LID techniques in the design of stormwater management facilities for development and redevelopment sites including, but not limited to the following:

- Bioretention cells or swales (also known as rain gardens);
- Cisterns and rooftop rainwater harvesting;
- Permeable concrete pavers or pavement.

INFRA Goal 7 Natural Groundwater Aquifer Recharge

To provide, maintain and protect the Floridan Aquifer to ensure that recharge of the natural groundwater aquifer occurs in a manner that maintains sufficient quality and quantity of the public water supply to meet current and future demands.

Natural Recharge Protection and Conservation

INFRA Objective 7.1

The City of St. Augustine shall coordinate with other agencies and continue to encourage the preservation of natural recharge to the City's groundwater resource and conservation of its potable water sources.

INFRA Policy 7.1.1

The City shall coordinate with St. Johns County, the SJRWMD and other state and federal agencies in the education of residents and business owners on water conservation and the protection of groundwater.

INFRA Policy 7.1.2

At a minimum, the City shall adhere to regulations, and encourage other jurisdictions to adhere to the adopted regulations by the SJRWMD and the state to protect areas of high aquifer recharge.

This Element will be updated via a separate submittal.

CAPITAL IMPROVEMENTS

City of St. Augustine Comprehensive Plan
EAR-Based Amendments

CAPITAL IMPROVEMENTS ELEMENT

CI Goal 1

The City shall manage its financial resources to adequately provide public facilities in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

CI Objective 1

Capital improvements will be provided to correct existing deficiencies. The measurable target for this objective is the status of public facilities for which level of service standards have been adopted.

CI Policy 1.1

The City shall fund expenditures for capital improvements to support the requirements identified in the other elements of this plan as follows:

- a. Projects costing \$25,000 or more shall be included in the Five-year Schedule of Capital Improvements of this element, which shall be incorporated by reference only and adopted annually pursuant to 163.3187(1)(f), Florida Statutes, in conjunction with the annual capital budget;
- b. Projects costing less than \$25,000 shall be included in the annual capital budget;
- c. The City shall seek grants or private funds whenever available to finance capital improvements;
- d. The City shall consider the use of impact fees to finance capital improvements; and
- e. The City shall consider the use of revolving funds to finance capital improvements and property acquisition.

CI Policy 1.2

Local capital improvements projects shall be evaluated according to the requirements established by the other elements of the comprehensive plan and consideration of the following criteria:

- a. Whether the project is needed to protect public health and safety by eliminating or reducing existing or potential public hazards;

- b. Whether the project corrects existing deficiencies in public facilities by providing current levels of service standards to existing developed areas;
- c. Whether the project represents a logical extension of facilities and services within the water and sewer service;
- d. Whether the project increases the efficiency of existing facilities or achieves full use of existing facilities, thus reducing future capital improvements costs;
- e. Whether the project supports or subsidizes the pattern of development intended by the Future Land Use Map (FLUM), consistent with both the FLUM and projected growth patterns of the jurisdiction into which the facility is being extended;
- f. Whether the project is financially feasible for the city considering debt ratio limits and bond covenant requirements;
- g. Whether the project is in harmony with the plans of the Florida Department of Transportation, St. Johns River Water Management District, or any other state agency providing facilities or services in the city; and
- h. Whether the project will result in adequate facilities support anticipated future development and redevelopment at the adopted level of service standards.

CI Objective 2

The City will limit capital expenditures for public facilities in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series, but will place no limitation on expenditures in those areas that enhance or restore natural resources. The measurable target for this objective is the location and purpose of capital expenditures.

CI Policy 2.1

The City will not expend public funds on capital improvements to subsidize development in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series. The City will expend public funds on capital improvements to correct existing facility deficiencies. For the purpose of this policy, capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The City will place no limit on expenditures in those areas intended to enhance or restore natural resources.

CI Policy 2.2

The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CI Objective 3

The City shall not issue or approve development orders or land use plan amendments unless the present or projected availability of financial resources is sufficient to maintain the adopted levels of service standards for all public facilities needed to support the development, including existing and projected facility needs. All capital improvement facilities needed to support the development, and associated present and projected availability of financial resources shall be incorporated into the Five-Year Schedule of Capital Improvement according to CI Policy 1.1.

CI Policy 3.1

“Concurrency” means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

“Concurrency Management System” means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CI Policy 3.2

The City adopts the following levels of service standards based on the requirements of the other elements of the comprehensive plan. These levels of service standards are included in the City Code.

CI Policy 3.3

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

CI Policy 3.4

Consistent with the public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall

be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent.

CI Policy 3.5

Consistent with the public welfare, and except as otherwise provided in this section, transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

CI Policy 3.6

By December 1st of each year, the City shall adopt a financially feasible 5-year schedule of capital improvements (i.e. Capital Improvements Program).

CI Objective 4

Future development will pay all proportional costs to maintain existing adopted level of service standards for public facilities. The proportionate costs will include the impact of the individual development upon the facility and services. The measurable target for this objective is that new development will continue to be assessed the proportionate costs of providing services.

CI Policy 4.1

The City shall continue to charge new development a flow proportionate share of the actual construction costs of the City's water and wastewater treatment plants and any required improvements or extensions to the existing distribution system. The City will reevaluate these charges annually to ensure that new development continues to pay a flow proportionate share of the cost of the capital facilities built to provide services.

CI Policy 4.2

The availability of utilities to support development orders issued before the adoption of this plan shall continue to be ensured because the City shall continue to permanently reserve facility capacity for development at the time that the flow proportionate share of the costs of providing utilities to the development is paid to the City.

CI Objective 5

The City will manage its fiscal resources to ensure the provision of needed capital improvements to provide improvements to public facilities identified in the other elements of the City's Comprehensive Plan, and to provide required public facilities to support previously issued development orders

and future development. The measurable target for this objective is that the City's capital expenditures are less than or equal to revenues available for capital expenditures.

CI Policy 5.1

The City shall limit the maximum ratio of outstanding capital indebtedness to no more than 10% of the property tax base.

CI Policy 5.2

The City shall implement a five-year capital improvement program and annual capital budget as a part of its budgeting process.

CI Policy 5.3

The City shall continue to provide renewal and replacement funds as required by bond covenants to maintain existing level of service standards for sanitary sewer and potable water. The priorities for replacement and renewal of capital facilities shall be as established in CI Policy 1.3.

Potable Water

The City will provide a water system level of service consisting of a minimum of 220 gallons per day per dwelling unit at a minimum pressure of 20 psi.

Recreation and Open Space

Recreation Development Standards (Not Adopted for Concurrency)

Facility	Level of Service Standard
Basketball court	1.00 per 1,000 persons
Softball field	0.50 per 1,000 persons
Soccer field	0.17 per 1,000 persons
Football field	0.17 per 1,000 persons
Play field	0.17 per 1,000 persons
Tennis court	0.83 per 1,000 persons
Volleyball court	0.20 per 1,000 persons
Picnic table	2.50 per 1,000 persons
Gym	1.0 per 1,000 persons
Boat ramp	0.14 per 1,000 persons
Swimming pool	0.07 per 1,000 persons
Golf course	0.02 per 1,000 persons

Concurrency Level of Service Standards

Regional Parks	5.0 acres per 1,000 persons
Community Parks	1.0 acres per 1,000 persons
Neighborhood Parks	0.8 acres per 1,000 persons

Sanitary Sewer

A minimum of 220 gallons per day per dwelling unit.

Solid Waste

The ability to dispose of 4.0 pounds of solid waste per day per capita.

Stormwater Management

The minimum Level of Service Standard (LOS) for the Municipal Stormwater Management System is based on the 10-year, 1-hour storm event, which equals 3.1-inches of rainfall for the duration of the event.

Traffic Circulation

The City adopts the following level of service standards for traffic circulation.

Facility	Average Daily Traffic	Peak Hour
Local roadway	D	D
Collector	D	D
Minor Arterial	D	E
Principal Arterial	C	D
Limited Access Facility	D	D

The minimum acceptable level of service on all county and City roads is level of service D peak hour.

PUBLIC SCHOOL FACILITIES

CI Goal 2 : Capital Facilities Planning For School Concurrency

Objective 6

The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 6.1: Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as the 100% of Permanent Florida Inventory of School House (FISH) Capacity based on the utilization rate as established by the State Requirements for Educational Facilities (SREF), effective August 2005 and shall be adopted in the City's Infrastructure and Capital Improvements Elements.

Leased Relocatables shall be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by Relocatables shall not exceed 20% of the Permanent FISH capacity and shall be used for a period not to exceed five-years. Relocatables may also be used to accommodate special education programs as required by law.

It is the intent of the School District that new schools be designed and constructed based on the following design capacities:

New Elementary (K-5)	Design capacity of 700
New Middle (6-8)	Design capacity of 1,000
New K-8	Design capacity of 1,000
New High (9-12)	Design capacity of 1,500

Policy 6.2: The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 6.3: The School District, in coordination with the City, shall annually update the Total Revenue Summary and Project Schedules Tables reflecting the School District's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 6.4: The City hereby adopts by reference the 2010-2011 through 2014-2015 District Facilities Work Plan, approved by the St. Johns County School Board on September 14, 2010. By December 1st of each year, the public school facilities program shall annually update the Work Plan reflecting the School District's financially feasible Work Plan, to ensure maintenance of a financially feasible Capital Improvements Program and to ensure that level of service standards will continue to be achieved and maintained during the five year planning period. Each year the Capital Improvements Plan will be evaluated to ensure that it meets these standards.

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

2009-2010 THRU 2013-2014 CAPITAL IMPROVEMENTS PROGRAM

Transportation and Drainage Improvements

Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Riberia Street Phase I	Street Widening; Storm Water Drainage Imp.;										
	Sidewalk Installation	\$2,000,000	CRA	\$1,100,000	CRA						

Sanitary Sewer and Potable Water Improvements

Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
R&R Projects	Infrastructure repair; I&I eradication	\$400,000	R&R Funds	\$400,000	R&R Funds	\$450,000	R&R Funds				
WTP RO Expansion	Capacity Upgrade									\$9,500,000	U. Bonds

Parks and Recreation Improvements

Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Whispering Creek	Park Improvements									\$50,000	Private

Other Improvements

Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Sidewalk Program	Improvement; Replacement;	\$100,000	General	\$100,000	General	\$100,000	General	\$100,000	General	\$100,000	General
	Capacity Upgrades										

General: City General Fund

CRA: Community Redevelopment Agency Fund

R & R: Utility Renewal and Redevelopment Fund

U. Bonds: Utility Revenue Bonds

Private: Private Funding via City

This Element will be updated via a separate submittal.

PUBLIC SCHOOLS FACILITIES ELEMENT

City of St. Augustine Comprehensive Plan
EAR-Based Amendments

ST. JOHNS COUNTY PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM

St. Johns County/the City of St. Augustine/the City of St. Augustine Beach/the Town of Hastings shall collaborate and coordinate with the St. Johns County School District (School District) and other local government entities to ensure high quality public school facilities which meet the needs of St. Johns County's existing and future population.

Objective 1.1: Coordination and Consistency

The County/City/Town shall establish coordination and review procedures to ensure consistency of the County/City/Town Comprehensive Plan with the plans of the School District, County and municipalities within the County.

Policy 1.1.1: Pursuant to the St. Johns Interlocal Agreement (executed on May 30, 2008), the legislative bodies of the City of St. Augustine/City of St. Augustine Beach/Town of Hastings will meet with the School District on an annual basis, as needed.

Policy 1.1.2: In implementing the goals and criteria described in Section 14 of the Interlocal Agreement, the County/City/Town and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide or city-wide five-year population and student enrollment projections shall be revised annually and be provided early in the year at a staff working group meeting, as required by the Interlocal Agreement.

Policy 1.1.3: Pursuant to the Interlocal Agreement, on a regular basis, and at a minimum annually, the County/City/Town shall provide the School District with information on growth and development trends within their respective jurisdictions.

Policy 1.1.4: At the time of adoption of the Public School Facilities Element, each local government within St. Johns County shall develop a report of projects not subject to school concurrency.

Objective 1.2: Public School Facility Siting and Availability

The County/City/Town shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.

Policy 1.2.1: Schools may be permitted in the Residential Low Density Mixed Use, Residential Medium Density and Residential Medium Density Mixed Use land use districts.

Schools may be permitted in Residential Low Density 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 District and the City based on principles and guidelines.

Policy 1.2.2: The County/City/Town and School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.3: The County/City/Town shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, F.S. and Rule 6A2, F.A.C., regarding flood plain and school building requirements.

Policy 1.2.4: The County/City/Town shall protect schools from the intrusion of incompatible land uses by providing the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

Objective 1.3: Enhance Community Design

The County/City/Town shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy 1.3.1: The County/City/Town shall collaborate with the School District on the siting of County/City/Town facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

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

Policy 1.3.2: The County/City/Town will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

Policy 1.3.3: When applicable, the County/City/Town will continue to coordinate efforts with the St. Johns County School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Objective 1.4: Coordinate Land Use with School Capacity

It is the objective of St. Johns County/the City of St. Augustine/the City of St. Augustine Beach/the Town of Hastings to coordinate petitions for changes to future land use, zoning, and developments of regional impact for residential development with adequate school capacity.

This objective will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County/City/Town's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, rezonings or final subdivision and site plans that generate students and impact the St. Johns County school system.

Policy 1.4.1: The County/City/Town will take into consideration the School District comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendment, and other land use decisions including developments of regional impact, as provided for in s. 163.3177(6)(a), F.S.

Policy 1.4.2: Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENCY

The County/City/Town shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County/City/Town's authority for land use, including the authority to approve or deny

comprehensive plan amendments, rezonings or other development orders that generate students and impact the County's school system.

The City shall provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available financial resources.

Objective 2.1: Level of Service Standards

The County/City/Town, through implementation of its concurrency management system and in coordination with the St. Johns County School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements and the long range planning period. Each year of the five year plan will be evaluated to ensure that it meets the level of service standards. These standards shall be consistent with the Interlocal Agreement agreed upon by the School District, and the local governments within St. Johns County. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements or school capacity is maximized to the greatest extent feasible.

Policy 2.1.1: The LOS standards set forth herein shall be applied consistently by all the local governments within St. Johns County and by the School District district-wide to all school of the same type.

Policy 2.1.2: Consistent with the Interlocal Agreement, the uniform, districtwide level of service standards are initially set as 100% of the **Permanent** Florida Inventory of School House (FISH) Capacity based on the utilization rate as established by the State Requirements for Educational Facilities (SREF), effective August 2005 and shall be adopted in the County/City/Town's public facilities elements and capital improvements elements.

Leased Relocatables shall be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by relocatables shall not exceed 20% of the Permanent FISH capacity and shall not be used for a period to exceed five years. Relocatables may also be used to accommodate special education programs as required by law.

It is the intent of the School District that new schools be designed and constructed based on the following design capacities:

New Elementary (K-5)
New Middle (6-8)

Design Capacity of 700
Design Capacity of 1000

New K-8
New High (9-12)

Design Capacity of 1000
Design Capacity of 1500

Policy 2.1.3: Modification of the adopted Level of Service standards shall only be accomplished through an amendment in each local government comprehensive plan. The procedure for proposing a change to the adopted Level of Service standards shall follow the process outlined in Section 9 of the Interlocal Agreement. The amended level of service standard shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the five years of the Capital Facilities Plan.

Objective 2.2: Concurrency Service Areas

The County/City/Town shall establish School Concurrency Service Areas (CSA), as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.2.1: The concurrency service areas shall be less than districtwide and shall be established and documented in the data and analysis support documents for the Public School Facilities Element (PSFE) and a map of the concurrency service areas shall be provided in the data and analysis.

Policy 2.2.2: If, in the future, one or more parties to the Interlocal Agreement desire to utilize a different method of determining concurrency service areas other than the School District high school attendance zone boundaries, the proposed modifications shall be submitted as provided in Section 9 of the Interlocal Agreement. Use of different criteria for determining concurrency service areas shall be agreed by the County, Cities, Town and School District and will be documented as data and analysis in each Public School Facilities Element, and shall require an amendment in each local government comprehensive plan, and modification of the Interlocal Agreement. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and can be achieved and maintained within the five years of the capital facilities plan.

Policy 2.2.3: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the

level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity objectives, and recognizing the capacity commitments resulting from the local governments' within St. Johns County's development approvals for the CSA and for contiguous CSAs.

Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the five years of the capital facilities plan, and so that the five year capital facilities plan is financially feasible.

Objective 2.3: Process for School Concurrency Implementation

In coordination with the School District, the County/City/Town will establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The County/City/Town shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy 2.3.1: Development approval shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three (3) years.

Policy 2.3.2: School concurrency applies only to residential development or a phase of residential development requiring a site plan, final subdivision approval, or the functional equivalent, proposed or established after the effective date of the PSFE.

Policy 2.3.3: The County/City/Town may approve a concurrency application earlier in the approval process, such as the time of rezoning, preliminary subdivision or site plan approval. The School District must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

Policy 2.3.4: The following residential development shall be considered exempt from the school concurrency requirements:

- a. Developments of Regional Impact (DRIs) for which a development order has been issued prior to the effective date of SB 360 or for which a development of regional impact application was submitted prior to May 1, 2005.
- b. Single family lots of record existing prior to the effective date of the PSFE.

- c. Any residential development that has site plan, final subdivision approval, or the functional equivalent prior to the effective date of the PSFE, but only to the extent of the number of residential units that had such approval prior to the effective date of the PSFE.
- d. Amendments to residential development approvals, which have received site plan, final subdivision approval, or the functional equivalent prior to the effective date of the PSFE, and which do not increase the number of residential units or change the type of residential units proposed.
- e. Age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.
- f. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

Policy 2.3.5: The uniform methodology for determining if a particular school is overcapacity shall be determined by the School District and adopted into the County, Cities and Town's public school facilities element. The School District hereby selects the **permanent** FISH capacity based on utilization rate as the uniform methodology for existing schools. The School District hereby selects the design capacity for future schools.

Policy 2.3.6: The County/City/Town shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

- a. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
- b. Adequate school facilities are available in an adjacent CSA or under actual construction within three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to

be created by the actual development of the property subject to the final plat or site plan, as provided in this element.

- d. In the event that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

Objective 2.4: Proportionate Share Mitigation

If the development opts not to delay approval, the County/City/Town shall allow development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards and receive development approval.

Policy 2.4.1: In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

Policy 2.4.2: The County/City/Town will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School District's financially feasible Work Program.

Policy 2.4.3: In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District, developer and the affected local government entity and shall be sufficient to offset the demand for public school facilities projected to be required by the development.

Acceptable forms of mitigation shall include:

- School construction
- Contribution of land
- Expansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category.
- Payment for construction and/or land acquisition
- Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).

- Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area.
- Educational Facilities Benefit Districts

Policy 2.4.4: Any mitigation agreed to by the School District, developer and affected local government entity shall:

- be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five Year Facilities Work Plan which satisfies the demands created by the proposed development.
- be proportionate to the demand projected to be created by the proposed development.
- be executed by a legally binding agreement between the School District, the developer and the affected local government entity. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.

Any required amendments to the Five Year Facilities Work Plan shall be included in the next update and adoption cycle.

Relocatables shall not be accepted as a means of proportionate share mitigation.

Policy 2.4.5: Mitigation shall be directed to projects on the School District's financially feasible Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School District, the County/City/Town and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

Policy 2.4.6: The amount of mitigation required for each school level shall be determined by using the following formula:

$$(\# \text{ of housing units by type}) \times (\text{student generation rate by geographic location and type of unit}) \times (\text{generation rate by student level}) \times (\text{student station cost adjusted to local costs and land value}) - \text{applicable credits} = \text{proportionate share mitigation amount}$$

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

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

Policy 2.4.7: The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District. The student generation rates shall be reviewed and updated every year in accordance with professionally accepted methodologies.

Objective 2.5: Capital Facilities Planning

The County/City/Town shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 2.5.1: The County/City/Town shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 2.5.2: The City, in coordination with the School District, shall annually update, by December 1st of each year, the Total Revenue Summary and Project Tables, adopted by the School District no later than October 1st of each year, reflecting the School District's financially feasible Work Program, to ensure maintenance of a financially feasible Capital Improvements Program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period. Each year the Capital Improvements Plan will be evaluated to ensure that it meets these standards.

Policy 2.5.3: Consistent with Section 163.3177(12)(h), F.S., the future condition maps showing existing and anticipated schools over the five-year or long term planning period are hereby adopted. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular piece of land.

This Element will be updated via a separate submittal.

INTERGOVERNMENTAL COORDINATION

City of St. Augustine Comprehensive Plan
EAR-Based Amendments

Intergovernmental Coordination Element

ICE Goal

The City will continue to coordinate the plans and activities of the City with the plans and activities of other governmental agencies; to ensure that necessary public services are provided in the most effective and efficient manner possible; and ensure that development in one jurisdiction does not degrade the quality of life for residents in adjacent jurisdictions.

ICE Objective 1

The City will coordinate the Comprehensive Plan including future amendments with the Comprehensive Plan s of St. Augustine Beach and St. Johns County, the Northeast Florida Strategic Regional Policy Plan, the State of Florida Comprehensive Plan, and the plans of the St. Johns County School Board, the Florida Department of Transportation, the St. Johns River Water Management District and any other agencies providing services but not having regulatory authority over the use of land. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning annexations, land use plan amendments and Comprehensive Plan text amendments.

ICE Policy 1.1

The City shall coordinate planning activities mandated by the Comprehensive Plan with the St. Johns River Water Management District, the Northeast Florida Regional Council and any other agency or unit of local government providing services but not having regulatory control over the use of land, not specifically mentioned in these policies, as issues arise requiring such coordination.

ICE Policy 1.2

The City will use ad hoc representatives from St. Johns County and St. Augustine Beach in the City's various citizen advisory boards and special committees when issues affecting these parties are addressed.

ICE Policy 1.3

The City shall coordinate planning activities mandated by the Comprehensive Plan such as traffic signs and signals, road maintenance, the Bridge of Lions and other traffic related issues with the Florida Department of Transportation.

ICE Policy 1.4

The City shall coordinate planning activities mandated by the Comprehensive Plan related to use of school board property as recreation sites, land use and development plans affecting schools and similar issues with the St. Johns County School Board.

ICE Policy 1.5

The City shall coordinate planning activities mandated by the Comprehensive Plan related to hurricane planning and evacuation, transportation, utilities, mosquito spraying in areas inhabited by the Sweadner's Hairstreak Butterfly, recreation, level of service standards, the Historic Preservation Property Tax Exemption Program and development in areas of the City adjacent to the county with St. Johns County.

ICE Policy 1.6

The City shall continue to use the Intergovernmental Coordination Committee to coordinate the activities of City departments and their respective St. Johns County and St. Augustine Beach counterparts regarding plans or activities that affect waterways under the jurisdiction of more than one local government, such as the Matanzas River, San Sebastian River and Robinson Creek.

ICE Policy 1.7

The City shall coordinate planning activities mandated by the Comprehensive Plan related to recreation, level of service standards and development in areas of the city which are subject to City development regulations and are adjacent to the City of St. Augustine Beach with St. Augustine Beach.

ICE Objective 2

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive Plan and programs and their effects on the Comprehensive Plans developed for the adjacent local governments, school district and other units of local government providing services but not having regulatory authority of over use of land and the state, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies by the Planning Division, as needed.

ICE Objective 3

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

ICE Policy 3.1

In cooperation with the School District and the local governments within St. Johns County, the City will implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes.

ICE Policy 3.2

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

ICE Policy 3.3

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within St. Johns County, St. Johns County, the St. Johns County School District, the City of St. Augustine, the City of St. Augustine Beach and the Town of Hastings shall meet jointly to develop mechanisms for coordination.

ICE Policy 3.4

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

ICE Policy 3.5

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

ICE Policy 3.6

The City and the St. Johns County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

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The City shall coordinate the establishment of and any changes to the adopted level of service standards for public facilities with the applicable state, regional or local government or agency having the operational and maintenance responsibility for the facilities. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning Comprehensive Plan text amendments related to level of service standards.

ICE Objective 4

The City shall ensure that the impacts of the development intended by the City Comprehensive Plan upon development in St. Johns County and St. Augustine Beach are coordinated with the State of Florida, the Northeast Florida Regional Planning Council, St. Johns County and the City of St. Augustine Beach. The measurable targets for this objective are: [1] the continuing use of the Intergovernmental Committee to address local

issues; and [2] following the DRI process for developments meeting the standards of a DRI.

ICE Policy 4.1

The City will continue to resolve local land use conflicts and annexation issues with other local governments using existing coordinating mechanisms, such as interlocal agreements or the Intergovernmental Coordination Committee. If an agreement is not reached to the mutual satisfaction of all parties involved in the dispute, the City will use the North East Florida Regional Council's (NEFRC) conflict mediation process. The City will use this alternative prior to entering litigation.

ICE Objective 5

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and by Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall designate new dredge spoil disposal sites as required by Florida Statutes. The measurable target for this objective is the provision of dredge spoil disposal sites as required.

ICE Policy 5.1

St. Augustine is not currently a deep water port, and does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall resolve any conflicts related to the designation of dredge spoil disposal sites as required by Florida Statutes.

ICE Policy 5.2

Although the City has no regulatory jurisdiction over the Anastasia State Recreation area, the City shall coordinate planning activities mandated by the Comprehensive Plan such as activities and development in the Anastasia State Recreation Area, and level of service standards for recreation with the State Division of Parks and Recreation.

ICE Policy 5.3

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall coordinate the designation of new dredge spoil disposal sites with the public and the appropriate state and federal agencies as required by Florida Statutes.

This Element will be updated via a separate submittal.

INTERGOVERNMENTAL COORDINATION

City of St. Augustine Comprehensive Plan
EAR-Based Amendments

Intergovernmental Coordination Element

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In cooperation with the School District and the local governments within St. Johns County, the City will implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes.

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

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The City and the St. Johns County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

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The City shall coordinate the establishment of and any changes to the adopted level of service standards for public facilities with the applicable state, regional or local government or agency having the operational and maintenance responsibility for the facilities. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning Comprehensive Plan text amendments related to level of service standards.

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The City shall ensure that the impacts of the development intended by the City Comprehensive Plan upon development in St. Johns County and St. Augustine Beach are coordinated with the State of Florida, the Northeast Florida Regional Planning Council, St. Johns County and the City of St. Augustine Beach. The measurable targets for this objective are: [1] the continuing use of the Intergovernmental Committee to address local

issues; and [2] following the DRI process for developments meeting the standards of a DRI.

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The City will continue to resolve local land use conflicts and annexation issues with other local governments using existing coordinating mechanisms, such as interlocal agreements or the Intergovernmental Coordination Committee. If an agreement is not reached to the mutual satisfaction of all parties involved in the dispute, the City will use the North East Florida Regional Council's (NEFRC) conflict mediation process. The City will use this alternative prior to entering litigation.

ICE Objective 5

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and by Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall designate new dredge spoil disposal sites as required by Florida Statutes. The measurable target for this objective is the provision of dredge spoil disposal sites as required.

ICE Policy 5.1

St. Augustine is not currently a deep water port, and does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall resolve any conflicts related to the designation of dredge spoil disposal sites as required by Florida Statutes.

ICE Policy 5.2

Although the City has no regulatory jurisdiction over the Anastasia State Recreation area, the City shall coordinate planning activities mandated by the Comprehensive Plan such as activities and development in the Anastasia State Recreation Area, and level of service standards for recreation with the State Division of Parks and Recreation.

ICE Policy 5.3

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall coordinate the designation of new dredge spoil disposal sites with the public and the appropriate state and federal agencies as required by Florida Statutes.